Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
November 17, 2026 - 9:00 a.m.

CALL TO ORDER

Commissioner Taylor called the meeting to order at 9:35 a.m.

Present: Ann Taylor, District 5, Chair
Martin Pyszczymuka, District 2, Vice Chair
Christian Whitehurst, District 1
Clay Murphy, District 3
Krista Joseph, District 4

Staff Present: Joy Andrews, County Administrator
Rich Komando, County Attorney
Brad Bradley, Deputy County Administrator
Jesse Dunn, Deputy County Administrator
Sarah Taylor, Assistant County Administrator
Lex Taylor, Deputy County Attorney
Kealey West, Deputy County Attorney
Crystal Smith, Deputy Clerk
Randy Beck, Deputy Clerk

ROLL CALL

The clerk called the roll.

INVOCATION

Chaplain Kelly Kemp, St. Johns County Sheriff's Office, gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Pyszczymuka led the Pledge of Allegiance.

PROCLAMATION RECOGNIZING INTERNATIONAL FRAUD AWARENESS WEEK

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Commissioner Murphy presented the proclamation to Brook Tefft. Tefft spoke on the importance of fraud awareness. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

ACCEPTANCE OF PROCLAMATION

Motion by Taylor, seconded by Joseph, carried 5/0, to approve the proclamation.

Yea: Taylor, Joseph, Pyszczymuka, Murphy, Whitehurst
Nay: None

DELETIONS TO THE CONSENT AGENDA

Commissioners Joseph and Pyszczymuka requested that Consent Agenda Items 14 and 18 be heard during the Regular Agenda.

Public Comment:

Justin Tahilramani expressed concerns about Consent Agenda Item 14 and stated that it should be heard with the Regular Agenda items.

Suzanne Clulow spoke on the Consent Agenda and affordable housing.

Doris Taylor requested that Consent Agenda Item 18 be removed from the Consent Agenda.

APPROVAL OF CONSENT AGENDA

Motion by Joseph, seconded by Pyszczymuka, carried 5/0, to approve the Consent Agenda, as amended.

Yea: Joseph, Pyszczymuka, Murphy, Taylor, Whitehurst
Nay: None

1. Motion to approve the Cash Requirement Report

2. Motion to adopt **Resolution No. 2026-372,** approving and ratifying the county administrator's execution of Florida Fish and Wildlife Conservation Commission Agreement No. 26142; recognizing and appropriating $299,179 in grant revenue for the St. Johns County Incidental Take Permit Renewal and Habitat Conservation Plan Update

3. Motion to adopt **Resolution No. 2026-373,** accepting a Bill of Sale with Schedule of Values, a Release of Lien, and Warranty for water to serve 1350 Davis Warehouses located off Northwood Drive

4. Motion to adopt **Resolution No. 2026-374,** accepting an Easement for Utilities associated with the sewer system and a Bill of Sale with Schedule of Values, Final Release of Lien,

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and Warranty associated with the water, sewer, and reuse systems to serve Elm Ridge Silverleaf Parcel, 32

5. Motion to adopt **Resolution No. 2026-375,** granting and authorizing the county administrator, or designee, to execute and issue a Non-Exclusive Construction and Demolition Debris Franchise Agreement to Iron Ark, LLC, for the collection and transportation of construction and demolition solid waste, in substantially the same form as attached hereto

6. Motion to adopt **Resolution No. 2026-376**, granting and authorizing the county administrator, or designee, to execute and issue a non-exclusive, Commercial/Industrial franchise agreement to Iron Ark, LLC, for the collection and transportation of commercial/industrial solid waste, in substantially the same form as attached hereto

7. Motion to adopt **Resolution No. 2026 –377,** authorizing the county administrator, or designee, to award RFQ No. 2835; Design, Permitting, and Construction Administration of FEMA Category G Ponte Vedra Beach Restoration Project to First Line Coastal, LLC, as the top-ranked respondent, and to execute a contract in substantially the same form and format as attached in the amount of $3,624,521.62 to perform the required services in accordance with the negotiated contract

8. Motion to adopt **Resolution No. 2026-378,** authorizing the county administrator, or designee, to award RFP No. 2911; Grant Writing Services to Kimley-Horn and Associates, Inc., as the top-ranked proposer, and to execute a contract in the same form and format to perform the required services in accordance with the negotiated contract

9. Motion to authorize the county administrator, or designee, to donate a 2008 Ford Ranger (CV No. 1138) to the SEA Community Help Resource Center, Inc.

10. Motion to adopt **Resolution No. 2026-379,** recognizing and appropriating unanticipated revenue; and approving the Fiscal Year 2026 end-of-year fund reserve transfers per the attached schedule to ensure fiscal year-end positive account balances per the St. Johns County Administrative Code

11. Motion to approve the calendar year 2027 holiday schedule for the Board of County Commissioners

12. Motion to adopt **Resolution No. 2026-380,** approving the Interlocal Agreement between St. Johns County and the Statewide Guardian Ad Litem Office for reimbursement of Administrative Specialist services in an amount not to exceed amount of $83,299; authorizing the county administrator, or designee, to execute the Interlocal Agreement and any related documents necessary to implement and administer the agreement

13. Motion to adopt **Resolution No. 2026-381,** approving the agreement between St. Johns County and the University of Florida Board of Trustees, on behalf of the University of Florida Child Protection Team; authorizing the county administrator, or designee, to

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execute the Agreement; and authorizing the county administrator to execute subsequent amendments under certain conditions

14. Motion to adopt a Resolution approving and authorizing the county administrator, or designee, to execute a State Housing Initiatives Partnership Grant Agreement, in substantially the same form as attached hereto, allocating $250,000 to Operation Lifeline, Inc., for the purchase of property for affordable housing

Consent Agenda Item 14 was moved to Regular Agenda Item 10.

15. Motion to reappoint Harold Dockins Sr. as an at-large member of the Recreation Advisory Board for a second full four-year term, set to expire November 15, 2030

16. Motion to appoint Stephen Danner and Cecilia Birk to the Ponte Vedra Zoning and Adjustment Board to a full four-year term scheduled to expire on November 17, 2030; and to shift John Patton, a current holdover member of the Ponte Vedra Zoning and Adjustment Board, to serve, until filled by a qualified applicant, the partial term scheduled to expire on October 3, 2027

17. Motion to appoint Mollie Meikle, an at-large member of the Library Advisory Board, to the District 5 representative seat, set to expire November 4, 2029; and to appoint Carl McGowan, as the at-large member of the Library Advisory Board for a full four-year term, set to expire November 17, 2030

18. Motion to adopt a Resolution approving the terms, conditions, provisions, and requirements of a Grant Agreement in the amount of $250,000 between the Florida Inland Navigation District and St. Johns County, Florida, for the Vilano Boat Ramp dredging project, with $250,000 in matching funds allocated in the Fiscal Year 2027 Tourist Development Tax (TDT) budget; and authorizing the county administrator, or designee, to execute the Grant Agreement

Consent Agenda Item 18 was moved to Regular Agenda Item 11.

19. Motion to adopt **Resolution No. 2026-382,** approving and granting a Certificate of Public Convenience and Necessity to RG Ambulance Service, Inc., dba Century Ambulance Service, and authorizing the chair to execute the Certificate on behalf of the County in substantially the same form as attached hereto

20. Motion to adopt **Resolution No. 2026-383,** approving the Library's Annual Plan of Service 2026-2027, as required by the State Library of Florida in order to receive annual State Aid to Libraries Grant funding

21. Motion to adopt **Resolution No. 2026-384,** accepting the donation of furnishings for the Main Library, and thereby the creation of an asset inventory record

22. Motion to adopt **Resolution No. 2026-385,** accepting the donation of mobile shelving for the Bartram Trail Library, and thereby the creation of an asset inventory record

23. Motion to approve minutes of November 3, 2026, BCC Regular Meeting

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Consent Agenda items 14 and 18 were added to the Regular Agenda.

APPROVAL OF REGULAR AGENDA

Motion by Pyszczymuka, seconded by Joseph, carried 5/0, to approve the Regular Agenda, as amended.

Yea: Pyszczymuka, Joseph, Taylor, Murphy, Whitehurst
Nay: None

PUBLIC COMMENT

Elizabeth Trendowski spoke on the standards and conditions at the St. Johns County Pet Center (Exhibit A).

Kayliegh Masters spoke on Flock cameras and data collection (Exhibit B).

Sherry Badger expressed concerns about groundwater levels.

Kim Harrison spoke on St. Augustine becoming the first certified autism destination spot in Florida.

Beth Helfer Spoke on issues with the SUN Trail route in St. Augustine Beach (Exhibit C).

Matthew Conley spoke on a property PLAT change for St. Augustine Shores subdivision.

Lee Genolious, Representative of St. Augustine Beach Citizens for Safety, spoke on safety concerns with the St. Augustine SUN Trail (Exhibit D).

Lindsey spoke on the animal hold procedures before being euthanized and the need for an oversight committee. (Exhibit E).

Mary Radcliffe spoke on the need for a Trap, Neuter, Vaccinate, and Return (TNVR) Program in St. Johns County.
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Junita Yates spoke on U-turn and safety concerns on Shore Drive.

Patricia Dougherty expressed concerns about animal euthanasia in St. Johns County (Exhibit F).

Debra Campbell expressed concerns about the Automated License Plate Readers (ALPR) not being removed.

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Sharon Barfield spoke on cat euthanasia policies and procedures in St. Johns County. (Exhibit G).

Jackie Leblanc spoke on the Trap, Neuter, Vaccinate, and Return (TNVR) Program statistics in St. Johns County.

Adrian Arnone spoke on the need for better animal control procedures for feral cats in St. Johns County.

Kerry Gustavson expressed concerns about animal control services in St. Johns County.

Elaine Healy expressed concerns about animal control in St. Johns County.

Jill Furhman expressed concerns with animal control in St. Johns County.

John Furhman expressed concerns about cat euthanasia in St. Johns County and the need for an oversight committee.

Renee Lincoln expressed concerns about animal adoption and fostering policies in St. Johns County (Exhibit H).

Ambia Peoples expressed concerns about animal control issues in St. Johns County.

Liz Wright expressed the need for a pet fostering program in St. Johns County.

Fran Charlson spoke on animal control issues in St. Johns County.

Zelda Greenberg spoke on the need for an animal foster program and volunteer program in St. Johns County animal shelters.

Tracey Bryant spoke on the need to create an animal control partnership program in St. Johns County.

Charles Oates expressed concerns about the operational hours at the St. Johns County animal shelters over the holiday hours.

Justin Miller spoke on election results, Flock cameras. and approving the moratorium on data centers.

Linda Sollie expressed concerns about the property utilized by the Master Gardener Program.

Dolly Braddock expressed concern about the land that was donated to the Master Gardener Program.

Toni Higgs expressed concerns about the land that was donated to the Master Gardener Program and the fire department training center to be built on the land.

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Woody Wilson expressed concern about the land donated to the Master Gardener Program and the fire department training center to be built on the land.

Kim Locey spoke about the Master Gardener Program and the land that was donated to the program (Exhibit I).

Mary Ann Collins spoke on the lack of transparency with the property gifted to the Master Gardener Program and the Regional Fire Training Facility (Exhibit J).

Karen Genevieve spoke on the land donated to the Master Gardener Program.

Jen Bulter, representing Every Pet, spoke on the importance of the TNVR Program, controlling the feral cat population, and rebuilding partnerships.

Anne Marie Taylor spoke on the fraudulent voter guides.

Ed Slavin spoke on the fraudulent voter guides and the need for a Charter Review Commission.

Nicole Crosby spoke about the property donated to the Master Gardener Program and International Fraud Awareness Week.

John Nooney spoke on public access to the waterways and the Community Gardens Act (Exhibit K).

Michael Freedman spoke on issues with animal control and rescue animals.

Michelle Braun spoke on behalf of non-profit organizations in St. Johns County.

Heather Lane spoke on purposing land for future development (Exhibit L).

Jenny Smith spoke about fraudulent voter guides and public trust.
Doris Taylor spoke on the textbook definition of fraud and voter fraud.

Keith Laday congratulated the commissioners.

Judy Spiegel gave a motivational speech.

Denver Cook spoke on fraudulent voter guides and Amendment 3

Chris Ferrell spoke on his concerns with animal control.

Charlie Hunt spoke on Amendment 3 and the County's budget.

Bill Hennessy spoke on his concerns with the Palmetto Boat Ramp.

Suzanne Clulow spoke on county budgeting from Amendment 3.

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Tom George spoke on the fraudulent voter guides from the 2024 election.

B. J. Kalaidi spoke on Flock cameras, her public request getting denied, and Amendment 3 (Exhibit M).

Commissioner Taylor asked staff to provide an update on the Automated License Plate Readers and Animal Control toward the end of the meeting. She recessed the meeting at 12:20 p.m. and reconvened at 1:00 p.m.

1. Total Earned, Unused, and Undistributed Revenue. In compliance with Florida Statute, 218.36, the St. Johns County Tax Collector, Jennifer Ravan, will present a report of unused earned revenue collected for the 2025-2026 fiscal year. Please note that these unused revenues have already been estimated as part of the County budget process and therefore they do not necessarily represent additional County revenue

Jennifer Ravan, St. Johns County Tax Collector, presented the details of Item 1.

Public Comment: There was none.

Motion by Murphy, seconded by Joseph, carried 5/0, to approve the total earned, unused, and undistributed revenue collected for the 2025-2026 tax year.

Yea: Murphy, Joseph, Pyszczymuka, Taylor, Whitehurst
Nay: None

2. Public Hearing - ENCERT 2026-16, King. Application for Agricultural Enclave Certification, pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Florida Statutes. This certification request includes approximately 36.63 acres of land. The subject property is located at 9400 Byrd Road in Hastings, Florida

The Board disclosed ex parte communication.

Angel King, Applicant, presented the details of the request.

Discussion ensued on the current use of the land, zoning entitlements, and farming programs. Jacob Smith, Assistant Director of Growth Management, explained the property's zoning requirements. King explained her vision of the property, including developer rights.

Public Comment:

Justin Tahilramani spoke in support of the application.

David Mackey spoke in opposition to the application.

Kerry Gustavson spoke in opposition to the applicant (Exhibit A).

Chris Ferrell spoke in opposition to the application (Exhibit B).

Rebecca Lamoreaux spoke in opposition to the application (Exhibit C).

A resident of St. Johns County spoke in opposition to the application (Exhibit D).

Roger Smith spoke in opposition to the application (Exhibit E).

Motion by Joseph, seconded by Taylor, carried 5/0, to deny Agricultural Enclave Certification Application ENCERT 2026-16, King, finding based upon the competent substantial evidence contained in the record, that the subject property does not satisfy the statutory definition of an agricultural enclave under Section 163.3162(4), Florida Statutes; and direct the office of the County Attorney to prepare the final written order, including findings of fact and conclusions of law supporting the Board's determination, as required by Section 163.3162(4).

Yea: Joseph, Taylor, Pyszczymuka, Murphy, Whitehurst
Nay: None

3. Public Hearing - REZ 2026-17, Arapaho Commercial. Request to rezone approximately 5.29 acres of land from Open Rural (OR) to Commercial Intensive (CI) with conditions, located at 1470 Arapaho Avenue, 1480 Arapaho Avenue, and an unaddressed Arapaho Avenue parcel. The Planning and Zoning Agency (PZA) considered this request at its regularly scheduled public hearing on October 15, 2026. The Agency discussed potential impacts of an entertainment complex compared to a hotel, including tree preservation, roadway capacity, traffic, access, signalization at U.S. 1, utility availability, and the costs of roadway improvements. Agency members and members of the public also expressed concerns regarding the loss of mature trees, increased traffic, roadway conditions, and the jurisdictional implications of annexation. The applicant indicated that an entertainment complex could provide greater open space than a hotel and agreed to provide a list of prohibited uses consistent with the Agency's discussion. Following deliberation, the Agency recommended approval subject to a condition requiring the applicant to provide a list of prohibited uses. The motion passed by a vote of 6-1, with Members Perkins, Hilsenbeck, Matovina, Green, Labanowski, and Olson in support and Member Spiegel opposed. Based on the hearing discussion, staff has included conditions in the proposed Ordinance to address the prohibited uses

The Board disclosed ex parte communication.

