

MINUTES OF THE WORKSHOP MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT CITY HALL, OCTOBER 12, 2010 AT 5:00 P.M.

The following Commissioners were present: Mayor Magidson, Commissioners Buzzett, Gingell and Johnson. Commissioner Stephens was absent. City Manager Charlie Weston, Attorney Tom Gibson and City Clerk Jim Anderson were also present.

Mr. Weston provided the Board with a graphic of the new proposed parking lot and a copy of the current shared parking lot lease contract between the City and First Baptist Church. He would like for everyone to review the plans so that we don't have any surprises which are time sensitive to the church.

Teedy Nobles, representing the church, noted that Clay Smallwood III did the calculations and Water Management is requiring two large ponds in the back of the property and one in the front. Mr. Nobles indicated that the church will honor the shared parking agreement, but the storm water ponds have taken up a large portion of the property. He knows that Mr. Weston is concerned about boat trailers and event parking and the church wants to be good stewards and neighbors without surprises.

Commissioner Gingell asked, "Will the parking lot will be concrete?"

Mr. Nobles responded, "No, grass."

Commissioner Buzzett asked, "Will you have storm water pipes emptying into the ponds?"

Mr. Smallwood, III, responded, "Yes."

Commissioner Johnson is concerned that we have not corrected our boat trailer parking problem.

Mr. Nobles agrees, but doesn't know what we can done to remedy the situation.

Commissioner Buzzett asked, "Can the stops in the parking lot be removed?"

Commissioner Johnson doesn't think removing the stops will help due to the limited turn radius.

Mayor Magidson asked, "What is the size of the parking stalls?"

Mr. Smallwood, III, responded, "The parking stalls are 130' from one side to the other."

Commissioner Buzzett asked, "Will there be swells on Capt. Fred's Place?"

Mr. Smallwood, III, responded, "Yes."

Commissioner Johnson noted that we need to decide if we will be happy with single vehicle parking.

Mr. Weston asked about possibly moving one of the ponds in the back to the front.

Steve Norris indicated that the front lot is designed for senior parking.

Commissioner Buzzett noted that if the church would consider a few modifications, it would be great especially during Scallop Season.

Mr. Norris asked, "Could the City help with the cost if the church tried to cover the ponds?"

Clay Smallwood, Jr., asked, "What if we caught and treated all the storm water in the sewer system.

Mr. Smallwood, III, noted that he didn't think treating the storm water is possible.

Mr. Anderson asked, "Can we utilize the large pond between Capt. Fred's Place and Fifth Street?"

Mr. Smallwood, III, responded, "No, we have already asked the Water Management District.

Attorney Gibson asked, "Why can't we treat storm water?"

Mr. Smallwood, III, responded, "I will research it."

Matt Fleck indicated that it's a grant issue. The current storm water ponds were built with grant money and as a basic condition it can't be used to support development. He asked, "Is all of the parking necessary? Why don't you permit only what you need?"

Mr. Smallwood, III, noted that treatment volume is based on the entire site.

Mr. Fleck asked, "Why couldn't the church realign the entrance and leave the lime rock parking lot open for a few years?"

Mr. Nobles indicated that the church needs to proceed with the storm water applications. Even if we don't have asphalt, we will be required to have the ponds.

Commissioner Johnson noted if they proceed I don't think we have any choice, but we will have zero boat parking. "Can we look at some of the other modification options?"

Attorney Gibson asked, "When will the church apply to the City for a Development Order?"

Mr. Nobles responded, "We want to apply for the Storm Water Permits first."

Commissioner Gingell asked, "Will there be a swell on Sand Hills Pond Road?"

Mr. Smallwood, III, responded, "Yes."

Mr. Weston noted that the City can anticipate an increase in boat parking over the next few years.

Commissioner Buzzett indicated that we have a few options, but it will be at the City's expense.

Mayor Magidson noted that we have grant funding available from time to time and we need to look at that option.

Commissioner Johnson asked, "What do we need to do on Tuesday?"

Mayor Magidson responded, "Tonight is just an informal meeting. First Baptist Church will request formal approval during the Development Order Process."

The meeting was adjourned at 5:43 P.M.

Approved this 7th day of December 2010.



Paul Magidson
Mayor Magidson



Jim Anderson, City Clerk