

# CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, MAY 21, 2024 – 7:00 PM



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## MINUTES

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

Roll Call

**COUNCIL MEMBERS PRESENT:** Mayor Connie Butler, Vice Mayor Steven Kelley, Council Member Ed Gaw, Council Member Matt Johnson, Council Member Thomas Smith

**STAFF MEMBERS PRESENT:** L.J. Arnold, III, City Attorney, Steve Kennedy, City Manager, Mike Null, Assistant City Manager (arrived at 7:07 p.m.), Erin West, City Clerk

Mayor to call on members of the audience wishing to address the Council on matters not on the Agenda.

1. Sandra Dunnivant 303 N. Magnolia Ave. GCS speaks to the Council concerning a preservation ordinance and the Swanson home.
2. Sean Hatfield 301 Tucker St. GCS speaks to the Council concerning a shed on his property and Code Enforcement.
3. John Whiteman 723 N. Magnolia Ave. GCS speaks to the Council concerning the Swanson home and the zoning.  
Council Member Smith suggests taking the preservation ordinance request to the CAC.
4. Susan Bonura 103 Park St. advises they were at the meeting to be advised of the steps to take. Development Services Director Michael Daniels advises the zoning in the area is residential and explains the steps for creating a preservation ordinance and society.
5. Darren Stutts 25 Palmetto Ave. GCS speaks on behalf of his wife and speaks to the Council concerning a sign for the VIA and the requirements the City has for placing a sign.
6. Joe Sobotta 212 North St. GCS speaks to the Council concerning the zoning and the form based code concerning residential and commercial.
7. Joseph Smith 1817 Heartpine Dr. Middleburg speaks to the Council about the Vineyard Center and the non-profit magazine that is being produced.
8. Van Royal 3688 LaCosta Ct. GCS speaks to the Council to clarify the property in question is zoned as residential.
9. Larianne Stutts 25 S. Palmetto Ave. GCS speaks to the Council concerning a sign for the VIA and the requirements the City has for placing a sign.
10. Chris Willis 630 N. Magnolia Ave. GCS speaks to the Council concerning the Swanson property.
11. Felicia Hampshire 508 Franklin St. GCS speaks to the Council about the upcoming events at the Augusta Savage Community Center. Ms. Hampshire speaks about the Fun in the Sun event being held at Vera Francis Park on July 11<sup>th</sup>.

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## AWARDS & RECOGNITION

1. Proclamation - National Safe Boating Week  
Mayor Butler reads the proclamations and presents to members of the U.S. Coast Guard Auxiliary.
2. Proclamation - Mental Health Awareness Month  
Mayor Butler reads the proclamation and presents to representatives from NAMI Jax.
3. Recognition of Steve Thomas for 37 years with the City of Green Cove Springs  
Assistant Water Utilities Director Scott Schultz speaks about Steve Thomas and his 37 years with the City.  
City Manager Steve Kennedy speaks about Mr. Thomas and his contributions to the City.

## REORGANIZATION

4. City Council election of a Mayor and Vice Mayor to serve from May 21, 2024 to May 20, 2025. *Erin West*

### **Motion to elect Vice Mayor Kelley as Mayor.**

Motion made by Council Member Johnson, Seconded by Council Member Smith.  
Voting Yea: Mayor Butler, Vice Mayor Kelley, Council Member Gaw, Council Member Johnson, Council Member Smith

### **Motion to elect Council Member Smith as Vice Mayor.**

Motion made by Council Member Butler, Seconded by Council Member Johnson.  
Voting Yea: Mayor Kelley, Council Member Butler, Council Member Gaw, Council Member Johnson, Council Member Smith

## PUBLIC HEARINGS

5. Second and final reading of Ordinance O-14-2024 regarding the proposed zoning of a portion of Parcel 016564-002-00 for approximately 6.03 acres *Michael Daniels*  
Zoning Amendment From: Unzoned To: M-1 Light Industrial  
City Attorney Arnold reads Ordinance No. O-14-2024 by title.  
Development Services Director Michael Daniels presents the ordinance.  
Mayor Kelley opens the public hearing.  
Following no public comments, Mayor Kelley closes the public hearing.  
Council discussion followed concerning the number of units that will be in the development and the amount of traffic the development will add.

