



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

CALL TO ORDER

Commissioner Murphy called the meeting to order at 9:00 a.m.

Present: Clay Murphy, District 3, Chair
Ann Taylor, District 5, Vice Chair
Christian Whitehurst, District 1
Sarah Arnold, District 2
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
Artricia Allen, Deputy Clerk

ROLL CALL

Taylor announced that Commissioner Murphy would participate remotely, she would act as chair, and Whitehurst would act as vice-chair.

The clerk called the roll.

INVOCATION

Pastor Matt McCloghry, Colonial Church, gave the invocation.

PLEDGE OF ALLEGIANCE

Jerry Hantchett, United States Army Chief Warrant Officer 4 Retired, led the Pledge of Allegiance.

DELETIONS TO THE CONSENT AGENDA

West requested that Consent Agenda Item 19 be pulled and heard at the March 3, 2026, meeting.

Public Comment:

Doris Taylor requested that Consent Agenda Item 20 be removed and heard as a regular agenda item at a future meeting; discussion ensued.

Motion by Joseph, seconded by Taylor, carried 3/2, with Whitehurst and Arnold dissenting, to move Consent Agenda Item 20 to a future meeting as a regular agenda item.

Yea: Joseph, Taylor, Murphy

Nay: Whitehurst, Arnold

APPROVAL OF CONSENT AGENDA

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

Yea: Joseph, Murphy, Taylor, Whitehurst, Arnold

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2026-39**, accepting a Temporary Construction Easement in connection with the San Julian Wetland Outfall Improvements Project
3. Motion to adopt **Resolution No. 2026-40**, accepting an Easement for Utilities, Bill of Sale with Schedule of Values, Final Release of Lien, and Warranty associated with the water systems to serve Moultrie Square Outparcel
4. Motion to adopt **Resolution No. 2026-41**, accepting a Deed of Dedication from White's Ford Timber, LLC, to St. Johns County for additional right-of-way needed for the multi-use path near the intersection of Courtney Vista Drive and County Road 2209
5. Motion to adopt **Resolution No. 2026-42**, accepting an Easement for Utilities, Bill of Sale with Schedule of Values, a Release of Lien, and Warranty for water and sewer to serve Trailmark, Phase 13
6. Motion to adopt **Resolution No. 2026-43**, finding no basis for claiming a County interest in that portion of Johns Drive, as described in Exhibit "A"
7. Motion to adopt **Resolution No. 2026-44**, approving the terms and conditions of a Purchase and Sale Agreement, for acquisition of an improved parcel located in Summer Haven; and authorizing the county administrator, or designee, to execute the agreement, on behalf of the County; and approving and authorizing the transfer in the amount of \$179,900 from

General Fund Reserves to the Land Management Department for the required grant matching funds

8. Motion to adopt **Resolution No. 2026-45**, approving the terms and conditions of a Purchase and Sale Agreement for acquisition of an improved parcel located in Summer Haven; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County; and approving and authorizing the transfer, in the amount of \$531,650, from General Fund Reserves to the Land Management Department for the required grant matching funds
9. Motion to adopt **Resolution No. 2026-46**, approving the terms and conditions of a Purchase and Sale Agreement for acquisition of a parcel located in Summer Haven; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County; and approving and authorizing the transfer, in the amount of \$91,500, from General Fund Reserves to the Land Management Department for the required grant matching funds
10. Motion to adopt **Resolution No. 2026-47**, approving the terms and conditions of a Purchase and Sale Agreement for acquisition of an improved parcel located in Summer Haven; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County; and approving and authorizing the transfer, in the amount of \$266,100, from General Fund Reserves to the Land Management Department for the required grant matching funds
11. Motion to adopt **Resolution No. 2026-48**, granting and authorizing the county administrator, or designee, to execute and issue a Non-Exclusive Commercial/Industrial Franchise Agreement to North Florida Roll Off for the collection and transportation of commercial/industrial solid waste, in substantially the same form as submitted
12. Motion to adopt **Resolution No. 2026-49**, granting and authorizing the county administrator, or designee, to execute and issue a Non-Exclusive Construction and Demolition Debris Franchise Agreement to FWT Disposal, LLC, for the collection and transportation of construction and demolition solid waste, in substantially the same form as submitted
13. Motion to adopt **Resolution No. 2026-50**, adopting the terms, provisions, conditions, and requirements of a Utility Work by Highway Contractor (UHC) Agreement between the Board of County Commissioners of St. Johns County, Florida, and the Florida Department of Transportation relating to the Financial Project Number 210265-8-52-01
14. Motion to adopt **Resolution No. 2026-51**, authorizing the county administrator, or designee, to award RFQ No. 2532, Design of Medical Examiner's Office Expansion, to Passero Associates, LLC, as the top ranked respondent, and to execute a contract in substantially the same form and format as submitted, at a not-to-exceed amount of \$559,751, to perform the required services in accordance with the negotiated contract
15. Motion to adopt **Resolution No. 2026-52**, authorizing the county administrator, or designee, to award IFB No. 2727, State Road 16 WWTF Reclaimed Water and In-Plant

Reuse Pump Stations, to Ferreira Construction Co., Inc., as the lowest, responsive, and responsible bidder, and to execute a contract in substantially same form and format as submitted, at a total project bid price of \$2,498,000 for completion of the specified project

16. Motion to declare the attachment list as surplus and authorize the county administrator, or designee, to dispose of the same in accordance with Purchasing Policy Section 17.1 and Florida State Statute 274.06
17. Motion to adopt **Resolution No. 2026-53**, authorizing the county administrator, or designee, to award IFB No. 2667, Roadway and Infrastructure Improvements at Kings Estate Road and Hilltop Road, Phase 1, to Besch and Smith Civil Group, Inc., as the lowest, responsive, and responsible bidder, and to execute a contract in substantially the same form and format as submitted, for completion of the work at a total lump sum bid price of \$4,629,880.74, in accordance with the contract
18. Motion to adopt **Resolution No. 2026-54**, authorizing the county administrator, or designee, to execute and issue Change Order No. 01 to Master Contract No. 24-PSA-GAI-20281 with GAI Consultants, Inc., under RFQ No. 1784, Design Services for FPID is 443828-2-54-01, County Road 210 at US 1 Interchange, for a not-to-exceed amount of \$1,549,250.86
19. Motion to appoint Elizabeth Tate as the District 1 Representative to the Land Acquisition and Management Program (LAMP) Conversation Board for a first four-year term, scheduled to expire on February 17, 2030; and to appoint Kevin Gamble as the District 3 Representative to the LAMP Conversation Board for a first four-year term, scheduled to expire on February 17, 2030

Consent Agenda Item 19 was pulled and will be heard at a future Board meeting.

20. Motion to adopt a Resolution approving an updated Grants Administration Policy, directing the repeal of Section 203 Grant Procedures from the Administrative Code, and authorizing the county administrator to implement the new Grants Administration Policy effective February 17, 2026

Consent Agenda Item 20 was pulled and will be heard at a future Board meeting.

21. Motion to adopt **Resolution No. 2026-55**, approving and authorizing the county administrator, or designee, to execute and deliver, on behalf of the County, the amendment to the contract between the County and The Devereux Foundation, Inc., for the Family Builders Safety Services Program to increase staffing and service capacity, in substantially the same form as submitted
22. Motion to adopt **Resolution No. 2026-56**, approving three applications for Major Impact Special Events to take place on April 5, 2026, at Mickler's, Crescent, and Vilano Beach, for sunrise Easter Services

23. Motion to adopt **Resolution No. 2026-57**, approving the revised Library Notary Policy, with an effective date of March 1, 2026
24. Motion to approve the minutes of the February 3, 2026, BCC Regular Meeting
25. Proofs:
 - a. Proof: Notice of a Special Meeting of the St. Johns County Insurance Committee to discuss insurance issues and other business of the committee, published on January 12, 2026, in *The St. Augustine Record*
 - b. Proof: Request for Bids, Bid No. 2695, County Road 214 (King Street) and North Volusia Street Intersection Improvements, published on January 5, 2026, and January 12, 2026, in *The St. Augustine Record*

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

APPROVAL OF REGULAR AGENDA

Motion by Whitehurst, seconded by Murphy, carried 5/0, to approve the Regular Agenda, as submitted.

Yea: Whitehurst, Murphy, Taylor, Arnold, Joseph

Nay: None

PUBLIC COMMENT

Joe McArarney outlined his concerns and reasons for his objection to the Robinson Agrihood project (Exhibit A).

Scott Love spoke in support of the Trap-Neuter-Vaccinate-and-Return (TNVR) programs in St. Johns County.

Charlotte Scott, Founder of Kitty Chicks Rescue, spoke on feline population support in St. Johns County and requested that the Board increase funding and/or support a larger TNR facility (Exhibit B).

JC Playford spoke on the termination of County employees and on tactics used by government officials.

Linda Dytrych spoke on the Countywide Community Cat Population Stabilization Project in St. Johns County (Exhibit C).

Duke Lewis spoke on the importance of firefighters' health and safety.

Nancy Murphy spoke on the County considering becoming a compassionate County (Exhibit D).

Jim Whitaker spoke on the Countywide Community Cat Population Stabilization Project in St. Johns County.

Todd Thornton spoke on the Transforming Cat Population Management program and the achievements of two TNVR programs in Northeast Florida.

Valarie Gruhot spoke on the Countywide Community Cat Population Stabilization Project in St. Johns County.

Peter Dytrych spoke on the Countywide Community Cat Population Stabilization project in St. Johns County.

Heidi McGaha spoke on the Trap-Neuter-Vaccinate-and-Return (TNVR) programs.

Carrie Thornton spoke on the Trap-Neuter-Vaccinate-and-Return (TNVR) programs (Exhibit E).

Patty Helias spoke on the Trap-Neuter-Vaccinate-and-Return (TNVR) program and requested the Board's support.

Jackie Lablanc spoke as a Cat Foundation member, noted that there were not enough cat-surgery rooms in St. Johns County, and recommended a fee-based program (Exhibit F).

Amelia Harvey spoke on the Robinson Improvement Project subpoena and urged the Board to protect citizens' public comment rights (Exhibit G).

Damian Rainey spoke about Indianhead Biomass violations and boundary lines outside the special-use permit. He recommended that the Board take action.

Sandra Williams spoke regarding Title 47 of the Florida Statutes, Chapter 908, concerning federal immigration enforcement.

Sherry Badger spoke about legal disputes concerning easements.

David Hankla spoke on the Shore Drive Trail.

Vicki Pepper, representing Community Advocates for Racial Equity (CARE), spoke on the Shore Drive Trail and the compromise trail plan.

Bruce Milliken spoke on the Shore Drive Trail (Exhibit K).

Carey Anne Berdan spoke on the Shore Drive Trail.

Carol Gangi spoke on the Shore Drive Trail and suggested allocating the funding to the San Sebastian River boat ramp project.

Doris Taylor spoke on a Robinson Improvement Project subpoena and the Shore Drive Trail.

Maureen Long reported on the Fish Island Preserve cleanup tour that occurred on February 7, 2026 (Exhibit H).

Charlie Hunt spoke on the FCC Environmental Services contract and the primary election.

B.J. Kalaidi spoke on public access to the Sheriff's Office on Lewis Speedway, online inmate searches, cigar use on public beaches, and requested follow-up from St. Johns citizens (Exhibit I).

1. Public Hearing - MAJMOD 2025-09, Las Calinas US-1 Commercial Area. Request for a Major Modification to the Las Calinas Planned Unit Development (Ordinance 2005-109) to allow for an increase in the maximum square footage allowed for non-residential uses from 19,000 square feet to 49,000 square feet, located on the southeastern corner of US-1 North and Abbotts Way. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on January 15, 2026. The Agency made a motion to recommend approval, which failed 2 to 3. Support for the approval motion was made by members Spiegel and Green. Dissenting votes were made by members Olson, Hilsenbeck, and Labanowski. Members Perkins and Matovina were absent

The Board disclosed ex parte communication.

James G. Whitehouse, Esquire, St. Johns Law Group, representing the applicant, presented the details of the request.

Discussion ensued on the RV and boat storage connecting to Abbotts Way, the 75 feet to Seaport, the property being for sale, and the source of the 49,000 square feet.

Public Comment:

Zack Miller, Kensington HOA designated representative, spoke in opposition to the request and responded to Commissioner Murphy's questions regarding limited access to Abbot's Way and negotiations over neighborhood commercial use.

John Smith, Sweetwater Creek HOA Vice-chair as designated representative, spoke in opposition to the request and supported the Master PUD Plan (Exhibit A).

Tommy Hammond, Ponte Vedra HOA-designated representative, spoke in opposition to the request and asked the Board to deny the project (Exhibit B).

Dan Callaugh, Kensington HOA President, representing the HOA, spoke in opposition to the request and expressed concerns about access to Abbotts Way and the proposed square-footage expansion (Exhibit C).

Mischele Campbell, Kensington's designated representative, spoke in opposition to the request and wetland impacts (Exhibit D).

John Lapham spoke in opposition to the request.

B.J. Kalaidi encouraged the Board to support the Planning and Zoning Agency's decision and deny the request.

Whitehouse provided rebuttal to public concerns regarding square footage, compatibility with neighborhood commercial and office development, wetland impacts, uplands on the property, and shared property lines (Exhibit E).

Discussion ensued on residents' needs, substantial evidence, the use of Valley Ridge Road as an example, the finding of unknown use, and traffic concerns. Board members shared their positions on the request. Mike Roberson, Growth Management Director, stated he was unsure how legal access to Abbotts Way would be obtained, and the use of eminent domain. West noted that maps do not confer any property rights and that the applicant would need to pursue legal access independently.

Motion by Taylor, seconded by Arnold, carried 5/0, to deny MAJMOD 2025-09, Las Calinas US-1 Commercial Area, based upon seven findings of fact, as provided in the staff report.

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

2. Public Hearing - PLNAPPL 2025-06, Bad Ass Coffee of Hawaii (MADRB 2025-06). Appeal of the Mid-Anastasia Design Review Board (MADRB) denial to allow for the installation of one new wall sign, one refacing cabinet wall sign, and one refacing pole sign, pursuant to Section 3.08.00 of the Land Development Code, specifically located at 4085 A1A South. Motion by Ms. Borgman, seconded by Ms. Long, carried 3/0 (with Mr. Greene and Mr. Boese absent) to deny MADRB 2025-06, Bad Ass Coffee of Hawaii's request for the three signs as presented at the Mid-Anastasia Design Review Board (MADRB) on December 11, 2025

The Board disclosed ex parte communication.

Jill Riley, Prime Sign Installation, LLC, appellant, presented the details of the appeal.

Public Comment:

Maureen Long spoke in opposition to the request, the signage violation, and permitting concerns (Exhibit A).

Nathan Dinger spoke in support of the request and asked that the Board update the ordinance.

Charlie Hunt spoke about the signage changes and updating the ordinance.

B.J. Kalaidi spoke in opposition to the request and asked that the Board deny the appeal.

Discussion ensued on the signage denial and the timeline for achieving compliance. Whitehouse clarified that they meet code requirements and requested a reasonable review, noting that Board

approval would be necessary for full compliance. Jackie Lands, Growth Management Overlay Planner, confirmed that the applicant had complied with the requirements

Motion by Murphy, seconded by Whitehurst, carried 5/0, to approve PLNAPPL 2025-06, Bad Ass Coffee of Hawaii (MADRB 2025-06), overturning the decision of the Mid-Anastasia Design Review Board and approving MADRB 2025-06, based upon two findings of fact.

Yea: Murphy, Whitehurst, Taylor, Arnold, Joseph

Nay: None

3. Public Hearing - PLNAPPL 2025-05 Episcopal K-8 Private School (SUPMAJ 2025-18). An appeal of the Planning and Zoning Agency (PZA) approval of a Special Use Permit (SUPMAJ 2025-18) to allow for a private school within Open Rural (OR) zoning, pursuant to Section 2.03.17 of the Land Development Code. This item originally came before the PZA at its regularly scheduled public hearing on November 20, 2025, and was approved with a vote of 7-0

The Board disclosed ex parte communication.

Jeffrey Pearce, appellant, presented the details of the appeal request.

Patrick Krechowski, representing the applicant, provided an overview of the application review process.

Public Comment:

Laura Smith spoke in support of the special use permit.

Joseph Chisolm, Episcopal Private School Board member, spoke on local community demand for the schools in St. Johns County and requested the Board's support.

Motion by Joseph, seconded by Taylor, carried 5/0, to deny PLNAPPL 2025-05, Episcopal K-8 Private School (SUPMAJ 2025-18), and uphold the decision of the Planning and Zoning Agency granting SUPMAJ 2025-18, based upon eight findings of fact and nine conditions.

Yea: Joseph, Taylor, Arnold, Whitehurst, Murphy

Nay: None

COMMISSIONERS' REPORTS

Commissioner Murphy

No report.

Commissioner Whitehurst

Whitehurst expressed condolences for Le'Quitia King, St. Johns County Risk and Benefits Officer, and Vivian Browning, Vilano Beach community leader.

Commissioner Arnold

Arnold requested ***Board consensus for staff to investigate and bring back a discussion item on the Land Development Code to allow landscaping services in conjunction with a commercial nursery. Consensus was given.***

She thanked the staff, volunteers, and community partners for their efforts in support of St. Johns County Legislative Day.

Commissioner Joseph

Joseph thanked Road and Bridge for their efforts in serving the residents in St. Johns County.

Commissioner Taylor

Taylor spoke on the Blue-Ribbon project, noting that a project would be located on land designated if certain criteria were met. She requested ***Board consensus to oppose House Bill 299 and Senate Bill 354 at this time. Consensus was given.***

COUNTY ADMINISTRATOR'S REPORT

No report.

COUNTY ATTORNEY'S REPORT

Lex Taylor reported that the Amity Marina and Yacht Club had been cited for code violations. A review found 57 dispatch calls to the property over the last three years, none of which were obviously alcohol related. The property operated under a limited Special Use Permit that permitted alcohol use only in the marina area, and no complaints were found. Komando said they were looking into code enforcement and vesting rights to address complaints. Discussion ensued on the panhandling lawsuit settlement agreement, the purchase of a home in Summer Haven, and noise complaints at Amity Marina.

With there being no further business to come before the Board, the meeting adjourned at 1:12 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 636671-636672, totaling \$477,660.70 (02/04/2026)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 636673-636691, totaling \$28,504.09, and Voucher Range, EFT, totaling \$98,577.09 (02/04/2026)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 636692-636764, totaling \$670,704.25, and Voucher Range, EFT, totaling \$4,159,327.85 (02/04/2026)

4. St. Johns County Board of County Commissioners Check Register, Check Nos. 636765-636771, totaling \$15,746.13 (02/05/2026)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 636772-636790, totaling \$6,624.27 (02/05/2026)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 636791-636796, totaling \$342.46 (02/05/2026)
7. St. Johns County Board of County Commissioners Check Register, Check No. 636797, totaling \$24,995 (02/04/2026)
8. St. Johns County Board of County Commissioners Check Register, Check No. 636799-636849, totaling \$1,444,662.45, and Voucher Range, EFT, totaling \$2,377,006.11 (02/10/2026)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 636850-636857, totaling \$4,795, and Voucher Range, EFT, totaling \$9,090 (02/11/2026)
10. St. Johns County Board of County Commissioners Check Register, Check No. 636858, totaling \$16,013 (02/12/2026)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 636859-636860, totaling \$665,368.39 (02/12/2026)
12. St. Johns County Board of County Commissioners Check Register, Check No. 636861-636912, totaling \$1,320,225.39 (02/12/2026)
13. St. Johns County Board of County Commissioners Check Register, Check No. 636913-636914, totaling \$5,088.50 (02/13/2026)

CORRESPONDENCE:

There was none.

Approved March 3, 2026

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Clay Murphy
Clay Murphy, Chair

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

By: Crystal Smith
Deputy Clerk



“By reviewing his
communications, Robinson hopes
to determine
who he coordinated with
and
whether elected officials were
influenced behind the scenes.”

EXHIBIT A

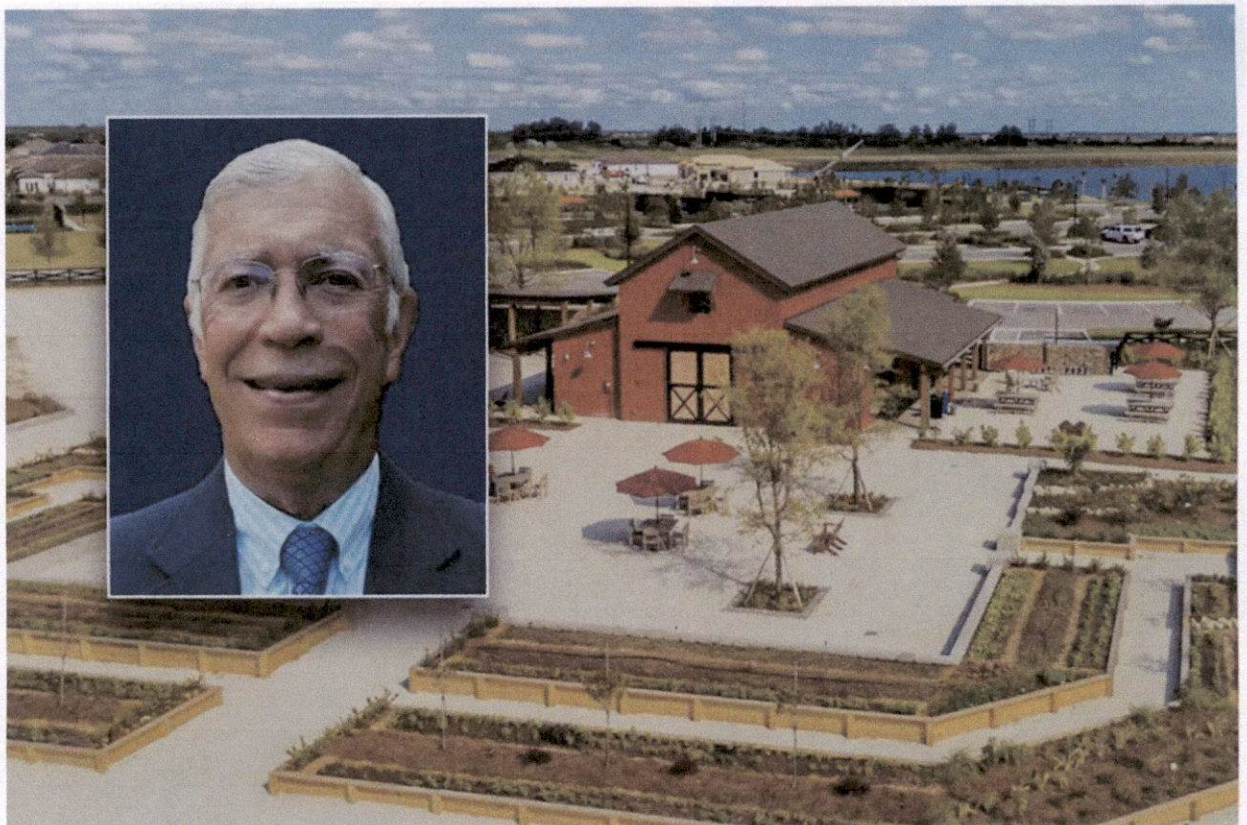
BCC February 17, 2026
Agenda Item No. PUBCOM
Presenter: Joe McAnaney



Battle Over St. Johns 'Agrihood' Escalates: Developer Subpoenas Opponent, Claiming Hidden Political Pressure

By Selim Algar on February 13, 2026 on 12:19 pm

Updated on: 02/13/2026



The battle over a 3,300 home development takes a turn.

