

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, JULY 21, 2026 – 6:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag

Roll Call

COUNCIL MEMBERS PRESENT: Mayor Darren Stutts, Vice Mayor Cheryl Starnes, Council Member Tom Centracchio, Council Member Glee Glisson, Council Member Daniel Johnson

STAFF MEMBERS PRESENT: John Wallace, Interim City Attorney, Mike Null, Interim City Manager, Erin West, City Clerk

Public Comment

Mayor to call on members of the audience wishing to address the Council on matters not on the Agenda.
No comments

AWARDS & RECOGNITION

1. Recognition - Matt Johnson, Mayor - 2025 - 2026 - **Mayor Stutts**
Mayor Stutts presents Council Member Johnson with his Mayor's Plaque.

PUBLIC HEARINGS

2. Second and final reading of Ordinance No. O-13-2026, a request for a zoning amendment for property located at 1271 Energy Cove Ct, parcel 016579-001-01.

Zoning Amendment

From: MUH, Mixed Use Highway To: C-2, General Commercial **Lisa Walsh**

Interim City Attorney John Wallace reads the Ordinance by title

Development Services Director Lisa Walsh advised that the proposed rezoning is part of a housekeeping effort to address discontinued MUH zoning, with affected property owners given the opportunity to rezone their properties at no cost.

Mayor Stutts opened the public hearing.

Following no comments, Mayor Stutts closed the public hearing.

Motion to approve Ordinance No. O-13-2026, to amend the zoning for parcel ID 016579-001-01 from MUH to C-2 on second and final reading.

Motion made by Council Member Glisson, Seconded by Council Member Johnson.

Voting Yea: Mayor Stutts, Vice Mayor Starnes, Council Member Centracchio, Council Member Glisson, Council Member Johnson

3. Second and final reading of Ordinance No. O-14-2026, a zoning amendment for property located at 00 S US Highway 17, parcel 016579-002-00.

Zoning Amendment

From: MUH, Mixed Use Highway To: C-2, General Commercial **Lisa Walsh**

Interim City Attorney John Wallace reads the Ordinance by title

Development Services Director Lisa Walsh advised that the proposed rezoning is part of a housekeeping effort to address discontinued MUH zoning, with affected property owners given the opportunity to rezone their properties at no cost.

Mayor Stutts opened the public hearing.

Following no comments, Mayor Stutts closed the public hearing

Motion to approve Ordinance No. O-14-2026, to amend the zoning for parcel ID 016579-002-00 from MUH to C-2 on second and final reading.

Motion made by Vice Mayor Starnes, Seconded by Council Member Centracchio.

Voting Yea: Mayor Stutts, Vice Mayor Starnes, Council Member Centracchio, Council Member Glisson, Council Member Johnson

4. Second and final reading of a Development Agreement for approximately 111 acres at 965 Leonard C. Taylor Parkway, properties known as parcels 016451-003-00, 016451-000-00, and 016451-004-00, located on the southeast corner of US 17 and SR 16 and owned by HLM Investments, LLC; Louis L. Huntley Enterprises, Inc.; and Front Runner Boatworks, LLC. **Lisa Walsh**

Development Services Director Lisa Walsh presented the development agreement and advised that the required joinder had not been properly executed. Council could approve the conditions or continue the matter.

Interim City Attorney John Wallace confirmed that the development agreement's legal description includes the Front Runner Boat Works property and advised he is comfortable with Council approving the agreement while allowing revisions to the joinder for Front Runner to execute at a later date.

Mayor Stutts opened the public hearing.

Following no comments, Mayor Stutts closed the public hearing

Motion to approve the Huntley Development Agreement, CDA, 26-001, concerning 111 acres located on SR 16 and US 17, south of Green Cove Avenue.

Motion made by Council Member Johnson, Seconded by Vice Mayor Starnes.

Voting Yea: Mayor Stutts, Vice Mayor Starnes, Council Member Centracchio, Council Member Glisson, Council Member Johnson

CONSENT AGENDA

All matters under the consent agenda are considered to be routine by the city council and will be enacted by one motion in the form listed below. There will be no separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. Backup documentation and staff recommendations have been previously submitted to the city council on these items.

Vice Mayor Starnes pulled item 11.

Motion to approve Consent Agenda items 5 through 12 minus 11.

Motion made by Vice Mayor Starnes, Seconded by Council Member Glisson.

Voting Yea: Mayor Stutts, Vice Mayor Starnes, Council Member Centracchio, Council Member Glisson, Council Member Johnson

5. City Council approval of the Rotary Club 100th Anniversary Proclamation. **Erin West**
6. City Council approval of Pay Application #2 to Arkest LLC. in the amount of \$86,476.81. **Greg Bauer**
7. City Council approval of the Rookery Phase 2A Pearce Blvd Traffic Circle to US17 Street and Electric Infrastructure. **Lisa Walsh**
8. City Council review of a Site Development Plan for a 4,500 SF Culver's restaurant with outdoor seating and drive-through at 521 Orange Ave. **Lisa Walsh**
9. City Council approval of the Lineman Appreciation Day Proclamation. **Erin West**
10. City Council approval of an extension of Rivers House Porchfest. **Kimberly Thomas**
11. City Council Approval of, and authorization for staff to execute, Hazard Mitigation Grant Program (HMGP), Federally Funded Subaward and Grant Agreement # H1298 /Project # 4680-051-R, for \$284,355.00, for Oak Street Hospital, Infrastructure Retrofit. **Andy Yeager**
Interim City Manager Mike Null advised that the \$284,000 project is 75% FEMA-funded, with the City's \$71,000 match to be met through in-house labor and equipment already budgeted.