Zach Miller, Esquire, representing the applicant, presented the details of the rezoning request. Discussion ensued on the project's zoning criteria, preserving water oaks, and prohibiting a future hotel at the location. Robin Arnold, owner, provided additional details of the proposed plan.

Public Comment:

Ed Slavin spoke about the need to swear in witnesses and opposed the request.

Justin Tahilramani spoke in opposition to the request.

Nicole Crosby was concerned about the tree removal and opposed the request (Exhibit A).

Justin Miller spoke in opposition to the request with concerns about flooding and traffic (Exhibit B).

BJ Kalaidi spoke in opposition to the request, encouraged the Board to deny it, and requested more information.

Miller provided rebuttal addressing tree preservation and traffic concerns. Discussion ensued.

Motion by Murphy, seconded by Whitehurst, failed 2/3, with Taylor, Joseph and Pyszczymuka dissenting, to enact Ordinance No. 2026-46, approving REZ 2026-17, Arapaho Commercial, based upon four findings of fact and one condition, as provided in the staff report, adding the preservation of twenty oak trees and adding hotels to the prohibiting list.

Yea: Murphy, Whitehurst
Nay: Pyszczymuka, Taylor, Joseph

Motion by Joseph, seconded by Pyszczymuka, carried 5/0, to continue the request to the December 15, 2026, Regular Meeting.

Yea: Joseph, Pyszczymuka, Murphy, Taylor, Whitehurst
Nay: None

4. CPA(SS) 2026-03, Tractor Supply. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.03 acres of land from Rural/Silviculture (R/S) to Rural Commercial (RC), specifically located at 4430 State Road 16. This request is a companion application to PUD 2026-02. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on October 15, 2026. Discussion focused on existing traffic conditions along State Road 16 and the anticipated traffic impacts associated with the proposed development. Two Agency Members expressed concern regarding approval of the request and the potential for commercial development to extend farther east along a portion of State Road 16 that has historically been rural and residential in character. There were no public comments. The Agency voted to recommend approval of the Small-Scale Comprehensive Plan Amendment, with the condition that the site is limited to the development of a Tractor Supply by a vote of 6-1. Support was made by members Hilsenbeck, Speigel, Perkins, Green, Labanowski, and Matovina, with Olson dissenting

Regular Agenda Items 4 and 5 were heard together.

The Board disclosed ex parte communication.

Brad Wester, of Driver, McAfee, Hawthorne and Diebenow, representing the applicant, presented the details of the request. Discussion ensued on the property layout and landscaping; the property behind the subject property; and the Florida Department of Transportation's widening project.

Public Comment:

Charlie Hunt was concerned about the intersection at the property's location.

Motion by Pyszczymuka, seconded by Murphy, carried 5/0, to enact Ordinance No. 2026-46, approving the adoption of CPA (SS) 2026-03, Tractor Supply, based upon four findings of fact, as provided in the staff report.

Yea: Pyszczymuka, Murphy, Joseph, Taylor, Whitehurst
Nay: None

5. PUD 2026-02, Tractor Supply. Request to rezone approximately 5.03 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 48,745 square feet of Rural Commercial uses to include commercial retail with outdoor display, specifically located at 4430 State Road 16. This request is a companion application to CPA(SS) 2026-03. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on October 15, 2026. Discussion focused on existing traffic conditions along State Road 16 and the anticipated traffic impacts associated with the proposed development. Two Agency Members expressed concern regarding approval of the request and the potential for commercial development to extend farther east along a portion of State Road 16 that has historically been rural and residential in character. There were no public comments. The Agency voted to recommend approval of the PUD rezoning by a vote of 6-1. Support was made by members Hilsenbeck, Speigel, Perkins, Green, Labanowski, and Matovina, with Olson dissenting

Discussion occurred during Regular Agenda Item 4.

Motion by Pyszczymuka, seconded by Murphy, carried 5/0, to enact Ordinance No. 2026-47, approving PUD 2026-02, Tractor Supply PUD, based upon nine findings of fact, as listed in the staff report.

Yea: Pyszczymuka, Murphy, Joseph, Taylor, Whitehurst
Nay: None

6. Public Hearing - REZ 2026-07, 501 Comet Drive. A request to rezone approximately 0.59 acres of land from Open Rural (OR) to Industrial Warehouse (IW) with conditions. This item was heard by the Planning and Zoning Agency at its regularly scheduled public hearing on Thursday, October 15, 2026, and was unanimously recommended for approval by a vote of 7-0

Mauricio Rubio, on behalf of Kent Bush, IME Civil and Surveying, presented the details of the request.

Public Comment: There was none.

Motion by Pyszczymuka, seconded by Murphy, carried 5/0, to enact Ordinance No. 2026-48, approving REZ 2026-07, 501 Comet Drive, based on four findings of fact and one condition, as provided in the staff report.

Yea: Pyszczymuka, Murphy, Taylor, Joseph, Whitehurst
Nay: None

7. Public Hearing - LDCA 2026-06, Land Development Code Updates - First Reading. LDCA 2026-06 amends Land Development Code (LDC) Articles II, III, VI, and XII to maintain consistency with recent changes to Florida Statutes and to clarify certain existing sections of the code. This ordinance also amends Ordinance 2025-19 to authorize St. Johns County Assistant Directors and the Planning Division Manager to process and render approval decisions for plats and replats, in addition to the Director of Growth Management, pursuant to s. 177.071, Florida Statutes. Additionally, this amendment amends the West Augustine overlay to add Food Truck Parks as an allowed use and codify related design standards

Jacob Smith, Planning Division Manager, provided an update on the proposed Land Development Code changes.

Public Comment:

Suzanne Clulow questioned whether mobile homes would be restricted in a Planned Unit Development.

West explained that state law would not restrict mobile homes.

Justin Tahilramani asked what types of homes were permitted in Planned Unit Developments. Discussion ensued on the difference between manufactured and mobile homes.

Motion by Taylor, seconded by Joseph, carried 5/0, to waive the 5:00 p.m. time requirement for the adoption hearing on December 1, 2026, with a majority plus one vote pursuant to Florida Statute 125.66(5)(b).1.

Yea: Taylor, Whitehurst, Murphy, Pyszczymuka, Joseph
Nay: None

8. Amendment 3, Financial Outlook and Resiliency Planning. Following the passage of Amendment 3 in the November 2026 General Election, the county is evaluating the anticipated impacts to property tax revenues and the resulting implications for future budgets, services, and operations. This workshop will provide the Board with an overview of the projected financial impacts, planning efforts and operational measures underway, and opportunities for Board discussion and direction regarding the county's approach to maintaining services and financial resiliency

Joy Andrews, County Administrator, provided details on the passage of Amendment 3. Discussion ensued on the five-year homestead exemption, bonds set aside for parks, construction of the

Beachwalk Fire Station, maintaining funding for current facilities, and the contract with the Institute of Food and Agricultural Sciences.

Public Comment:

Ed Slavin expressed concerns about a hostile environment around public participation between the Board and the budget over the passage of Amendment 3.

Nicole Crosby raised concerns about the misuse of donated land, naming parks after developments, the need for pay cuts, and the Beachwalk Fire Station.

Justin Tahilramani spoke on his concerns with public participation between the Board.

Joe McAnarney spoke in support of the Comprehensive Plan Amendment, raised concerns about service elimination, and questioned which additional revenue sources the County could use.

Schuyler Siefker, on behalf of Behavioral Health Consortium, expressed concerns about children's mental health issues in the County and insurance costs.

Jerry Wilson spoke on his personal experience with Board members.

Charlie Hunt spoke on a land conservation bond.

Chuck Labanowski encouraged the Board to have online services for public participation regarding Amendment 3.

A resident spoke about the need to work as a team moving forward, and she encouraged the Board to consider hiring an independent auditor.

Taylor raised concerns about field space throughout the County and highlighted the positive outcome with the Comprehensive Plan workshops.

9. Public Hearing - Florida Power and Light (FPL) Franchise Agreement Ordinance. Florida Power and Light Company currently provides electric utility services within portions of unincorporated St. Johns County utilizing County rights-of-way and other public property for the placement and maintenance of electric transmission and distribution infrastructure. The proposed non-exclusive Franchise Agreement grants FPL the continued right to construct, operate, and maintain its electric facilities within County rights-of-way and the nonexclusive right and privilege of supplying electricity and other services in the portions of the County subject to the terms and conditions of the Agreement. The Agreement establishes a franchise fee equal to six percent of FPL's applicable gross revenues derived from the sale of electricity within the unincorporated areas of the County it serves. The franchise fee will be collected by FPL through customer billing and remitted to the County. The proposed Agreement is consistent with franchise agreements utilized by counties and municipalities throughout the State and provides compensation to the County for the private use of public rights-of-way while preserving the County's police powers and regulatory authority

Kealey West, Deputy County Attorney, provided details on the Florida Power and Light Franchise Agreement.

Pyszczymuka questioned how many current Florida Power and Light residents would be affected. West responded.

Public Comment:

Ed Slavin spoke about a lawsuit with Florida Power and Light Company and opposed the agreement.

BJ Kalaidi raised concerns about the legality of Florida Power and Light Company and parking meters in the City of St. Augustine.
Murphy questioned how common franchise agreements were within the County and whether the County had a franchise agreement with Jacksonville Electric Authority (JEA). Discussion ensued on the current agreement with JEA, the responsibility for maintenance costs, maintaining the current rights-of-way, and the percentage of FPL users within the County. Pyszczymuka recommended starting at a 3 percent rate. West explained the process to add language to the ordinance to include the 3 percent rate.

Motion by Pyszczymuka, seconded by Joseph, carried 5/0, to enact Ordinance No. 2026-49, granting Florida Power and Light Company an electric franchise to add 3 percent, with a provision to increase through resolution.

Yea: Pyszczymuka, Joseph, Taylor, Murphy, Whitehurst
Nay: None

The Board moved to Commissioner Reports.

10. State Housing Initiatives Partnership Grant Agreement (*Formerly Consent Agenda Item 14.)*

Joseph Cone, Assistant Director of Health and Human Services, presented the details of the Grant Agreement. Discussion ensued on the property's ownership and funding.

Public Comment:

Justin Tahilramani questioned the grant funding and the building’s value.

Suzanne Clulow spoke on placing community housing project items on the Regular Agenda.

Justin Miller spoke in support of the Grant Agreement.

Vicki Peppers spoke in support of the Grant Agreement.

Joe McAnarney spoke in support of the Grant Agreement.

Charlie Hunt spoke in support of the Grant Agreement.

Kealey West spoke on the process for the specific type of funding.

Motion by Murphy, seconded by Pyszczymuka, carried 5/0, to adopt Resolution No. 2026-386, approving and authorizing the county administrator, or designee, to execute a State Housing Initiatives Partnership Grant Agreement, in substantially the same form as attached hereto, allocating $250,000 to Operation Lifeline, Inc., for the purchase of property for affordable housing.

Yea: Murphy, Pyszczymuka, Taylor, Joseph, Whitehurst
Nay: None

11. Florida Inland Navigation District Grant Agreement (*Formerly Consent Agenda Item 18.)*

Ryan Kane, Director of Parks and Recreation, provided the details of the item.

Public Comment: There was none

Motion by Taylor, seconded by Joseph, carried 5/0, to adopt Resolution No. 2026-387, approving the terms, conditions, provisions, and requirements of a Grant Agreement in the amount of $250,000 between the Florida Inland Navigation District and St. Johns County, Florida, for the Vilano Boat Ramp dredging project, with $250,000 in matching funds allocated in the Fiscal Year 2027 Tourist Development Tax (TDT) budget; and authorizing the county administrator, or designee, to execute the grant agreement.

Yea: Taylor, Joseph, Whitehurst, Murphy, Pyszczymuka
Nay: None

COMMISSIONERS' REPORTS

Commissioner Murphy

Murphy congratulated Public Works for winning the 2026 Exemplary Systems in Geospatial Award from the Geospatial Professional Network. He presented a video highlighting the Public Works Division.

Murphy asked for consensus to add November 25, December 23, 24, and 31, 2026, to the County's holiday schedule to coincide with the State's holiday schedule. ***Consensus was given.***

Commissioner Joseph

Joseph requested Board consensus for the MSD to increase the parking fine on Ponte Vedra Blvd. from $40 to $100. ***Consensus was given.***

Joseph addressed the appointment of Elizabeth Tate to the Planning and Zoning Agency (PZA).

Motion by Joseph, seconded by Taylor, carried 3/2, with Whitehurst and Murphy dissenting, to remove Elizabeth Tate from the Planning and Zoning Agency (PZA), to be replaced by Christa Dubay.

Yea: Taylor, Joseph, Pyszczymuka
Nay: Whitehurst, Murphy

Joe McAnaraney explained that PZA member Greg Matovina recommended appointing Christa Dubay to the Agency.

Ed Slavin spoke against placing Board appointments on consent agendas and said that the current motion felt like retaliation rather than a policy decision.

Nicole Crosby commented on the motion.

Suzanne Clulow spoke in opposition to the motion.

Justin Tahilramani spoke in opposition to the motion.

Murphy stated his support for Elizabeth Tate. Whitehurst asked that Tate be reappointed to the LAMP Board since she vacated her seat to join the PZA. Taylor commented on respecting the PZA's recommendation.

Commissioner Whitehurst

Whitehurst requested an update on the Flock Automated License Plate Reader (ALPR) cameras within the County.

Kommando explained that Flock owned the cameras, so they would have to remove them, but they assured the County they would turn off the cameras within 30 days and remove them by December 31st.

Whitehurst said he was thankful for his friends and family, and he wished everyone a Happy Thanksgiving.

Commissioner Pyszczymuka

Pyszczymuka asked for consensus on working with the Clerk on options for showing current Board votes on the website, making them searchable and sortable, while considering staffing, costs, and technology. ***Consensus was given.***

Pyszczymuka requested consensus to direct staff to investigate publishing agendas two Fridays prior to meetings. ***Consensus was given.***

Pyszczymuka requested consensus for staff to look into holding at least one evening meeting a month. Joseph stated her opposition to evening meetings. Murphy suggested once-a-quarter

evening meetings. Taylor suggested a trial period. Andrews said staff would need clear direction in order to bring back options.

Pyszczymuka requested consensus for the County Attorney to bring back a written opinion and draft amendments to Rules 4.501, 4.502, and 4.505, defining "present" as being physically present in the room [for meetings], only allowing remote participation in extraordinary circumstances such as illness, military duty, or a declared emergency, not personal convenience; and that the Attorney General's language on physical quorum be looked at. ***Consensus was given.***

Commissioner Taylor

Taylor spoke on the Saturiwa Conservation Area in southwest St. Johns County, and stated it had been permanently protected from development through a $1,939,000 easement under Florida's Rural and Family Lands Protection Program, and the conservation bond vote that passed in the County. She recognized the passing of the North Florida Land Trust President and CEO Allison DeFoor.

Motion by Taylor, seconded by Joseph, carried 3/2, with Murphy and Whitehurst dissenting, to have staff state that anything not designated by an ordinance as an Urban Service Area would not meet the criteria.

Yea: Taylor, Joseph, Pyszczymuka
Nay: Murphy, Whitehurst

Ed Slavin spoke in support of the motion.

Motion by Taylor, seconded by Joseph, carried 5/0, to bring back the St. Johns County Chamber of Commerce Tourism Agreement.

Yea: Taylor, Joseph, Pyszczymuka
Nay: Murphy, Whitehurst

Taylor requested Board consensus to have commissioner reports after public comment. ***Consensus was given.***

COUNTY ADMINISTRATOR'S REPORT

Andrews spoke about public speakers who voiced concerns about unaltered animals within the County and offered to host an in-person community session to discuss their concerns, the Fire Training Facility at the Usina property, and requested Board direction on the resignation of the state lobbyist; discussion ensued.

COUNTY ATTORNEY'S REPORT

Kommando congratulated Taylor on ascending to the Chairmanship and Joseph and Pyszczymuka on their election wins.