Feline Support Network - Saint Johns County, FL



Caregivers
and Feeders



Trappers



Triage



Fosters



Surgery Centers

Adoption Resources

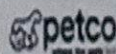
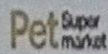
Cat Cafes



St. Johns County Pet Center



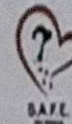
Pet Stores



Rescues



Wags & Whiskers
Pet Rescue, Inc.



FELINE FAIRIES

SMALL LIVES MATTER

EXHIBIT B
BCC February 17, 2026
Agenda Item No. 12 BCCOM
Presenter: Charlotte Scott

way animals are treated. "

Mahatma
Gandhi

can be judged by the

"The greatness of a nation

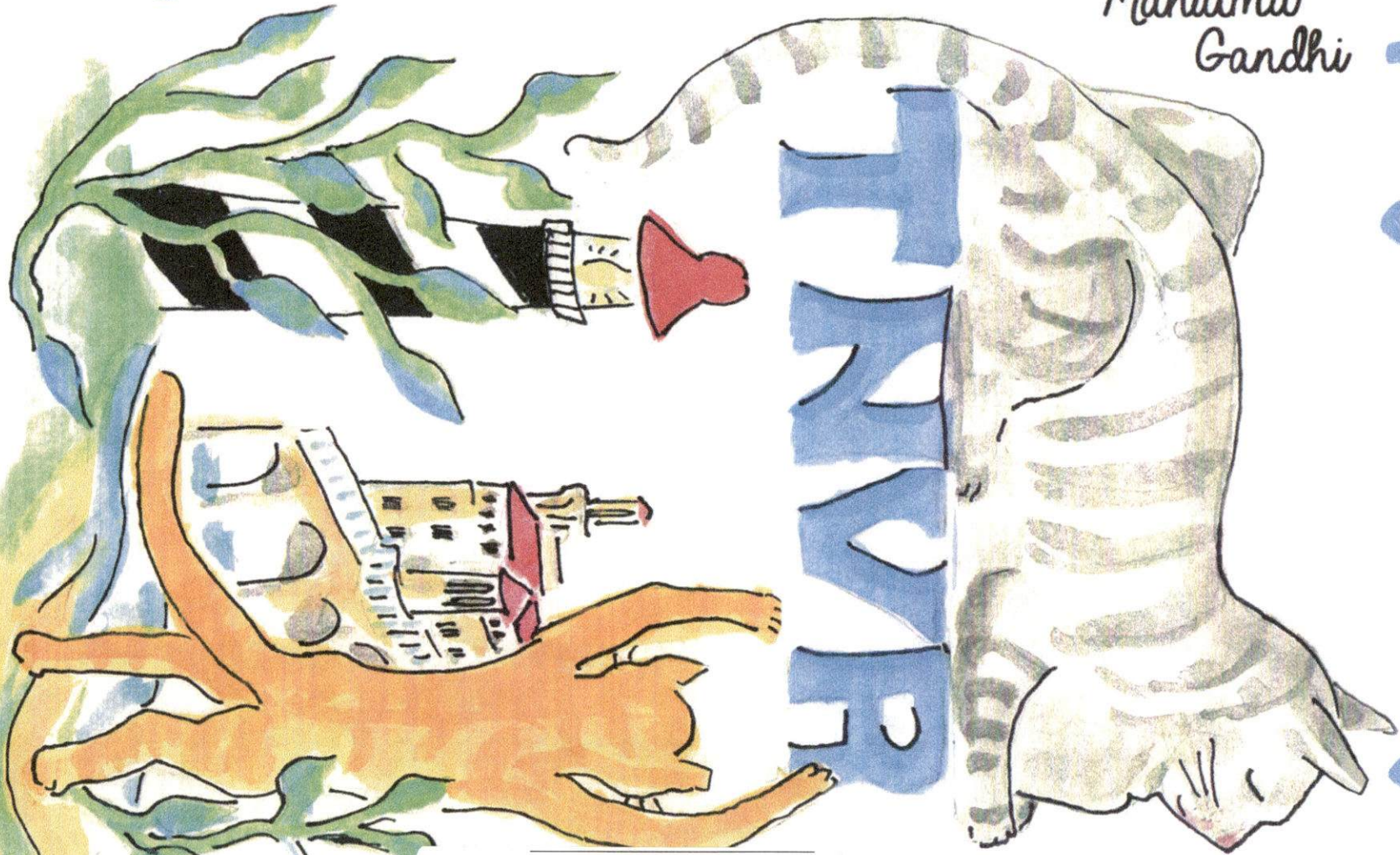


EXHIBIT C

BCC February 17, 2026
Agenda Item No. Pubcom
Presenter: Linda Dytrych

and its moral progress

**COUNTYWIDE COMMUNITY CAT
POPULATION STABILIZATION
PROJECT**

Mission statement

The CCCPSP seeks to stabilize and gradually reduce community cat populations through expanded access to spay/neuter surgery, thereby improving shelter outcomes, reduce euthanasia rates and minimize redundant enforcement and trapping efforts. It encourages countywide coordination rather than reactive response..

Policy Decision for St. Johns County Animal Control

Population Management: TNVR vs. Euthanasia

TNVR (Trap–Neuter–Vaccinate–Return) Euthanasia as Population Control

Prevents future litters (long-term population decline)

- Reduces shelter intake over time

- Lower cumulative cost vs. repeat intake & euthanasia

- Improves live-release rate

- Supports rabies vaccination compliance

- Aligns with modern no-kill best practices

Does not prevent new cats moving in (vacuum effect)

- Continuous intake cycle

- Ongoing staff time & facility use

- Higher emotional toll on staff

- No measurable long-term population reduction

Policy Impact: TNVR offers a sustainable, fiscally responsible, and humane strategy for managing community cats in St. Johns County.

**TNR FUND TO REIMBURSE
TRAPPERS FOR NEUTER/SPAY,
GAS STIPEND, AND TRAPS**

For our countywide community cat population stabilization project.....

Can we get on the official record and can we recruit a
sponsor and a chairperson?

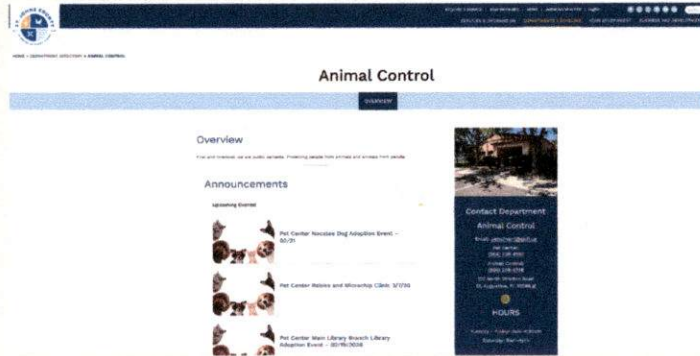
**TNR FUND TO REIMBURSE
TRAPPERS FOR NEUTER/SPAY,
GAS STIPEND, AND TRAPS**

PARADIGM SHIFT

FROM DOING MORE THAN CONTROLLING ANIMALS?

HOW ABOUT ANIMAL CARE AND PROTECTIVE SERVICES?

Re-brand St Johns County Animal Control



St. Johns: Animal Control

We should do more than just promote Animal Control



Jacksonville: Animal Care and Protective Services



Clay County: Animal Services



Flagler Humane Society: Serving Flagler's Pets and People



Putnam County: Animal Services



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IN OBSERVANCE OF THE PRESIDENTS' DAY HOLIDAY, COUNTY ADMINISTRATIVE OFFICES WILL BE CLOSED
MONDAY, FEBRUARY 16. [HOLIDAY CLOSURES](#)

[HOME](#) > [SERVICES](#) > [ANIMAL CONTROL](#) > [PET CENTER](#)

Pet Center



Adoptions
&
Services

Dept. Contact

Email: pstudivant@sjcfl.us

Pet Center:

[\(904\) 209-6190](tel:(904)209-6190)

Animal Control:

[\(904\) 209-0746](tel:(904)209-0746)

130 North Stratton Road
St. Augustine, FL 32095



To: County Commissioners of St Johns County and
Animal Control, residents of St Johns County,
Florida

Stop Catch and Kill of Community Cats in St Johns County Florida

LU Campaign created by
Lorie U. 



Credit to TNR Works for this photo

1,066 of 2,000 signatures

Recent Signers

Linda 8 hours ago Mary 9 hours ago Teresa 10 hours ago Lander 10 hours ago

Sign the petition

First Name *

Last Name *

Email *

ZIP Code *

Phone Number

Receive mobile alerts from Best Friends on this and other campaigns.

Dear Residents of St Johns County, Florida:

Our coalition is fighting for community cats in our county. We seek a humane, sustainable, long-term solution to the overpopulation of Community Cats in St Johns County. We support and represent hundreds of volunteers as trappers, caregivers, transporters, animal organizations, neighbors and friends of these cats.

The current policy of Animal Control is "Catch and Kill". These cats are picked up, housed and then euthanized. **Since 2023 through October 2025 - 1,709 cats have been euthanized in St Johns County.** 81 cats were euthanized just in the month of June this year. This number does not include owner surrenders and is provided through the state required shelter reports. This policy of "Catch and Kill" has been proven to be ineffective in controlling the overpopulation of community cats in numerous county, state, national and global studies.

Members of our coalition have met and counseled with our Animal Control division several times this year. We provided low-cost to no-cost solutions through resources, partnership and grants to work together toward long term alternative answers to this issue. Our follow

up action included meeting with several of our County Commissioners. Unfortunately, our requests have not been met with any interest. We ask that you sign this petition in support of those requests and share it with your like-minded friends who reside in St Johns County, Florida. Questions can be emailed to CatviewSJC@proton.me

Why is this important?

1. Update of the 2017 St Johns County Animal Ordinance: We request the acknowledgment and definition of: Community cats, Feral cat colony caregivers, Efforts of our coalition to trap and sterilize them and SJC animal control officers' commitment to partnering with us out in the field. This will help our effort in the community, clarify goals and reduce the often stated "fear factor" of Animal Control expressed by the caring folks and volunteers who trying to help. Again, we want humane, cost effective and sustainable solutions to the overpopulation of these cats.

2. Utilization of existing Animal Control Resources (such as the surgery facility) to Support these Efforts: The primary challenge for the volunteers in this community is the lack of available facilities to perform the specialized hi volume spay/neuter surgeries. Our county funded Animal Control surgery facility has never been utilized to assist in this community service. St Johns County citizens in this effort must travel to Flagler, Duval and Clay counties to get these cats sterilized. This increases costs for surgery as an out-of-county resident, transportation expenses to and from appointments, time and additional stress on the animals confined to traps.

We ask for your help by signing this petition and sharing it with your friends.

In addition, please email all of our St Johns County Commissioners in support of our efforts and requested changes to work toward ending the outdated, unsuccessful policy of "Catch and Kill" of community cats in our county. County Commissioner emails are listed below:

Bcc1cwhitehurst@sjcfl.us

Christian Whitehurst

Bcc2sarnold@sjcfl.us

Sarah Arnold

Bcc3cmurphy@sjcfl.us

Clay Murphy

Bcc4kjoseph@sjcfl.us

Krista Joseph

Bcc5ataylor@sjcfl.us



Ann Taylor

Feline Support Network – Saint Johns County, FL

	<p>Caregivers and Feeders</p>		<p>Trappers</p>		<p>Triage</p>		<p>Fosters</p>		<p>HUMANE SOCIETY Surgery Centers</p>
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Adoption Resources

Cat Cafes

	
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St. Johns County Pet Center



Pet Stores





Rescues

				
				<p>SMALL LIVES MATTER</p>
				

VIDEOS SHOWN AT THE BOCC MEETING - FEBRUARY 17, 2026 - Countywide Community Cat Population Stabilization Project - St. Johns County, Florida

<https://www.youtube.com/watch?v=AswcjaXS2Yk> = Animal Control Officers talk about Trap, Neuter and Return TNR

<https://www.youtube.com/watch?v=U5V0e1L87gI> = The Vacuum Effect

January 26, 2026

PALATKA DAILY NEWS



Extended Search



Animal Services building opens at long last

By Sarah Cavacini on Tuesday, November 18, 2025

Animals still being transitioned to new facility, can be viewed online



Putnam County government officials and animal enthusiasts celebrate the opening of the new Animal Services Department facility during a ribbon-cutting ceremony Monday afternoon. (SARAH CAVACINI/Palatka Daily News)

Positively Putnam We are Positively Putnam FL

PALATKA DAILY NEWS

Former city of Palatka officials throw hats back in ring

PALATKA JUNIOR-SENIOR HIGH SCHOOL

Rodman dam debate continues

JROTC takes aim at title

FORMER PROSECUTOR GARRY WOOD
Attorney at Law

"TRIAL EXPERIENCE FOR YOU!"
/ Criminal Law / DUI / Felonies
/ Divorce / Custody / Personal Injury

386-326-3993

415 St. Johns Avenue, Palatka, Florida 32909

Read Palatka Daily News, Palatka, Florida

Palatka, FL 32177

31 °F 68 °F

The slice of a red, paw-printed ribbon marked the start of a new era of animal care in Putnam County on Monday as a project long in the making finally came to fruition.

County leaders and animal enthusiasts opened the Animal Services Department building and shelter, 122 Orié Griffin Blvd. in Palatka, to a crowd of animal lovers, some of whom had waited at least a decade to see the new structure become operational.

Board of County Commissioners Chairwoman Leota Wilkinson said everyone was blessed to be celebrating the building's opening.

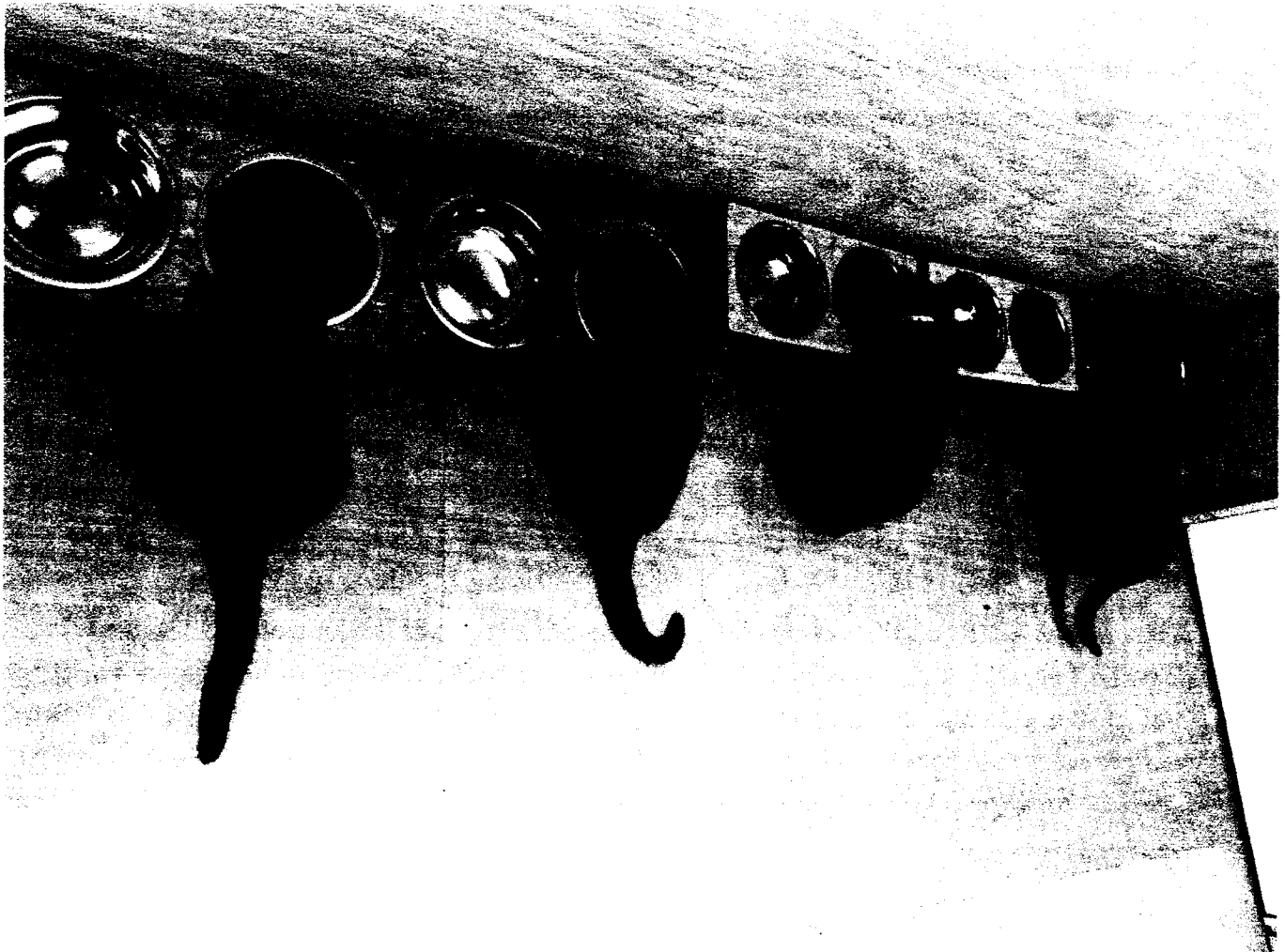
Fiscal & Operational Benefits

- Fewer kittens entering the system
 - Lower long-term shelter and animal control costs
 - More predictable, manageable outcomes
 - Cost-effective, humane, and publicly supported
 - Commit to collaborate with other local resources when available
 - Use our network to apply for grants by partnering with other organizations



Palm Coast and Flagler County Propose New \$2.1 Million Animal Shelter, Side-Stepping Humane Society

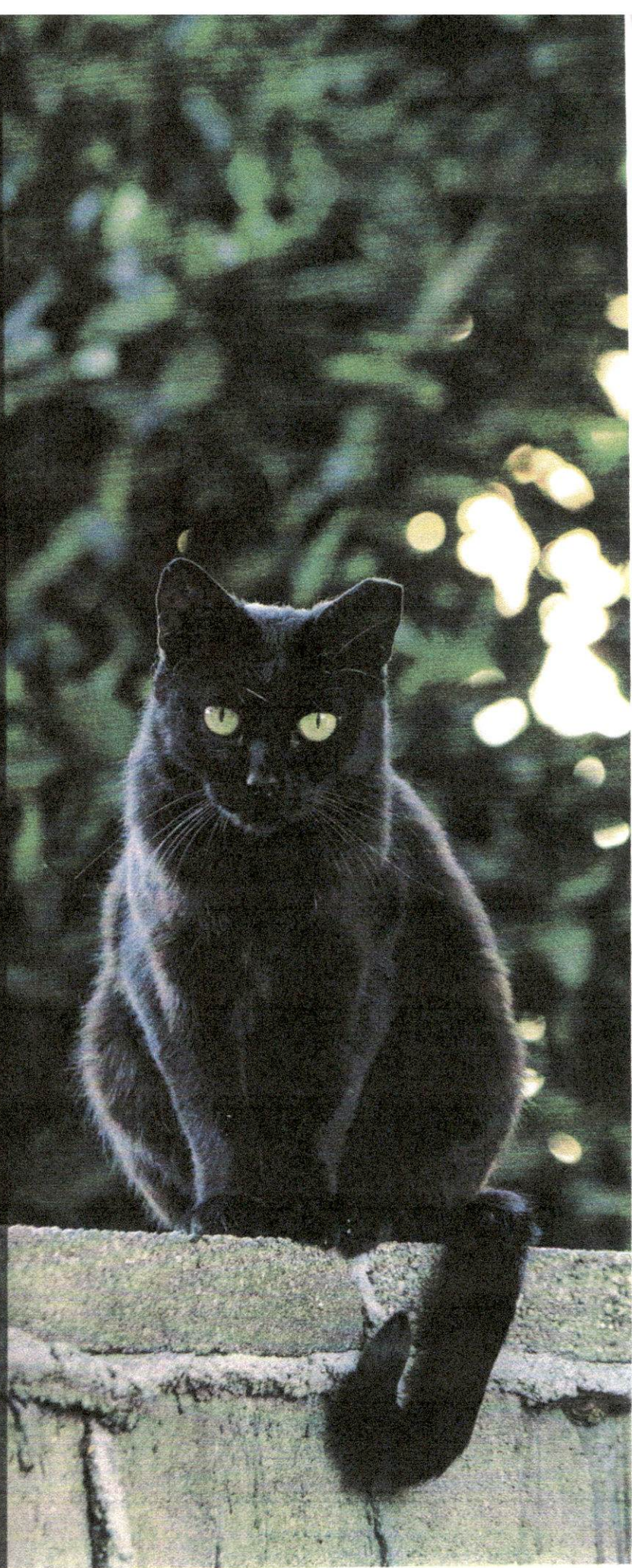
JANUARY 23, 2026 | FLAGLERLIVE | — 13 COMMENTS