Motion to approve Consent Agenda item 11.

Motion made by Council Member Johnson, Seconded by Vice Mayor Starnes.

Voting Yea: Mayor Stutts, Vice Mayor Starnes, Council Member Centracchio, Council Member Glisson, Council Member Johnson

12. City Council approval to surplus Truck #506 a 2015 Nissan Frontier and # Car 152 Ford Explorer, that has reached the end of its service life. **Greg Bauer**

COUNCIL BUSINESS

13. City Council consideration of the 2026 Elk's Hoop Shoot. **Kimberly Thomas**
Executive Assistant/Events Coordinator Kimberly Thomas presented the GCS Elks Lodge's request to hold its annual Hoop Shoot Contest at Thomas Hogan's Gym. The Elks requested a waiver of the \$350 rental and permit fees.

Stuart Williams on behalf of the GCS Elks Lodge requested a waiver of the \$75-per-hour gym rental and \$50 permit fee for the annual Hoop Shoot Competition on October 17, 2026.

Council Discussion followed showing support for waiving the fees for the Elks Lodge Hoop Shoot, advising of the organization's longstanding contributions to the community and City.

Motion to motion that we leave the fee, the staff costs, and the fifty dollar event fee to the elks for their hoop shoot.

Motion made by Vice Mayor Starnes, Seconded by Council Member Centracchio.

Voting Yea: Mayor Stutts, Vice Mayor Starnes, Council Member Centracchio, Council Member Glisson, Council Member Johnson

14. City Council consideration of Resolution No. R-10-2026, a Resolution relating to reimposition of Solid Waste Service Assessments in the Magnolia West Assessment Area, Approving the Solid Waste Roll; and setting a Public Hearing for Final Proposed Solid Waste Services Assessments.

Mike Null

Interim City Manager Mike Null explained that the resolution begins the process of placing the Magnolia West solid waste collection assessment on property tax bills. Property owners will receive notices, with the final rate resolution scheduled for September 1, followed by certification of the assessment roll.

Motion to approve Resolution No. R-10-2026, a Resolution which authorizes the City to collect Solid Waste Assessments within the Magnolia West Subdivision and setting a Public Hearing for September 1, 2026 at 6:00p.m. to adopt the Annual Rate Resolution.

Motion made by Council Member Johnson, Seconded by Council Member Glisson.

Voting Yea: Mayor Stutts, Vice Mayor Starnes, Council Member Centracchio, Council Member Glisson, Council Member Johnson

15. City Council consideration of Resolution No. R-11-2026, a Resolution relating to the reimposition of Stormwater Management Service Assessments against real property within the City of Green Cove Springs, approving the Stormwater Assessment Roll, and setting a Public Hearing for Final Proposed Stormwater Assessments. **Mike Null**

Interim City Manager Mike Null explained that stormwater utility fees will be placed on property tax bills for most properties, while properties not receiving tax bills, such as government and church properties, will be billed through utility accounts. The resolution begins the assessment process, which will follow the same notification and timeline requirements as the previous item.

Motion to approve Resolution No. R-11-2026, a Resolution which authorizes the City to collect Stormwater Service Management Assessments within the entire City and setting a Public Hearing for September 1, 2026 at 6:00p.m. to adopt the Annual Rate Resolution.

Motion made by Council Member Johnson, Seconded by Vice Mayor Starnes.

Voting Yea: Mayor Stutts, Vice Mayor Starnes, Council Member Centracchio, Council Member Glisson, Council Member Johnson

16. Establish Interim Millage Rate for Fiscal Year 2026-2027 **Marsha Lowry**

Finance Director Marsha Lowry presented the proposed interim millage rate for FY 2026-27 and reported a 6.33% increase in the City's taxable value. She explained the Truth in Millage requirements and advised that Council may lower the interim rate during the budget process but increasing it would require revised notices to all taxpayers at the City's expense.

Council discussion followed about setting the interim millage rate above the rollback rate to provide budget flexibility. Staff recommended 5.5 mills, while Council members varied between 5.3 mills and the rollback rate.

Motion to:

1) Council approval of 5.3 as the interim millage rate for fiscal year 2026-2027.

2) Set September 1, 2026 at 6:00 pm as the first and tentative public hearing on millage, budget and 5-year CIP.

3) Set September 15, 2026 at 6:00 pm as the second and final hearing on millage, budget and 5-year CIP.

Motion made by Council Member Johnson, Seconded by Vice Mayor Starnes.

Voting Yea: Mayor Stutts, Vice Mayor Starnes, Council Member Glisson, Council Member Johnson

Voting Nay: Council Member Centracchio

17. City Manager & City Attorney Reports / Correspondence

The City Manager and City Attorney made comments regarding various city activities, events, operations, and projects.

Interim City Manager Mike Null provided an update on the development on the Huntley property and requested authorization for the City Manager to execute a drainage easement along the City-owned 100-foot railroad right-of-way to satisfy Water Management District permit requirements.

Emergency motion to grant the city manager authority to grant the Huntley property a drainage easement along the railroad right of way.

Motion made by Council Member Johnson, Seconded by Council Member Glisson.

Voting Yea: Mayor Stutts, Vice Mayor Starnes, Council Member Centracchio, Council Member Glisson, Council Member Johnson

18. City Council Reports / Correspondence

The City Council made comments regarding various city activities, events, operations, and projects.

Adjournment

There being no further business to come before the City Council, the meeting was adjourned at 6:47 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Darren Stutts, Mayor

Attest:

Erin West, City Clerk