With there being no further business to come before the Board, the meeting adjourned at 6:04 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check No. 641717, totaling $68,607.76 (11/04/2026)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 641718-641735, totaling $38,624.82, and Voucher Range, EFT, totaling $126,598.35 (11/14/2026)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 641737-641803, totaling $1,076,740.40, and Voucher Range, EFT, totaling $10,451,071.81 (11/06/2026)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 641804-641809, totaling $5,540 and Voucher Range, EFT, totaling $8,385 (11/10/2026)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 641810-641818, totaling $2,980.47 (11/13/2026)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 641819-641879, totaling $1,175,603.22 and Voucher Range, EFT, totaling $3,360,735.80 (11/13/2026)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 641819-641879, totaling $1,175,603.22 and Voucher Range, EFT, totaling $3,360,735.80 (11/13/2026)
8. St. Johns County Board of County Commissioners Check Register, Check No. 641880, totaling $417 (11/16/2026)

CORRESPONDENCE:

1. Letter dated September 10, 2026, Memorandum regarding Filing of Intergovernmental Cooperative Agreement for the City of St. Augustine

Approved _____, 2026

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
Ann Taylor, Chair

ATTEST: BRANDON J. PATTY,
CLERK OF THE CIRCUIT COURT & COMPTROLLER

By: _____
Deputy Clerk

draft

11/17/26 **Introduction**: My name is Elizabeth Trendowski. I live in South Ponte Vedra Beach FL. Today, I am addressing the crisis at the St. Johns County Pet Center through 4 clear forensic standards: they are:

Dangerous conditions, notice, breach of industry standard and causation.

(1)**Dangerous condition**. First a dangerous condition exists when a facility's environment or protocols create an unreasonable risk of harm. According the the county' own shelter reports 534 cats and 51 dogs were euthanized between January and September of this year. Overcrowding, inadequate disease isolation, and restricted transfer pathways have created an environment where treatable, adoptable animals face preventable death.

(2) Notice: second, this board has had clear notice of these conditions. County officials track monthly intake and outcome reports and community member have repeatedly brought these exact concerns before this dais – including during the November 3rd commission meeting. When leadership has documented knowledge of systemic failures, inaction is no longer an oversight; it is a choice.

(3) Breach of industry standards: third, current operations breach established industry standards. Under the association of shelter veterinarians guidelines for standards of care in animal shelters, municipal shelters are expected to maintain transparent medical protocols, active foster networks, and robust rescue partnerships to minimize euthanasia. Failing to utilize available foster and rescue infrastructure falls well below modern municipal standards.

(4)Causation and call to action: finally, causation connects these failures directly to the outcomes we see today. The loss of nearly 600 animals this year is not inevitable – it is the direct result of policies that limit community rescue collaboration and independent oversight.

To correct these 4 failures I urge this board to place shelter reform on the next formal agenda, establish an independent animal control oversight committee, and immediately expand foster and rescue transfer partnerships.

Thank you for your time. *Elizabeth Trendowski* 3110 S. Ponte Vedra Blvd PVB

EXHIBIT A

BCC November 17, 2026
Agenda Item No. PUBCOM
Presenter: Elizabeth Trendowski

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C.R.O.W.

Corruption Rules Our World

Business Plan:
- Collect all data
- make money
- make money

Expected Gov. Funding $12 trillion:
- make money
- make money
- Sell data

Oversight: None
- make money
- Rule the world

EXHIBIT B

BCC November 17, 2026
Agenda Item No. PUBCOM
Presenter: Kaleigh Matters

EXHIBIT C

BCC November 17, 2026
Agenda Item No. PUBCOM
Presenter: Beth Hoffer

SAVE A1A BEACH BOULEVARD



THE COUNTY IS PLANNING BIG CHANGES!

- ELIMINATES BIKE LANES/SHOULDERS
- 73% OPPOSE THIS LOCATION

SAB | CITIZENS FOR SAFETY
sabcitizensforsafety.org

TAKE ACTION NOW!



EXHIBIT D

BCC November 17, 2026
Agenda Item No. PUBCOM
Presenter: Lee Genoliese

SPEAKER #1 LINDSEY | CASE EXHIBIT | CAT #85302

September 1, 2026 • 50 min 44 sec in county custody

Recorded arrival: 12:34:39 PM **Recorded euthanasia: 1:25:23 PM**

Disposition: Euthanized feral (cat) Source PDF page: 76

County case note: Feral trapped; unable to touch or handle; will bolt and bite anything near it.

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine, FL 32095
Phone: (904) 209-8190

CASE REPORT

Case Information

Case ID	09-01-2026 8	Current Status	EUTHANIZED FERAL(CAT)
Arrival Date/Time	09-01-2026 12:34:39	ACO	MASON WISHARD
Reason	STRAY	Precinct	05
Transport	ACO PICKUP	Condition	DECEASED
Staff	MARALEE HAINES		
Pickup location:	1474 West St St Augustine, FL 32084		

Owner (upon arrival)

Notes

Date: 09-01-2026 12:34:46 Note: 381127 Case Notes.Staff.Haines, Maralee
FRERAL TRAPPED KITTENS; SCANNED NEG

Date: 09-01-2026 13:25:28 Note: 381131 Case Notes.Staff.Haines, Maralee
feral trapped cats; unable to touch or handle; not able to handle will bolt and bite anything near it. E2e3

Animal Information

Species	CAT ID#: 85302	Pet Name	
Breed	DOMESTIC SHORTHAIR	License	
Crossbreed		Vacc ID	
Gender	UNKNOWN/NOT STERILIZED	Microchip	
Color	BLACK/WHITE	Registration	
Age	KITTEN	Collar	NO COLLAR
Size	SMALL	Tattoo	

Disposition **Owner (upon disposition)**

Disposition	EUTHANIZED FERAL(CAT)
Date/Time	09-01-2026 13:25:23
Staff	MARALEE HAINES

Printed by: Nicole Seay
Date: 10-29-2026 07:50:18
CASE REPORT - Customize this form text.
To hide this form, clear the Form Title using CUSTOMIZE within Shelter Pro.

Printed using Shelter Pro, 10-29-2026 07:50:18

EXHIBIT E

BCC November 17, 2026
Agenda Item No. PUBCOM
Presenter: Lindsey Murphy

SPEAKER #1 LINDSEY | CASE EXHIBIT | CAT #85297

September 1, 2026 • 40 min in county custody

Recorded arrival: 11:02:33 AM

Recorded euthanasia: 11:42:33 AM

Disposition: Euthanized feral (cat)

Source PDF page: 74

County case note: Feral trapped; unable to handle; will bolt and bite anything near it.

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine, FL 32095
Phone: (904) 209-6190

CASE REPORT

Case Information

Case ID	09-01-2026 5	Current Status	EUTHANIZED FERAL(CAT)
Arrival Date/Time	09-01-2026 11:02:33	ACO	MASON WISHARD
Reason	STRAY	Precinct	05
Transport	ACO PICKUP	Condition	DECEASED
Staff	MARALEE HAINES		
Pickup location	1474 West St St Augustine, FL 32084		

Owner (upon arrival)

Notes

Date: 09-01-2026 11:02:41 Note: 381100 Case Notes.Staff.Haines, Maralee
FRERAL TRAPPED KITTENS, SCANNED NEG

Date: 09-01-2026 11:43:27 Note: 381115 Case Notes.Staff.Davis, Manami
cat is feral feral trapped, not able to handle will bolt and bite anything near it. E2

Animal Information

Species	CAT ID#: 85297	Pet Name	
Breed	DOMESTIC SHORTHAIR	License	
Crossbreed		Vacc ID	
Gender	UNKNOWN/NOT STERILIZED	Microchip	
Color	TABBY	Registration	
Age	KITTEN	Collar	NO COLLAR
Size	SMALL	Tattoo	

Disposition **Owner (upon disposition)**

Disposition	EUTHANIZED FERAL(CAT)
Date/Time	09-01-2026 11:42:33
Staff	MANAMI DAVIS

Printed by: Nicole Seay
Date: 10-29-2026 07:49:46
CASE REPORT - Customize this form text.
To hide this form, clear the Form Title using CUSTOMIZE within Shelter Pro

SPEAKER #1 LINDSEY | CASE EXHIBIT | CAT #85295

September 1, 2026 • 40 min 38 sec in county custody

Recorded arrival: 11:01:16 AM

Recorded euthanasia: 11:41:54 AM

Disposition: Euthanized feral (cat)

Source PDF page: 73

County case note: Feral trapped; unable to handle; will bolt and bite anything near it.

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine, FL 32095
Phone: (904) 209-6190

CASE REPORT

Case Information

Case ID	09-01-2026 4	Current Status	EUTHANIZED FERAL(CAT)
Arrival Date/Time	09-01-2026 11:01:16	ACO	MASON WISHARD
Reason	STRAY	Precinct	05
Transport	ACO PICKUP	Condition	DECEASED
Staff	MARALEE HAINES		
Pickup location:	1474 West St St Augustine, FL 32084		

Owner (upon arrival)

Notes

Date: 09-01-2026 11:01:30 Note: 381098 Case Notes.Staff.Haines, Maralee
FRERAL TRAPPED KITTENS; SCANNED NEG

Date: 09-01-2026 11:44:28 Note: 381116 Case Notes.Staff.Davis, Manami
feral trapped, not abie to handle will bolt and bite anything near it. E2

Animal Information

Species	CAT ID#: 85295	Pet Name	
Breed	DOMESTIC SHORTHAIR	License	
Crossbreed		Vacc ID	
Gender	UNKNOWN/NOT STERILIZED	Microchip	
Color	BLACK/WHITE	Registration	
Age	KITTEN	Collar	NO COLLAR
Size	SMALL	Tattoo	

Disposition Owner (upon disposition)

Disposition	EUTHANIZED FERAL(CAT)
Date/Time	09-01-2026 11:41:54
Staff	MANAMI DAVIS

Printed by: Nicole Seay
Date: 10-29-2026 07:49:31
CASE REPORT - Customize this form text.
To hide this form, clear the Form Title using CUSTOMIZE within Shelter Pro

SPEAKER #1 LINDSEY | CASE EXHIBIT | CAT #85301

September 1, 2026 • 51 min 10 sec in county custody

Recorded arrival: 12:33:34 PM

Recorded euthanasia: 1:24:44 PM

Disposition: Euthanized feral (cat)

Source PDF page: 75

County case note: Feral trapped; unable to touch or handle; will bolt and bite anything near it.

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine, FL 32095
Phone: (904) 209-6190

CASE REPORT

Case Information

Case ID	09-01-2026 7	Current Status	EUTHANIZED FERAL(CAT)
Arrival Date/Time	09-01-2026 12:33:34	ACO	MASON WISHARD
Reason	STRAY	Precinct	05
Transport	ACO PICKUP	Condition	DECEASED
Staff	MARALEE HAINES		
Pickup location:	1474 West St St Augustine, FL 32084		

Owner (upon arrival)

Notes

Date: 09-01-2026 12:33:44 Note: 381126 Case Notes.Staff.Haines, Maralee
FRERAL TRAPPED KITTENS; SCANNED NEG

Date: 09-01-2026 13:24:47 Note: 381130 Case Notes.Staff.Haines, Maralee
feral trapped cats; unable to touch or handle;feral trapped, not able to handle will bolt and bite anything near it.
E2

Animal Information

Species	CAT ID#: 85301	Pet Name	
Breed	DOMESTIC SHORTHAIR	License	
Crossbreed		Vacc ID	
Gender	UNKNOWN/NOT STERILIZED	Microchip	
Color	TABBY/WHITE	Registration	
Age	KITTEN	Collar	NO COLLAR
Size	SMALL	Tattoo	

Disposition **Owner (upon disposition)**

Disposition	EUTHANIZED FERAL(CAT)
Date/Time	09-01-2026 13:24:44
Staff	MARALEE HAINES

Printed by: Nicole Seay
Date: 10-29-2026 07:50:03

CASE REPORT - Customize this form text.
To hide this form, clear the Form Title using CUSTOMIZE within Shelter Pro.

SPEAKER #1 LINDSEY | CASE EXHIBIT | CAT #85309

September 2, 2026 • 46 min 35 sec in county custody

Recorded arrival: 10:43:17 AM **Recorded euthanasia: 11:29:52 AM**

Disposition: Euthanized feral (cat) Source PDF page: 69

County case note: Feral; unable to handle; very aggressive; will lunge at cage when approached.

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine, FL 32095
Phone: (904) 209-6190

CASE REPORT

Case Information

Case ID	09-02-2026 3	Current Status	EUTHANIZED FERAL(CAT)
Arrival Date/Time	09-02-2026 10:43:17	ACO	MASON WISHARD
Reason	STRAY	Precinct	14
Transport	ACO PICKUP	Condition	DECEASED
Staff	MANAMI DAVIS		
Pickup location	1474 West St St Augustine, FL 32086		

Owner (upon arrival)

Notes

Date: 09-02-2026 11:29:09 Note: 381223 Case Notes.Staff.Davis, Manami
feral unable to handle very aggressive will lunge at cage when get near. e2

Animal Information

Species	CAT ID#: 85309	Pet Name	148836
Breed	DOMESTIC SHORTHAIR	License	
Crossbreed		Vacc ID	
Gender	UNKNOWN/NOT STERILIZED	Microchip	
Color	GREY/WHITE	Registration	
Age	KITTEN	Collar	NO COLLAR
Size	SMALL	Tattoo	

Disposition **Owner (upon disposition)**

Disposition	EUTHANIZED FERAL(CAT)
Date/Time	09-02-2026 11:29:52
Staff	MANAMI DAVIS

Printed by: Nicole Seay
Date: 10-29-2026 07:48:32
CASE REPORT - Customize this form text
To hide this form, clear the Form Title using CUSTOMIZE within Shelter Pro.

EXHIBIT — CASE 85578

Day-old kitten; euthanized September 19, 2026, shortly after intake

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine, FL 32095
Phone: (904) 209-6190

CASE REPORT

Case Information

Case ID	09-19-2026 5	Current Status	EUTHANIZED UNADOPTABLE
Arrival Date/Time	09-19-2026 13:27:54	ACO	
Reason	STRAY	Precinct	
Transport	CITIZEN TURN-IN	Condition	DECEASED
Staff	TERESA SEBRING		
Pickup location:			

Owner (upon arrival)

Notes

Date: 09-19-2026 13:57:23 Note: 382956 Case Notes.Staff.Davis, Manami
a day old stray kittens unable to keep, too young E0.5 no rescues able to come take

Animal Information

Species	CAT ID#: 85578	Pet Name	
Breed	DOMESTIC SHORTHAIR	License	
Crossbreed		Vacc ID	
Gender	UNKNOWN/NOT STERILIZED	Microchip	
Color	WHITE	Registration	
Age	KITTEN	Collar	NO COLLAR
Size		Tattoo	

Disposition

Disposition	EUTHANIZED UNADOPTABLE
Date/Time	09-19-2026 14:03:37
Staff	MANAMI DAVIS

Owner (upon disposition)
St Johns County Pet Center
130 N Stratton Road
St Augustine, FL 32095

Printed by: Nicole Seay
Date: 10-26-2026 15:07:15
CASE REPORT - Customize this form text.
To hide this form, clear the Form Title using CUSTOMIZE within Shelter Pro

Printed using Shelter Pro, 10-26-2026 15:07:15

Source: Animal Control Records (4).pdf, PDF page 7.