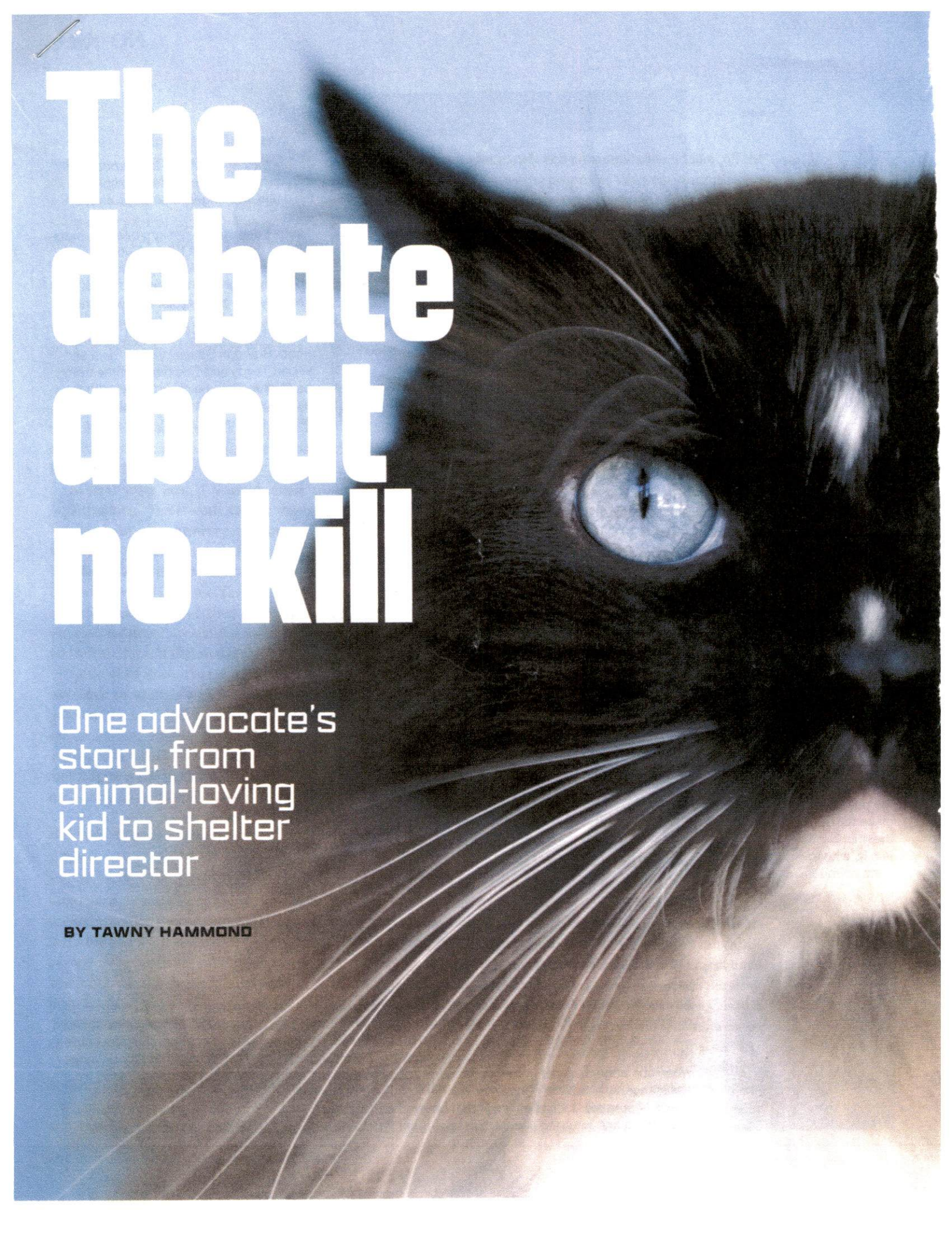


From Dog Devotee to Cat Crusader

A personal journey with TNVR transformed my view of community cats

BY BETH JANSEN





The debate about no-kill

One advocate's
story, from
animal-loving
kid to shelter
director

BY TAWNY HAMMOND

**CAUSES FOR
DISSOLUTION OF CSA/STACV RELATIONSHIP**

1. Complaints:

- a. CSA board members received complaints about the lack of compassion and transparency experienced by a number of people associated with STACV
- b. People affiliated with CSA were told that confidential and inaccurate/inappropriate information about CSA's finances was divulged, the financial crisis being the aftermath of Arthur Culbert's salary, MSSA's contract expenses (a result of Arthur's insistence that CSA engage MSSA's services), and the failure of either Arthur or MSSA to adequately and appropriately fundraise

2. Confusion:

- a. At June CSA board meeting members were provided with non-information (yes and no) in response to direct questions regarding the status of STACV
- b. At August CSA board meeting members were asked to vote and approved Nancy Murphy to transition into leadership of STACV per Arthur Culbert's request to relinquish leadership role and step away
- c. +/- 72 hours after transition meeting Arthur notified Nancy that he was unable to leave STACV
- d. Arthur was invited to attend the September CSA board meeting. After accepting the invitation, he then proceeded to notify the board that he saw no value in attending
- e. CSA board and Compassionate community members reported hearing and seeing that STACV board voted unanimously not to operate as a CSA initiative
- f. Reports of questionable conduct and relationships/partnerships
- g. Inaccurate/misleading information on STACV website

3. Financial: Discovery of STACV using CSA's EIN to open account, opened by Arthur Culbert without authorization

EXHIBIT D

BCC February 17, 2026
Agenda Item No. D1 Beam
Presenter: Nancy Murphy

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• Dear Dr. Arthur Culbert

It has come to the attention of the Board of Directors of Compassionate Saint Augustine - CSA, that you have been using CSA's **Employer Identification Number (EIN)** to open or manage accounts for Saint Augustine Compassionate Village-STAC-V. Please be advised that you are **not authorized to use CSA's EIN, name, or tax-exempt status** for any purpose without prior, written approval of the CSA Board of Directors.

Effective immediately, you are hereby directed to:

1. **Cease and desist** from any further use of CSA's EIN or tax-exempt status.
2. **Refrain from representing** to donors, banks, or the public that you are authorized to act on behalf of CSA.
3. **Return or transfer** any funds already deposited under CSA's EIN to CSA's control within 7 business days.

Unauthorized use of CSA's EIN exposes our organization to **serious legal, tax, and reputational risks**. Continued misuse may require us to take legal action and/or report the matter to the Internal Revenue Service (IRS) and other regulatory authorities.

Sincerely,
Compassionate Saint Augustine
Board of Directors

Peace & Blessings,

Sultana Rahim-Barakzoy
CSA- Board President

•

Feline TNVR: Transforming Cat Population Management



Community Cat Population Stabilization Project

2/15/2026

1

EXHIBIT E

BCC February 17, 2020
Agenda Item No. PUBCOM
Presenter: Todd Thornton

Why Are We Here?



- Explain Feline TNVR and why it works
- Show where TNVR has been successful in Northeast Florida
- Encourage St. Johns County to end the Catch and Kill of community cats



What are Community Cats?

Community cats are unowned, free-roaming, outdoor cats that live in neighborhoods, often in colonies, and are cared for by one or more community care givers.

Community cats may or may not be socialized with people and not easily adoptable.





Community Cat Population Stabilization Project

Humane Population Management

Trap-Neuter-Vaccinate-Return stabilizes feral and free-roaming cat populations by humanely trapping, sterilizing, vaccinating, and returning cats to their home territory.

Core Principles and Ethics

TNVR reduces reproduction, improves health, and promotes coexistence with communities—achieving population control without resorting to euthanasia.

Health Protection and Care

Cats are vaccinated against common diseases, such as rabies and feline distemper, supporting safer, healthier colonies and neighborhoods.

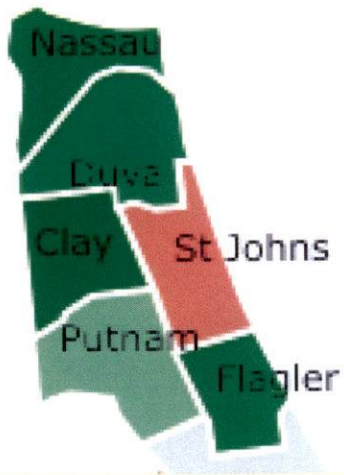
Evidence and Outcomes

Studies show TNVR slows population growth and improves welfare over time, creating stable, healthier colonies that integrate peacefully with residents.

Long Term Cost Savings for Municipalities

St. Johns County is the Outlier

- Duval, Clay, Flagler and Nassau counties each has successful TNVR implementations and have achieved 'No-Kill' or 'Nearly No-Kill' designation by [BestFriends.org](https://www.bestfriends.org/) Animal Society [1]
- Putnam County does not operate a structured TNVR program, but partners with local non-profits (ARK, Paws for Putnam) for feline TNVR.
- St. Johns County is the only Northeast Florida county without any county-affiliated TNVR (not a no-kill county). [1]

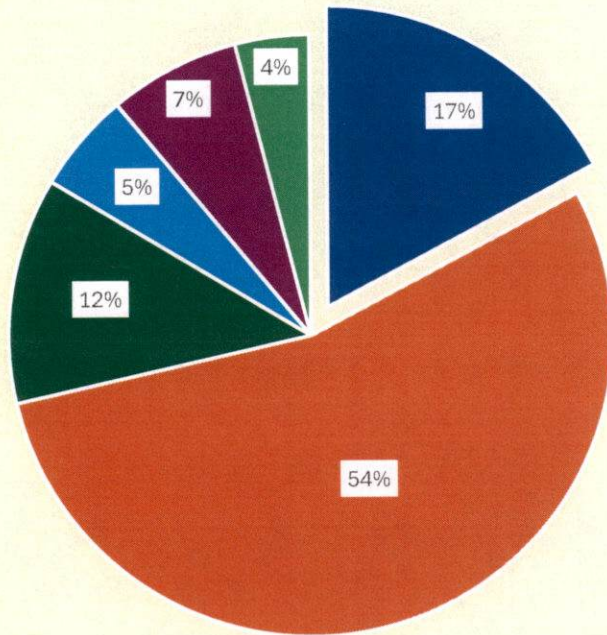


St. Johns County is the Outlier

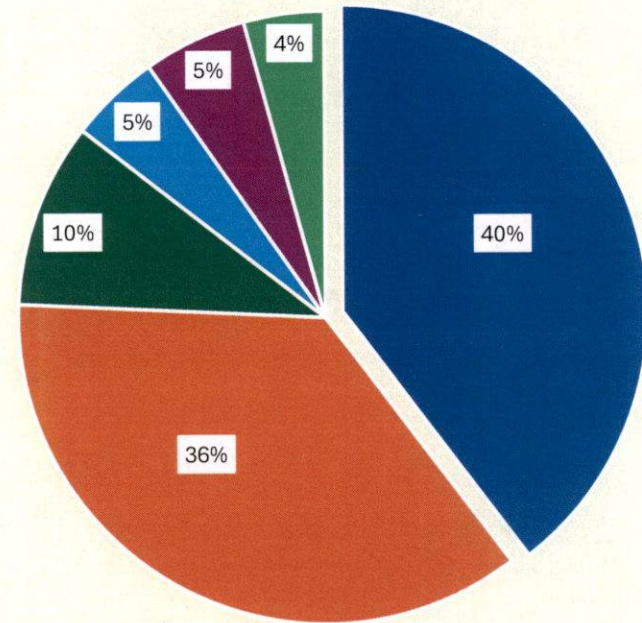
County	Shelters Measured	Save Rate	Best Friends Designation
Clay County	Clay County Animal Services	> 86 % (Feb 2025 – Jan 2026) [2]	 Nearly no-kill [2]
Duval County	Jacksonville Humane Society / City shelters	~86 % (2024-2025) [2]	 Nearly no-kill
Nassau County	Nassau County Animal Shelter + Nassau County Humane Society	~92% (Jan – Dec 2025) [2]	 No-kill
St. Johns County	St. Johns County Animal Control	~52 % (Feb 2025 – Jan 2026) [2]	 Not no-kill
Putnam County	Putnam County Animal Control	75 % (June 2024 – May 2025) [1]	 Approaching no-kill
-Flagler County	Flagler County Humane Society	94 % (Jan – Dec 2025) [2]	 No-kill

The Numbers in Northeast Florida

Northeast FL (Human) Population Distribution by County



Percent of Feline Kills



- St Johns
- Duval
- Clay
- Nassau
- Flagler
- Putnam

St Johns County represents 17% of the 6-county (human) population, but 40% of feline euthanasia

Jacksonville TNVR: Feral Freedom [4]

How & Why It Started

- Launched in 2008 after Jacksonville identified that thousands of free-roaming cats were euthanized annually
- **Determined euthanasia was costly, ineffective, and inhumane**
- Policy decision: community cats would no longer be killed solely for being unadoptable

How It Works

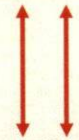
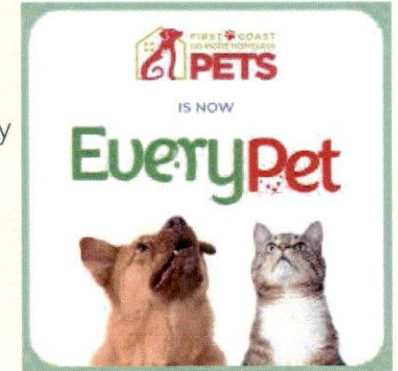
- Independent trappers and JACPS field personnel bring community cats to JACPS for intake
- Shelter-based TNVR: eligible outdoor cats transported from JACPS to EveryPet 2X per day
- Cats are spayed/neutered, vaccinated, ear-tipped, briefly recovered, and returned to original location
- No overnight shelter stays; ear-tipped cats are not re-impounded

How It Is Funded

- Average cost ≈ \$50 per cat, comparable to prior holding/euthanasia costs
- Funded through reallocated shelter savings, nonprofit partnerships, and a Spay & Neuter Trust Fund
- Cost-neutral to cost-saving for taxpayers

Why It Has Been Successful

- Embedded in shelter policy, not volunteer-only
- Rapid processing reduces disease, labor, and overcrowding
- Return-to-field stabilizes populations and prevents rebound
- Result: ~50% reduction in feline shelter deaths



Jacksonville TNVR

Feral Freedom Program

TNVR Partnership for Feral Cat Management



1. Shelter Intake

- Stray/Feral Cats Arrive
- Intake by ACOs or Public
- Feral Cats Identified for TNVR

2. Sterilization & Vaccination

- Spay or Neuter
- Rabies Vaccine
- Ear-Tipping

3. Return-to-Field

- Cats Returned to Original Location
- Within ~24-48 Hours



**Diverting Feral Cat Intake to
Save Lives & Reduce Shelter Euthanasia**

Jacksonville TNVR: Feral Freedom [4]

Key Outcomes Documented

- ~50% reduction in feline shelter deaths
- ~30% reduction in overall shelter intake
- ~4,500 community cats sterilized and returned annually
- ~\$175,000+ annual savings to the city from avoided holding and euthanasia costs
- No increase in public complaints after initial rollout

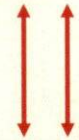
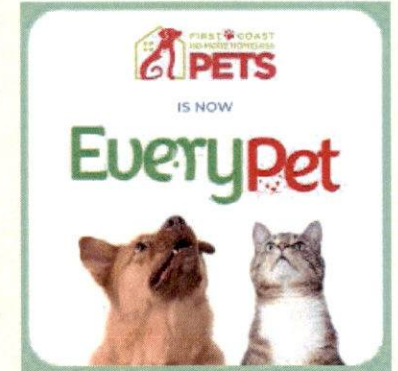
Fundamental Policy Shift

Before Feral Freedom:

- Community cats entering the shelter were held 5 days and euthanized

After Feral Freedom:

- Eligible outdoor cats are **never euthanized**
- They are sterilized, vaccinated, ear-tipped, and returned to where they came from
- This program reframes community cats as a **population-management issue**, not an adoption or enforcement issue.



Source: Best Friends Animal Society & First Coast No More Homeless Pets, "Save Lives with Feral Freedom: A Guide to the Feral Freedom Program" (Jacksonville, FL)

Clay County TNVR

Intake

- Clay County Animal Services loans humane traps to community caregivers
- Community caregivers bring up to 5 cats per trapper to Clay Animal Services on Thursday mornings at 7:30 AM
- Up to 30 cats are processed on Thursday morning
- **No appointment required**

Sterilization Surgery

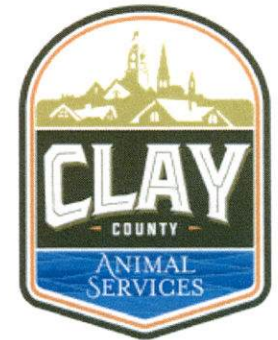
- All surgeries are performed by staff veterinarian
- Sterilized cats are vaccinated and ear-tipped
- Cats recover from surgery until end of day and are fed a meal.

Return to Field

- Trappers pick up sterilized cats from Clay County Animal Services clinic
- Cats are returned to the colony where they were picked up

How It Is Funded

- All TNVR is funded through Clay County Animal Services budget



Clay County TNVR



Different Models, Same Results

FELINE TNVR PROGRAM COMPARISON



VS

CLAY COUNTY

- 🐾 Conducted at county shelter
- 🐾 30 cats fixed weekly by staff vet
- 🐾 Program funded by the county



JACKSONVILLE

- 🐾 Trappers and JACPS field personnel bring cats to JACPS for intake
- 🐾 Sterilizations conducted by **EveryPet**
- 🐾 100+ cats fixed 5X week by neuter van
- 🐾 **EveryPet** funded by donations and grants



CLAY COUNTY



JACKSONVILLE

Fact or Fiction: TNVR is Too Costly

- **Fiction:** TNVR is too costly to be feasible.
- **Facts:** Studies show that TNVR can actually save taxpayers money. A review of data from Hillsborough County Animal Services (HCAS) in Tampa, Florida, for example, found the cost to sterilize and vaccinate colony cats to be \$65 per cat "as opposed to \$168 for (HCAS) picking up, handling, and disposing of an animal. [8]



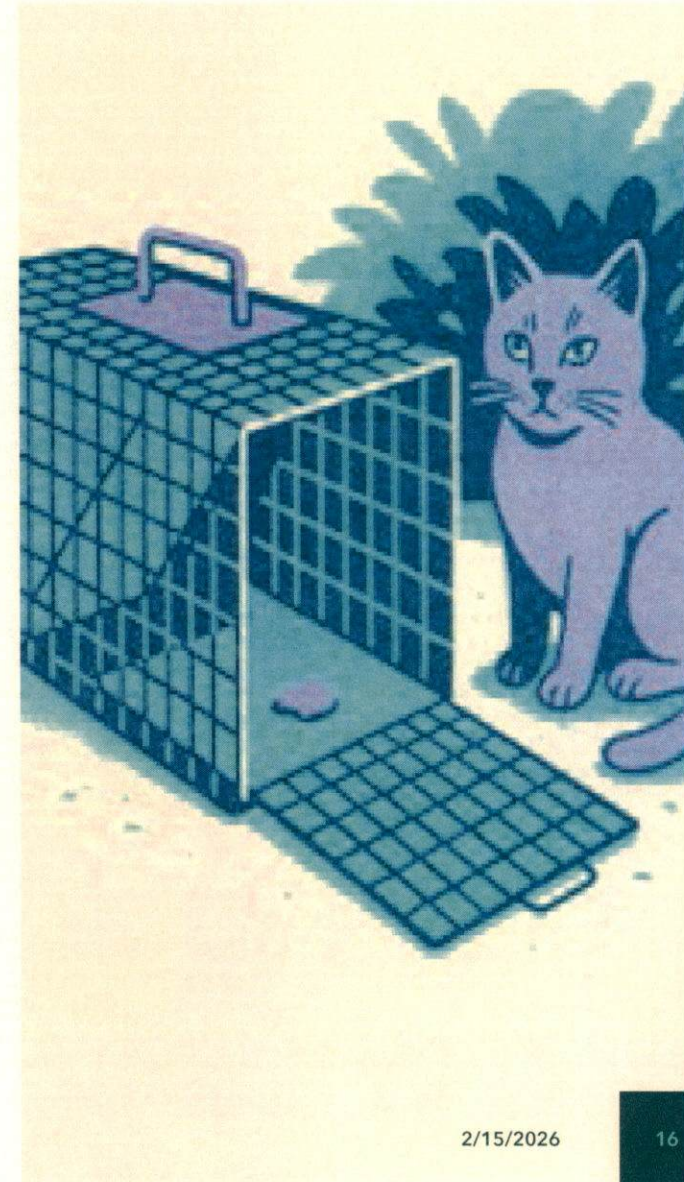
Conclusion

- TNVR has proven to reduce to community cat populations when implemented properly
- TNVR has proven to reduce shelter intakes
- TNVR is cheaper than euthanasia
- TNVR cannot be implemented successfully without partnership with local municipal animal services
- Grants are available to assist with funding



What is our Ask?

- **Commit to Try something different**
- **End the euthanasia of already ear-tipped cats**
- **Expand sterilization as Straton Rd facility to include community cats**
- **Partner with existing local trapper networks**
- **Partner with local groups to secure grants for funding**
- **Consider SJAC re-brand**



References

- Action News Jax (July 28, 2025) – “Is your local animal shelter ‘no-kill’? What it means and how you can help” – Madison Foglo: [Is your local animal shelter ‘no-kill’? What it means and how you can help – Action News Jax](#) [1]
- Best Friends Animal Society – Florida Animal Shelter Statistics Dashboard <https://bestfriends.org/no-kill/animal-shelter-statistics/florida>
- University of Florida College of Veterinary Medicine (2023) Florida Shelter Animal Census Data: <https://sheltermedicine.vetmed.ufl.edu/wordpress/files/2025/02/FSC-Website-Summaries-2023.pdf> [3]
- Save Lives With Feral Freedom – A Guide to the Feral Freedom Program – Best Friends Animal Society: <https://bestfriends.org/sites/default/files/2024-08/Click%2520here%2520to%2520download%2520the%2520full%2520copy%5B1%5D.pdf> [4]
- The Chamber – Nassau County, FL (July 25, 2024) Nassau County Animal Shelter Maintains No-Kill Status in 2023 https://www.islandchamber.com/2024/07/09/nassau-county-animal-shelter-maintains-no-kill-status-in-2023/?utm_source=chatgpt.com [5]
- AlleyCat.org Trap-Neuter-Return <https://www.alleycat.org/our-work/trap-neuter-return/> [6]
- AlleyCat.org Around The World with TNR <https://www.alleycat.org/around-the-world-with-tnr/> [7]
- BestFriends: What Shelter and Field Services Staff Should Know About Community Cats https://bestfriends.org/pet-care-resources/what-shelter-and-field-services-staff-should-know-about-community-cats?utm_source=chatgpt.com [8]



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EXHIBIT F.

BCC February 17, 2026
Agenda Item No. Pubcom
Presenter: Carrie Thornton

Conclusion

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Community Cat Population Stabilization Project



2/15/2026

What is our Ask?

- Commit to Try something different
- End the euthanasia of already ear-tipped cats
- Expand sterilization ^{at} Straton Rd facility to include community cats
- Partner with existing local trapper networks
- Partner with local groups to secure grants for funding
- Consider SJAC re-brand (St. John's Animal Control)

Grandi said:
"The greatness of a nation and its moral progress
can be judged by the way animals are treated."

Mahatma Gandhi



Video #1

Seen, unseen, adored, tolerated or disliked, cats are part of our communities. Given this, we need to find the best way we can of getting along, for their benefit and ours.

