

CITY OF GREEN COVE SPRINGS CITIZEN'S ADVISORY COMMITTEE

1001 IDLEWILD AVENUE, GREEN COVE SPRINGS, FLORIDA
THURSDAY, FEB 12, 2026 – 6:30 PM



MINUTES

COMMITTEE MEMBERS PRESENT: Charles Sohm, Daniel Nichols, Lesley Davidson, Pam Lewis, Janey Fox, Teresa Crockett, Art Yeaman, Linda Hobbs.

COMMITTEE MEMBERS ABSENT: Steven Fiero, Charles Schilling, Haley Drake, Kevin Hurley, James Darling.

STAFF MEMBERS PRESENT: Mike Null, Christopher Coppola, John Cioffi

GUESTS: None

APPROVAL OF MINUTES

1. Meeting minutes from January 2026, motioned by Janey Fox and seconded by Art Yeaman, were approved.

COMMITTEE BUSINESS

1. CAC welcomed Code Enforcement Officer Chris Coppola to speak on enforcement of the garage/carport ordinances, the sign ordinance, and miscellaneous code enforcement activities. Officer Coppola stated that by state of Florida statutes a complaint cannot be anonymous and a name and address must be provided. Also, the name of the complainant can be given to the complaint recipient if requested. Code enforcement can proactively cite violations where found without a complaint.
2. Old Business: Garage/carport ordinance. Officer Coppola stated that there were 4 cases under the previous code enforcement officer and all were removed before necessitating hearings. New carports would receive citations typically for lacking approval and permits as the Planning and Development Department denies carports according to the ordinance. Art Yeaman made a new motion to abolish the garage and carport ordinances for residents and any prohibitions against building a carport in Green Cove Springs. Secretary Lesley Davidson clarified that this was not a new motion and that previous motions had died without a second motion. Linda Hobbs seconded this new motion. After much discussion and careful consideration of differing viewpoints, the motion was voted down (note there were many unvoted members exemplifying the polarity of the topic). Chairman Sohm clarified that CAC actions are merely advisory in nature. Officer Coppola when asked his professional opinion answered that he would leave the ordinance in place as it was working. The CAC decided to end discussion of the garage/carport ordinances and have Secretary Lesley Davidson present their perspectives and concerns to city council on March 17, 2026.

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3. Old Business. Sign Ordinance. Lesley Davidson reiterated that the CAC review of the sign ordinance initially began in the Beautification Subcommittee due to abandoned and dilapidated signs. Officer Coppola explained enforcement activities pursuant to the sign ordinance including enforcing removal of abandoned signs, such as the sign at the recently demolished car dealership at US17 and North Street, and removal of signs in the public right of way (excluding campaign signs) on Mondays. Janey Fox asked if all building/business owners had to change their signs after the city adopted the Form Based Code. Mike Null explained that the new Form Based Code will apply to new permits and/or change in ownership and cannot be levied ex post facto and this means it may take some years for the overall aesthetic to change. Dan Nichols and Pam Lewis asked about signs with burned out lights or high lumens. Officer Coppola said that city council has discussed lighted signs and that it is the private property's responsibility to maintain. Art Yeaman asked Pam Lewis to ask the Green Cove Springs Business League if they had complaints regarding derelict signs or lights. Lesley Davidson pointed out that some lights that have been complained about are not actually building signs but are inside windows installed by tenants. Art Yeaman asked about the new pylon sign on Magnolia at Spring Park which many mentioned lacks aesthetics. Mike Null stated that the sign was erected by Clay County for the semi quincentennial (250th) anniversary of the Declaration of Independence and the sign can be relocated after this year. The CAC concluded their discussions on the sign ordinance determining that it is functioning and being enforced by Green Cove Springs Planning and Development Department and Code Enforcement with positive results. We thank Officer Chris Coppola for his dedicated service and everything he does for our community.
 4. Old Business. Kevin Hurley was not present to report on the question if anonymous complaints or information can be given to the Green Cove Springs Police Department. The discussion will be postponed to March 2026 CAC meeting.
 5. New Business. Mike Null presented a discussion that occurred during a recent City Council meeting. He stated that a council member thought that code issues had to go through the CAC and that council questioned the usefulness and benefits of the CAC and asked if the CAC was hindered by the requirement of adhering to the Sunshine Law. Janey Fox was present during the city council meeting question and stated that it appeared that some of the newer members of the city council did not understand what the CAC did and that it is a volunteer advisory group and without the CAC they would lose valuable 3rd party input. Overall consensus was that the city council could benefit from education on ways the CAC operates, tasks accomplished, and the input value added and that the CAC welcomes more direction and deadlines. Mike Null advised the CAC that the city council was frustrated that the garage /carport ordinance review took so long. Secretary Davidson responded that Steve Kennedy presented the issue and did not cite any deadlines and the topic is divisive as clearly seen in this meeting. The CAC members do not feel "handcuffed" by adhering to the Sunshine Laws and when there is a topic of city business it is addressed in the publicly advertised CAC meeting. After a brief discussion on CAC member recruitment and retention, and possible restructuring, Pam Lewis stated that some people join the CAC with an agenda and once they meet their goals they depart. Dan Nichols asked if Mike Null saw value in the CAC and he responded affirmatively and asked CAC to not let budget worries eclipse creativity. Secretary Davidson can present CAC achievements and operations during the March 17 city council meeting.
 6. New Business. Art Yeaman discussed the City Archives room that was created in 2013, budgeted with \$10,000, and dedicated to Lee Bentley, but since ignored. The ledgers are

currently upstairs in city hall. Art Yeaman and Charles Sohm recommended having a presentation on setting up the archives by an archivist such as Vichi R. Garig. Chairman Sohm will reach out to Vichi for a presentation in March.

7. New Business. Pam Lewis has announced that the Green Cove Springs Preservation Society has created a 501.3 (C) for fundraising and will be looking for volunteers for fundraising for the interior phases of the historic 1880 Thomas Judson Rivers House renovation. Lesley Davidson stated that Sunshine Laws presented problems for the Friends of the Rivers House group to be a fundraising organization. A formal use for the Rivers House has not been finalized, but Lesley Davidson stated that Steven Kelley embellished the CAC's December 2021 recommendations and presented The Rivers Adventure House to city council. For those unaware, Janey Fox explained that the Green Cove Springs Preservation Society is new and holds the very successful Historic Homes and Business Tours during the Christmas Parade.
8. New business. Chairman Sohm wants to revisit the topic of signs at the city entrance that has been repeatedly brought up by members Steven Fiero and Art Yeaman among others.

The meeting was adjourned at 8:09 p.m.

Lesley J. Davidson, PE, Secretary, CAC

Charles Sohm, Chairman, CAC