EXHIBIT F

BCC November 17, 2026
Agenda Item No. PUBCOM
Presenter: Andrew Jaworski

EXHIBIT — CASE 85500

Mother cat with six kittens; euthanized September 22, 2026

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine, FL 32095
Phone: (904) 209-6190

CASE REPORT

Case Information

Case ID	**09-15-2026 22**	Current Status	**EUTHANIZED FERAL(CAT)**
Arrival Date/Time	**09-15-2026 13:00:24**	ACO	
Reason	**CITIZEN DROP OFF**	Precinct	
Transport	**CITIZEN TURN-IN**	Condition	**DECEASED**
Staff	**NICOLE SEAY**		
Pickup location:			

Owner (upon arrival)
Amber Manucy
461 Mcleod Road
St Augustine, FL 32084

Notes

Date: 09-15-2026 13:47:45 Note: 382406 Case Notes.Staff.Haines, Maralee
461 MCELOD RD @ 12 HOURS AGO; SCANNED NEG, NO COLLAR/ TAGS- HAS 4 KITTENS./ THERE IS HAIRLOSS ON KITTENS TAILS AND FEET- MAMA CAT HAS NO HAIRLOSS. WILL NEED TO TAKE PRECAUTIONS AND MONITOR JH

Date: 09-22-2026 08:30:46 Note: 383173 Case Notes.Staff.Davis, Manami
semi feral, tried to bolt out, kittens has ringworm. not good fit for adoption E3

Animal Information

Species	**CAT ID#: 85500**	Pet Name	
Breed	**DOMESTIC SHORTHAIR**	License	
Crossbreed		Vacc ID	
Gender	**FEMALE/NOT STERILIZED**	Microchip	
Color	**BROWN TABBY/ORANGE**	Registration	
Age	**ADULT**	Collar	**NO COLLAR**
Size		Tattoo	

Disposition **Owner (upon disposition)**

Disposition	**EUTHANIZED FERAL(CAT)**
Date/Time	**09-22-2026 08:32:06**
Staff	**MANAMI DAVIS**

Printed by: **Nicole Seay**
Date: **10-29-2026 07:45:01**
CASE REPORT - Customize this form text.
To hide this form, clear the Form Title using CUSTOMIZE within Shelter Pro.

Printed using Shelter Pro, 10-29-2026 07:45:01

Source: Animal Control Records (4).pdf, PDF page 55.

EXHIBIT — CASE 85524

Sick kitten; euthanized September 25, 2026

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine, FL 32095
Phone: (904) 209-6190

CASE REPORT

Case Information

Case ID	09-17-2026 10	Current Status	EUTHANIZED UNADOPTABLE
Arrival Date/Time	09-17-2026 11:25:43	ACO	JAIMEE HARTLEY
Reason	STRAY	Precinct	12
Transport	ACO PICKUP	Condition	DECEASED
Staff	MANAMI DAVIS		
Pickup location:	1945 Sr 16 St Augustine, FL 32095		

Owner (upon arrival)

Notes

Date: 09-17-2026 12:22:18 Note: 382694 Follow Up Notes.Staff.Seay, Nicole
lily dozier 352-342-1899 wants to come claim and take full medical responsiblty for the 2 kittens

Date: 09-18-2026 08:26:21 Note: 382775 Follow Up Notes.Staff.Seay, Nicole
never showed i called and left message to see if she is still coming for them or not.

Date: 09-18-2026 10:52:12 Note: 382838 Follow Up Notes.Staff.Seay, Nicole
C42 the finder is not coming for kittens dan said do what we need to.

Date: 09-24-2026 14:12:56 Note: 383703 Follow Up Notes.Staff.Seay, Nicole
no rescues

Date: 09-25-2026 08:40:53 Note: 383758 Case Notes.Staff.Davis, Manami
feral, unable to handle safely. no rescue, tooi small for adoption E2

Animal Information

Species	CAT ID#: 85524	Pet Name	
Breed	DOMESTIC SHORTHAIR	License	
Crossbreed		Vacc ID	
Gender	UNKNOWN/NOT STERILIZED	Microchip	
Color	BLACK/WHITE	Registration	
DOB	08-06-2026	Collar	NO COLLAR
Size	SMALL	Tattoo	

Disposition

Disposition	EUTHANIZED UNADOPTABLE
Date/Time	09-25-2026 08:41:38
Staff	MANAMI DAVIS

Owner (upon disposition)
St Johns County Pet Center
130 N Stratton Road
St Augustine, FL 32095

Printed by: Nicole Seay
Date: 10-26-2026 15:09:49

Printed using Shelter Pro, 10-26-2026 15:09:49

Source: Animal Control Records (4).pdf, PDF page 12.

CASE 85509 — ORIGINAL COUNTY RECORD

Adult sterilized, ear-tipped cat — intake September 16; euthanized September 18, 2026

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine, FL 32095
Phone: (904) 209-6190

CASE REPORT

Case Information

Case ID	09-16-2026 1	Current Status	EUTHANIZED FERAL(CAT)
Arrival Date/Time	09-15-2026 08:04:06	ACO	MASON WISHARD
Reason	STRAY	Precinct	14
Transport	ACO PICKUP	Condition	DECEASED
Staff	MANAMI DAVIS		
Pickup location:	43 Old Bull Bay Court St Augustine, FL 32096		

Owner (upon arrival)

Notes

Date: 09-16-2026 08:25:26 Note: 382463 Case Notes Staff.Davis, Manami
after hour aco drop offs. scanned negative

Date: 09-18-2026 08:23:46 Note: 382772 Case Notes Staff.Haines, Maralee
feral trapped cat; unable to touch or handle. e3 aggressive not able to get into the kennel to clean or anything cat will attack aggressively

Animal Information

Species	CAT ID#: 85509	Pet Name	EAR TIPPED
Breed	DOMESTIC SHORTHAIR	License	
Crossbreed		Vacc ID	
Gender	MALE/STERILIZED	Microchip	
Color	BLACK/WHITE	Registration	
Age	ADULT	Collar	NO COLLAR
Size	MEDIUM	Tattoo	

Disposition — **Owner (upon disposition)**

Disposition	EUTHANIZED FERAL(CAT)
Date/Time	09-18-2026 08:23:42
Staff	MARALEE HAINES

Printed by: Nicole Seay
Date: 10-29-2026 07:41:34

CASE REPORT - Customize this form text.
To hide this form, clear the Form Title using CUSTOMIZE within Shelter Pro.

Printed using Shelter Pro, 10-29-2026 07:41:34

Source: Animal Control Records(3).pdf, original PDF page 43.

St. Augustine, FL | Lost & Found Cats, Dogs & Pets - Paw Guide Network

[redacted] · 1d ·

Anyone missing a cat? He is in GREAT STAR CT, SAINT AUGUSTINE, FL



EXHIBIT H

BCC November 17, 2026
Agenda Item No. PUBCOM
Presenter: [illegible]

New Regional Fire Training Facility

Existing County Owned Property (Turnbull)

- ✓ Phase 1 - $7.5 million land preparation, infrastructure, and training equipment relocation
- ✓ Phase 2 - $12.5 million field training infrastructure
- ✓ Phase 3 - $7.5 million to include unified command center, classrooms, & apparatus bay

Alternative Consideration FCTC Driving Track

- ✓ Phase 1 - $7.5 million field training facility
- ✓ Phase 2 - $7.5 million to include unified command center, classrooms, & apparatus bay
- ✓ Staff is actively in discussions with School Administration to pursue this alternative.
- ✓ ***$7.5 million in State Allocation***



EXHIBIT 1

BCC November 17, 2021
Agenda Item No. PUBCOM
Presenter: Kim Locot

New Regional Fire Training Facility

Existing County Owned Property (Turnbull)

- ✓ Phase 1 - $7.5 million land preparation, infrastructure, and training equipment relocation
- ✓ Phase 2 - $12.5 million field training infrastructure
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- ✓ Phase 1 - $7.5 million field training facility
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- ✓ ***$7.5 million in State Allocation***



EXHIBIT J

BCC November 17, 2026
Agenda Item No. PUBCOM
Presenter: Mary Ann Collins

ENHANCE CONSERVATION

NEFRC- FIND- KHA- JEA FLORIDA MASTER GARDNERS

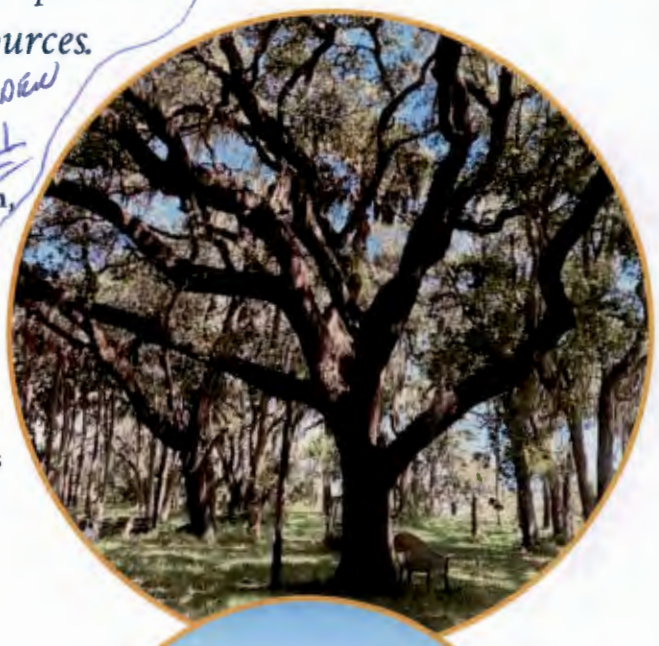
Collaborate with key stakeholders and partners to protect environmentally sensitive lands and natural resources.

BETH PAYNE

POTENTIAL ST. JOHNS COUNTY REVENUE STREAM

AMENDMENT 3

2026-0807-COMMUNITY GARDEN IT'S REAL



OBJECTIVES

Pursue diverse funding sources to support land conservation, including partnerships, government grants, donations, corporate sponsorships, and philanthropic investments.

Outcomes

- Increased land preservation
- Improved ecological management of county-owned/managed lands

Performance Measures

- Increase in the number of acres encumbered by conservation restrictions
- Reduction in general fund dollars per acre of conservation land
- Increase in funding sources for land acquisition
- Maintain/increase resident satisfaction with conservation efforts (measures by annual community survey)



Improve opportunities for outdoor recreation and increase public awareness of access to trails, waterways, and natural areas.

Outcomes

- Improved public awareness of green spaces and natural corridors
- Enhanced identification and protection of vital green spaces, natural habitats, and wildlife corridors
- Strategic approach to improved access to trails, waterways, and natural areas

Performance Measures

- Update the Greenway, Blueway, and Trails plan
- Increase in participation in outdoor recreational activities
- Increase miles of green space trails
- Additional recreational acreage dedicated
- Maintain/increase resident satisfaction with public enjoyment of, and access to, natural areas (measured by annual community survey)

Establish proactive planning and sustainable strategies to protect the community's infrastructure and natural ecosystems from natural disasters and rising sea levels.

Outcomes

- Mitigated storm impacts on infrastructure and dunes
- Identified vulnerabilities across the County

Performance Measures

- Complete the Coastal Resilience plan
- Complete county-wide vulnerability assessment
- Increase in resilient infrastructure protected
- Increase in grant funds awarded through vulnerability assessments
- Increase in the number of hardened beaches restored
- Increase in the number of accessory elements maintained
- Maintain/increase resident support for coastal resilience plans (measured through community survey in 2027)

ST. JOHNS COUNTY STRATEGIC PLAN 2024-2029

AMENDMENT 3? IT PASSED.

DUVAL COUNTY ⇒ 2026-0004-PARKS TRUST FUND-KEN AMARO #163-DOES ST. JOHNS COUNTY HAVE A TRUST FUND FOR PARKS?

EXHIBIT K

BCC November 17, 2026

Agenda Item No. AUBCOM

Presenter: John Rooney

AMENDMENT 3 PASSED. STATE WIDE

NEFRC FFPD -

AMENDMENT COUNTY LIKE NASSAU COUNTY, CLAY COUNTY, ST. JOHNS COUNTY

1. Revise definition of Community Garden to include land managed and maintained by an entity ADD A

2. Revise definition of Market Garden to mirror language in Sec. 656.401(qq)(2)(i) regarding on-site sales

2026-0807 - COMMUNITY GARDEN BY RIGHT.

3. Strike reference to sale of food or agricultural products within Community Gardens criteria

4. Correct scrivener's errors

POTENTIAL REVENUE STREAM, 4-H

- **Amends various sections of Ch. 656 (Zoning Code) to:**
  - **1) Define and establish criteria for Community Gardens and Market Gardens**
  - **2) Include Community Gardens and Market Gardens as permitted uses and structures within various residential and commercial zoning districts**
  - **3) Allow chickens (backyard hens) by permit within Community Gardens and Market Gardens**

8. 2026-0808

AMEND

Contact:
CM Pittman / Thomas Waters

ORD Pertaining to Dev of Affordable & Workforce Housing; Incorp of Recitals; Expressing the City Council's Support for Dev of a Multi-Phase, Mixed-Income Housing Initiative on City Propty Located at 8793 Sibbald Rd in Council Dist 10, Currently the Location of Charles "Boobie" Clark Park & Pool (the "Park"), in Collaboration With the U.S. Dept of Housing & Urban Development ("HUD") & Neighborhood Alliance Dev Corp ("NADC"); Req City Admin to Immediately Begin Negotiation of the Conveyance of 2 Outparcels Located North & South of the Park Totaling 3.45± Acres, as Approp, for Dev of Phase 1 of the Initiative; Expressing the City Council's Support for Future Conveyance of the Entirety of the Park Propty for Subsequent Phases of the Dev (Staffopoulos) (Introduced by CM Pittman)
10/13/26 CO Introduced: NCSPHS, F
10/19/26 NCSPHS Read 2nd & Rerefer
10/20/26 F Read 2nd & Rerefer
10/27/26 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/27/26

TAKING OUT A PARK?

ST. JOHNS COUNTY
CLAY COUNTY
NASSAU COUNTY CAN BE A PARTNER FOR SEEKING A REVENUE STREAM TO OFF SET AMENDMENT 3 REDUCTIONS.

FOR THE 11/17/2026 BOCC MEETING
JOHN J. NOONEY - 2023-0819
8356 BAYCOM RD. JACKSONVILLE FL. 32216
TREE COMMISSION IN DUVAL COUNTY, JACKSONVILLE FLA. THIS ME.
HAS $29,000,000 IN CASH. THE TREE COMMISSION ALWAYS TELLS
"NOONEY, WE DON'T SAVE TREES. WE PLANT TREES. 50 CITRUS TREES AND
FLORIDA MASTER GARDENERS COULD PLANT
AN IMMEDIATE AMENDMENT 3 REVENUE STREAM THAT
WILL BE ALLOWED THROUGH 2026-0807 AND THE
COMMUNITY GARDENS LEGISLATION

2024-0325-UF SEPTIC TANK STUDY - RON SALEEM
2025-0019-FIND 2016-18-FIND
2026-0004 PARKS TRUST FUND KEW AMARO #163 DUVAL COUNTY