Trap, Neuter, Return or TNR is the only humane, effective way to stabilize outdoor cat populations. Built on science and real-world experience, TNR is sound public policy. Other methods like **catch and kill** or **relocation** don't work. Here's why...cats have always lived outdoors. Going back thousands of years, unowned cats have lived in and near human settlements. They've lived where there are resources like shelter, water and food. The outdoors has always and will always be home for many cats. If cats are killed or removed, it creates a void or a vacuum in the area. When cats are removed from an area, their habitat remains. Cats from nearby areas move in to take advantage of the newly available space and resources. The new resident cats have kittens and the population rebounds. In very little time, there will be just as many cats, perhaps more as there were before. This phenomenon is known as the VACUUM EFFECT and it's worth understanding.

Cat Management Plans that fail to factor the Vacuum Effect into their thinking are doomed to fail. If you're a city planner, that reflects poorly on your leadership. If you're a taxpayer, it's wasted money. If you're a cat, it's a matter of life and death. You've probably heard the expression, "Nature abhors a vacuum." A vacuum is space begging to be filled. This simple but unavoidable laws of nature make it impossible to realize any long-term reduction or stabilization in cat populations through removal. Killing cats will not reduce the number of cats across time. It seems counterintuitive but it's true. The only way to achieve population stabilization is to break the breeding cycle. During TNR, cats are humanely trapped, spayed or neutered, vaccinated, ear-tipped and returned to their outdoor home.

No new kittens are born and the number of cats outdoors stabilizes. The more cats are part of TNR, the more a community benefits. Cats, humans and all animals in our shared environment benefit from TNR. The better we take of our community cats, the better we coexist together. TNR is the only humane, effective way to address community cat populations. And, it's sound public policy too. Save cats, stabilize populations, improve communities with TNR!

Video Transcript: #2

Here at the Pima Animal Care Center, we've been doing our Trap Neuter Return program for about four years. And, really since its incarnation, we've seen positive aspects in the community that continue to surprise us each and every single year.

So, before the TNR program, there was no programming to help mitigate these concerns...To address the ongoing complaints going on with cats in the community. And so, as a result of getting such a program, it really allowed us to change the makeup of not only our internal operations, but how we engage the community and what we're striving to accomplish.

Finding the one thing that works in the community that people are happy with. They were solving problems for them. There's so much that can be said about a spay- neuter- release program. Especially when you're in a large agency taking in cats...day after day – not having an outcome for cats that are you know – basically community cats, was not the answer. Euthanizing them was not the answer for the community. Spaying and neutering them, making sure that they're vaccinated when they're out in the community was the most logical, reasonable thing and the safest thing for them.

In the spring of 2017, we started working with BEST FRIENDS on a pilot community cat program at our Coachella Valley Animal Campus. Within 12 months, our cat save rate had increased by 76%. The program has been so successful that we're looking to expand it to our entire Riverside Shelter System. We're seeing less cats in the shelter, which is great! It's not been a hard transition for Animal Control Officers. They wanted something too. I think what is really boiled down to was what resource our ACO's could bring forth to the actual problems that are out there : dog bites, cruelty to animals, barking dogs... other investigations that our department people are pressing up to get done. The more time my officers have to do these reports, the better.

It's dealing with bites, dealing with animal cruelty and neglect cases.... Really focusing on the things that I feel our community really wants us to be focused on. If anything, this surprise has been the lack of complaints from the community because when this first comes up, many times, city council members, elected officials think that it's gonna be a big deal. People are gonna complain because all of a sudden, they're gonna be inundated with these cats roaming around the neighborhoods... and that's just not the case.

I speak to people all the time and it's like I felt so bad for calling in and now after talking to you... now that I know the real outcome , or the possible, you know the possible outcome of these cats is going to be good, I feel a lot better about calling you guys. But, once they hear

that we have a program affiliated with us like this.. It's all that better. It benefits the community. It benefits the organization. It benefits everything across the board.

Doing this has affected the community to show them that we're not the bad guy. That we don't want to pick up somebody's animal and euthanize it; we want to give them help. A cat tearing up the trash can – <??deterrent-> talk with these citizens, spend more time with them. And once you spend more time with them, they see that you're not the bad guy. We care and that's the biggest thing that they don't think that we do. So, by spending time with them, showing them deterrents, I mean, they really see that we're the good guys. And it's been a good change.

The past just absolutely was not working, so working with the public is with deterrence and basically trapping the cats and helping get them fixed has been kind of the highlight. A lot of what I do.

So, the biggest surprise for me with this program, is really how the community has embraced it. It's really been a very big part of how the Pima Animal Care Center has expanded in the community. And it's one of our most viable programs that we currently have.

It's been great for the community so far.

Basically, I've been here 16 years, and we run ourselves to death with cat calls – bring them in, hold the mandatory law, 72 hours, euthanize....Fill them back up... a continual process. So, finally, you just have to say, this is not working! So, I started watching some webinars, doing some homework on TNR programs and solutions to cats. We just had to try something new and I felt like, you know, it may sound drastic for our community, but I didn't have any other solutions. I didn't have any other resources. It was kind of that...what have I got to lose attitude?! It is definitely cheaper and this is where you're gonna be able to get some traction – if you're a municipal government with your county manager or your city leaders or your commissioners or elected officials. We've set up a feral day where the spay today clinic opened up to do as many cats as they could. So, we trapped 42 cats: 21 were females – all of them were pregnant with five babies each. So, when I did the math of what it would cost to trap, house them for three days, which is North Carolina law, and then euthanize – It's thousands of dollars. We paid \$40 per surgery. So, for under a thousand, we fixed all those animals, returned them to the community where they're already being fed. They're already getting a food source. We're protecting the community. We're protecting the cats and we're saving thousands of dollars. And, I have found – especially in government or even as a taxpayer/citizen that's where you're going to get the attention. And, that's the message they're gonna hear.

The return on investment for community cat sterilization is incredibly high. It reduces intake – intakes have gone from about 25,000 just five years ago and through the community cat program, we've reduced that to just over 16,000. So, we've reduced intake by 10,000 animals in just a short amount of time. We are so proud to say that our save rate is about 90 percent for cats and that - really no cats are euthanized for behavioral reasons...and that's because of the community buy-in. We love the program but if our community...if the people of Tucson and Pima County didn't love it and didn't find it to be such a wonderful solution, it wouldn't be happening. And, it's not only happening but every year, it's growing and we're getting more requests for assistance.

I would like to say to other Animal Control Officers or anybody that's skeptical of this program is to...try it. Let it go on for a while and you'll see the number of cats being impounded go down...and the number of cats in the shelter go down.

There comes a point where you have to take a stance. You cannot continue to just do the same things over and over again, as I said earlier, and expect different results.

I've worked in rural areas, I've worked in large municipalities, I've worked in areas with snow, I work in areas with deserts, and the thing that I've seen is, it works! It's really just this program is effective.

And the program really has taught me and showed me that there are alternatives to what I've always known to do with the feral community cats.

The biggest surprise is how quickly in the scheme of things our euthanasia numbers dropped. Also, how many citizens have thanked us.

Our community leaders – really want to solve problems for constituents and TNR and community cat sterilization offers us this really easy way to do that... and it's humane and it's the solution that our communities want across the United States.

Feline TNVR in St Johns County (Trap Neuter Vaccinate Return)

A Continued Effort for Community/Feral Felines in St Johns County

Nov 13, 2025

EXHIBIT 6

BCC February 17, 2026
Agenda Item No. P13COM
Presenter: Jackie Labanc

TOPICS TODAY

- Intro: Who are We?
- Community Cats: Who are They?
- Mission Defined
- Process Defined
- TNVR: Facts, Case Studies, National and State Positions
- Our Asks
- Sample Resource: Utilizing Resources to Reach Goals

WHO WE ARE

- **Adrienne Arnone**: 904.806.6041 President/Founder Snip and Tip Foundation, formerly under Murphy's Kittens. Foundation focus 2+ years has been TNVR, new organization to focus on targeted mission of **feline TNVR (TRAP, NEUTER, VACCINATE, RETURN)**. Currently a surgical assistant volunteer for spay/neuter facility outside of SJC
 1. Foundation contributed \$25k+ in past 12 months to the TNVR effort
 2. Foundation responsible for the TNVR of approximately 600 felines in St Johns County in the past 12 months
 3. TNVR efforts completed by foundation team: trapping, transport to and from sterilization facilities, providing resource referrals to SJC community neighbors, coordination with SJC animal welfare organizations
 4. There are dozens of citizens in SJC helping – we talk to them daily
- **Jackie LeBlanc**: 904.859.2440 Board Member Snip and Tip Foundation. Post surgery care and TNR check in volunteer at spay/neuter facility
- **Trish Hosgood**: One of the invaluable, caring, brave team members devoted to the TNVR cause in SJC



SJC TNVR: MISSION DEFINED

To assist our community through a sustainable feral/community feline population management program in St Johns County

- Animal shelters in SJC: consistently **at/near capacity and over capacity.**
- Humane Society is the only facility performing Spay/neuter for ferals. Wait list is long while felines continue to reproduce. Our team travels to Flagler, Clay and Duval - a costly, labor intensive task. Out of county charges, long transport times, additional stress to cats, detriment to recruiting volunteers.
- SJC Animal Control: While adoption numbers via the Pet Center are admirable, they can not keep up:
2023: 583 Euthanized, 592 Stray intake*
2024: 664 Euthanized, 807 Stray intake*
2025 thru Oct: 462 Euthanized, 487 Stray intake*

*Source: SJC Animal control shelter reports

Ending inventory / shelter count at end of last day of the month - All animals in shelter population at the end of the last day of the month, including those in foster homes.



ST. JOHNS COUNTY
 DEPARTMENT OF ANIMAL CONTROL
 130 North Stratton Road
 St. Augustine, Florida 32095

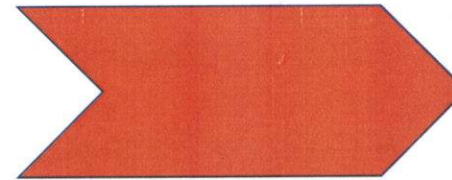
Monthly Shelter Statistics for (October) (2025)

Monthly Shelter Reporting Required by section 823.15, Florida Statute
 Current as of (Date) at (Time)

	Dogs	Cats	Other
Live Animal Intakes	114	161	3 lizzard, 3 raccoons
Surrender by Owner	74	58	
Stray	37	88	
Impounded	21	26	
Confiscated			
Born in Shelter		0	
Transfer from Within Florida	0	0	
Transfer in from Outside Florida	0	0	

Animal Outcomes			
Adoption	38	79	
Reclaimed by Owner	43	11	
Death in Kennel/Custody			
Owner Requested Euthanasia	29	10	
Transfer to Another Shelter/Rescue	5	14	
Euthanasia	2	44	
Released in Field/TNR	0	0	
Ending Inventory/Monthly Count	43	31	

Why Return?
Because THIS happens
every year.
Shelters are FULL



TNVR: The Process

- **Spay/Neuter Appointment:** the first step.
- **Trap:** Trap is baited and set approximately 24-48 hours prior to surgery appointment. (1 trap per feral is required)
- **Transport:** Traps containing felines are transported to the TNR facility for surgery
- **Surgery:** While under anesthesia, feline is sterilized, ear tipped, vaccinated and returned to its trap. (ear tips enable the community to identify the cat as fixed and vaccinated from a distance)
- **Transport home:** Felines are transported back to their colony location
- **Return:** After a few hours of observation - feline is awake and alert, he is released back to his territory where he lives and is watched by his colony caregiver

TNVR: Case Studies

(1 of 3)

- **Trap-Neuter-Return at Texas A&M University** “Effectively Stabilizes Feral Cat Colonies”
- **University of Central Florida** “Trap-Neuter-Return Program Considerably Reduces Feral Cat Population. ...published in the Journal of the American Veterinary Medical Association found that TNR keeps cat colonies stable and healthy year after year. The 11-year study on the number of cats on campus decline by 66%, with no new kittens born after the first four years of operation.²At the end of the study, most of the remaining cats were adults: 83% had been part of the program for more than six years, indicating a healthy lifespan for feral cats after TNR”
- **Washington, D.C. Cat Colony Stabilized and Eventually Reduced to Zero** A colony of feral cats in the Adams Morgan neighborhood of Washington, D.C. was eventually reduced to zero as a result of a Trap-Neuter-Return program. This colony was the reason Alley Cat Allies was formed as an organization in 1990, just a few months after the co-founders began helping the caregivers carry out a formal program to help the 54 cats.

TNVR: Case Studies

(cont. 2 of 3)

California Bay Area Colony of 175 reduced by More than Half. Through Trap-Neuter-Return In 2004, approximately 175 feral cats were living along a popular hiking and biking trail in Foster City, Calif. in the San Francisco Bay Area. The City of Foster City, the Homeless Cat Network, and the community decided to join forces to humanely stabilize this colony of cats, and Project Bay Cat was formed. The Homeless Cat Network's volunteers undertook an intensive TNR effort, As of 2013, 95% of the cats living along the trail were spayed/neutered, and the colony size had reduced by 53% through natural attrition and adoption of socialized stray cats and kittens.

Chicago's "Trap-Neuter-Return Program Significantly Reduces Colony Size in 23 Zip Codes A countywide TNR program in reduced the size of feral cat colonies in 23 zip codes by 41% in just five years. 300+ strays and ferals in the study.

Merrimack River in Newburyport, Mass. in 1990. The city brought a private trapping company in to trap and kill some of the cats. Thirty cats were killed. Within two years, those cats had been replaced by 30 more cats who joined the colony. When cats are removed from an area, there is a vacuum effect—other cats quickly move in to take advantage of newly available resources, and they breed back to capacity. In 1992, the Merrimack River Feline Rescue Society started a Trap-Neuter-Return program for the cats on the water front. The TNR program stabilized the colony and resulted in a decline in population. Zorro, the last remaining cat from the colony, passed away in 2009 at age 16. Natural attrition is the normal evolution of TNR.

TNVR: Case Studies

(cont. 3 of 3)

Miami Dade County Animal Services It all adds up to Miami-Dade providing spay or neuter surgeries to more than 30,000 cats per year, Annette says. It has made a world of difference, without cats and kittens flooding into the shelter every day. Annette says, "We joke here that we actually need cats now. We're even asking people to please bring us kittens for people to adopt." It's a beautiful problem to have.

Albuquerque Municipal Shelter Over a three year period. In this time, feline euthanasia declined by 84.1%, intake dropped by 37.6% and the live release rate increased by 47.7%. Humanepro.org Spehar, D. D. and P. J. Wolf (2018). "The Impact of an Integrated Program of Return-to-Field and Targeted Trap-Neuter-Return on Feline Intake and Euthanasia at a Municipal Animal Shelter." *Animals: an open access journal from MDPI* 8(4): 55.

San Antonio, Columbus, GA, Philadelphia, Tucson, Baltimore, Albuquerque Overall feline intake dropped by a median of 32% at the six shelters; Columbus experienced the largest decline (45%) while the smallest decline (1%) in feline intake was observed at San Antonio. Kitten intake declined by a median of 40% across the six shelters, while the admission of newborn kittens dropped by a median of 41%, at the four facilities (Albuquerque, Philadelphia, San Antonio, and Tucson) for which such data were available. Overall feline intake fell by a median of 33% per 1,000 residents across the six CCPs, while a 40% drop in the intake of kittens occurred.

There are many, many more TNVR case studies documenting SUCCESS

TNVR

Trap Neuter Vaccinate Return

- Proven Results in long term Cost savings to County vs “catch and kill”
- Promotes Public Health & Safety
- Humane, Compassionate Solution
- State and National Support
- Reduces Feral Population
- Eases Crowded Shelters

**Our ears are tipped because
someone in our community
believes our lives matter.**



TNR Works

Feral/Community Cats: Who ARE They?

- Community cats are the “wild” offspring of once domesticated cats. They do not trust humans and can’t be handled. A “stray” cat is a lost pet that is friendly and can be handled. Unfortunately, strays have been left to fend for themselves. We work with colony caregivers in SJC to sterilize the cats and reduce their population.
- Community felines are defined as “unowned” and living outdoors. There are numerous kind hearted and caring citizens in SJC referred to as “**colony caregivers**”. They feed and keep an eye on their colonies. We interact with many of them almost daily. They play a critical role in monitoring these felines for newcomers that need to be fixed, overall health and well being.
- There has ALWAYS been a population of felines in communities though out the U.S. They lived unnoticed and concealed in wooded areas, barns and fields. The current nationwide issue of the overpopulation of felines has become exacerbated by development, economic impact and life changes of folks unable to afford their care and feeding, irresponsible dumping and the lack of knowledge and/or availability of affordable sterilization. This problem is primarily man made and caused by lack of knowledge and resources that negatively impact our community.

Female Felines - NO Menopause



National Support for TNVR

American Society for the Prevention of Cruelty to Animals (ASPCA), the Humane Society of the United States (HSUS), the American Animal Hospital Association (AAHA), the National Animal Care and Control Association (NACA), as well as hundreds of TNR groups nationwide, and the countless individuals who carry out grassroots TNR programs.

The American Bar Association –

ADOPTED BY THE HOUSE OF DELEGATES August 14-15, 2017 Resolution 102B

The American Bar Association urges state, local, territorial, and tribal legislative bodies and governmental agencies to interpret existing laws and policies, and adopt laws and policies, to allow the implementation and administration of trap-neuter-vaccinate-return programs for community cats within their jurisdictions so as to promote their effective, efficient, and humane management. In part..." TNVR has been recognized as one of the most effective and efficient methods of reducing and controlling the population of community cats, as well as potential disease control. Moreover, there is widespread public support for the use of TNVR to manage community cats. In these times of limited budgets for local animal control shelters, TNVR provides a humane, effective, cost-saving alternative for shelters seeking to limit the intake of community cats into their facilities, protect public health, and reduce the number of free-roaming cats in the neighborhoods they serve."

State of Florida Support for TNR

Florida Statute 823.15 -This statute REQUIRES county shelters to report their TNR numbers. Public or private animal agencies; sterilization required for dogs and cats released; recordkeeping requirements; microchipping; public records exemption.— ...This leads to many dogs, cats, puppies, and kittens being unwanted, becoming strays and suffering privation and death, being impounded and destroyed at great expense to the community, and constituting a public nuisance and public health hazard. It is therefore declared to be the public policy of the state that every feasible means be used to reduce the incidence of birth of unneeded and unwanted puppies and kittens. Determining which programs result in improved adoption rates and in reduced euthanasia rates for animals in shelters and animal control agencies is crucial to this effort.

St Johns County Animal Control does report their numbers.
The current total numbers reported in the past 3 years: - ZERO*

*Source SJC animal control shelter reports

TNVR: A WIN/WIN

Benefits Community:

- Vaccination = public safety
- Promotes harmony among AC officers and the public

Benefits St Johns County:

- Humane solution vs euthanization: improves the reputation of county leaders
- Employee retention: who wants that job euthanizing over 600 felines each year?
- Long term cost benefits through reductions in feline intakes, AC officer calls and complaints
- Trap, kill, repeat. Trap, kill repeat. How much is this costing?

OUR ASKS

- **Updates to the SJC Animal Ordinance 2017-36**
- **Commitment and Partnership to ongoing Efforts and Goals to institute TNVR in St Johns County**

Additions/Revisions: Ordinance 2017-36

(1 of 5)

SJC Animal Ordinance 2017-36

We respectfully request updates to the ordinance to define, acknowledge, validate TNVR in St Johns County.

Section 5: Definitions:

Community cat means any free-roaming cat that may be cared for by one or more residents of the immediate area who is/are known or unknown;

a community cat may or may not be feral. Community cats shall be distinguished from other cats by being sterilized and ear tipped;

qualified community cats are exempt from the licensing, stray, and at large provisions of this article and may be exempt from other provisions directed toward owned animals.

Additions/Revisions: Ordinance 2017-36

(cont. 2 of 5)

The existence of an ear tip on a cat shall serve as identification that the animal is part of a community cat program. All reasonable efforts will be made by the Animal Control officer to identify the community cat caretaker and advise of any issues

The county acknowledges the efforts of a community cat management may include traps on the caregiver's property. All cats that are part of community cat management programs must be sterilized, vaccinated against the threat of rabies, and ear-tipped (preferable on the left ear) for easy identification; if these requirements are met, the community cat is exempted from licensing, stray, at-large and other provisions of this article that apply to owned animals

If a person is providing care for the community cats, he or she should provide certain necessities on a regular/ongoing basis, including, but not limited to, proper nutrition and medical care as needed.

- a. Food shall be provided in the proper quantity for the number of cats being managed and is to be supplied no less than once per day. Food must be maintained in proper feeding containers.
- b. Water, if supplied, must be clean, potable and free from debris and algae.
- c. The feeding of community cats should take place primarily during daylight hours to minimize the risk of domestic-wildlife interactions that have increased potential of rabies exposure for the cats. Any food provided after daylight hours shall only be provided for such time required for feeding, and no longer than 30 minutes, after which it shall be removed.

Additions/Revisions: Ordinance 2017-36

(cont. 3 of 5)

Additional Section: Community cat initiatives.

- The county acknowledges that there is currently a strong need to address issues presented by feral, free-roaming, and other community cats. To that end, it recognizes the need for multi-tiered programs that not only work to address the issues of feral, free-roaming, and other community cats, but also the need to educate and bring awareness to cat caregivers so that we can collectively work toward stabilized populations of colonies and a significant decline in areas impacts by this issue. Therefore, this section establishes the following acknowledgments:

- The existence of an ear tip on a cat shall serve as identification that the animal is part of a community cat program.
- All reasonable efforts will be made by the Animal Control officer to identify the community cat caretaker and advise of any issues
- The county acknowledges the efforts of a community cat management may include traps on the caregiver's property

Additions/Revisions: Ordinance 2017-36

(cont. 4 of 5)

- All cats that are part of community cat management programs must be sterilized, vaccinated against the threat of rabies, and ear-tipped (preferable on the left ear) for easy identification; if these requirements are met, the community cat is exempted from licensing, stray, at-large and other provisions of this ordinance that apply to owned animals
- If a person is providing care for the community cats, he or she should provide certain necessities on a regular/ongoing basis, including, but not limited to, proper nutrition and medical care as needed.
 - a. Food shall be provided in the proper quantity for the number of cats being managed and is to be supplied no less than once per day. Food must be maintained in proper feeding containers.
 - b. Water must be clean, potable and free from debris and algae.
 - c. The feeding of community cats should take place primarily during daylight hours to minimize the risk of domestic-wildlife interactions that have increased potential of rabies exposure for the cats. Any food provided after daylight hours shall only be provided for such time required for feeding, and no longer than 30 minutes, after which it shall be removed.

