

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, AUGUST 04, 2026 – 6:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag - **Chaplain Marshall MacClellan, GCSPD**

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.

1. Henrietta Francis 2439 Bonnie Lakes Drive GCS on behalf of the Augusta Legacy Family Celebration thanked the City and community for their support of the successful event and announced the presentation of the first Friends of Augusta Savage \$1,000 scholarship.

Olivia Ganey, the scholarship recipient from Fleming Island High School, shared her plans to attend FIU in Miami to study biological sciences on a pre-med track, with the goal of pursuing a career as a medical geneticist.

2. Joseph Croce 202 S Highland Ave. GCS commended the Public Works Department for their excellent service and personnel. He also spoke about his concerns regarding golf cart use on City roads, including safety equipment, registration, traffic obstruction, and crossings of major highways.

Interim City Manager Mike Null advised there are no crossings across 17 or 16 that currently meet DOT standards.

3. Susan Callahan 3620 Shinnecock Ln. GCS advised she and her husband have lived in the community for 30 years and oppose any changes to the Magnolia Point PUD.
4. Felecia Hampshire 508 Franklin St. GCS provided an update on the October 3 Soul Food and Music Festival, celebrating its 25th anniversary, and thanked City staff and public safety personnel for their support. She also announced a September 20 community fundraiser and gala at Sullivan Hall.

AWARDS & RECOGNITION

1. Proclamation: Lineman Appreciation Day
Mayor Stutts reads the proclamation and presents it to the GCS Lineman.
2. Proclamation: Rotary Club 100th Anniversary
Vice Mayor Starnes reads the proclamation and presents it to the Rotary Club.

PRESENTATIONS

3. FMPA - August 2026 **Bob Page**
Mr. Page presented the August report.

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.

Motion to approve the Consent Agenda.

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

4. City Council approval of an Interlocal Agreement between Clay County and the City of Green Cove Springs for the City's use of designated Disaster Debris Management Sites. **Greg Bauer**
5. City Council approval of Rookery Phase 2B Townhome Lots 480-615. **Lisa Walsh**
6. City Council approval of a modification to the Preliminary Plat and Improvement Plan for the Rookery Phase 3B. **Lisa Walsh**

COUNCIL BUSINESS

7. First reading of Ordinance No. O-16-2026, a zoning amendment for property located at 1325 Energy Cove Court, parcel 016579-001-04.

Zoning Amendment

From: MUH, Mixed Use Highway To: M-2, Heavy Industrial **Lisa Walsh**

Interim City Attorney John Wallaces reads the Ordinance by title.

Development Services Director Lisa Walsh presented the zoning amendment.

Motion to approve Ordinance No. O-16-2026 on first reading as to form only, and set September 1, 2026 at 6:00 PM as the second and final reading.

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

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

8. First reading of Ordinance No. O-17-2026, an ordinance striking required garages for all residential units and updates to the LDR. **Lisa Walsh**
Interim City Attorney John Wallaces reads the Ordinance by title.

Development Services Director Lisa Walsh presented the proposed amendments to the Land Development Regulations to remove the garage requirement for single-family residences and make minor code corrections. The amendments also include allowing financial institutions with drive-throughs in the form-based code primary corridor district and other technical cleanup to the permitted use table.

Joe Sobotta 212 North St. GCS spoke about the proposed removal of the garage requirements for new homes and questioned whether existing homeowners would be allowed to convert garages into additional living space.

Discussion followed about the proposed removal of the mandatory garage requirement. Staff and Council discussed the potential impact on new residential developments, affordable housing, and carports.

Motion to approve Ordinance No. O-17-2026 on first reading as to form only, and set September 1, 2026 at 6:00 PM as the 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

9. First reading of Ordinance No. O-18-2026, an ordinance amending Chapter 125 Signs. ***Lisa Walsh***

Interim City Attorney John Wallaces reads the Ordinance by title.

Development Services Director Lisa Walsh presented proposed Land Development Regulation amendments addressing temporary signage, including definitions and regulations for temporary signs, inflatables, murals, decorative flags, banners, and feather signs.

Discussion followed between the Council and Ms. Walsh about temporary signage for yard sales, clarifying that such signs may be permitted on private property but not within the right-of-way.

Motion to approve Ordinance No. O-18-2026 on first reading as to form only, and set September 1st, 2026 at 6:00 PM as the second and final reading.

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

10. City Manager & City Attorney Reports / Correspondence

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

11. 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 7:05 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Darren Stutts, Mayor

Attest:

Erin West, City Clerk