AMENDMENT 3 PASSED STATE WIDE

7. 2026-0807
AMEND

Contact:
CM Peluso / CM Arias

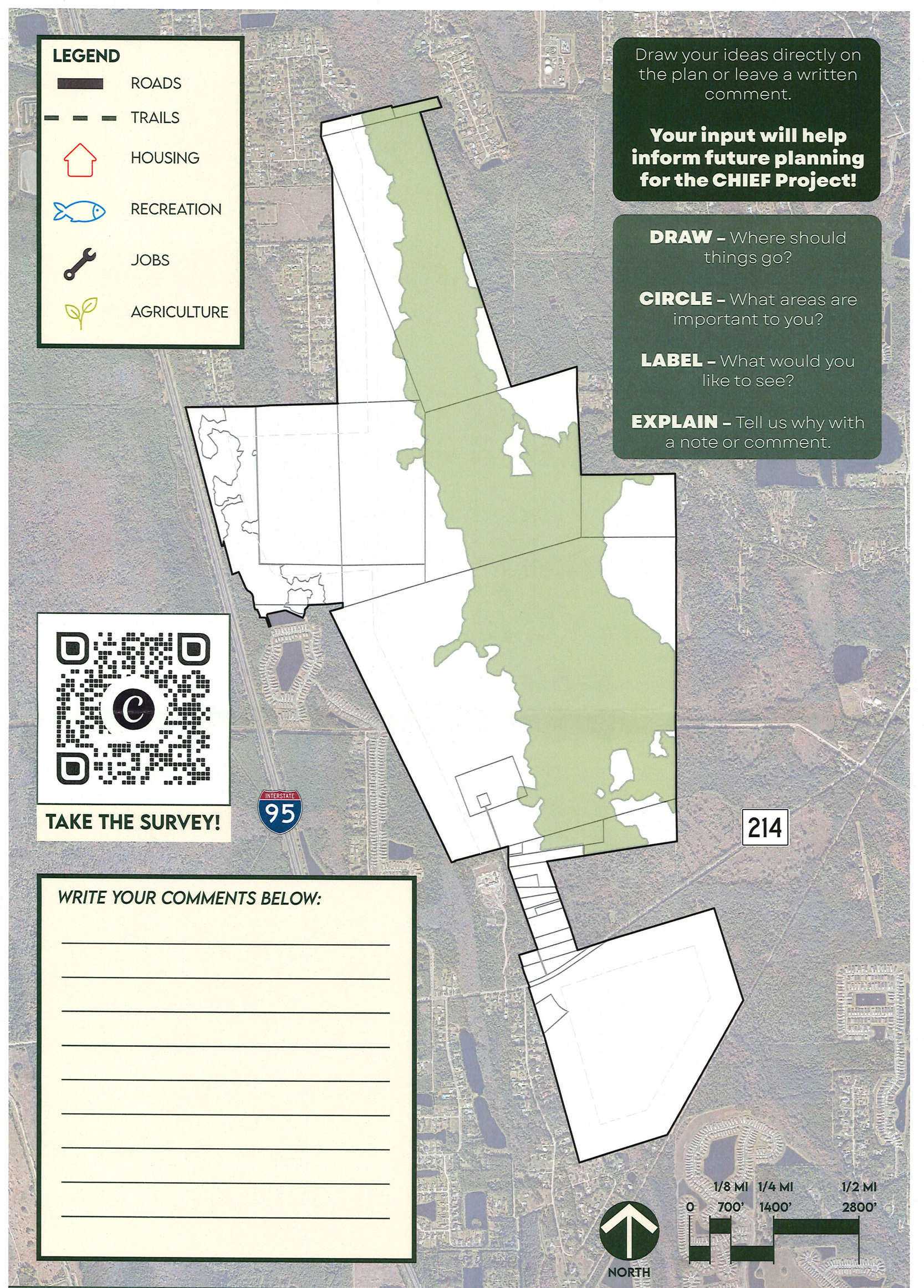
ORD-MC re Urban Agriculture; Amend Secs 656.304 (Rural Residential Category), 656.305 (Low Density Residential Category), 656.306 (Medium Density Residential Category) & 656.307 (High Density Category), Subpt B (Residential Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code; Amend Secs 656.311 (Residential - Professional - Institutional Category), 656.312 (Neighborhood Commercial Category) & 656.313 (Community/General Commercial Category), Subpt C (Commercial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code; Amend Secs 656.368 (Springfield Historic Zoning Districts), Subpt I (Springfield Zoning Overlay & Historic District Regulations), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code; Amend Secs 656.397 (Mayport Village Working Waterfront Zoning Districts), Subpt L (Mayport Road Zoning Overlay & Mayport Village Working Waterfront District), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code; Amend Sec 656.401 (Performance Standards & Development Criteria), Subpt A (Performance Standards & Development Criteria), Pt 4 (Supplementary Regulations), Ch 656 (Zoning Code), Ord Code, to Add Community Gardens & Market Gardens Requirements; Amend Sec 656.422 (Chickens Allowed by Permit in Certain Zoning Districts), Subpt B (Miscellaneous Regulations), Pt 4 (Supplementary Regulations), Ch 656 (Zoning Code), Ord Code; Amend Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Define "Community Garden", "Market Garden" & "Urban Agriculture"; Prov for Codification Instructions (Harvey) (Introduced by CMs Peluso & Arias)(Co-Sponsor CM Pittman) (PD & PC Apv)

10/13/26 CO Introduced: R, NCSPHS, LUZ
10/19/26 R Read 2nd & Rerefer
10/19/26 NCSPHS Read 2nd & Rerefer
10/20/26 LUZ Read 2nd & Rerefer
10/27/26 CO Read 2nd & Rerefer
11/10/26 CO PH Add'l 11/24/26
LUZ PH- 11/17/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/10/26 & 11/24/26

ST. JOHNS COUNTY
CLAY COUNTY
NASSAU COUNTY
CAN BE A PARTNER.
67 COUNTIES IN THE STATE OF FLORIDA.
FOR THE 11/17/2026 BOCC MEETING

POTENTIAL REVENUE STREAM 4-H

JOHN J. NOONEY - 2023-0819
8356 BAYCOM RD. JACKSONVILLE FL. 32216
JACKSONVILLE CITY COUNCIL DIST. 4 - (KEVIN CARRICO)
CPAC-3 PLANNING DIST. 3 (RAMON DAY) TEAM COMMISSION
DCPS-2025-0867-(CIP-CAPITAL IMPROVEMENT PROJECTS) ORA-WENDY KHANCOT
CINDY PEARSON DIST. 3 CHARTER SCHOOL, PUBLIC SCHOOL FIELD TRIP PARK.
NICK HOWLAND.



PLAN THE CHIEF

THE CHIEF ST. JOHNS COUNTY / PUBLIC PLENARY

EXHIBIT 2

BCC November 17, 2026

Agenda Item No. PUBCOM

Presenter: Heather Lane

CHIEF
Future Utility & Conservation

PLAN THE CHIEF

THE CHIEF ST. JOHNS COUNTY / PUBLIC PLENARY

CHIEF
Future Utility & Conservation

PLAN THE CHIEF

THE CHIEF ST. JOHNS COUNTY / PUBLIC PLENARY

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Future Utility & Conservation

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CHIEF
Future Utility & Conservation

PLAN THE CHIEF

THE CHIEF ST. JOHNS COUNTY / PUBLIC PLENARY

CHIEF
Future Utility & Conservation



A Flock camera. (Wikimedia Commons)

"It might make people easier to catch, but it doesn't keep us safe," he said.

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Hardwick countered that Whitehurst had not responded to invitations to discuss the technology before seeking its suspension.

"You didn't even respond to my text message or my email," Hardwick said. "That means you didn't want to sit down with law enforcement. You already had your mind made up."

Speaker #1 Lindsey

Good morning, Commissioners. My name is Lindsey and I am a St. Johns County resident at _____.

I want to speak for five kittens whose lives ended within an hour of entering county custody.

On September 1, kittens 85295 and 85297 were euthanized after 41 and 40 minutes. Kittens 85301 and 85302 were euthanized after approximately 51 minutes. On September 2, kitten 85309 was euthanized after 46 minutes.

Four kittens from one location, then another the following day. Their records describe fear and defensive behavior. They do not document foster or rescue placement attempts.

Here is the legal question. St. Johns County Ordinance 2017-36, the Animal Code, Section 20(D)(3), requires a minimum two-day holding period for stray or abandoned animals under six months without identification. Section 20(D)(1) allows feral animals to be held at Animal Control's reasonable discretion. Section 20(L) permits immediate humane euthanasia for injured or ill animals.

So which classification or exception was applied to each of these five kittens? What evidence supported it? Where are the required reviews and euthanasia checklists?

I am not claiming a proven violation before those records are examined. But five lives ended in less than an hour each, and the county must demonstrate that its own rules were followed.

These records provide concrete evidence of serious compliance questions. That is why we desperately need an independent, commissioner-backed Animal Control Oversight Committee—with access to the underlying records and authority to report its findings publicly.

Thank you.

SPEAKER #1 LINDSEY | CASE EXHIBIT | CAT #85295

September 1, 2026 • 40 min 38 sec in county custody

Recorded arrival: 11:01:16 AM Recorded euthanasia: 11:41:54 AM

Disposition: Euthanized feral (cat) Source PDF page: 73

County case note: Feral trapped; unable to handle; will bolt and bite anything near it.

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine, FL 32095
Phone (904) 209-6190

CASE REPORT

Case Information

Case ID	09-01-2026 4	Current Status	EUTHANIZED FERAL(CAT)
Arrival Date/Time	09-01-2026 11:01:16	ACO	MASON WISHARD
Reason	STRAY	Precinct	05
Transport	ACO PICKUP	Condition	DECEASED
Staff	MARALEE HAINES		
Pickup location.	1474 West St St Augustine, FL 32084		

Owner (upon arrival)

Notes

Date: 09-01-2026 11:01:30 Note: 361098 Case Notes.Staff.Haines, Maralee
FRERAL TRAPPED KITTENS; SCANNED NEG

Date: 09-01-2026 11:44:28 Note: 361116 Case Notes.Staff.Davis, Manami
feral trapped, not able to handle will bolt and bite anything near it. E2

Animal Information

Species	CAT ID#: 85295	Pet Name	
Breed	DOMESTIC SHORTHAIR	License	
Crossbreed		Vacc ID	
Gender	UNKNOWN/NOT STERILIZED	Microchip	
Color	BLACK/WHITE	Registration	
Age	KITTEN	Collar	NO COLLAR
Size	SMALL	Tattoo	

Disposition Owner (upon disposition)

Disposition	EUTHANIZED FERAL(CAT)
Date/Time	09-01-2026 11:41:54
Staff	MANAMI DAVIS

Printed by Nicole Seay
Date 10-29-2026 07:49:31
CASE REPORT - Customize this form text.
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Printed using Shelter Pro, 10-29-2026 07:49:31

SPEAKER #1 LINDSEY | CASE EXHIBIT | CAT #85297

September 1, 2026 • 40 min in county custody

Recorded arrival: 11:02:33 AM Recorded euthanasia: 11:42:33 AM

Disposition: Euthanized feral (Cat) Source PDF page: 74

County case note: Feral trapped; unable to handle; will bolt and bite anything near it.

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine FL 32095
Phone (904) 209-6190

CASE REPORT

Case Information

Case ID	09-01-2026 5	Current Status	EUTHANIZED FERAL(CAT)
Arrest Date/Time	09-01-2026 11:02:33	ACO	MASON WISHARD
Reason	STRAY	Precinct	06
Transport	ACO PICKUP	Condition	DECEASED
Staff	MARALEE HAINES		
Pickup location	1474 West St St Augustine, FL 32084		

Owner (upon arrival)

Notes

Date: 09-01-2026 11:02:41 Note: 381100 Case Notes.Staff:Haines, Maralee
FRERAL TRAPPED KITTENS, SCANNED NEG

Date: 09-01-2026 11:43:27 Note: 381115 Case Notes.Staff:Davis, Manami
cat is feral feral trapped, not able to handle will bolt and bite anything near it. E2

Animal Information

Species	CAT ID#: 85297	Pet Name	
Breed	DOMESTIC SHORTHAIR	License	
Crossbreed		Vacc ID	
Gender	UNKNOWN/NOT STERILIZED	Microchip	
Color	TABBY	Registration	
Age	KITTEN	Collar	NO COLLAR
Size	SMALL	Tattoo	

Disposition Owner (upon disposition)

Disposition	EUTHANIZED FERAL(CAT)
Date/Time	09-01-2026 11:42:33
Staff	MANAMI DAVIS

Printed by: [redacted]
Date 10-29-2026 07:49:46
CASE REPORT - Customize this form text.
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Printed using Shelter Pro, 10-29-2026 07:49:46

SPEAKER #1 LINDSEY | CASE EXHIBIT | CAT #85301

September 1, 2026 • 51 min 10 sec in county custody

Recorded arrival: 12:33:34 PM Recorded euthanasia: 1:24:44 PM

Disposition: Euthanized feral (Cat) Source PDF page: 75

County case note: Feral trapped; unable to touch or handle; will bolt and bite anything near it.

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine, FL 32095
Phone (904) 209-6190

CASE REPORT

Case Information

Case ID	09-01-2026 7	Current Status	EUTHANIZED FERAL(CAT)
Arrival Date/Time	09-01-2026 12:33:34	ACO	MASON WISHARD
Reason	STRAY	Precinct	05
Transport	ACO PICKUP	Condition	DECEASED
Staff	MARALEE HAINES		
Pickup location:	1474 West St St Augustine, FL 32084		

Owner (upon arrival)

Notes

Date 09-01-2026 12:33:44 Note: 381126 Case Notes.Staff.Haines, Maralee
FRERAL TRAPPED KITTENS; SCANNED NEG

Date 09-01-2026 13:24:47 Note: 381130 Case Notes.Staff.Haines, Maralee
feral trapped cats; unable to touch or handle;feral trapped, not able to handle will bolt and bite anything near it.
E2

Animal Information

Species	CAT ID#: 85301	Pet Name	
Breed	DOMESTIC SHORTHAIR	License	
Crossbreed		Vacc ID	
Gender	UNKNOWN/NOT STERILIZED	Microchip	
Color	TABBY/WHITE	Registration	
Age	KITTEN	Collar	NO COLLAR
Size	SMALL	Tattoo	

Disposition Owner (upon disposition)

Disposition	EUTHANIZED FERAL(CAT)
Date/Time	09-01-2026 13:24:44
Staff	MARALEE HAINES

Printed by: Nicole Seay
Date 10-29-2026 07:50:03
CASE REPORT - Customize this form text.
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SPEAKER #1 LINDSEY | CASE EXHIBIT | CAT #85302

September 1, 2026 • 50 min 44 sec in county custody

Recorded arrival: 12:34:39 PM Recorded euthanasia: 1:25:23 PM

Disposition: Euthanized feral (Source) Source PDF page: 76

County case note: Feral trapped; unable to touch or handle; will bolt and bite anything near it.

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine, FL 32095
Phone: (904) 209-6190

CASE REPORT

Case Information

Case ID	09-01-2026 8	Current Status	EUTHANIZED FERAL(CAT)
Arrival Date/Time	09-01-2026 12:34:39	ACO	MASON WISHARD
Reason	STRAY	Precinct	05
Transport	ACO PICKUP	Condition	DECEASED
Staff	MARALEE HAINES		
Pickup location:	1474 West St St Augustine, FL 32084		

Owner (upon arrival)

Notes

Date: 09-01-2026 12:34:46 Note: 381127 Case Notes Staff:Haines, Maralee
FRERAL TRAPPED KITTENS, SCANNED NEG

Date: 09-01-2026 13:25:28 Note: 381131 Case Notes Staff:Haines, Maralee
feral trapped cats; unable to touch or handle; not able to handle will bolt and bite anything near it. E2e3

Animal Information

Species	CAT ID#: 85302	Pet Name	
Breed	DOMESTIC SHORTHAIR	License	
Crossbreed		Vacc ID	
Gender	UNKNOWN/NOT STERILIZED	Microchip	
Color	BLACK/WHITE	Registration	
Age	KITTEN	Collar	NO COLLAR
Size	SMALL	Tattoo	

Disposition **Owner (upon disposition)**

Disposition	EUTHANIZED FERAL(CAT)
Date/Time	09-01-2026 13:25:23
Staff	MARALEE HAINES

Printed by: Nicole Seay
Date: 10-29-2026 07:50:18
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SPEAKER #1 LINDSEY | CASE EXHIBIT | CAT #85309

September 2, 2026 • 46 min 35 sec in county custody

Recorded arrival: 10:43:17 AM Recorded euthanasia: 11:29:52 AM

Disposition: Euthanized feral (Source PDF page: 69)

County case note: Feral; unable to handle; very aggressive; will lunge at cage when approached.

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine FL 32095
Phone (904) 209-6190

CASE REPORT

Case Information

Case ID	**09-02-2026 3**	Current Status	**EUTHANIZED FERAL(CAT)**
Arrival Date/Time	**09-02-2026 10:43:17**	ACO	**MASON WISHARD**
Reason	**STRAY**	Precinct	**14**
Transport	**ACO PICKUP**	Condition	**DECEASED**
Staff	**MANAMI DAVIS**		
Pick up location	**1474 West St St Augustine, FL 32086**		

Owner (upon arrival)

Notes

Date 09-02-2026 11:29:09 Note 381223 Case Notes Staff Davis Manami
feral unable to handle very aggressive will lunge at cage when get near e2

Animal Information

Species	**CAT ID#: 85309**	Pet Name	**148835**
Breed	**DOMESTIC SHORTHAIR**	License	
Crossbreed		Vacc ID	
Gender	**UNKNOWN/NOT STERILIZED**	Microchip	
Color	**GREY/WHITE**	Registration	
Age	**KITTEN**	Collar	**NO COLLAR**
Size	**SMALL**	Tattoo	

Disposition

Owner (upon disposition)

Disposition	**EUTHANIZED FERAL(CAT)**
Date/Time	**09-02-2026 11:29:52**
Staff	**MANAMI DAVIS**

Printed by **Nicole Seay**
Date **10-29-2026 07:48:32**

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Speaker #2 Patty — Shelter Intake Records Speech

Good morning, Commissioners. My name is Patty, and I am a St. Johns County resident at _____.