Additions/Revisions: Ordinance 2017-36

(cont. 5 of 5)

- d. Feeding outdoors is only allowed when an appropriate amount of food for daily consumption of the cat(s) being cared for is provided. Food must be appropriately placed in sanitary containers sufficient for the cat being fed. Automatic feeders that are properly maintained and secured may be used to dispense daily food rations and may be present during night hours.
- e. Dumping excessive quantities of food on the ground, placing excess quantities in bowls or other containers and leaving open food packages is prohibited.
- f. If shelter is provided, it shall be unobtrusive, safe, and of the proper size for the cat(s).

* Excerpts taken in part from Brevard County Animal Code and BestFriends.org

Path to Meet Future Goals

- TNVR Works. Revisions in the SJC Animal Ordinance 2017-36 acknowledging TNVR are critical along with a long term commitment to working toward effective, humane solutions
- Solutions: Policies of “catch and kill” and relocation only create an open vacuum of space in the existing habitat that other felines will fill: the population rebounds. These population management policies assure tax payer/county expenses in perpetuity. The breeding cycle must be broken*. The model with SJC AC as a fee based direct provider of TNVR over the long term will be one of the most cost effective and beneficial solutions. Past fails include partnership for surgeries with SAHS (St Augustine Humane Society) and feral transport with FCNMHP (Jacksonville). Service ends when grants run out and contracting with an outside facility does not provide long term, sustainable success.
- Overcoming Challenges: The SJC animal welfare community desperately needs surgery appointments. SJC AC needs qualified veterinarians to utilize their surgery facility. Euthanization is increasingly coming to the forefront in the U.S. as inhumane, irresponsible and ineffective.
- The Vacuum Effect: <https://www.youtube.com/watch?v=U5V0e1L87gI>

Sample: Potential Action Plan Solutions

- Current challenges for TNVR include **too few providers, too few appointments** for ferals/community cats. We wait for appointments for weeks and sometimes longer
- Hi volume spay/neuter is NOT just simply “do the surgery fast”. It is a specialized technique. Many vets graduate after performing only 1 or 2 spay/neuter surgeries
- Contrary to myths in the vet industry, Low Cost does NOT equal Low Quality
- Let's partner and find RESOURCES to work toward TNVR for SJC

EXAMPLE: **HQHVS**N (High Quality High Volume Spay Neuter) training for veterinarians through the United Spay Alliance



Promoting affordable, accessible, and timely spay/neuter services nationwide.



About Us Why Spay/Neuter What We Do Resources USA Hub Find Spay/Neuter Help Search ...



Maine Wet Lab, November 2023

Hands-On Training for Veterinarians to Build Confidence and Capacity in Spay/Neuter

When communities need more spay/neuter services, we must ensure veterinarians feel confident, prepared, and supported to meet the demand. In veterinary medicine, wet labs refer to training sessions that are hands-on—giving veterinarians the opportunity to practice surgical techniques in a supervised, real-time setting.

United Spay Alliance launched our pilot wet lab program in 2022 to expand access to high-quality, high-volume spay/neuter (HQHVSN) training. These local, skills-based trainings are led by experienced HQHVSN surgeons and designed to minimize travel costs and avoid cross-state licensing barriers.

Wet labs aren't just for high-volume clinics. Veterinarians take what they learn back into their everyday practice—boosting surgical efficiency and confidence. Many also go on to support community-based efforts and expand access to care in their region.

HQHVSN isn't just for shelters. It's a best practice wherever you practice. [Read our blog to learn why.](#)

With a successful pilot phase behind us, United Spay Alliance is now expanding the program nationwide—partnering with grassroots groups, clinics, and advocates to meet the unique needs of each community.

[Read about our inaugural training in Maine.](#)



Maine Wet Lab, November 2023 (prep)

IDEAS AND RESOURCES Sponsor One Day "Wet Lab"

- 2 Existing TNR veterinarians train 4 non TNR trained vets
- \$5,000 United Spay Alliance grant funding for one day Wet Lab training
- Includes \$2,000 stipend to the vets who do the training (recommended 2 vets @ \$1000 each)
- 2 table surgery room needed from us as the Host
- Includes \$1,500 for additional clinic staff
- Don't forget a BIG resource in all of this – US.

HQHVSAN – United Spay Alliance “Wet Lab Day”: A Sample Resource

What do WE have to offer in support of this effort?

- We will volunteer and serve under your direction for this event
- We will deliver the felines needed for surgery
- We will fundraise and contribute additional funds if needed
- We will assist in recruiting veterinarians for the Wet Lab day

UnitedSpayAlliance.org
P.O. Box 612 Walkersville, MD 21793
Toll-free: 888-590-0444
501(3)(c) EIN 47-2598654

United Spay Alliance: Sample Budget for One-Day HQHVSN Wet Lab - CATS

Sample budget for one-day clinic, with 4 students and 30 cats

INCOME

Source	Qty	Cost each	Budget	Notes
Registration for students	4	\$ 150.00	\$ 600.00	The number of students may vary depending on the number of teachers, the size of the clinic space, and other factors. USA will manage registration and keep registration fee.
Grant or Foundation Funding	1		\$ 5,000.00	USA will research and apply for grant or foundation funding to support cost of wet lab(s) as needed.
Total Income			\$ 5,600.00	

EXPENSES

Staffing	Qty	Cost for 1 day	Total	Notes
Stipend: Teaching Veterinarians	2	\$ 1,000.00	\$ 2,000.00	Stipend for teaching vets
Stipend: Veterinary Staff	varied	varied	\$ 1,550.00	Total subsidy available for additional clinic staff. Staff breakdown, allocations are at the discretion of the host organization.
Stipend: On-site Coordinator	1	\$ 250.00	\$ 250.00	Stipend for "front of house" coordinator, oversees clinic coordination and day-of logistics.
Stipend: USA Facilitation	1	\$ 1,000.00	\$ 1,000.00	Stipend for USA time, resources
<i>subtotal, Staffing</i>			\$ 4,800.00	
Wet Lab Costs	Qty	Cost each	Total	Notes
Surgery Supplies & Medications	varied	varied	\$ 600.00	Subsidy for surgery supplies, medications.
Food and Refreshment	2	\$ 100.00	\$ 200.00	Breakfast, lunch, snacks and refreshments provided throughout the day. Supplied by host organization. *See note below.
<i>subtotal, Wet Lab Costs</i>			\$ 800.00	
Total Expenses			\$ 5,600.00	

Total Amount Reimbursed to Host Organization	\$	4,600.00	USA will reimburse budgeted amount for teaching veterinarians, clinic staff, and on-site coordinator stipends, surgical supplies, and food & refreshment after the wet lab has occurred. Host organization must submit invoice to receive payment.
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Total Income	\$	5,600.00
Total Expenses	\$	5,600.00
Net Income	\$.

Wet Lab Tool Kit:
<http://unitedspayalliance.org/wet-lab-toolkits>

Close

<https://www.youtube.com/watch?v=AswcjaXS2Yk>

Animal Control Officers Talk About TNR

Stop Catch and Kill of Community Cats in St Johns County Florida

To: County Commissioners of St Johns County and Animal Control, residents of St Johns County, Florida

Dear Residents of St Johns County, Florida:

Our coalition is fighting for community cats in our county. We seek a humane, sustainable, long-term solution to the overpopulation of Community Cats in St Johns County. We support and represent hundreds of volunteers as trappers, caregivers, transporters, animal organizations, neighbors and friends of these cats.

The current policy of Animal Control is "Catch and Kill". These cats are picked up, housed and then euthanized. Since 2023 through October 2025 - 1,709 cats have been euthanized in St Johns County. 81 cats were euthanized just in the month of June this year. This number does not include owner surrenders and is provided through the state required shelter reports. This policy of "Catch and Kill" has been proven to be ineffective in controlling the overpopulation of community cats in numerous county, state, national and global studies.

Members of our coalition have met and counseled with our Animal Control division several times this year. We provided low-cost to no-cost solutions through resources, partnership and grants to work together toward long term alternative answers to this issue. Our follow up action included meeting with several of our County Commissioners. Unfortunately, our requests have not been met with any interest. We ask that you sign this petition in support of those requests and share it with your like-minded friends who reside in St Johns County, Florida. Questions can be emailed to CatviewSJC@proton.me

Why is this important?

1. Update of the 2017 St Johns County Animal Ordinance: We request the acknowledgment and definition of: Community cats, Feral cat colony caregivers, Efforts of our coalition to trap and sterilize them and SJC animal control officers' commitment to partnering with us out in the field. This will help our effort in the community, clarify goals and reduce the often stated "fear factor" of Animal Control expressed by the caring folks and volunteers who trying to help. Again, we want humane, cost effective and sustainable solutions to the overpopulation of these cats.

2. Utilization of existing Animal Control Resources (such as the surgery facility) to Support these Efforts: The primary challenge for the volunteers in this community is the lack of available facilities to perform the specialized hi volume spay/neuter surgeries. Our county funded Animal Control surgery facility has never been utilized to assist in this community service. St Johns County citizens in this effort must travel to Flagler, Duval and Clay counties to get these cats sterilized. This increases costs for surgery as an out-of-county resident, transportation expenses to and from appointments, time and additional stress on the animals confined to traps. We ask for your help by signing this petition and sharing it with your friends. In addition, please email all of our St Johns County Commissioners in support of our efforts and requested changes to work toward ending the outdated, unsuccessful policy of "Catch and Kill" of community cats in our county. County Commissioner emails are listed below:

Bcc1cwhitehurst@sjcfl.us
Bcc2sarnold@sjcfl.us
Bcc3cmurphy@sjcfl.us
Bcc4kjoseph@sjcfl.us
Bcc5ataylor@sjcfl.us

Christian Whitehurst
Sarah Arnold
Clay Murphy
Krista Joseph
Ann Taylor

Stop Catch and Kill of Community Cats in St Johns County Florida

Signed by 1,066 people:

Name	Zip code	Name	Zip code
Lorie U.	32080	Katie S.	32080
Joan T.	32084	Robert M.	32084
Adrienne A.	32080	Michael R.	32084
T S.	32095	Irene F.	32086
Saskia S.	32258	Kelly S.	32086
Chell N.	32092	Brenda H.	32095
Hayley M.	32084	Lynne C.	32086
Ann M.	32084	Heather R.	32095
Linda D.	32086	Angela G.	32092
Lauryn D.	32080	Jean V.	32086
Betty V.	32092	PATRICIA F.	32086
Helga N.	32086	Kelly H.	32080
Mavis M.	32080-6197	Russell S.	32086
Heidi M.	32086	Norris V.	32086
Neal J M.	32086	Julia H.	32086
Drorit S.	32095	Michelle F.	32084
lynn s.	32095	Amy S.	32080
lisa f.	32095	Kendra T.	32086
Barbara S.	32084	Deirdre T.	32080
Christina S.	32086	Nancy R.	32080-4724
Pam R.	32080	Laurie M.	32086
Kea B.	32080	Shelly A.	32084
Andrea G.	32086	Trish C.	32095
Kim W.	32086	Theresa C.	32080
Andrea M.	32080	Jessica S.	32095
Pam T.	32033	Trilani D.	32086
Kristin B.	32086	Sheila B.	32086
Ashlee V.	32080	Anne F.	32086
Patricia O.	32086	william J.	32086
Cheryl M.	32080	Veronica M.	32084
Amy C.	32086	Deanna S.	32084
Noreen M F.	32086	Elizabeth G.	32086
Debbie S.	32080	Lynn S.	32080
Eyleen W.	32086	Linda B.	32086
Sarah M.	32086	Barbara B.	32086
Diane C.	32086	Lene H.	32084
maria f.	32086	Laurie L.	32095
Laurie R.	32080	Katherine Z.	32086
Sandra O.	32084	Stephanie W.	32086
Fran C.	32084	Albert K.	32085
Bonny B.	32080	Heidi N.	32084
Pam B.	32080	Kathleen W.	32084

Stop Catch and Kill of Community Cats in St Johns County Florida

Name	Zip code	Name	Zip code
Patti M.	32086-7016	Cindy T.	32086
Carey R.	32080	LEISA D.	32086
Sheila B.	32084	Barb G.	32033
Andrea R.	32086	Nancy K.	32086
Michelle B.	32080	Nancy F.	32086
mary m.	32084	Yuliya A.	32086
Diane D.	32080	Jean M.	32084
Linda E.	32084	Cynthia W.	32086
Mary E.	32084	Jan C.	32086
Barbara B.	32080	Denise E.	32086
Eric R.	32086	Julie G.	32080
Laurie H.	32086	T L R.	32085
Lindsey C.	32086	Florence R.	32080
Kathryn V.	32086	A M O.	32086
Amy P.	32086	Elizabeth H.	32085
LeeAnn K.	32086	Janet B.	32086
Natalie M.	32084	Julia P.	32086
Denise W.	32086	john b.	32080
Kitty C.	32086	Paula M.	32080
Barbara B.	32086	Julian M.	32080
Greg m.	32084	Anita h.	32086
Dallas E.	32086	Jacqueline L.	32086
Regina W.	32080	Elizabeth B.	32080
Ashley M.	32033	Julia O.	32092
Jamie W.	32095	Jill L.	32080
Giorgetta M.	32086	Ron B.	32084
Patsy W.	32086	Gary R.	32086-5423
Gabriel P.	32080	Tina H.	32084
Lina F.	32086	Joan S.	32086
Sage R.	33647	Penny V.	32033
Saffron P.	32086	Annemarie J.	32092
Matthias G.	32080	Jacqui D.	32080
Suzanne C.	32086	Cindy M.	32084
Judith T.	32086	Frances G.	32080
Karen B.	32033	Vesta T.	32080
Anita D.	32086	Richard P.	32033
Kim B.	32086	Isabella D.	32084
Katrinia K.	32086	Judy E.	32033
Elizabeth E.	32086	Nancy R.	32095
Sandy L.	32084	Cynthia T.	32084
Deb D.	32086	Jill L.	32080
Chris M.	32080	Kathleen H.	32086
Marietta N.	32084	Penelope S.	32086
Sally W.	32086	Patty B.	33947
Kerri G.	32081	Susan L.	32084

Stop Catch and Kill of Community Cats in St Johns County Florida

Name	Zip code	Name	Zip code
Dawn D.	32092	Sarah G.	32084
Jacob S.	32086	Robbin O.	32086
Dmytro B.	32086	Sheila H.	32084
Jean R.	32084	Lisa L.	32084
Sheila N.	32084	Louise A.	32084
Randy B.	32080	David B.	32080
Edward H.	32084	Joe S.	32081
Vicki M.	12996	Steven J.	32084
D. C.	32080	Judith C.	33086
Georgia G.	32080	HARRIET F.	32085-1493
Chris D.	32084	Mike R.	32095
Hilda C.	32086	Christine P.	32084
Lorraine G.	32095-6211	John P.	32086
Amy A.	32095	Catherine H.	32084
Stephen T.	32080	Karen C.	32080
Eric C.	32095	Perrr D.	32080
Cyndi T.	12996	Dawn J.	32086
Kathy M.	32033	Jacqueline S.	32080-6390
Patti S.	32086	Christine G.	32084-5145
Troy S.	32086	Deborah F.	32095
David S.	32095	Cheryl C.	32086
E Marie B.	32080	Cynthia R.	32084
Robbie B.	32084	Laurie C.	42095
Lisa B.	32084	Lori G.	32095
Cheri R.	32084	Susan M.	32084
Deborah W.	32084	Nadine D.	32084
Cheryl B.	32080	Joan M.	32080
Lori B.	32080	William M.	32080
Jenna R.	32095	Linda A.	32084
Saréi D.	32084	Cathie M.	32084
Cindy H.	32080	Megan K.	32080
Melissa I.	32084	chelsea a.	32086
Michael A.	32086	Gary B.	32095
Barbara L.	32084	Larisa K.	32080
Cheryl S.	32086	Patricia L.	23451
Janette A.	32080	Kathleen M.	32086
Sharon E.	32084	George Ann G.	32084
Rick A.	32080	joanna s.	32080
Dawndie B.	32095	Tara V.	32084
Andrew L.	32086	Lana P.	32084
Julia H.	32145	Jacquelyn G.	32033
Connie B.	32086	Shanti B.	32080
Fran S.	32033	Molly L.	32080
Christopher L.	32084	Shelli H.	32068
Marie P.	32086	Nanette S.	32086

Stop Catch and Kill of Community Cats in St Johns County Florida

Name	Zip code	Name	Zip code
Martha N.	32084	Ken W.	32086
Carmina M.	32086	Lisa H.	32086
Loreen V.	32084	Sandra K.	32033
Kevin A.	32259	Trudy W.	32033
Jim P.	32084	Laura S.	44077
michael R.	32080	Cheryl B.	32082
Patricia W.	32086	Karen B.	32086
Linda H.	32080	Carrie B.	32080
Christine P.	32087	Elizabeth G.	32080
Cindy K.	32080	Patricia E.	32084
Jeff W.	32084	Diane F.	32084
Jerri N.	32082	Sarah L.	32080
Yvonne L.	32081	Linda D.	32095
Cecile C.	32086	Barry B.	32084
Sheran K.	32033	Chris M.	32086
Linda K.	32086	Carla M.	29205
Deborah M.	32086	Jake H.	32070
Beth G.	32082	Gloria n.	32081
Nancy A.	32084	Pattie n.	32080
Ali A.	32095	Cheryl H.	32081
Karen H.	32086	jamie L.	32095
Gerri B.	32092	Todd T.	32086
Chris G.	32086	Laura C.	32084-6504
Jeneieve M.	32084	Saribel O.	32090
Mary V.	32086	Kim F.	32086
Lisa P.	32084	Lisa C.	32081
Elise O.	32080	Kimberly G.	32084
James W.	32084	Julie R.	34250
Shelia K.	32080	Nancy Roca R.	32082
John K.	32080	Pamela M.	32086
Ellen M.	32089	Kathryn H.	32043
EILEEN K.	32701	Sarah M.	32086
Linda D.	32080	Patricia H.	32084
Kevin S.	07716	Robin T.	32086
Ashley M.	32095	WANDA M.	32081-0622
Effie A.	32080	Laurie S.	32086
James M.	10965	Jeri W.	32084
Tina W.	32084	Jolene G.	32084
Bernadette V.	32084	Lynn B.	11105
Leslie C.	32086	Barbara P.	32080-6853
Deborah B.	32080	Van P.	32080
JD B.	32084	Julie S.	32082
Rosanna S.	32095	Rita B.	32086
Linda C.	32084	Jeannine A.	32086
Mark R.	32080	Deborah C.	32084

Stop Catch and Kill of Community Cats in St Johns County Florida

Name	Zip code	Name	Zip code
Alfonso M.	32080	Carly B.	32080
Selma I.	32033	Yaoska B.	32084
Becky C.	32086	Lynn K.	32080
Cody W.	32086	Catherine T.	32080
SHARON E.	32258	Julianne B.	32080
Carolyn R.	11801	Janet H.	32086
Carrie T.	32086	William V.	32086
Elizabeth S.	32080	BRIAN B.	32084
Lisa D.	32086	Clark S.	32080
TRICIA s.	32086	Daniel Q.	32086
Beth W.	32080	Debra C.	32084
Joyce W.	32081	Roger C.	32086
Stephanie H.	32084	John B.	32033
Lisa S.	32084	Tom T.	32086
Sarah S.	32080	Dee S.	32086
Jacquelyn L.	32033	Lee B.	32086
Rebecca S.	32080	Sarah M.	32081
Cheryl E.	32080	Kerri H.	32080
Melody C.	32084	Tony G.	32086
Carolyn R.	32080	Susan C.	32080
Joel M.	32080	Mollie M.	32080
Carla M.	32086	Mary Ann H.	32080
Virginia E.	32084	Tamara A.	32086
Patricia H.	32086	CAILYN V.	32084
Jennifer W.	33084	Jillann G.	32080
Kate S.	32086	Patricia D.	32080
Tracy M.	32086	Barbara H.	32223
Jean S.	32086	David G.	32086-9120
Manuel M.	32086	Lorrie J.	32092
Maureen A.	32095-7925	Cynthia C.	32086
Nalani B.	32086	Gail N.	32080
Wendy E.	32080	Erin Y.	32080
Lisa K.	32940	Ewan O.	32080
Javier M.	32086	Tatum C.	32086
Anne Marie M.	32080	Ann P.	32086
Connor W.	32080	Michele D.	32086
Gina T.	32086	Hannah P.	32086
Sara W.	32086	Kayla D.	32080
ANDREW C.	32095	Christian P.	32086
Jaz E.	32086	Anne S.	32080
Eden M.	32216	Melissa R.	32086
Linda W.	32080-4553	Kimberly R.	32086
Debbie G.	32033	David M.	32084
Gina C.	32086	Carina H.	32086
Gretchen C.	32086	Jenny R.	32080

Stop Catch and Kill of Community Cats in St Johns County Florida

Name	Zip code	Name	Zip code
Barbara M.	32080	Shelby P.	32259
Emily S.	32086	George R.	32080
maya m.	32086	Snookie N.	32259
Alissa B.	32086	Elizabeth S.	32084
Catherine C.	32092	Mary M.	32092
Andre B.	32084	Michael V.	32086
Brittany L.	32259	Christopher H.	32095
Carolyn M.	32080	James A.	32086
Martha B.	32084-7015	Marsha D.	32257
Henda G.	32084	Vera H.	32084
Zeina H.	32084	Ben B.	32080
Eman H.	32086	stephanie w.	32145
Jennifer S.	32033	MAUREEN O.	32084
George K.	32033	Shainee E.	32086
Wendy T.	32080	Patty S.	32084
Kathrine S.	32086	Alessa A.	32086
Yara S.	32084	Angeli R.	32259
Sheree M.	06492	Casey W.	32092
Tom T.	32084	Angela S.	32259
Kristina S.	12944	Mary V.	32259
Sharon B.	32081	Marion G.	32086
Kim M.	32086	Chris W.	32259
Tina J.	32084	Noelke S.	32086
Sandi W.	32086	Palmer H.	32086
Michelle R.	32086	Alice V.	32259
Jacob C.	32092	Elizabeth B.	32259
Dan S.	32084	John A.	32259
Kristi S.	32084	Karen A.	32259
Florence S.	32086	Judy C.	32081
Secilie J.	32086	Eszter K.	32259
Donna S.	32080	Ester K.	32259
Szilvia B.	32086	Rebecca K.	32080
Barbars S.	32080	Katharina K.	32259
Jocelyn K.	32080	Diana Z.	32223
Barbara C.	89106	Carrie A.	32259
Marilyn V.	32086	Gina K.	32084
Diane M.	32084	Joni M.	32086
Tanya R.	32259	Tanya F.	32086-5626
Robin C.	32259	Ellen C.	32259
Eileen A.	32259	Linda D.	32084
Aleandra B.	32258	Angela S.	32259
Emily B.	32257	Kalyani A.	32259
Lorin M.	32080	Delaney G.	32259
Linda M.	32084	Julie K.	32082
Roni R.	32080	Sandra L.	32095

