

City of Port St. Joe
Regular Meeting
Planning, Development & Review Board
December 2, 2025
Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

| Present | | Absent | |
|----------------|------------------|-------------------|--------------|
| Board | Staff | Board | Staff |
| Jay Rish | Jim Anderson | Travis Burge | |
| Phil Earley | Charlotte Pierce | Chris Karagiannis | |
| Hal Keels | Mike Lacour | Rawlis Leslie | |
| Minnie Likely | Clinton McCahill | | |
| | April Thompson | | |

After ascertaining that a quorum was present, Chairman Rish called the meeting to order at 4:00 P.M. Mr. Burge and Mr. Karagiannis notified City Staff they would be unable to attend today's meeting.

Consent Agenda

November 4, 2025, Regular Meeting Minutes

A Motion was made by Hal Keels, second by Minnie Likely, to approve the Minutes of the November 4, 2025, Regular Meeting. All in favor; Motion carried 4-0.

Business Items

Special Exception Request – David and Patricia Drabkin, Parcel #05681-135R Lot 7 Cabell Drive

Mr. and Mrs. Drabkin each spoke on this issue. There is a tree on their property they did not want to cut and requested a Special Exception to the front setback and add an 8' walled patio on the southwest side that will encroach into the side set back.

A Motion was made by Phil Earley, second by Minnie Likely, to grant a Special Exception Request of 4' on the front setback reducing it from 25' to 21' and 3' 1" to the side setback reducing it from 15' to 11' 9". All in favor; Motion carried 4-0.

Special Exception Request – Cheryl Pryor, Parcel #05895-000R, 623 Hodrick Street

Michael Boyle, of the Gulf County Recovery Team, represented Cheryl Pryor. He shared that several homes were built on this lot in the 1960s and requested that she be allowed to have two homes on the lot.

Mr. Anderson noted these are non-conforming structures currently and they plan to tear one house down and rebuild.

They are asking for a density bonus to keep two houses on the property and a Special Exception to the front setback reducing it from 20' to 0; the side setback from 15' to 10', and the rear setback from 20' to 5'.

A Motion was made by Phil Earley, second by Hal Keels, to recommend approval to the City Commission. All in favor; Motion carried 4-0.

Citizens to be Heard

No one from the public wished to speak.

Discussion by Board Members

There were no additional issues to discuss by any of the Board Members.

Motion to Adjourn

There was no further business to come before the PDRB. A Motion was made by Minnie Likely, second by Hal Keels, to adjourn the meeting at 4:22 P.M.

Charlotte M. Pierce
Charlotte M. Pierce, City Clerk

1-6-26
Date

Jay Rish
Jay Rish, Chairman

1-6-26
Date