### **Motion to approve the second and final reading of Ordinance O-14-2024 for form and legality, to amend the zoning of a portion of Parcel ID 016564-002-00 from Un-zoned to M-1, Ligh Industrial.**

Motion made by Council Member Johnson, Seconded by Council Member Butler.  
Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, Council Member Johnson

6. Second and Final Reading of Ordinance O-13-2024 Form Based Code Companion Ordinance  
*Michael Daniels*

City Attorney Arnold reads Ordinance No. O-13-2024 by title.

Development Services Director Michael Daniels presents the ordinance.

Mayor Kelley opens the public hearing.

Following no public comments, Mayor Kelley closes the public hearing.

**Motion to approve the second and final reading of Ordinance O-13-2024, regarding amending applicable sections of City Code Chapter 78, 101, 113, 117, 125 as described herein, for form and legality.**

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

Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, Council Member Johnson

7. Second and Final Reading of Ordinance O-36-2023, Adding Street Walls as an alternative design standard in the Gateway Corridor District as a special exception. *Michael Daniels*

City Attorney Arnold reads Ordinance No. O-36-2023 by title.

Development Services Director Michael Daniels presents the ordinance.

Mayor Kelley opens the public hearing.

Van Royal 3688 LaCosta Ct. GCS speaks about the use of shade trees and supports the project to include a little more buffering.

Following no further public comments, Mayor Kelley closes the public hearing.

County Manager Howard Wanamaker speaks to the Council about the new Administration Building that will be built.

Council discussion followed concerning street walls.

**Motion to recommend approval of Second and Final Reading of Ordinance O-36-2023, Adding Street Walls as an alternative design standard in the Gateway Corridor District as a special exception.**

Motion made by Council Member Butler, Seconded by Vice Mayor Smith.

Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, 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.

City Manager Steve Kennedy pulled item 10, City Clerk Erin West pulled item 11 and Council Member Gaw pulled item 10.

**Motion to approve Consent Agenda items 8 and 12.**

Motion made by Council Member Butler, Seconded by Vice Mayor Smith.

Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, Council Member Johnson

8. City Council approval to “piggyback” the existing Pasco County contract with Synagro for residuals (sludge) dewatering at the city’s wastewater treatment facilities. **Scott Schultz**
9. City Council approval of and authorization of the mayor to execute a Florida Department of Transportation (FDOT) Resolution delegating authority for designated staff to execute FDOT Documents and Agreements on behalf of the City. **Scott Schultz**  
Assistant Water Utilities Director Scott Schultz explains the resolution and advises it was pulled to get a separate vote that needs input on the resolution.

**Motion to approve Consent Agenda item 9.**

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

Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, Council Member Johnson

10. City Council approval of the River Oaks Site Development Plan for property located on the south side of the 800 block of Cooks Lane for approximately 8.88 acres of parcel #016564-002-00. **Michael Daniels**  
Development Services Director Michael Daniels speaks about the site development plan.  
Council discussion followed concerning the site development plan.

**Motion to approve Consent Agenda item 10.**

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

Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, Council Member Johnson

11. City Council approval of, and authorization for the mayor to execute, the Tender & Release Agreement as the contract between Lexon Insurance Company, the City and Sawcross, Inc., for completion of the construction of the Harbor Road Wastewater Treatment Facility (HRWWTF). **Scott Schultz**  
Assistant Water Utilities Director Scott Schultz updates the Council on the Wastewater Treatment Facility.  
City Attorney Arnold speaks on the project.

**Motion to approve Consent Agenda item 11.**

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

Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, Council Member Johnson

12. City Council approval of Minutes. **Erin West**  
Regular Sessions: 4/2/2024 and 4/16/2024

**COUNCIL BUSINESS**

13. City Manager & City Attorney Reports / Correspondence  
The City Manager and City Attorney made comments regarding various city activities, events, operations, and projects.

14. 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 10:07 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

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Steven R. Kelley, Mayor

Attest:

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Erin West, City Clerk