Stop Catch and Kill of Community Cats in St Johns County Florida

Name	Zip code	Name	Zip code
Christy A.	32086	Lindsay A.	32259
Lara K.	32259	Lynda R.	32221
Patience K.	32259	Kelly W.	32259
Jeannie P.	32084	Veera V.	32218
Charlotte S.	32259	Jeff Sweeney J.	32210
Nicole C.	32233	Renee R.	32217
Bradley S.	32086	Shannon S.	32254
Helen D.	32086	Kari L.	32246
Debbie S.	32084	Danielle M.	32246
Dawn L.	32086	Karen C.	32181
Michelle F.	32084	kaye L.	32082
Sanita B.	32084	Lucy R.	32258
Christine S.	32081	Theresa G.	32081
Nicole L.	32092	Cristina A.	32259
Kellie A.	32092	Lindsay L.	32216
Sandra P.	32092	Lisa B.	32043
Ame E.	32086	Danielle R.	32226
Vikki P.	32080	Susan S.	32223
Beth A.	32082	Janine S.	32092
Victoria R.	32080	Violet D.	32218
Lisa L.	32259	Lori L.	33549
Kimberly W.	32258	Sue C.	32259
Virginia Q.	32084	Chris R.	32084
Linda C.	32084	Krystyna H.	32065
Angela M.	32080	Emily C.	32086
Margaret B.	32259	Kim E.	32080
Amanda B.	32223	Kay G.	32092
zoe j.	32259	Caroline S.	32095
Ymaris C.	32259	Julie L.	32277
Amanda H.	32084	Charlene L.	32259
Robert O.	70816	Lisa B.	32259
Frances S.	32256	Darlene H.	32080
Madison M.	32218	Haley M.	32131
Tara W.	32086	Rebecca R.	32259
Sherri N.	32080	Melissa E.	32259
Janet G.	32092	Molly M.	32210
Christine G.	32080	Shelby B.	32148
Joan L.	32086	Cammy G.	32259
Nancy B.	32080	Christi C.	32086
Stacey R.	32259	Tascha W.	32259
Amber K.	27406	Lisa D.	32259
Marlene L.	32259	Jan M.	32259
Melissa W.	32086	Jenny P.	32259
Jessica H.	32234	Lori B.	32225
Pamela L.	32205	Elaine L.	32259

Stop Catch and Kill of Community Cats in St Johns County Florida

Name	Zip code	Name	Zip code
Pat T.	32092	Darlene L.	32081
Suzanne R.	32131	Devin f.	32259
Karen G.	32084	Sara B.	32259
Sharon L.	32259	David C.	32259
Shirley S.	32084-0442	Lisa D.	32259
Kiersten H.	32084	Miranda C.	32207
Stacie H.	32092	Judy C.	32084
Mary B.	32216	John C.	32084
Millie D.	32259	Margaret B.	29643
Torsten D.	32084	Patricia J.	32081
Karin C.	32259	Cathy S.	32080
Anna R.	32082	Jean R.	32080
Matthew G.	32259	Patty T.	32259
Ashleigh A.	32246	Cassandra G.	32086
Charlene T.	32246	Beth M.	32259
wendy k.	32259	Laura M.	32092
Kira T.	32904	Samantha B.	32092
Kim P.	32084	Mary Gail B.	32259
eve o.	32073	Cynthia M. H.	32259
Brenda C.	32086	Beverly K.	32259
Lorraine D.	32259	Denise S.	32259
Teresa O.	32250	Kathryn P.	32259
Heather S.	32224	Jill K.	32086
Cindy S.	32250	Susan A.	32259
Kellie S.	32082	Kathy C.	32084
Paul L.	32086	Heather R.	32259
Stacey R.	32084	Leslie P.	32259
Mary T.	32224	Margaret H.	32086
Lori S.	32086	Angela S.	32259
Carol H.	32082	Eleanor R.	32092
Hannah H.	32256	Beverley T.	32256
Kathryn J.	32259	Amanda C.	32259
Tara A.	32080	Isabel B.	32092
Christine E.	32259	Martha H.	32082
Summer M.	32250	Lena P.	32257
Lsle S.	32084	Margaret W.	32244
Julie D.	32095	Angela S.	32259
Valerie h.	32092	Thomas B.	32086
Christopher K.	32086	Margie P.	32086
Wendy K.	32086	Ashlee W.	32080
Patricia S.	32244	Debby P.	32081
Nichola P.	32259	Michele D.	32223
Samantha N.	32084	Audrae F.	32259
Kelly B.	32259	Darleen F.	32259
Linda H.	32258	Dr. Karen B.	32259

Stop Catch and Kill of Community Cats in St Johns County Florida

Name	Zip code	Name	Zip code
Krystal M.	32259	Melissa P.	32086
Elizabeth B.	32086	Terri E.	32086
Janet G.	32092	Sharon S.	32080
Ali c.	32250	Rebecc O D.	32086
Dustin L.	32259	Cindy M.	32086
Tracy D.	32081	Lynsey M.	32086
Sarah L.	32086	Emily K.	32086
Peggy R.	32086	Ali V.	32080
Alison K.	32086	Thomas K.	32086
Rita M.	32080	Jessica R.	32259
Chris K.	32086	Tyler L.	32084
Lisa K.	32084	Andy K.	32086
Lillian S.	32086	Peggy H.	32092
Nicole G.	32095	Sharon D.	32034
Mary H.	32258	Gerry H.	32082
michele t.	32092	Vera G.	32084
Amelia H.	32092	Donna S.	28277
Taylor L.	32082	Martha B.	32086
Sharon B.	32092	Stefanie J.	32033
Richard B.	32092	Brenda M.	32084
Summer C.	32033	Tressie S.	32080
Donna T.	32084	Gerri M.	32086
Tess M.	32145	Georgeann M.	32092
Monika G.	32081	Gabrielle W.	32084
Kim J.	32081	Sally Anne B.	32084
Eileen M.	32086	Elaine H.	32084
Dr Joanne C.	32092	Bridget G.	32084
Jody C.	32086	Austin B.	32092
JUDY J.	32080	julie p.	32086
Rachael H.	32084	Heather G.	32092
Carey Anne B.	32086	TARA A.	32080
Kim M.	32086	Pamela V.	32086-7702
Suzanne D.	32086	Karrie F.	32086
Kathleen H.	32080	Michael M.	32080
Emily L.	32084	BRANDI D.	32095
Carren R.	32084	Donna C.	32086
Victoria H.	32223	Camryn W.	32084
Lilli C.	32086	Cynthia S.	32082
Taylor C.	32086	jeannette H.	32095
Debra S.	33434	Karen S.	32080
Diana S.	32095	Dawn H.	32259
Valerie G.	32080	Gail S.	32080
Hunter A.	32084	Jennifer G.	32080
Sonia H.	32259	Anne F.	32080
Carol E.	32086	Albert S.	32086

Stop Catch and Kill of Community Cats in St Johns County Florida

Name	Zip code	Name	Zip code
Phyllis F.	32080	Marian R.	32250
Lorie Z.	32080	Barbara H.	33082
Jeffrey P.	32084	Cindy P.	32259
Leslie D.	32221	Kiara I.	32210
Christy P.	32084	Katheryn H.	32081
Kathleen M.	32081	Evanne D.	32082
Chris M.	32092	Elizabeth C.	32223
Kimberly M.	32084	Jasmine S.	32080
Denise H.	32084	Spencer H.	32258
Julie W.	32259	Lisa S.	32259
Stephanie J.	32080	Frank S.	32259
Breton F.	32086	Kelly F.	32259
Teresa B.	32081	Mitchell F.	32259
Carmen C.	32086	Doris D.	32258
Melinda H.	32092	Sarah W.	32259
Judy V.	32086	Linda B.	32259
SCOTT L.	32086	Jillian D.	32259
Carol H.	32086	Bonnie a.	32226
Coral Z.	32095	Michelle F.	32259
Linda H.	32259	Stephanie D.	32259
Shireen S.	32221	Michelle A.	32259
Jennifer V.	32092	Alyssa R.	32259
Linda R.	32259	Brody R.	32259
Demri G.	32223	Christine R.	32259
Shelby N.	32259	Michael R.	32081
C M S.	32223	Dana B.	32258
Linda W.	32259	Brittany R.	32259
Lisa F.	32082	jeanette s.	32259
Lauren W.	32259	Marlys C.	32259
Celita P.	32259	Dhaval S.	32259
Heather S.	32259	Adelayda C.	32259
Katherine M.	32258	Gilberto R.	32259
Katrina C.	32211	Dale P.	32259
Madeleine T.	32082	Ken H.	32259
Dianr P.	32092	ELLEN L.	32086
Yvette M.	32259	Judy E.	32033
Dorsey C.	32208	Marisa C.	32084
Allexandria C.	32259	Vivienne R.	32086
Mark M.	32259	Summer C.	32033
Rebecca G.	32227-1119	Victoria S.	32086
Cassidy J.	32224	Kathleen T.	32086
Jackie L.	32246	Troy S.	32086
Lindsay S.	32207	Marta M.	28942
Rachel E.	32086	Jason Y.	30236
Suzann M.	32086	Valerie F.	32086

Stop Catch and Kill of Community Cats in St Johns County Florida

Name	Zip code	Name	Zip code
Jerri Sue D.	32086	Shellie M.	32145
Deborah M.	32033	John G.	33062
Larry S.	32033	Shana W.	34233
Brenda J.	32096	Tabitha M.	32086
Dana D.	32033	Jennifer V.	32086
Sharon A.	32033	Michelle G.	32080
Raina F.	32086	Starla B.	32080
Frank V.	23116	Sadie B.	32080
Valerie S.	32033	Jennifer B.	32080
Debra S.	32086	Reed B.	32080
Lizet C.	88201	Taylor J.	32086
Karen B.	32086	Judy G.	32084
Ellen R.	32086	Patrick H.	17303
Samantha R.	32080	Skirmante D.	32095
Kathryn W.	32177	Barbara S.	32086
Rita E.	32256	Patricia A.	32086
Melody E.	32086	Lily P.	32086
Jill m.	33325	Suzanne T.	48382
Tami D.	32205	Nicole A.	32080
Kristy K.	32092	Becky O.	32174
Katie K.	29403	Rosemarie m.	19425
Bonnie M.	32084	D J.	42084
Beth H.	32084	Ruth H.	32086
Meri P.	32086	Rabindra O.	32084
Sheri C.	32086	Susana P.	32086
Heather L.	32086	Elizabeth B.	32086
Sheila B.	32086	Rajendra O.	32086
Brenda M.	32086	Margaret R.	32084
Mikayla M.	32068	Suzie D.	32086
Saskia S.	32258	Bridget W.	32095
Marivel T.	32068	Susan C.	32086
Kym L.	32086	S D.	32082
Karli M.	32084	Rita N.	32033
Mara F.	32084	Nicole C.	32084
Jill W.	32086	Emily F.	32086
Montserrat C.	32084	Fannin H.	32080
Virginia K.	32086	April D.	30228
Kayla J.	32256	Christ L.	32084
John N.	32086	Marilyn M.	32086
Leon M.	32086	Elease W.	32092
Karen F.	32092	David L.	32084
Chantel W.	32258	Kathrin K.	32080
Betheney W.	32092	Corryn S.	32080
Alexandria G.	32277	Lisa H.	32086
Carla H.	32084	William H.	32234

Stop Catch and Kill of Community Cats in St Johns County Florida

Name	Zip code	Name	Zip code
Meghan H.	32086	Sage O.	32092
Dorothy F.	32080	Staci L.	12308
Karin H.	48912	MEREDITH M.	32259
Randy B.	32080	Diana D.	32086
Laura L.	32086	Lana B.	32080
Mary Kay N.	32080	Amy M.	33305
Mary B.	32086	Melinda K.	32084
Michelle S.	32086	Amy H.	32095
Candace R.	32080	Claye W.	32080
Linda B.	32080	William S.	32084
Joseph N.	32080	Diane D.	12305
Sherry H.	32095	Barbara D.	32082
Nancy H.	33469	Harvey H.	32259
Seth C.	32080	Robert C.	32092
Dorothyann C.	32080	Rachael C.	32092
Shannon R.	32086	Grace H.	32259
Mariah D.	32084	Janet H.	32068
Andee B.	28704	Tina Voisin T.	32092
Shilo R.	32084	Carol L.	32089
Jacqueline F.	72956	Janet S.	32223
Kimber M.	32080	Ava W.	32095
Cynthia D.	32818	Christine D.	32137
Sarah P.	29486	Brenda M.	32210-4519
Liz G.	32086	Betty N.	32086
Karmen W.	32207	Kristen M.	32084
Nellie H.	32095	Tina Q.	32086
Sheila R.	32081	Lynn M.	32250
Shelby C.	32207	Barbie W.	32092
Lejla A.	32259	Sandra W.	32080
Debbie Y.	32092	Mary Ellen Z.	32080
Robert R.	32081	robert h.	32086
Rebecca B.	32080	Kimberly L.	31558
Jessica M.	32211	D T.	32086
Abbie E.	32259	Landen O.	32092
Carol S.	32258	Teresa J.	32092
Sonya C.	32084	Mary S.	32080
James W.	32086	Linda R.	32095-8620
Nancy W.	32086		
Pam S.	32258		
Constance W.	32080		
Donna W.	32033		
Jessica H.	32080		
Sarah M.	32080		
Christa K.	32080		
Karleigh W.	32095		

UNITED STATES DISTRICT COURT

for the

Middle District of Florida

**ROBINSON IMPROVEMENT
COMPANY, INC**

Plaintiff

v.

ST. JOHNS COUNTY, FLORIDA

Defendant

Civil Action No. **3:25-cv-01275-TJC-LLL**

*SPS62
CR
12/24/25
3pm*

SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A CIVIL ACTION

To: **Amelia Harvey**
2010 Ryan Road
St. Augustine, Florida 32092

(Name of person to whom this subpoena is directed)

Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: ***See attached "Schedule of Subpoenaed Documents and Electronically Stored Information"***

Place: **Douglas Law Firm (via hand-delivery or mail)**
110 North Magnolia Avenue, Ocala, Florida 34475
OR Via Single Email to: zwmillerlaw@gmail.com

Date and Time: **January 5, 2026, at 10:00 a.m.**
*** Electronically stored information must be produced via delivery of external storage drive or single email**

Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it.

Place:

Date and Time:

The following provisions of Fed. R. Civ. P. 45 are attached – Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and (g), relating to your duty to respond to this subpoena and the potential consequences of not doing so.

Date: 12/23/2025

CLERK OF COURT

Signature of Clerk or Deputy Clerk

EXHIBIT H.

BCC February 17 2026

Agenda Item No. Proc Com

Presenter: Amelia Harvey

/s/ Zachary Miller

OR

Attorney's signature

The name, address, e-mail address, and telephone number of the attorney representing *(name of party)* Plaintiff,
Robinson Improvement, Company, who issues or requests this subpoena, are:

Zachary Miller, Esq, 3203 Old Barn Court Ponte Vedra Beach, FL 32082, zwmillerlaw@gmail.com, 904-651-8958

Notice to the person who issues or requests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things or the inspection of premises before trial, a notice and a copy of the subpoena must be served on each party in this case before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

Federal Rule of Civil Procedure 45 (c), (d), (e), and (g) (Effective 12/1/13)

(c) Place of Compliance.

(1) *For a Trial, Hearing, or Deposition.* A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

- (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or
- (B) within the state where the person resides, is employed, or regularly transacts business in person, if the person
 - (i) is a party or a party's officer; or
 - (ii) is commanded to attend a trial and would not incur substantial expense.

(2) *For Other Discovery.* A subpoena may command:

- (A) production of documents, electronically stored information, or tangible things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
- (B) inspection of premises at the premises to be inspected.

(d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) *Avoiding Undue Burden or Expense; Sanctions.* A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction—which may include lost earnings and reasonable attorney's fees—on a party or attorney who fails to comply.

(2) *Command to Produce Materials or Permit Inspection.*

- (A) *Appearance Not Required.* A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) *Objections.* A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing, or sampling any or all of the materials or to inspecting the premises—or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

- (i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.
- (ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) *Quashing or Modifying a Subpoena.*

- (A) *When Required.* On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:
 - (i) fails to allow a reasonable time to comply;
 - (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
 - (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or
 - (iv) subjects a person to undue burden.

(B) *When Permitted.* To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:

- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) *Specifying Conditions as an Alternative.* In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

- (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and
- (ii) ensures that the subpoenaed person will be reasonably compensated.

(e) Duties in Responding to a Subpoena.

(1) *Producing Documents or Electronically Stored Information.* These procedures apply to producing documents or electronically stored information:

(A) *Documents.* A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.

(B) *Form for Producing Electronically Stored Information Not Specified.* If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) *Electronically Stored Information Produced in Only One Form.* The person responding need not produce the same electronically stored information in more than one form.

(D) *Inaccessible Electronically Stored Information.* The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) *Information Withheld.* A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

- (i) expressly make the claim; and
- (ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) *Information Produced.* If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt.

The court for the district where compliance is required—and also, after a motion is transferred, the issuing court—may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

SCHEDULE OF SUBPOENAED DOCUMENTS AND ESI

INSTRUCTIONS

1. **Scope of Subpoena.** This subpoena requires production of certain documents and communications, including electronically stored information (ESI), that are within your possession, custody, or control which relate to the efforts of Robinson Improvement Company, Inc. to obtain a zoning designation of its 2,673 acres of real property located north of County Road 214, south of County Road 208 and west of Interstate 95. If any responsive document or communication was, but is no longer, in your possession, custody, or control, you must (a) state the reason it is no longer in your possession, custody, or control (*i.e.*, lost, missing, destroyed, transferred, disposed of); (b) explain the circumstances surrounding the disposition of the document or communication, and (c) identify the date on which such disposition occurred.
2. *(INTENTIONALLY DELETED)*
3. **Relevant Time Period.** This subpoena requires production of all responsive documents and electronically stored information (ESI) that was created or generated after August 20, 2024 (*i.e.*, the date on which Plaintiff's application for rezoning was filed).
4. **Response to Production Requests.** Compliance with this subpoena requires you to furnish all documents known or otherwise available to you. As to each document produced, you are requested to designate the specific paragraph or subparagraph of the request to which each such document is responsive.
5. **Method of Production.** Your personal appearance at the date and time noted on this subpoena is *not* required; rather, on or prior to the scheduled date of production, the subpoenaed documents and communications must be produced and received via hand-delivery, mail or email, as follows:
 - a. **Via hand-delivery or mail to:** Douglas Law Firm (via hand-delivery or mail)
110 North Magnolia Avenue, Ocala, Florida 34475
 - b. **Via email delivery to:** zwmillerlaw@gmail.com

6. **Format of Production (Paper Documents).** All paper documents which are responsive to this subpoena may be produced either as clean photocopies of the originals; or (b) text-searchable PDF files. If produced as text-searchable PDF files, they must either be (a) saved (individually) to an external storage drive (for delivery to Douglas Law Firm); or (b) saved (cumulatively) as a single ZIP file (for email delivery to zwmlaw@gmail.com).
7. **Electronically Stored Information (ESI).** All data or documents created or stored in electronic media (such as emails, text messages, phone logs, voicemail messages, and social media posts) shall be produced as follows:
 - a. **Emails.** All email communications shall be produced in their native electronic format (e.g., .PST format for Microsoft Outlook emails), with all relevant metadata intact, including any email attachments.
 - b. **Text Messages.** All text messages shall be produced in either their native format or in a reasonably usable format which allows for searchability by electronic means (e.g., TIFF or PDF) and which identifies the sender, recipient, time and date of the messages.
 - c. **Phone Logs.** All phone logs reflecting communications which are responsive to this subpoena shall be produced as either TIFF or text-searchable PDF files.
 - d. **Voicemail Messages.** All voicemail messages shall be produced in their native format (i.e., electronic audio file), along with the relevant metadata identifying the date, time and identity of the caller.
 - e. **Social Media Posts.** All social media posts which are responsive to this subpoena shall be produced as either TIFF or text-searchable PDF files.
8. **Production Format Exceptions.** In the event that you believe that the cost of producing ESI in its native format is unduly burdensome or that the ESI responsive to this subpoena is not reasonably accessible due to substantial cost, you may contact Plaintiff's legal counsel via email to schedule a call for discussing alternative production and/or cost-sharing options to facilitate your production of the requested data.

DEFINITIONS

Notwithstanding any definition set forth below, each word, term or phrase used in these document requests is intended to have the broadest meaning permitted under the Federal Rules of Civil Procedure. As used in these document requests, the following terms are to be interpreted in accordance with the following definitions:

1. **"County"** refers to the St. Johns County, Florida including its elected officials, appointed officials, employees and authorized agents.
2. **"Communication"** means any disclosure, transmission or exchange of information, ideas, facts, data, proposals, or any other matter, whether between individuals or between or

among the members of a group, whether orally, in writing, face-to-face or by telephone, videoconference, e-mail, text message or emoji, iMessage, WhatsApp, instant message application, online blogs, social media (including, but not limited to, Facebook, LinkedIn, X [fka Twitter], direct messenger, YouTube, Instagram, etc) or any similar applications and online meeting platforms (e.g., Microsoft Teams, Zoom or similar items).

3. ***“Communications related to the RIC Property”*** refers to all communications regarding:
 - a. PUD 2024-09 (as defined herein);
 - b. the application of PUD 2024-09;
 - c. The St. Johns County Board of Commissioner’s consideration of PUD 2024-09;
 - d. The St. Johns County Planning and Zoning Agency’s consideration of PUD 2024-09;
 - e. the Development Agreement (as defined herein);
 - f. The St. Johns County Board of Commissioner’s consideration of the Development Agreement;
 - g. Development of the RIC Property;
 - h. The Right-of-Way Donation Agreement (as defined herein);
 - i. The current future land use designation of the RIC Property in the St. Johns County Comprehensive Plan;
 - j. CR2209 (as defined herein); and
 - k. The Special Magistrate’s Order. (as defined herein)
4. ***“CR2209”*** means that partially completed north-south roadway which is planned to be located, in part, on the RIC Property.
5. ***“Data”*** means numbers, information, facts, statistics, calculations, quantities and/or figures that could be used as a basis for calculations, analysis, planning, reasoning, or discussion.
6. ***“Development Agreement”*** means that certain proposed development agreement to provide transportation proportionate share mitigation for the impacts to transportation facilities caused by PUD 2024-09 which was designated by the County as “DEVAGREE 2024-02.”
7. ***“Document”*** includes both paper documents and electronically stored information (ESI) containing any written, printed, typed, photocopied, photographic, electronically recorded information, or any form of communication of any kind, however produced, stored or reproduced, including, but not limited to, computer hard drives, computer printouts, e-mail, correspondence, letters, notes, memoranda, reports, spreadsheets, drawings, graphs, charts, work papers, diaries, calendars, images, photographs, meeting minutes, online/remote servers (e.g., Dropbox, iCloud, etc), internet web sites, online blogs, social media platforms, online meeting platforms, external hard drives, USB flash drives, mobile phones, smartphones, tablet computers, and any other mobile computing device, including – without limitation – any “writings,” “recordings,” “photographs,” “originals,” and “duplicates,” as defined in Fed. R. Evid. 1001. This definition includes each copy of each document that is not an exact duplicate of the original and includes every duplicate having any writing, figure, notation or the like on it, drafts of each

document, and any attachment to or enclosure accompanying or referred to in such document.