What does a frightened cat have to do to earn a fair chance?

Case 85509 was an adult, sterilized, ear-tipped cat brought to Animal Control on September 16. The county euthanized this cat about two days later. The record describes defensive behavior, but no return-to-field or rescue referral.

Case 85631 involved a small kitten found near a chicken coop. That kitten was held nearly twelve days and euthanized after notes describing hissing and difficulty handling. The case report does not document a socialization or rescue-placement attempt.

St. Johns County Ordinance 2017-36, Section 20(D)(2), generally requires at least three days for stray or abandoned animals older than six months. Section 20(D)(3) requires at least two days for qualifying younger strays. But Section 20(D)(1) gives Animal Control reasonable discretion for feral animals.

That exception is the central issue. Under Section 5(X), the ordinance defines "feral" by whether an animal is wild or unsocialized, untamed, or unable to be approached or handled. How were these determinations made? Was a terrified reaction inside a cage enough? What evidence established that the discretion was reasonable?

The ordinance also permits release to humane agencies under Section 20(G). It does not require such release—but why were those alternatives not documented here?

We have case-specific evidence requiring an independent compliance review, not proof of a legal violation yet. Without independent scrutiny, the public cannot know whether county protections are working.

We desperately need a commissioner-backed oversight committee to review classifications, alternatives, and euthanasia decisions.

Thank you.

CASE 85509 — ORIGINAL COUNTY RECORD

Adult sterilized, ear-tipped cat — intake September 16; euthanized September 18, 2026

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine, FL 32095
Phone: (904) 209-6190

CASE REPORT

Case Information

Case ID	**09-16-2026 1**	Current Status	**EUTHANIZED FERAL(CAT)**
Arrival Date/Time	**09-15-2026 08:04:06**	ACO	**MASON WISHARD**
Reason	**STRAY**	Precinct	**14**
Transport	**ACO PICKUP**	Condition	**DECEASED**
Staff	**MANAMI DAVIS**		
Pickup location:	**43 Old Bull Bay Court St Augustine, FL 32096**		

Owner (upon arrival)

Notes

Date: 09-16-2026 08:25:26 Note: 382463 Case Notes Staff.Davis, Manami
after hour aco drop offs. scanned negative

Date: 09-16-2026 08:23:46 Note: 382772 Case Notes Staff.Haines, Maralee
feral trapped cat; unable to touch or handle, e3 aggressive not able to get into the kennel to clean or anything cat will attack aggressively

Animal Information

Species	**CAT ID#: 85509**	Pet Name	**EAR TIPPED**
Breed	**DOMESTIC SHORTHAIR**	License	
Crossbreed		Vacc ID	
Gender	**MALE/STERILIZED**	Microchip	
Color	**BLACK/WHITE**	Registration	
Age	**ADULT**	Collar	**NO COLLAR**
Size	**MEDIUM**	Tattoo	

Disposition **Owner (upon disposition)**

Disposition	**EUTHANIZED FERAL(CAT)**
Date/Time	**09-18-2026 08:23:42**
Staff	**MARALEE HAINES**

Printed by: **Nicole Seay**
Date: **10-29-2026 07:41:34**
CASE REPORT - Customize this form text.
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Printed using Shelter Pro, 10-29-2026 07:41:34

Source: Animal Control Records(3).pdf, original PDF page 43.

CASE 85631 — ORIGINAL COUNTY RECORD

Small kitten found near chicken coop — intake September 23; euthanized October 5, 2026

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine, FL 32095
Phone: (904) 209-6190

CASE REPORT

Case Information

Case ID	**09-23-2026 9**	Current Status	**EUTHANIZED FERAL(CAT)**
Arrival Date/Time	**09-23-2026 11:40:40**	ACO	**MORGAN WIDMAYER**
Reason	**STRAY**	Precinct	**12**
Transport	**ACO PICKUP**	Condition	**DECEASED**
Staff	**MANAMI DAVIS**		
Pickup location:	**239 State Road 16 St Augustine, FL 32084**		

Owner (upon arrival)

Notes

Date: 09-23-2026 11:59:05 Note: 383519 Case Notes Staff Davis, Manami
bite case kittens partner, hold on a day to see if finder wants to claim this one with black kittens

Date: 10-05-2026 09:00:06 Note: 385015 Case Notes Staff Davis, Manami
only black kitten was claimed. no one come foward this kitten. been here 13 days and still very agressive will hiss bolt climb up anywhere to get away from people. unable to handle E2

Animal Information

Species	**CAT ID#: 85631**	Pet Name	**FERAL KITTEN**
Breed	**DOMESTIC SHORTHAIR**	License	
Crossbreed		Vacc ID	
Gender	**MALE/NOT STERILIZED**	Microchip	
Color	**GREY**	Registration	
DOB	**08-19-2026**	Collar	**NO COLLAR**
Size	**SMALL**	Tattoo	

Disposition

Owner (upon disposition)

Disposition	**EUTHANIZED FERAL(CAT)**
Date/Time	**10-05-2026 09:01:04**
Staff	**MANAMI DAVIS**

Printed by: **Nicole Seay**
Date: **10-29-2026 07:37:38**
CASE REPORT - Customize this form text.
To hide this form, clear the Form Title using CUSTOMIZE within Shelter Pro

Source: Animal Control Records(3).pdf, original PDF page 34.

Speaker #3 Sharon

Good morning commissioners. My name is Sharon and I am a St. Johns County resident at _____.

These records raise a question larger than any single animal: who verifies that the county follows its own rules?

On September 19, kitten 85578 was euthanized just 36 minutes after arrival. The notes say no rescues could come take the day-old kittens, but do not identify whom staff contacted.

Case 85500 involved a mother cat with six kittens. She was euthanized about seven days after intake. Case 85524 involved a sick kitten who was euthanized after nearly five days. Those summaries describe serious problems, but do not establish what treatment or placement options were pursued.

St. Johns County Ordinance 2017-36, the Animal Code, Section 20(D), sets different holding periods for stray and feral animals. Section 20(L) permits immediate humane euthanasia of injured or ill animals. Section 20(G) authorizes release to qualified humane agencies. And the county's own euthanasia procedure calls for a pre-euthanasia checklist and review.

For these case numbers, we request the classifications, medical assessments, completed checklists, and rescue-contact logs. We need to know which rules applied, which exceptions were used, and who authorized the outcomes.

The records prove that animals died and that important explanations are absent from these case summaries. They do not, by themselves, prove unlawful euthanasia. But they reveal why the county cannot be the only entity reviewing its own decisions.

We have documentary evidence of possible gaps in compliance with the very protections our county adopted. That is why we desperately need an independent Animal Control Oversight Committee, a comprehensive operational review, and real county-supported foster and rescue partnerships.

Thank you.

OVERHEAD PRESENTATION GUIDE

Display the following county case reports as the speaker reaches each case number. Each exhibit

is reproduced from the supplied St. Johns County Animal Control / Pet Center records.

SHOW CASE 85578 — Day-old kitten; euthanized September 19, 2026, shortly after intake (PDF page 7).

SHOW CASE 85500 — Mother cat with six kittens; euthanized September 22, 2026 (PDF page 55).

SHOW CASE 85524 — Sick kitten; euthanized September 25, 2026 (PDF page 12).

The case reports document the outcomes and selected notes; they do not independently establish that euthanasia was unlawful or that no other care or placement was attempted.

EXHIBIT — CASE 85578

Day-old kitten; euthanized September 19, 2026, shortly after intake

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine, FL 32095
Phone (904) 209-6190

CASE REPORT

Case Information

Case ID	**09-19-2026 5**	Current Status	**EUTHANIZED UNADOPTABLE**
Arrival Date/Time	**09-19-2026 13:27:54**	ACO	
Reason	**STRAY**	Precinct	
Transport	**CITIZEN TURN-IN**	Condition	**DECEASED**
Staff	**TERESA SEBRING**		
Pickup location			

Owner (upon arrival)

Notes

Date 09-19-2026 13:57:23 Note 382956 Case Notes Staff Davis, Manam
a day old stray kittens unable to keep too young E0 5 no rescues able to come take

Animal Information

Species	**CAT ID#: 85578**	Pet Name	
Breed	**DOMESTIC SHORTHAIR**	License	
Crossbreed		Vacc ID	
Gender	**UNKNOWN/NOT STERILIZED**	Microchip	
Color	**WHITE**	Registration	
Age	**KITTEN**	Collar	**NO COLLAR**
Size		Tattoo	

Disposition

Disposition	**EUTHANIZED UNADOPTABLE**
Date/Time	**09-19-2026 14:03:37**
Staff	**MANAMI DAVIS**

Owner (upon disposition)
St Johns County Pet Center
130 N Stratton Road
St Augustine, FL 32095

Printed by **Nicole Seay**
Date **10-26-2026 15:07:15**

CASE REPORT - Customize this form text
To hide this form, clear the Form Title using CUSTOMIZE within Shelter Pro

Printed using Shelter Pro 10-26-2026 15:07:15

Source: Animal Control Records (4).pdf, PDF page 7.

EXHIBIT — CASE 85500

Mother cat with six kittens; euthanized September 22, 2026

St Johns County Animal Control / Pet Center
130 N Stratton Road
St Augustine, FL 32095
Phone (904) 209-6190

CASE REPORT

Case Information

Case ID	**09-15-2026 22**	Current Status	**EUTHANIZED FERAL(CAT)**
Arrival Date/Time	**09-15-2026 13:00:24**	ACO	
Reason	**CITIZEN DROP OFF**	Precinct	
Transport	**CITIZEN TURN-IN**	Condition	**DECEASED**
Staff	**NICOLE SEAY**		
Pickup location			

Owner (upon arrival)
Amber Manucy
461 Mcleod Road
St Augustine, FL 32084

Notes

Date: 09-15-2026 13:47:45 Note: 382406 Case Notes Staff:Haines, Maralee
461 MCELOD RD @ 12 HOURS AGO. SCANNED NEG, NO COLLAR/ TAGS- HAS 4 KITTENS / THERE IS HAIRLOSS ON KITTENS TAILS AND FEET- MAMA CAT HAS NO HAIRLOSS WILL NEED TO TAKE PRECAUTIONS AND MONITOR JH

Date: 09-22-2026 08:30:46 Note: 383173 Case Notes Staff:Davis, Manami
semi feral, tried to bolt out, kittens has ringworm, not good fit for adoption E3

Animal Information

Species	**CAT ID#: 85500**	Pet Name	
Breed	**DOMESTIC SHORTHAIR**	License	
Crossbreed		Vacc ID	
Gender	**FEMALE/NOT STERILIZED**	Microchip	
Color	**BROWN TABBY/ORANGE**	Registration	
Age	**ADULT**	Collar	**NO COLLAR**
Size		Tattoo	

Disposition **Owner (upon disposition)**

Disposition	**EUTHANIZED FERAL(CAT)**
Date/Time	**09-22-2026 08:32:06**
Staff	**MANAMI DAVIS**

Printed by **Nicole Seay**
Date **10-29-2026 07:45:01**
CASE REPORT - Customize this form text.
To hide this form, clear the Form Title using CUSTOMIZE within Shelter Pro

Printed using Shelter Pro, 10-29-2026 07:45:01

Source: Animal Control Records (4).pdf, PDF page 55.

EXHIBIT — CASE 85524

Sick kitten; euthanized September 25, 2026

Speech #6 Elaine — Dog Advocacy Speech

Good morning commissioners. My name is Elaine and I am a St. Johns County resident at _____.

Today, I want to speak for the dogs inside our county animal shelter — dogs whose suffering may be occurring behind closed doors, away from public view.

We have conducted interviews with individuals who have direct, firsthand knowledge of shelter operations. These individuals have requested anonymity, and what they have shared raises serious concerns about animal welfare, humane treatment, and whether county policies and procedures are being followed.

We have been told that dogs spend approximately 23 hours a day confined to cages, while outdoor exercise areas sit unused.

We have received accounts of sick and injured dogs not receiving timely veterinary attention, including a dog suffering from severe, inflamed skin conditions. Individuals reportedly attempted to arrange medical assistance at their own expense but encountered restrictions on helping these animals.

We have also been told that dogs may receive only one feeding per day, with extremely limited human interaction during weekends and other periods when the shelter is closed to the public.

Commissioners, confinement is not enrichment. Isolation is not rehabilitation. And withholding necessary medical attention is not humane animal care.

Perhaps most disturbing are the accounts surrounding behavioral assessments and euthanasia.

We have been told that frightened, stressed dogs are moved into restricted areas, where they may remain confined for extended periods with little or no exercise or socialization.

Their behavior can deteriorate under these conditions. Yet that same behavior may then be used to justify euthanasia.

We heard accounts of dogs reportedly facing euthanasia over minor scratches, stress-related behaviors, or allegations that had not been adequately investigated.

A frightened dog is not necessarily a dangerous dog. And a behavioral assessment conducted after prolonged isolation cannot automatically be considered a fair assessment.

We have also received troubling accounts of limited veterinary oversight, restricted access to euthanasia procedures, and decisions made without meaningful independent review.

These are serious allegations. We are not asking you to accept them without investigation.

We are asking why the county has not independently verified that its own standards are being followed.

St. Johns County reported 51 dog euthanasia outcomes from January through September 2026. Every one of those outcomes deserves accountability, documented justification, and assurance that appropriate alternatives were considered.

Commissioners, we are asking for an independent operational review, meaningful oversight, examination of veterinary care and euthanasia records, and verification of feeding, exercise, housing, and behavioral assessment procedures.

We should not have to rely on anonymous accounts to understand how animals are treated inside a publicly funded shelter.

These dogs belong to our community's responsibility.

You have the authority to demand transparency. You have the responsibility to ensure humane treatment. And now you have been made aware of allegations that demand immediate investigation.

Thank you.

Speech #7 — Jill | 41 Cats Less Than One Hour

St. Johns County Commission | November 17, 2026

Good morning, Commissioners.

My name is Jill, and I am a St. Johns County resident at _____.

Today, I want to talk about something that should disturb every person in this room.

How much time is an animal's life worth in St. Johns County?

According to the county animal control records reviewed by our group, we identified 75 cat euthanasia cases.

Of those 75 cats, 49 were euthanized on the very day they arrived.

And 41 were euthanized within ONE HOUR of intake.

Eleven were euthanized in less than ten minutes.

Ten minutes.

That's barely enough time to complete paperwork, much less meaningfully evaluate an animal, contact rescue organizations, or explore alternatives.

Consider these individual cases.

Case 85740 involved a newborn kitten euthanized approximately 17 minutes after intake. The case notes reference no rescue response.

Case 85738 involved a mother cat with two newborn kittens. The mother was euthanized approximately two hours and nineteen minutes after intake.

Seventeen minutes for one newborn. Just over two hours for a mother.

What rescue outreach, medical review, and placement options were documented for these animals?

We recognize that some animals arrive critically injured or suffering and that humane euthanasia can be medically necessary.

But these records raise a profoundly different question:

When euthanasia happens this quickly, what safeguards ensure it is truly necessary rather than simply the easiest available outcome?

Where is the documentation showing that rescue alternatives were meaningfully considered?

Where are the records demonstrating that applicable holding requirements and exceptions were properly evaluated?

And who is reviewing these decisions?

These are not hypothetical animals.

They had case numbers. They had intake times. They had recorded times of death.

And each represented a life entrusted to a county facility funded by its residents.

We are not asking the county to eliminate animal control.

We are asking the county to demonstrate that its animal control system values preserving life.

Forty-one cats. Less than one hour each.

Commissioners, these numbers demand more than an explanation.

They demand independent oversight, transparency, and a system that actively works with local rescues and foster programs to save animals before deciding their lives are over.

Thank you.

CASE EXHIBIT — 85740

Newborn kitten

Euthanized approximately 17 minutes after intake

Case notes reference no rescue response

Source: County animal control records, as described in the accompanying speech.

