

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, JULY 07, 2026 – 6:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag - **Minister Ryan Frederick, Lakeside Church of Christ**

Roll Call

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

COUNCIL MEMBERS ABSENT: 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. Michael Kerekess reported that Food Truck Friday was a success, with approximately 6,000 attendees. August will have a Hawaiian-theme and he requested to keep the City pool open from 5:00–9:00 p.m., with the event covering the cost.

Council discussed coordinating with the City Manager and pool operator to determine the appropriate arrangement.

2. Cherly Gonzalez 549 N. Palmetto Ave. GCS with the Palmetto Community Development Corporation shared the organization's magazine has been published and reported that fundraising for the restoration of the Palmetto House was highly successful.
3. Joe Sobotta 212 North St. GCS advised of the passing of longtime local educator Donald Sohm at age 89 and recognized his contributions to the community and local schools.
4. Larry Richardson Hwy 17 Fleming Island requested an update on the former Dunbar High School campus, advising of his concerns about commercialization and speaking about the importance of preserving the site's historic significance. He also requested that the auditorium retain its original 1954 dedication as the T.R. Marie Auditorium.

Interim City Manager Mike Null advised the City's only current project at the former Dunbar High School campus is the completion of the T.R. Marie Auditorium, which is expected by the end of September. The building will retain the T.R. Marie Auditorium name and is expected to include a fully equipped kitchen and be available for rental, similar to other City facilities and parks.

AWARDS & RECOGNITION

1. Presentation of a check from the Northeast Florida League of Cities to the Friends of Augusta Savage Arts & Community Center. **Mayor Stutts**
Mayor Stutts presents the donation check to the Friends of Augusta Savage Arts & Community Center.

2. Presentation of a check from the Northeast Florida League of Cities to the GCS Preservation Society. **Mayor Stutts**
Mayor Stutts presents the donation check to the GCS Preservation Society.
3. Presentation of a check from the Northeast Florida League of Cities to the GCS Village Improvement Association. **Mayor Stutts**
Mayor Stutts presents the donation check to the GCS Village Improvement Association.

PRESENTATIONS

4. FMPA - July 2026 **Bob Page**
Mr. Page presented the July report.

PUBLIC HEARINGS

5. Second and final reading of Ordinance 0-12-2026. Update fee schedule to comply with revised Florida Statute 553.791, increasing the permit fee reduction for owners who use Private provide inspection services. **John Cioffi**
Interim City Attorney John Wallace reads Ordinance No. O-12-2026 by title.

Building Official John Cioffi presents the changes to the fee schedule.

Mayor Stutts opened the public hearing.

Following no public comments, Mayor Stutts closed the public hearing.

Motion to approve Ordinance No. O-12-2026 on second and final reading.

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

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

6. First 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 Ordinance No. O-13-2026 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.

Connie Butler 718 Cypress Ave. GCS questioned if this would open it up to bring in more commercial.

Ms. Walsh explained that the parcels have an industrial future land use designation, but retain the discontinued MUH zoning. Property owners were offered the opportunity to rezone their properties to M1, M2, or C2 to align with the current land use designation.

Following no further public comments, Mayor Stutts closed the public hearing

Motion to approve Ordinance No. O-13-2026 on first reading as to form only and set July 21, 2026 at 6:00 PM as the second and final reading.

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

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

7. First reading of Ordinance No. O-14-2026, a request for 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 Ordinance No. O-14-2026 by title.

Development Services Director Lisa Walsh advised this parcel, located south of Cove Plaza, is being rezoned from the discontinued MUH district to C-2 at the property owner's request.

Mayor Stutts opened the public hearing.

Connie Butler 718 Cypress Ave. GCS advised she was just curious about the address being 00 S US Highway 17.

Interim City Manager Mike Null advised the parcel didn't have an address assigned yet.

Following no further public comments, Mayor Stutts closed the public hearing

Motion to approve Ordinance No. O-14-2026 on the first reading as to form only and set July 21, 2026 at 6:00 PM as the second and final reading.

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

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

8. 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 advised staff are still waiting for the joinder from Front Runner Boats and request another extension for at least a month.

Mayor Stutts opened the public hearing.

Kelly Hartwig 3420 Wall Rd. GCS advised that the development agreement could be approved without the Front Runner Boat Works joinder. If Front Runner does not execute the joinder, it would not affect the agreement but would require Front Runner to proceed under the existing PUD requirements.

Interim City Attorney John Wallace advised the development agreement covers the original 111-acre tract, including the parcel sold to Front Runner Boats. He advised the agreement would need to be amended if the parcel were removed, or the joinder should be obtained to ensure all affected property remains subject to the development agreement.

Following no further public comments, Mayor Stutts closed the public hearing

Council discussed the outstanding joinder and agreed to continue the development agreement to the next meeting. Staff advised that the delay would not prevent development or permitting from moving forward in good faith.

Motion to postpone this item until the next meeting if the paperwork is in within seven days so it can be put on our next agenda. July 21st 2026.

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

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

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.

Council Member Glisson pulled item 9.

Motion to approve Consent Agenda items 9 through 13 minus 9.

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

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

9. City Council approval of Pay Application #4 to Stratum Construction and Management in the amount of \$44,523.03 for the City Hall Vacant Space Buildout. **Greg Bauer**
Interim City Attorney John Wallace advised of claims for a payment between the contractor and its lender, which has filed a UCC financing statement. He is working to resolve the claims and recommended that any payment to the contractor be subject to resolution of the competing claims to protect the City from potential double payment.

Make a motion to postpone number nine of the consent agenda regarding payment application #4 for the Stratum Construction and Management Company \$44,523.03 until our attorney has had an opportunity to complete his work that he's been doing with the lender and the construction company regarding the lien.

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

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

10. City Council approval of Change Order #1, Clay Street Stormwater Improvements to Jax Utilities Management in total amount of \$73,628.74. **Greg Bauer**
11. City Council approval of Resolution No. R-09-2026, a resolution authorizing Amendment No. 10 to the FDOT Traffic Signal Maintenance and Compensation Agreement, Contract No. ARV47, for the period of July 1, 2026, through June 30, 2027, in the amount of \$43,481.00 and authorizing the City Manager to execute said Agreement. **Greg Bauer**

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12. City Council review of a Site Development Plan for the Roger's Group Industrial Site at 965 Leonard C Taylor Pkwy for aggregate storage and distribution and associated offices. **Lisa Walsh**
 13. City Council approval of Sales and Service Order 6743 in the amount of \$45,372.00 to The Scarlett Group for Microsoft Office 365 Email and Software Licensing. **Angel Alicea**

COUNCIL BUSINESS

14. City Council designation of Voting Delegate for the Annual Florida League of Cities Conference in Hollywood, Florida on August 13-15, 2026. **Erin West**

Motion to approve Council Member Centracchio as the voting delegate and Mayor Stutts as the alternate delegate.

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

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

15. City Manager & City Attorney Reports / Correspondence
The City Manager and City Attorney made comments regarding various city activities, events, operations, and projects.
Commander Graham updates the Council on e-bikes and the updated laws.
16. 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