8. **“ESI”** means electronically stored information that exists on any storage medium from which information can be obtained or translated into reasonably usable form, including, but not limited to, desktop computer hard drives, online/remote servers, internet web sites, online blogs, social media, online meeting platforms, external hard drives, USB flash drives, mobile phones, smartphones, tablet computers, and any other mobile computing device. This term includes, without limitation, any data or documents created or stored in electronic form, including emails, documents, text messages, social media posts, images, voicemails, data from a mobile smartphone, tablet or computer application, and electronic records of online activity.
9. **“Metadata”** means: (i) information associated with or embedded in a native file that does not constitute the primary content region of the file; and (ii) information generated automatically by the operation of a computer or other information technology system when a native file is created, modified, transmitted, deleted, or otherwise manipulated by a user of such system.
10. **“Native Format”** means ESI that has an associated file structure defined by the creating or viewing application in the file type for (or of) the application in which such ESI is normally created, viewed, and/or modified.
11. **“Online Meeting Platforms”** means Microsoft Teams, Zoom or similar platforms.
12. **“PUD 2024-09”** means the proposed planned unit development rezoning filed on August 20, 2024, for the RIC Property and denied by the St. Johns County Commission on November 5, 2024.
13. **“Person”** refers to and includes natural persons, corporations (whether for profit or non-profit), limited liability companies, partnerships, limited liability partnerships, unincorporated associations, governmental entities (and agencies thereof), quasi-judicial entities, and all other forms of legal entities or any other group in combination acting as a unit.
14. **“PUD”** refers to planned unit development, as defined by the County’s Land Development Code.
15. **“Property” or “The RIC Property”** means that certain real estate owned by the Robinson Improvement Company situated within the jurisdictional boundaries of the St. Johns County, Florida, and consisting of approximately 2,683 contiguous acres located north of County Road 214, South of County Road 208 and west of Interstate 95.
16. **“Related to” or “Relating to”** means, without limitation, concerning, dealing with, describing, discussing, evaluating, regarding, or otherwise involving the referenced subject matter.

17. ***“RIC”*** means Robinson Improvement Company, Inc including its members, attorneys, authorized agents, and planning/engineering consultants who either appeared before or otherwise provided information to the County on behalf of RIC s in connection with the Development Agreement, PUD 2024-09 or the for the RIC Property.
18. ***“The Right of Way Agreement”*** refers to that certain agreement between the County and RIC approved by the County in January 2019 by which RIC is required to donate or cause to be donated to the County a minimum of 250-foot-wide right-of-way corridor of approximately 7.4 miles, along with corresponding and necessary adjacent stormwater sites, for the proposed CR 2209 from County Road 208 to County Road 305 in Central St. Johns County.
19. ***“The Special Magistrate’s Order”*** means that order rendered by the Honorable Michael J. Traynor on August 19, 2025, pursuant to the Section 70.51, Florida Statutes FLUEDRA proceedings.
20. ***“Social Media”*** means any account or activity on any social media account or platform, including but not limited to, Facebook, Instagram, X (fka Twitter), YouTube, Snapchat, TikTok, Reddit, Pinterest, Twitch, Tumblr, and LinkedIn.

DOCUMENT REQUESTS

Request No. 1:

All Communications sent to or from your personal computer, personal smartphone or tablet, including any data or documents attached thereto, reflecting communications *with any current or former elected official of the County* related to the RIC Property.

Request No. 2:

All Communications sent to or from your personal computer, personal smartphone or tablet, including any attached data or documents, reflecting communications *with any current or former member of the County's Planning and Zoning Agency* related to the RIC Property.

Request No. 3:

All Communications sent to or from your personal computer, personal smartphone or tablet, including any data or documents attached thereto, reflecting communications *with any current or former non-elected official, employee, agent or representative of the County* related to the RIC Property.

Request No. 4:

All Communications sent to or from your personal computer, personal smartphone or tablet, including any data or documents attached thereto, reflecting communications *with any other person* related to the RIC Property.

Request No. 5:

All Social Media posts related to the RIC Property.

Request No. 6:

All personal calendar entries concerning meetings or appointments related to the RIC Property.

Request No. 7:

All personal phone logs, voice mail messages, and other recordings on your personal computer, smartphone, tablet or other personal communication device related to the RIC Property.

Request No. 8:

All Communications, Documents, Data, and ESI related to the RIC Property that are not otherwise encompassed within the scope of the foregoing document requests.

Request No. 9:

All Communications, Documents, Data, and ESI related to your testimony or any other person's testimony provided at any public hearing concerning PUD 2024-09 or the Development Agreement.

Request No. 10:

All Communications, Documents, Data and ESI related to or concerning the Special Magistrate's Order and the County's consideration of the Special Magistrate's Order.

Request No. 11:

All Communications, Documents, Data and ESI related to or any analysis concerning transportation proportionate fair share and concurrency.

Request No. 12:

All Communications, Documents, Data and ESI related to or concerning any agents for RIC.

Request No 13:

All Communications, Documents, Data and ESI concerning the transportation level of service for CR2209, CR208, CR214, SR16, Allen Nease Road, CR13 and CR 13A

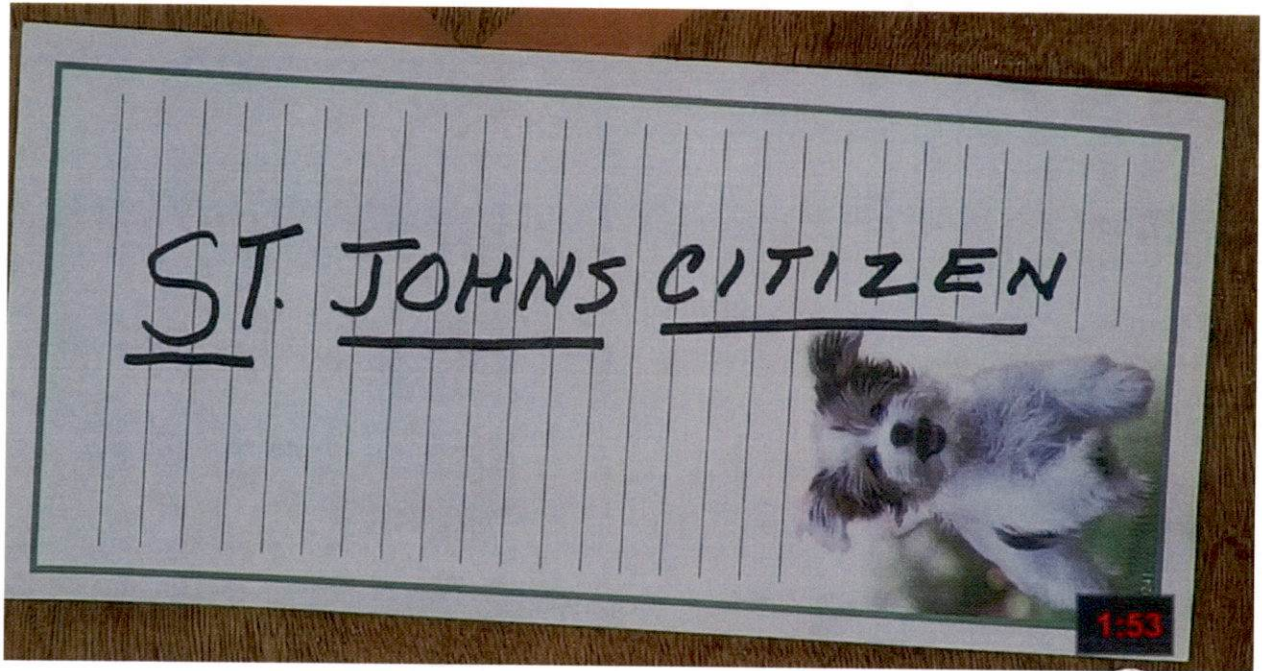
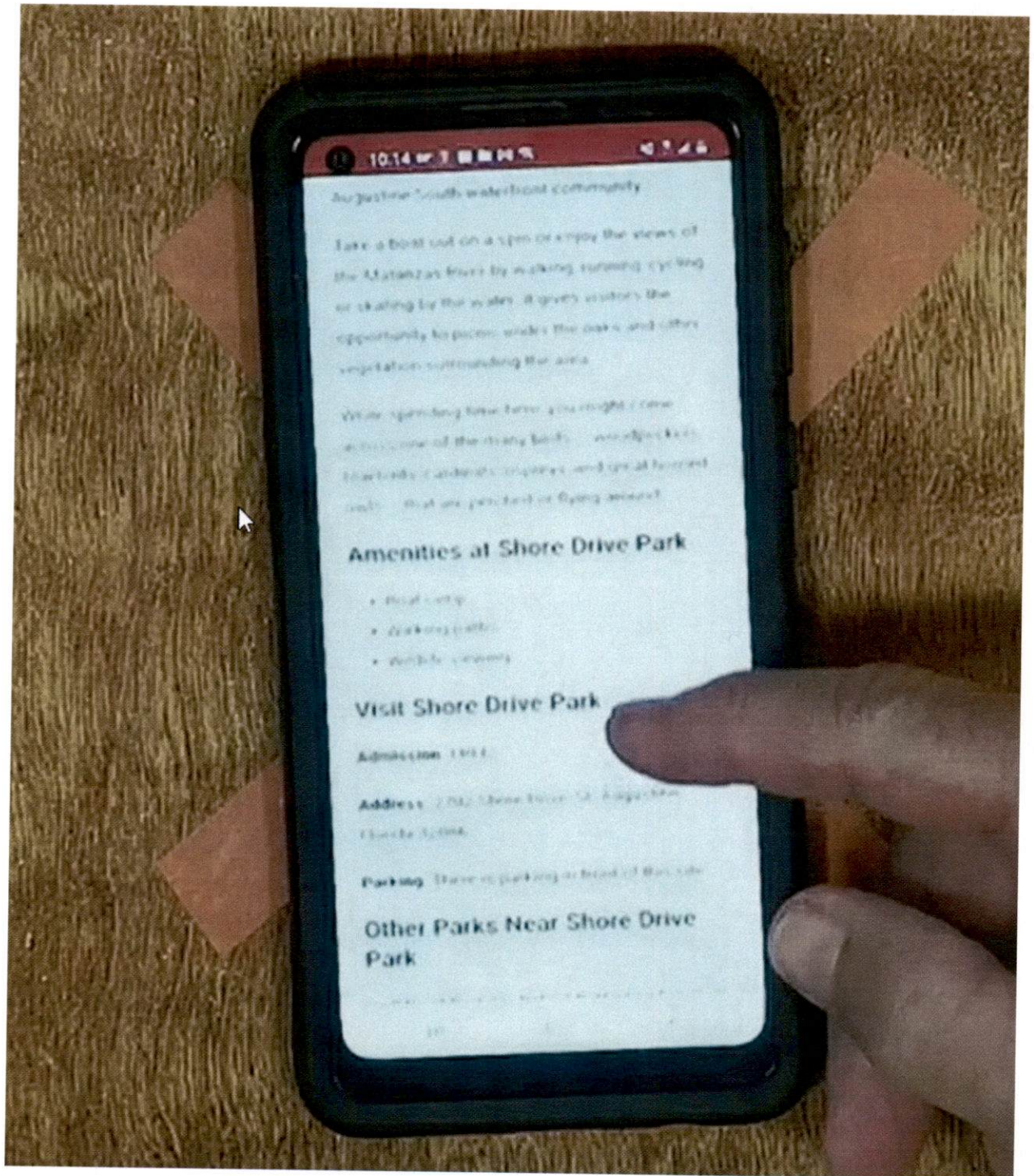


EXHIBIT J
BCC February 17, 2024
Agenda Item No. 123456789
Presenter: B.J. Kalanick



EXHIBIT K

BCC February 17, 2024
Agenda Item No. Pubcom
Presenter: Bruce Hilliken







Total Fatalities: 13 over a 10 Year Period*

FDOT-Style Results (2015–2025, 0.5 Mile Radius, De-Duplicated Corridor)

US-1: International Golf Pkwy → CR-210 Pine Island Corridor (approximate 2.3 miles)

Each crash counted once even if it fell inside multiple 0.5-mile buffers — this matches FDOT safety engineering methodology. Intersection Breakdown (0.5 Mile Radius Each)

1) a. US-1 & International Golf Pkwy (Palencia Gate)

Fatalities: 3

Pattern: High-speed through traffic + turning conflicts, angle / left-turn crashes

1) b. US-1 & Palencia Village Drive (Palencia Gate)

Fatalities: 1

Pattern: Median crossing / access movement

Total Fatalities for 1a & 1b: 4 over a 10 Year Period

2) US-1 & Las Calinas Blvd (Palencia Gate)

Fatalities: 4 over a 10 Year Period

Pattern: High left-turn exposure High-speed northbound approach

3) US-1 & Abbots Way. Next to proposed development. (Kensington Gate)

Fatalities: 1 over a 10 Year Period

Pattern: Access road conflict (lower traffic than Las Calinas)

4) US-1 & Pine Island Rd (CR-210 Area)

Fatalities: 4 over a 10 Year Period

Pattern: Higher speeds (55+ mph zone) Regional commuter corridor crashes

Total Crashes

World Golf Village – Palencia Village Dr. & US1	4 deaths	~920 crashes
Las Calinas & US1	4 deaths	~640 crashes
Abbots Way & US1	1 death	~428 crashes
Pine Island & US1	4 deaths	~780 crashes
Total	13 deaths	~2768 crashes

There is no median turn lane for coming out of this proposed property to head South on US1.
You have to travel North about 500 feet to do a u-turn.

This is a busy stretch of road supporting over 3,000 homes and business properties. The last estimate HW1 utilization is %126 in this corridor. (from zoning meeting last month)

Adding 35,000 to 49,000 square foot commercial property will increase the risk for all residents in terms of additional automotive traffic for the ~~80-90~~ proposed parking spaces.

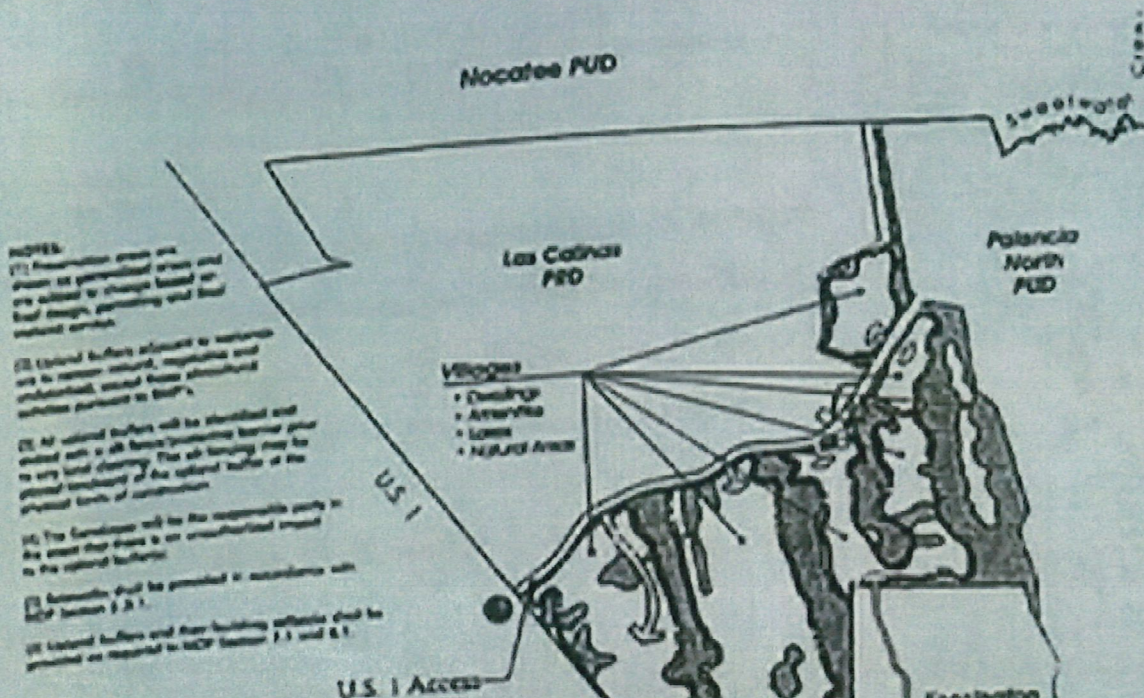
*Note: 10 Year data includes preliminary 2025 data from FDOT (St. Johns County Safety Analysis.)
John Smith 79 Codo Ct. St. Augustine – Cell: 770-841-4800

EXHIBIT A.
BCC February 17, 2020
Agenda Item No. REG01
Presenter: John Smith

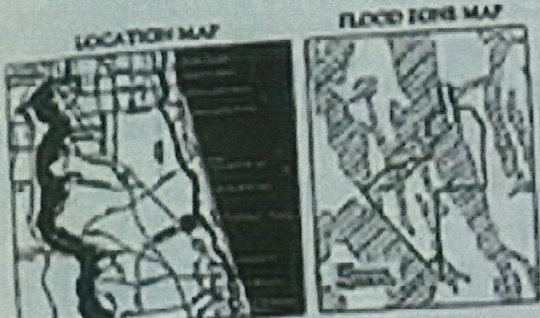
Las Calinas PUD

Master Development Plan

Exhibit A-1



- NOTES:**
- (1) Reservation areas are shown as general-use areas and are subject to change based on final design, permitting and final natural areas.
 - (2) Optimal buffers adjacent to waterways are to remain natural, riparian and undisturbed, except those identified within pursuant to MDP's.
 - (3) All natural buffers will be identified and outlined with a six-foot protective barrier prior to any land clearing. The six-footing may be placed landward of the optimal buffer at the physical limits of construction.
 - (4) The landowner will be the responsible party to the extent that there is an unauthorized impact to the optimal buffers.
 - (5) Setbacks shall be provided in accordance with MDP Section 2.2.1.
 - (6) Natural buffers and their building setbacks shall be provided as required by MDP Section 2.1 and 2.1.



HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS IN RECORD IN ST. JOHNS COUNTY, FLORIDA WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF FEBRUARY 20 05
 CHERYL STRICKLAND, CLERK
 Ex-Officio Clerk of the Board of County Commissioners
 BY: L. Denise King DC



The Master Development Plan Map is a general representation of the intended use of development. Final regulations are required to determine specific setbacks and other applicable land development regulations.

APPROVED: _____
 DATE: _____
 CHAIRMAN: _____
 FILE NUMBER: _____

- LEGEND**
- All grade Wildlife Crossing
 - Culvert Wildlife Crossing
 - All Access
 - ▶ Right Turn Access
 - ▭ Existing Median Crossing

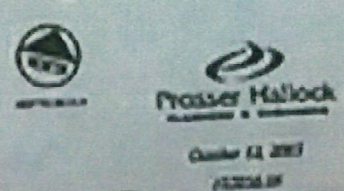


EXHIBIT B
 BCC February 17, 2026
 Agenda Item No. REG01
 Presenter: Tommy Hammond

Maps

1.