CASE EXHIBIT — 85738

Mother cat with two newborn kittens

Mother euthanized approximately 2 hours and 19 minutes after intake

Source: County animal control records, as described in the accompanying speech.

Speaker #8 – John | Who Authorized These Deaths

St. Johns County Commission | November 17, 2026

Good morning, Commissioners.

My name is John, and I am a St. Johns County resident at _____.

You have just heard that 41 cats in the records we reviewed were euthanized within one hour of arriving at our county shelter.

Now I want to address an equally disturbing issue.

Who is accountable for those decisions?

Our review identified three case records containing references to animals being euthanized by an Animal Control Officer.

In one case, animal ID 85521, the recorded interval between intake and euthanasia was just 56 seconds.

The notes state, “eu by aco.”

Fifty-six seconds.

Who authorized that euthanasia? What qualifications did the individual possess? What assessment was completed? And what documentation supports the decision?

These are not accusations. These are questions arising directly frorn county records.

Our group has also reviewed the county's written euthanasia policies.

Those policies reference holding requirements, authorization procedures, and euthanasia performed by state-certified personnel.

Yet the documents provided and reviewed have not established the complete training, certification, veterinary oversight, and individual authorization records necessary to evaluate compliance.

A written policy is not proof that a policy is being followed.

And the absence of documentation in the records we reviewed leaves serious questions unanswered.

Commissioners, this is precisely why we continue demanding a commission-backed Animal Control Oversight Committee.

Not a ceremonial committee.

A committee with meaningful access to shelter operations, euthanasia decisions, applicable records, and the processes that determine whether an animal lives or dies.

We are also demanding county-supported rescue and foster partnerships that provide meaningful alternatives to euthanasia.

These are not unreasonable requests.

They are fundamental safeguards for a publicly funded institution entrusted with living animals.

We are asking you to require an independent operational review, establish accountability, and ensure that the county can document compliance with its own procedures.

An animal cannot appeal a euthanasia decision.

It cannot demand to see the paperwork.

It cannot ask whether someone followed the rules.

That responsibility belongs to the people overseeing the institution.

And ultimately, Commissioners, that responsibility belongs to you.

Thank you.

CASE EXHIBIT — ANIMAL ID 85521

St. Johns County Animal Control Records

Animal ID

85521

Recorded intake-to-euthanasia interval

56 seconds

Notation in case notes

“eu by aco”

Questions raised by the record: Who authorized the euthanasia? What qualifications, assessment, and documentation supported the decision?

Source: Case details quoted in the supplied speech. This page is a presentation summary, not a reproduction of the original intake record.

Speech #9 — Renee

Good morning, Commissioners.

My name is Renee Lincoln, and I am a St. Johns County resident and one of the leaders spearheading this multi-layered, community-driven animal welfare reform initiative.

My passion comes from volunteering with Feline Fairies, a local nonprofit cat rescue and foster organization, where I've witnessed the sacrifices residents and volunteers make to save dogs and cats.

This weekend, I personally experienced the very barriers we're fighting to change.

Commissioners, please look at the picture on the screen.

This orange cat was standing at someone's door, desperately begging to be let inside.

He wasn't dangerous. He was looking for help.

And where did that plea for help land him?

Behind a cage door at our county Pet Center.

Saturday, my husband and I raced there with a carrier and microchip scanner.

His records showed negative tests for FIV and leukemia. His temperament was documented as SWEET.

I identified myself with Feline Fairies and offered to find his owner, foster him, or adopt him.

I WAS TURNED AWAY.

He arrived Friday. Saturday passed. The shelter was closed Sunday and Monday. And here we are Tuesday, when I was told he could finally be assessed.

Four nights in a cage. Scared. Confused. Waiting for someone to help him.

What happens if that sweet cat, now terrified, hisses or swipes during his assessment?

Could fear become his death sentence?

Commissioners, are we seriously prioritizing adoptions when the shelter opens only FOUR HOURS Saturday and closes Sunday and Monday?

How are residents supposed to adopt animals or find their lost dogs and cats when the doors are locked?

We hear about overcrowding, yet a rescue stood at your counter offering relief.

And your system turned us away!

I'm not blaming employees following procedures.

I'm angry, frustrated, and heartbroken that county leadership continues to leave these barriers unresolved.

Residents, volunteers, and rescues are sacrificing their own time and money to save lives while facing obstacles instead of partnerships.

We've brought you intake records. We've raised concerns about life-and-death decisions.

We need a commission-backed Animal Control Oversight Committee with access to shelter operations, assessments, and life-and-death decisions, along with county-backed rescue partnerships and foster programs for cats and dogs.

Commissioners, that cat begged for someone to open a door.

We showed up to open one.

Why did your system keep it closed?

Speech #10 — Ambia

Good morning, Commissioners. My name is Ambia and I am a St. Johns County resident at _____.

I'm not here representing one rescue organization or one particular cause.

I'm a St. Johns County resident who started asking questions about what happens to animals in our county's care. And the more we uncover, the more disturbing it becomes.

We have county intake records documenting kittens euthanized within an hour of arrival. Five kittens, each given less than sixty minutes.

St. Johns County Ordinance 2017-36 establishes minimum holding periods, with exceptions. We want to know which exceptions were used, who authorized them, and whether those decisions complied with county law.

We've requested more records. Approximately forty additional specific requests reportedly remain unanswered despite repeated follow-ups. Why is it so difficult to get answers about a taxpayer-funded operation?

We've received reports that dogs and cats are being fed only once daily because there isn't enough food.

We have received reports that a veterinary technician is performing euthanasia procedures without the required qualifications, and that there is no veterinarian on site. These allegations require immediate independent verification.

The county must produce the technician's applicable certifications, euthanasia training records, and documentation of veterinary oversight. The public deserves proof that every euthanasia is performed lawfully and humanely.

These are not minor administrative questions. They concern the care, treatment, and deaths of animals entrusted to this county.

Then look at adoption opportunities. The Pet Center is closed Sundays and open only four hours on Saturdays. How can you claim to prioritize adoption while limiting access during the very hours working families are available?

And with a reported animal services budget of approximately $2.58 million, where is the accountability? Where is the breakdown of spending? How are those dollars improving animal welfare?

Commissioners, the evidence is no longer limited to stories or opinions. We have actual county records, specific cases, and serious allegations that demand investigation.

Look around this room. More residents are speaking today than our organized group could possibly accommodate. Others are here simply to show support. And many more cannot attend a Tuesday morning meeting because they're working or caring for their families.

This concern is growing because people are learning what's happening.

These are county operations, funded by taxpayers, under the authority of county leadership. And all of this is happening on your watch.

We are asking for a commissioner-backed Animal Control Oversight Committee with authority to examine records, review euthanasia decisions, investigate complaints, and report findings publicly.

Not another internal review behind closed doors. Independent oversight. Transparency. Accountability.

Because if these practices are justified, the county should be able to prove it. And if they're not, the county has a responsibility to stop them.

St. Johns County can do better. But first, this Board has to take responsibility for finding out what is happening under its watch.

Thank you.

1.THE PARCEL IS NOT SURROUNDED ON SEVENTY-FIVE PERCENT OF ITS PERIMETER BY PARCELS WITH EXISTING DEVELOPMENT

COUNTY REPORT STATES 63.5 PERCENT OF THE PERIMETER ADJOINS PARCELS WITH EXISTING DEVELOPMENT

2.NO ADJACENT PARCEL OR DEVELOPMENT PERMITS A DENSITY OF ONE UNIT PER ACRE

THE COUNTY'S ADJACENT DEVELOPMENT COMPARISON SHOWS THE NORTH, EAST, SOUTH AND WEST SIDES ALL DESIGNATED RURAL/SILVICULTURE, WITH A MAXIMUM DENITY OF ONE DWELLING UNIT PER 40 ACRES ON EVERY SIDE.

3. THE APPLICATION MATERIALS ARE INTERNALLY INCONSISTENT.

THE APPLICATION STATES 36.626 ACRES, DRAWN FROM THE 1988 SKETCH, WHILE THE PROPERTY APPRAISER CARRIES 34.000 ACRES AFTER THE 2002 ROAD TAKING.

THE NARRATIVE STATES THAT NO SUBDIVISON LAYOUT IS PROPOSED, BUT THE APPLICTIOM FORM LISTS 36 LOTS, WHICH ON 34 ACRES EXCEEDS THE REQUESTED DENSITY OF ONE UNIT PER ACRE.

THE CALCULATION IS DESCRIBED AS "SURVEY-BASED" BUT THE ONLY DRAWING IS A SKETCH OF DESCRIPTION THAT DISCLAIMS BEING A SURVEY, AND THE COPY SUBMITTED BEARS A HANDWRITTEN "RS-2 ZONING" NOTATION AND A HAND DRAWN STRUCTURE THAT ARE NOT PART OF THE SURVEYOR'S WORK. EXIBIT H-1 IS CAPTIONED AS SHOWING RG-2 "AT AND IMMEDIATELY EAST OF" THE SUBJECT, BUT THE ONLY RG-2LABEL IT DISPLAYS SITS ON THE SUBJECT. BOTH LEASES DESCRIBE "36 ACRES OF FARM LAND LOCATED IN SECTION 28" ALTHOUGH THE PARCEL LIES IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 28

EXHIBIT A

BCC November 17, 2006
Agenda Item No. REG 02
Presenter: Kerry Gustafson



Adjacent Development Comparison

Criteria	North	East	South	West
FLUM	Rural/Silviculture	Rural/Silviculture	Rural/Silviculture	Rural/Silviculture
Zoning	Open Rural (OR)	Residential, General (RG-2)	Open Rural (OR)	Open Rural (OR)
Maximum Density	1 DU / 40 Acres	1 DU / 40 Acres	1 DU / 40 Acres	1 DU / 40 Acres
Existing Residential Development	Yes	No	Yes	Yes

75% statutory threshold	3,799.16 LF
Qualifying perimeter identified	3,877.39 LF
Qualifying percentage	76.54%
Margin above 75% threshold	78.23 LF

The supporting perimeter exhibits should be read together with the legal survey, Property Appraiser records, aerial/Map exhibits, and evidence of existing residential developments adjoining or lying across applicable road rights-of-way. The County's statutory review should apply the express across-right-of-way calculation rule in §163.3164(4).

Staff review: The applicant contends they meet the requirements of Section 163.3164(4)(c)1. Staff research finds that based on the perimeter information submitted and reviewed by staff, approximately 63.5% of the subject property's perimeter is adjacent to parcels with existing industrial, commercial, or residential development, in lieu of the 76.54% provided by the applicant in their narrative. Only those portions of the perimeter that were found to have existing industrial, commercial, or residential development may be counted toward the 75 percent requirement under section 163.3164(4)(c)1. Areas identified as vacant are regarded as lacking any industrial, commercial, or residential development and, as a result, do not meet those criteria.

As shown in the Perimeter Calculation map created by county staff (below), the green parcels have been developed with residential uses while the red parcels are either vacant or have not been developed with residential, commercial, or industrial uses.

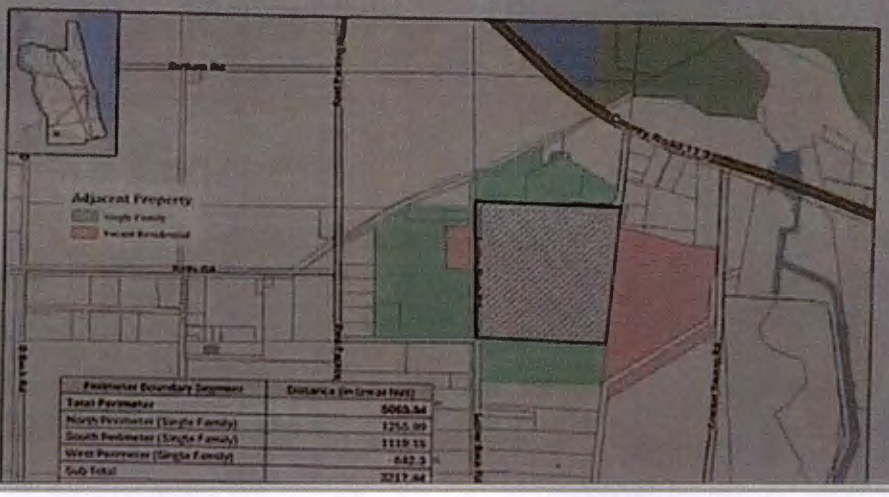

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EXHIBIT B

BCC November 17, 2026
Agenda Item No. REG02
Presenter: Chris Fornell

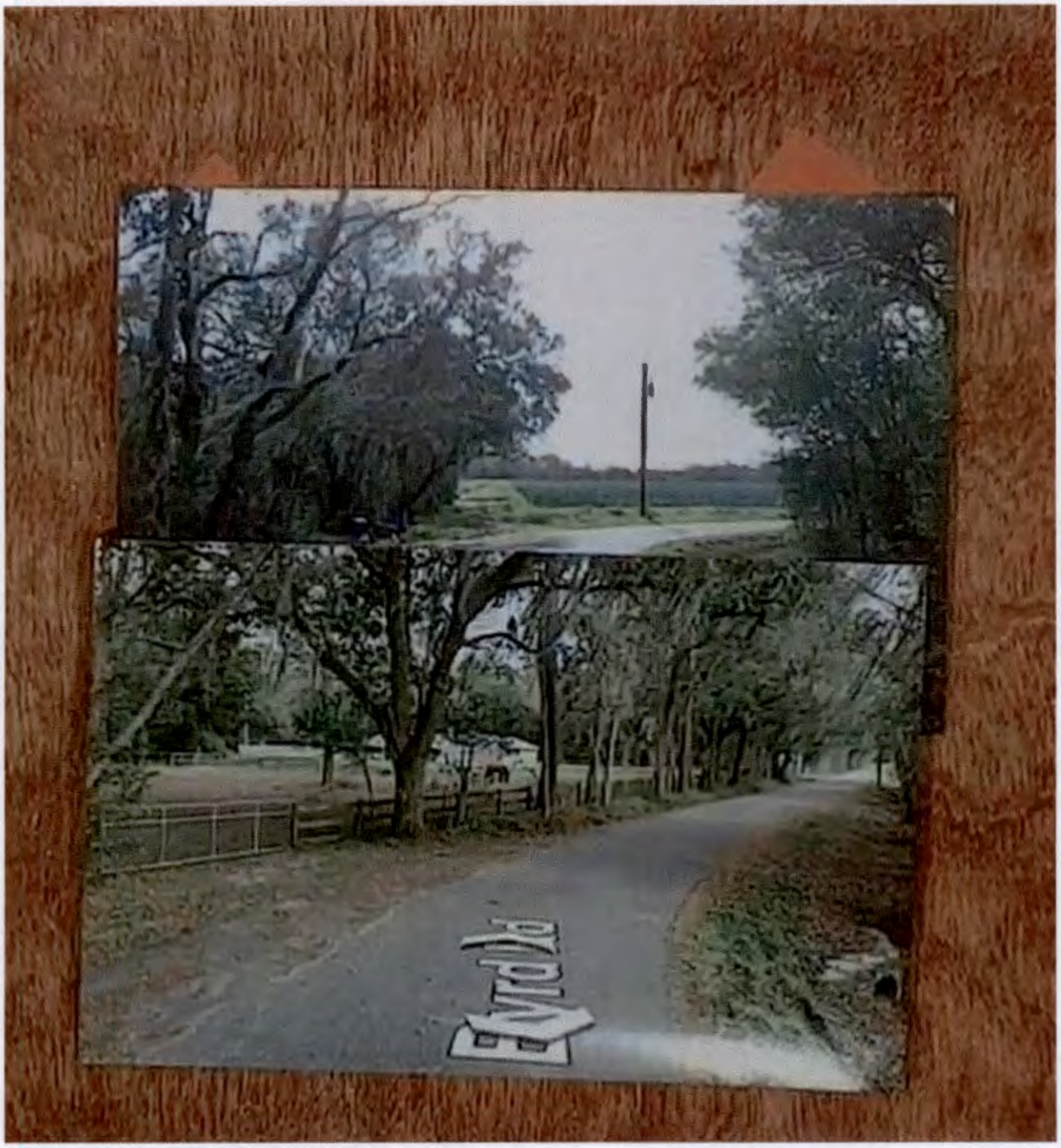


EXHIBIT C

BCC November 17, 2026
Agenda Item No. REG 02
Presenter: Rebecca Lawrence

Bayou

David



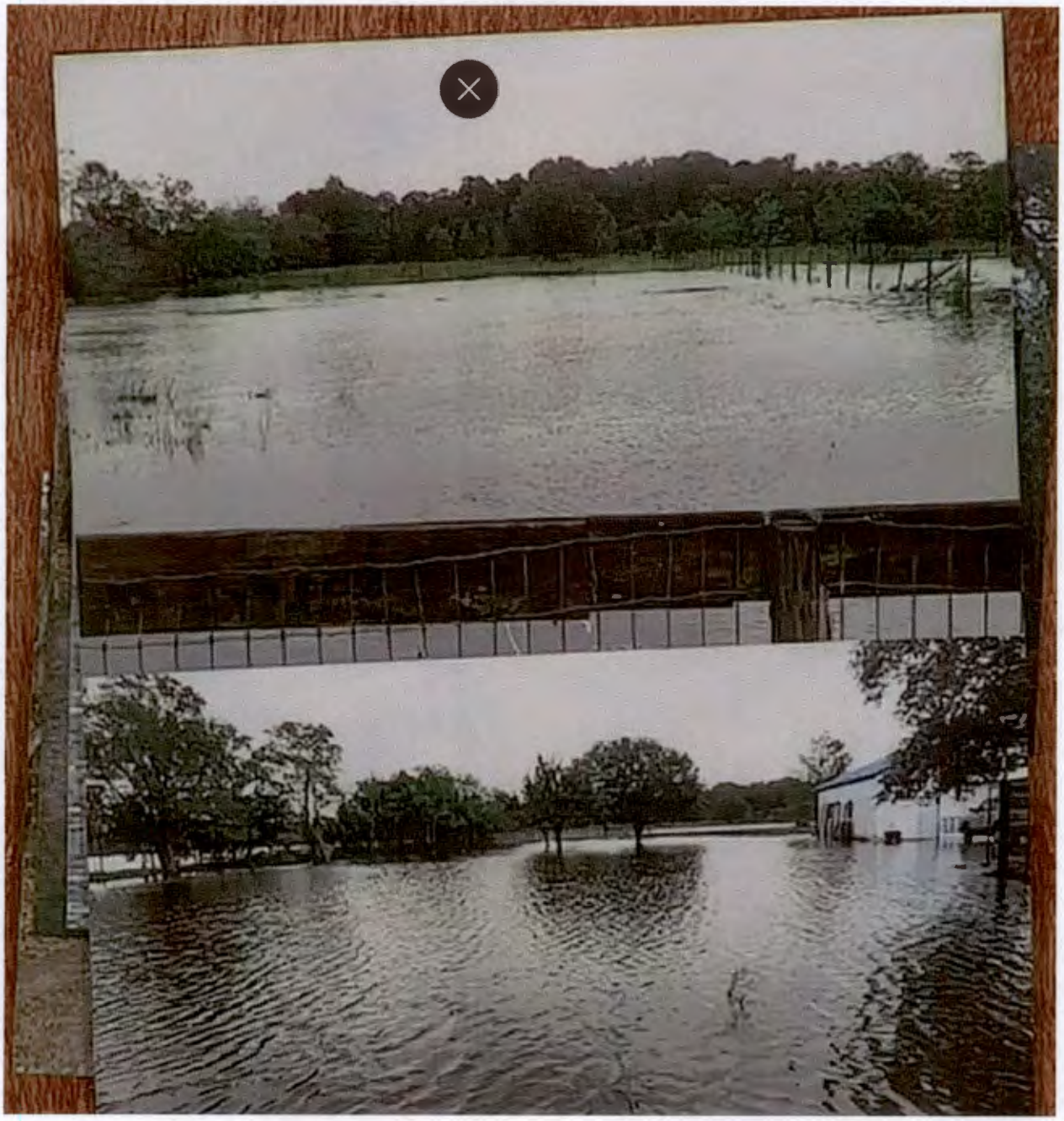








EXHIBIT D

BCC November 17, 2026
Agenda Item No. REG 02
Presenter:











Evrd ka

Beck Rd

Luther Beck Rd

Byrd Rd

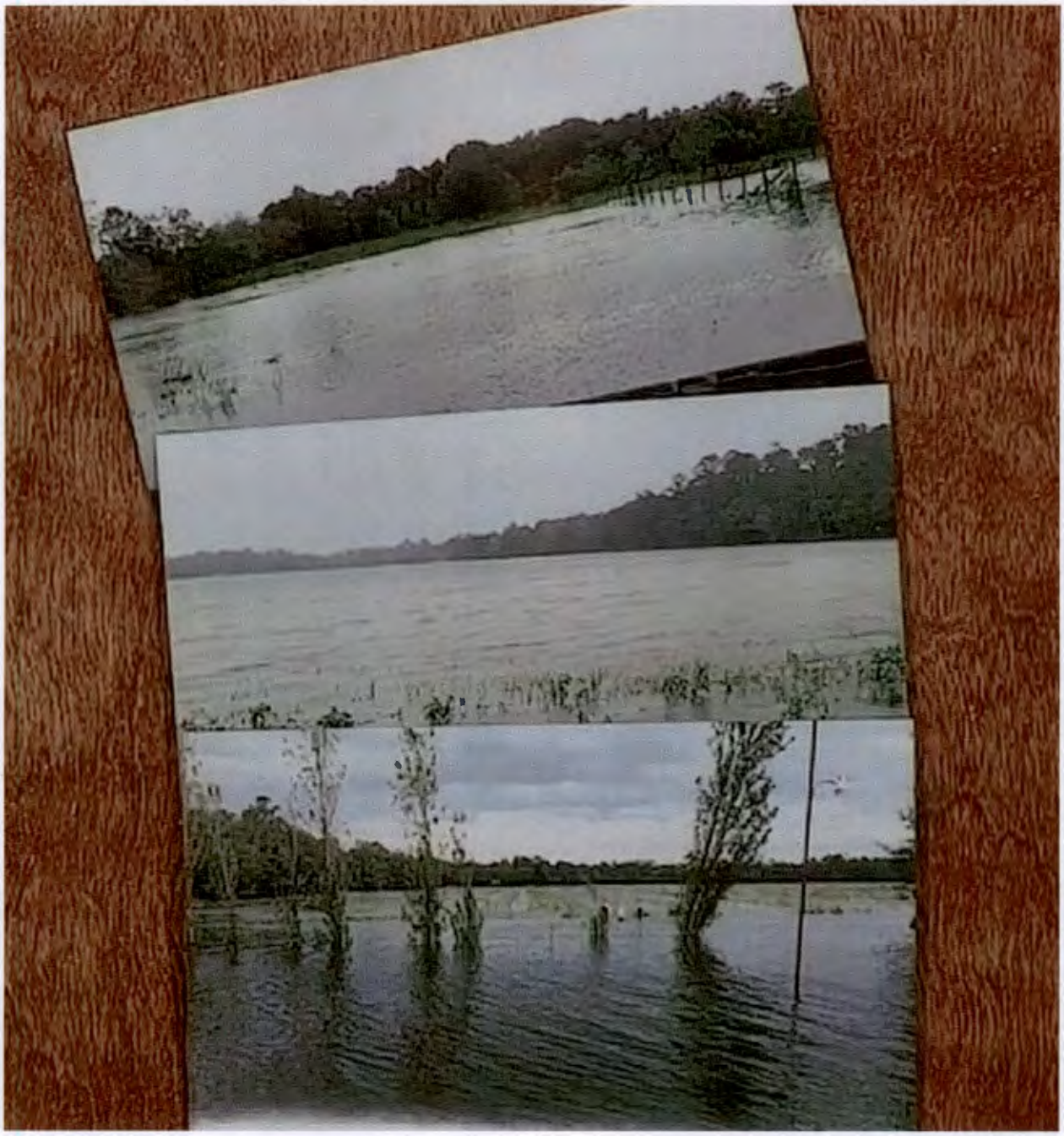


EXHIBIT E

BCC November 17, 2026
Agenda Item No. B.E.G.02
Presenter: Ray Smith





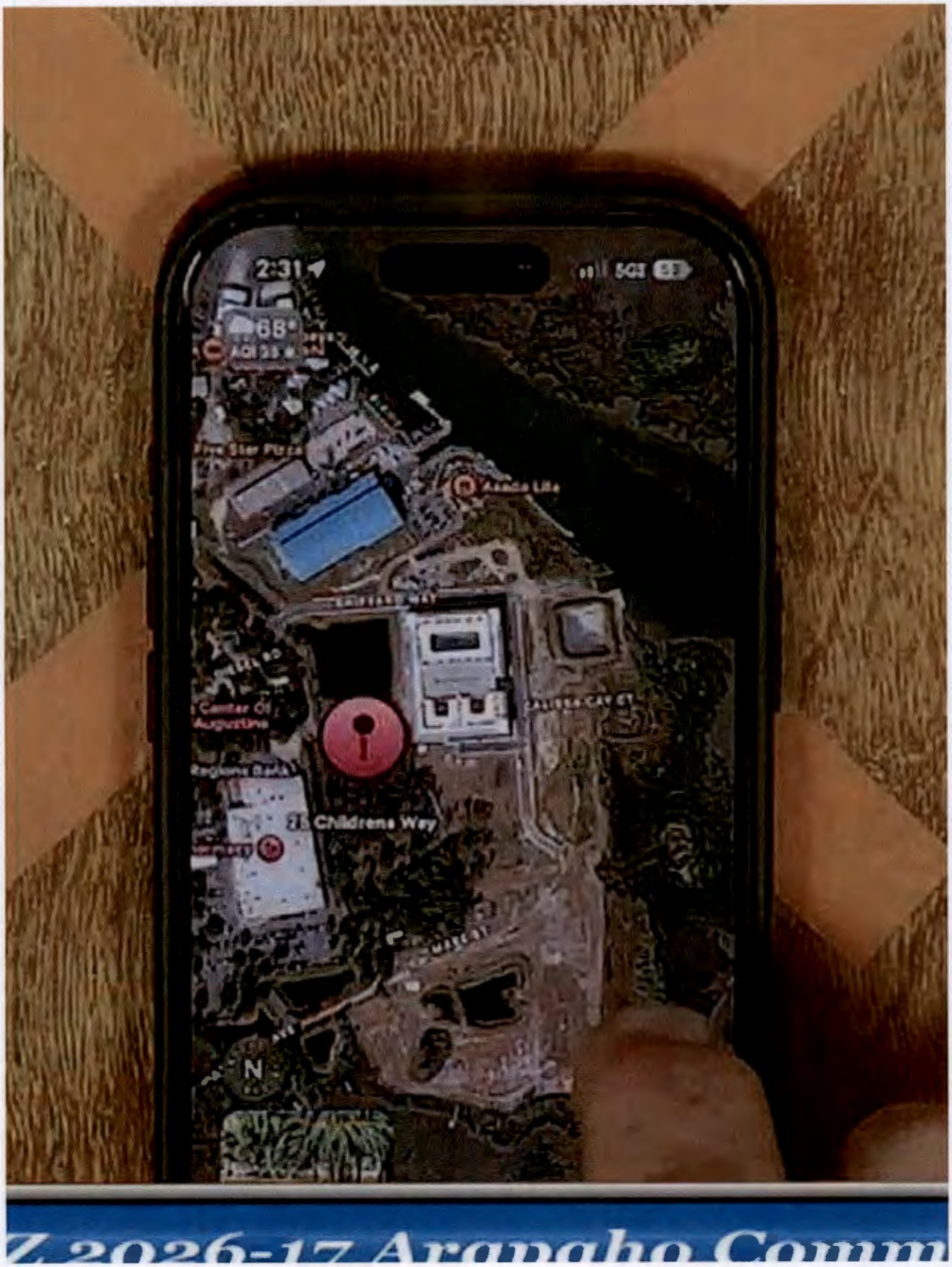



2:07
For you
Series
This guy is trying to have a meaning... more
View insights



EXHIBIT A

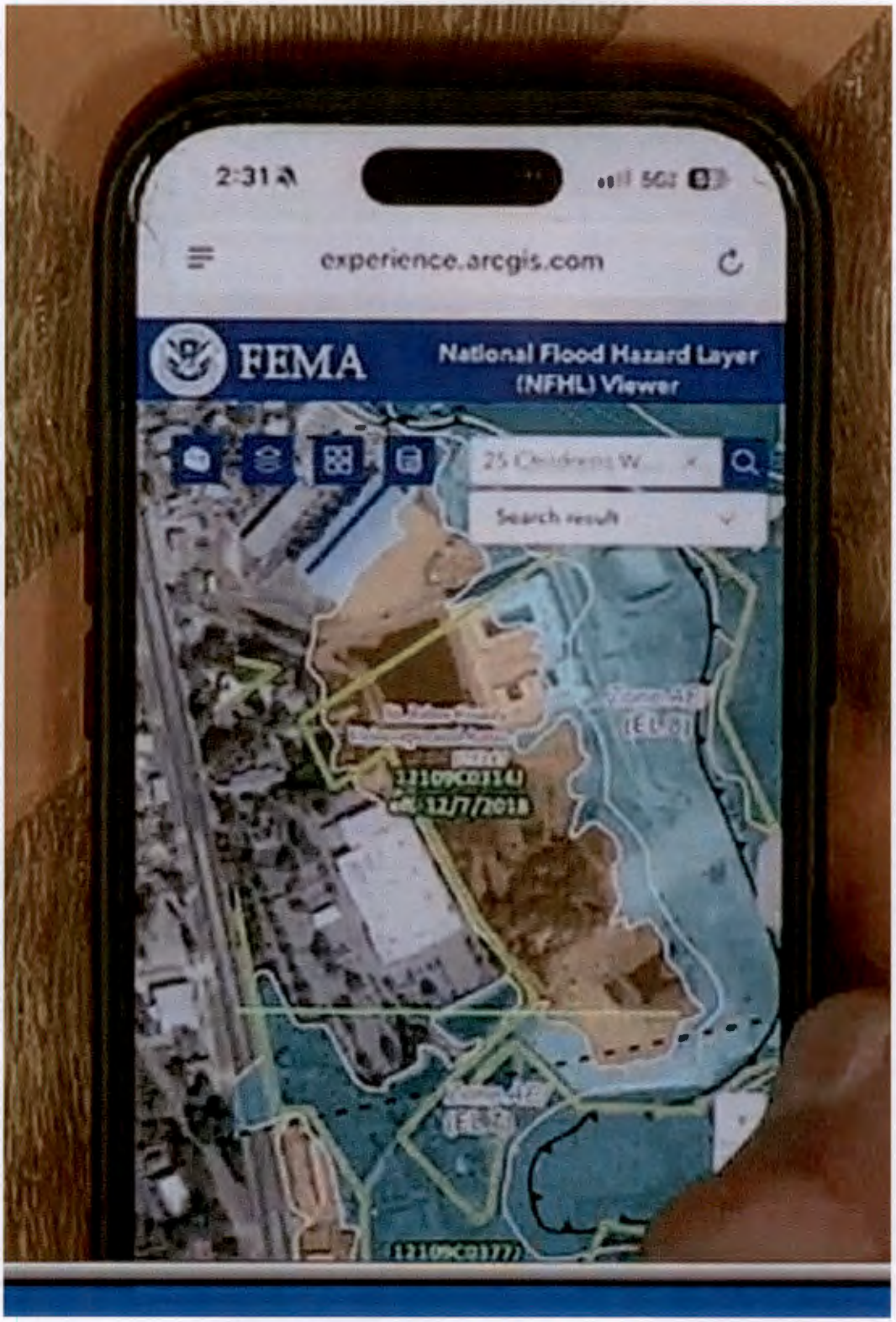
BCC November 17, 2020
Agenda Item No. REG 03
Presenter: Nicole Crosby



Z 2026-17 Arapaho Comm

EXHIBIT B

BCC November 17, 2026
Agenda Item No. REG 03
Presenter: Justin Miller


2:31
experience.arcgis.com
FEMA
National Flood Hazard Layer
(NFHL) Viewer
Search result



Z 2026-17 Arapaho Com