U-turn - make U-Turn in front of Kensington Entrance

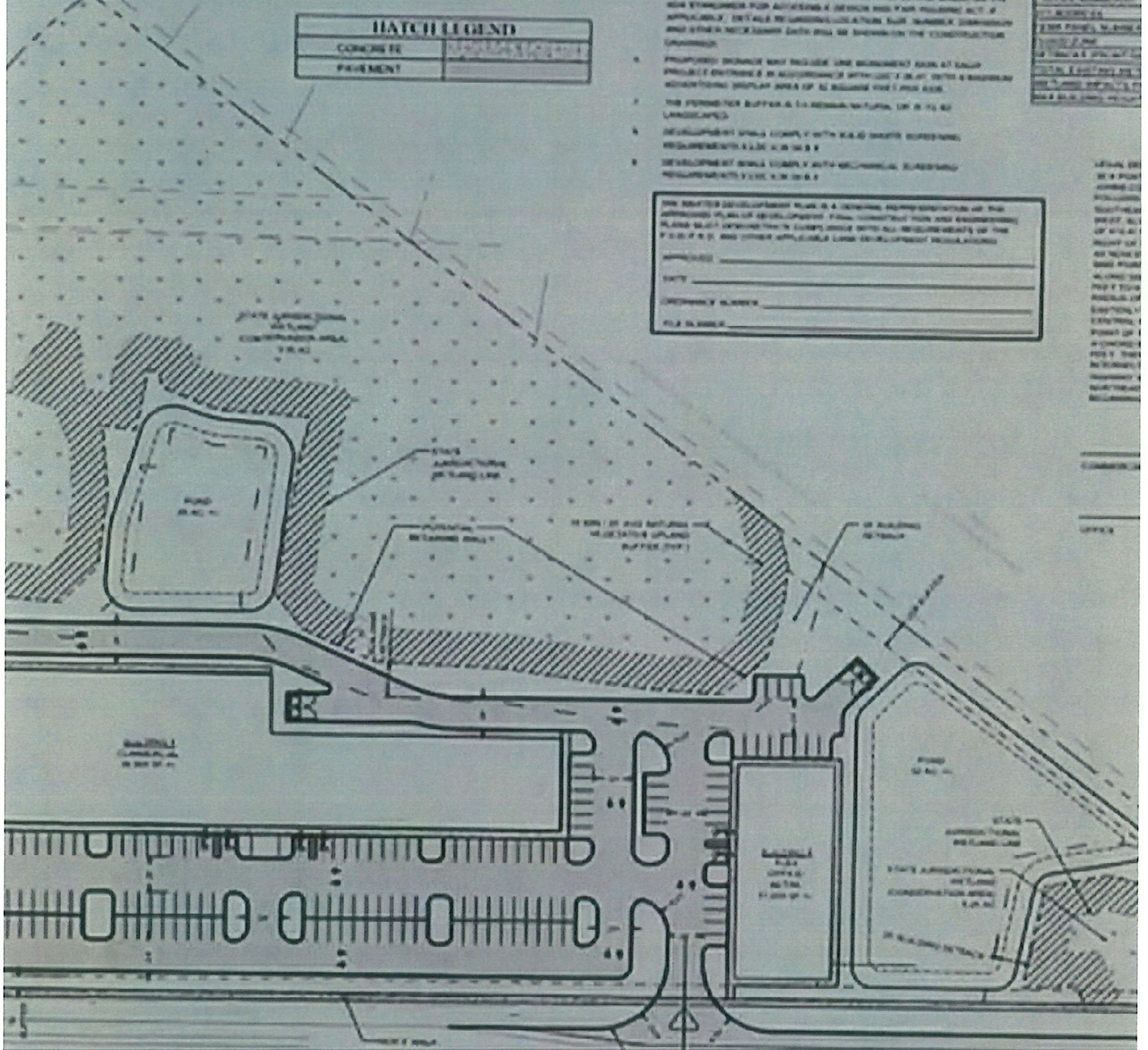


HATCH LEGEND	
CONCRETE	[Hatch pattern]
PAVEMENT	[Hatch pattern]

1. SITE AREA WITHIN FLOOD ZONE IS
2. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY ORDINANCES AND AS NECESSARY TO COMPLY WITH ADDITIONAL REQUIREMENTS OF APPLICABLE JURISDICTIONS INCLUDING ANY STATE REQUIREMENTS SHALL COMPLY WITH ALL CITY ADMINISTRATION AND DEVELOPMENT CODES AS REFLECT AT TIME OF THIS ORDER.
3. THE APPLICANT HAS ASSUMED THE RESPONSIBILITY OF THE RESPONSIBLE PARTY IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UNLAWFUL USE FOR USE.
4. ALL THE FACILITIES AND IMPROVEMENTS OF THE SITE INCLUDING ACCESSIBLE ROUTES AND PARKING SHALL MEET REQUIREMENTS OF THE FLOODING ACCORDANCE CODE FOR BUILDING CONSTRUCTION AND SHALL BE DESIGNED TO BE FIRM ON THE FLOODING DATE AND SHALL MEET THE NEW STANDARDS FOR ACCESSIBLE DESIGN AND PARK INCLUDING ALL APPLICABLE DETAILS OF CONSTRUCTION. SUCH NUMBER, DIMENSION AND OTHER TECHNICAL DATA SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
5. PROPOSED DRIVEWAY SHALL INCLUDE ONE ENDURANT SIDE AT EACH PROJECT ENTRANCE IN ACCORDANCE WITH CITY OF DALLAS STANDARD SPECIFICATIONS DISPLAY AREA OF 12 MILLION GALLONS PER HOUR.
6. THE PERIMETER BUFFER IS TO REMAIN NATURAL OR BE SO LANDSCAPED.
7. DEVELOPMENT SHALL COMPLY WITH BUILDING CODES AND REQUIREMENTS AS SET FORTH IN 2015.
8. DEVELOPMENT SHALL COMPLY WITH MECHANICAL ENGINEERING REQUIREMENTS AS SET FORTH IN 2015.

THE SUBMITTER OF THIS DEVELOPMENT PLAN IS A PERSONAL REPRESENTATIVE OF THE APPLICANT AND IS NOT A PROFESSIONAL ENGINEER OR ARCHITECT. THE APPLICANT HAS ASSUMED THE RESPONSIBILITY OF THE RESPONSIBLE PARTY IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UNLAWFUL USE FOR USE.

APPROVED: _____
 DATE: _____
 PROJECT NUMBER: _____
 FILE NUMBER: _____

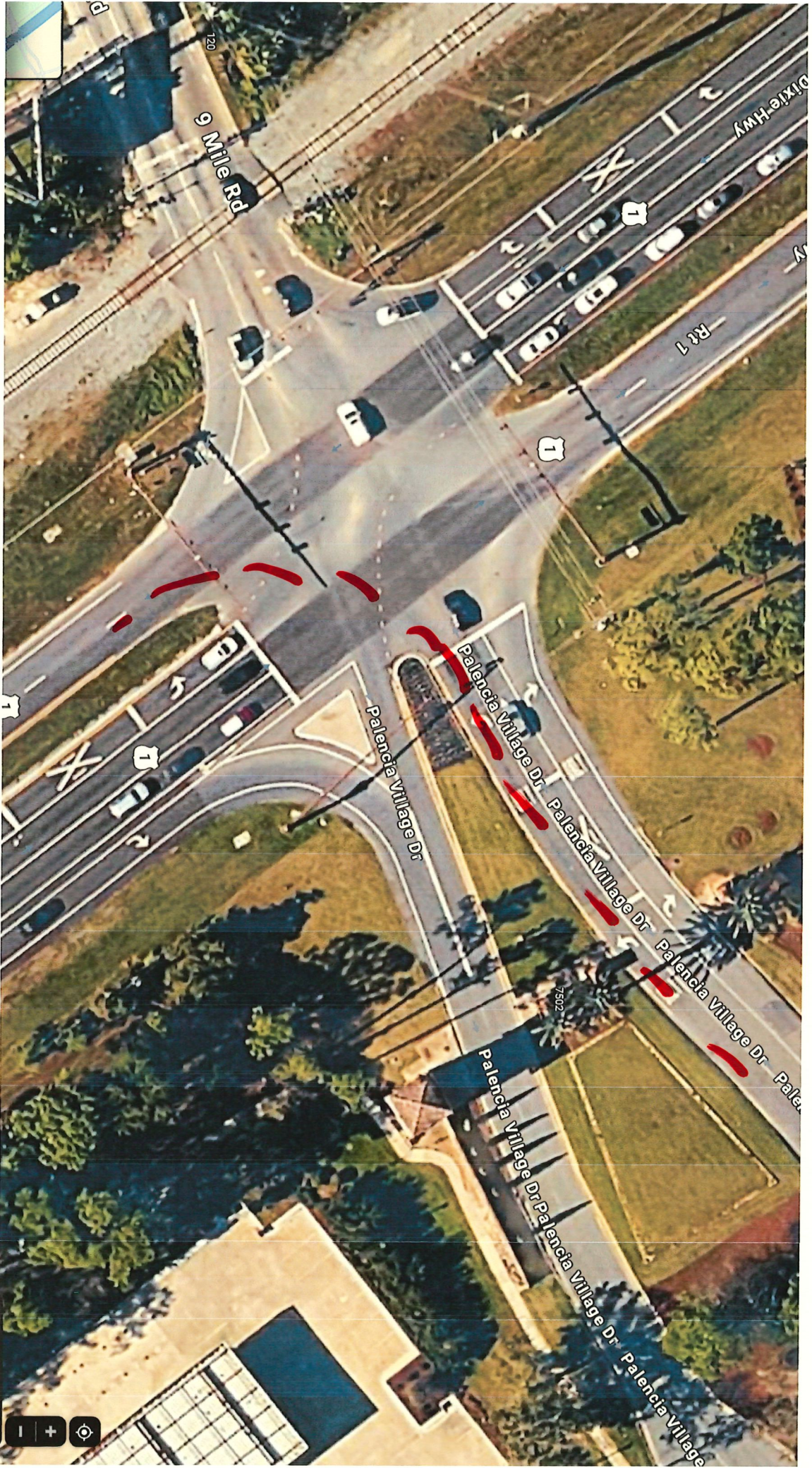




Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026

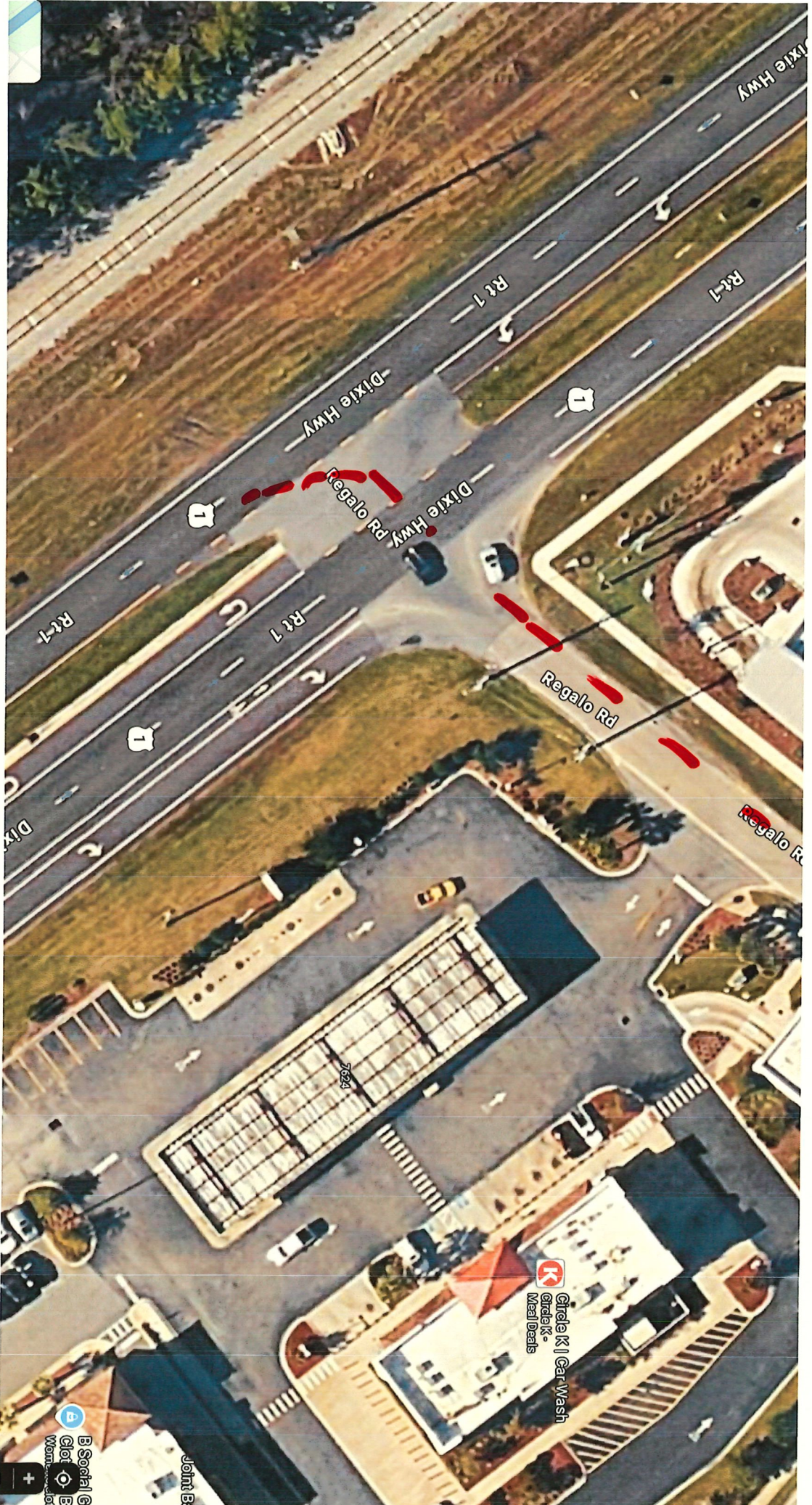
SE up of U-TURN - NO LIGHT

Palencia Exit closeup



4/a

Regalo Rd closeup - No Light



3a

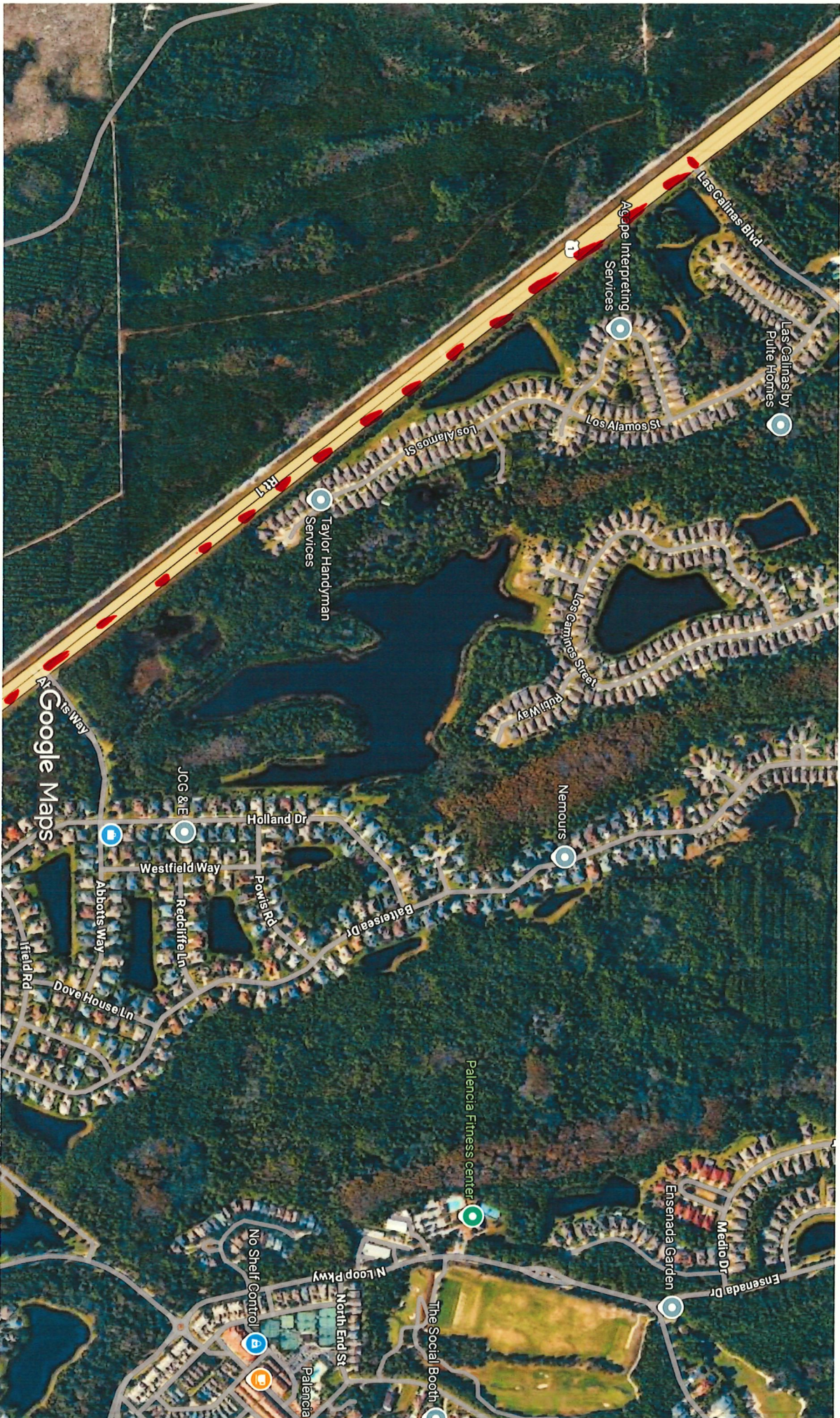


Exit from Regalo Rd - No LIGHT



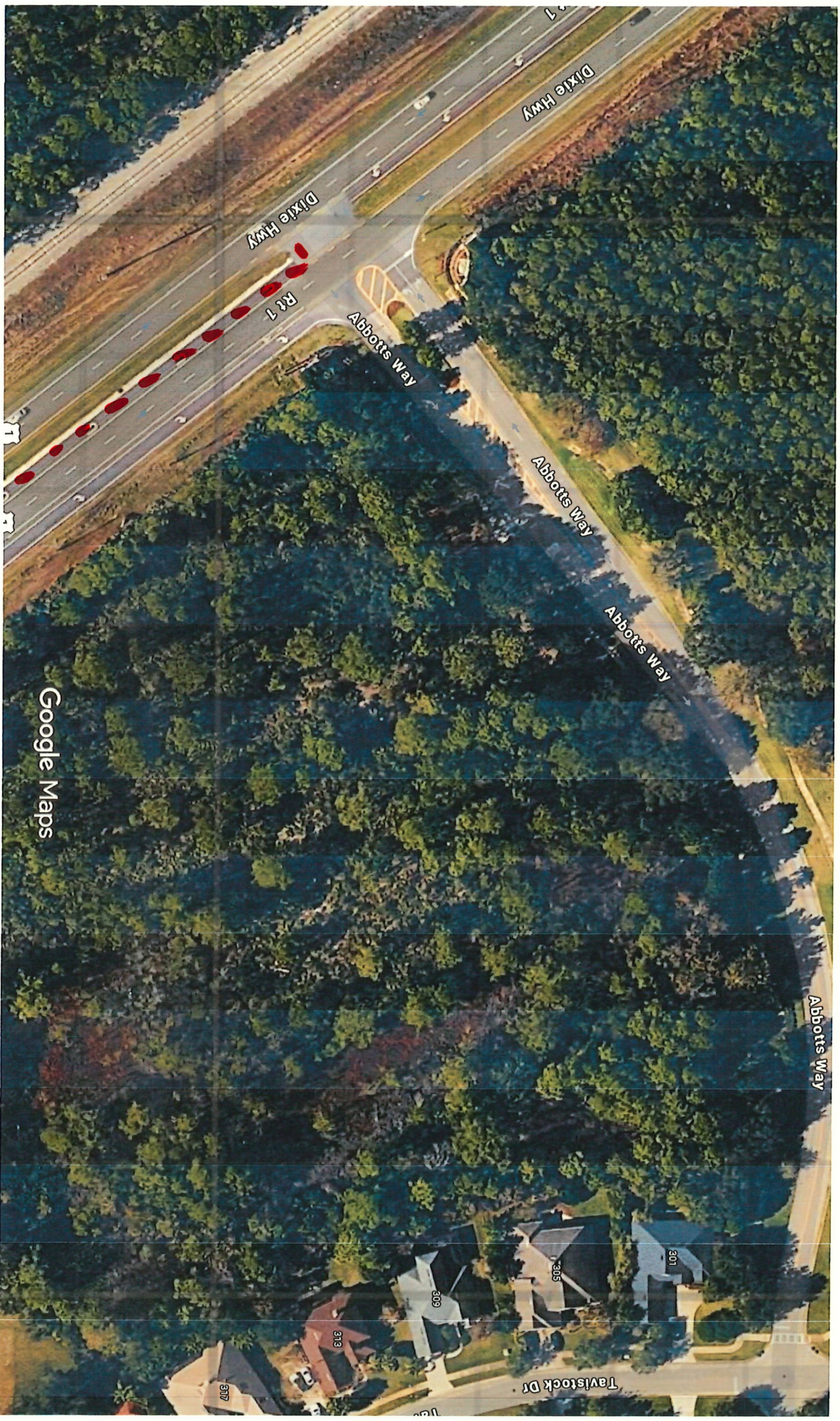
U-TURN @ Las Colinas - Traffic light

2a.



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 500 ft

U-TURN @ Las Calinas - Traffic Light
 Approx 1 mile North.

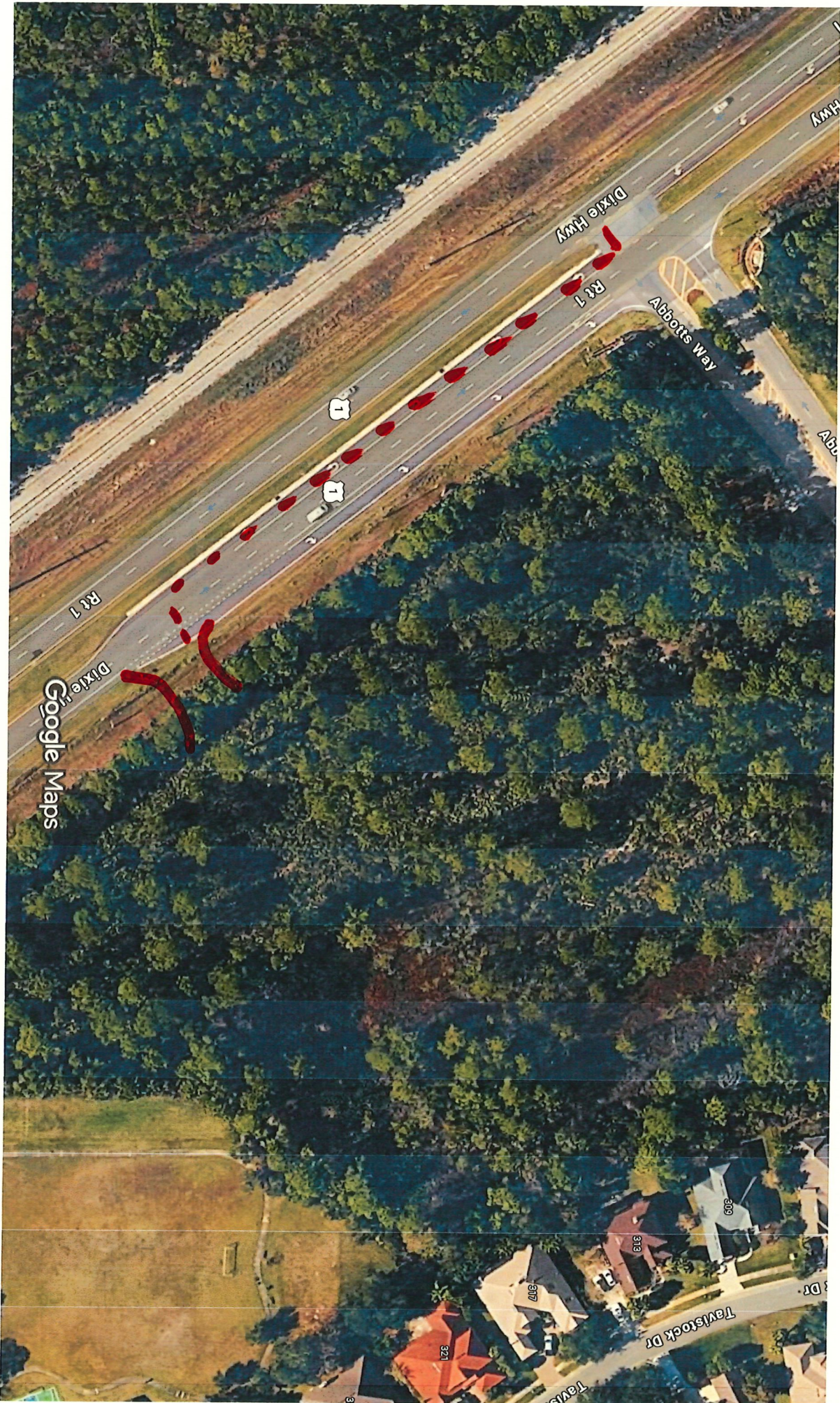


Google Maps

Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 50 ft

CLOSE UP of U-TURN - NO LIGHT

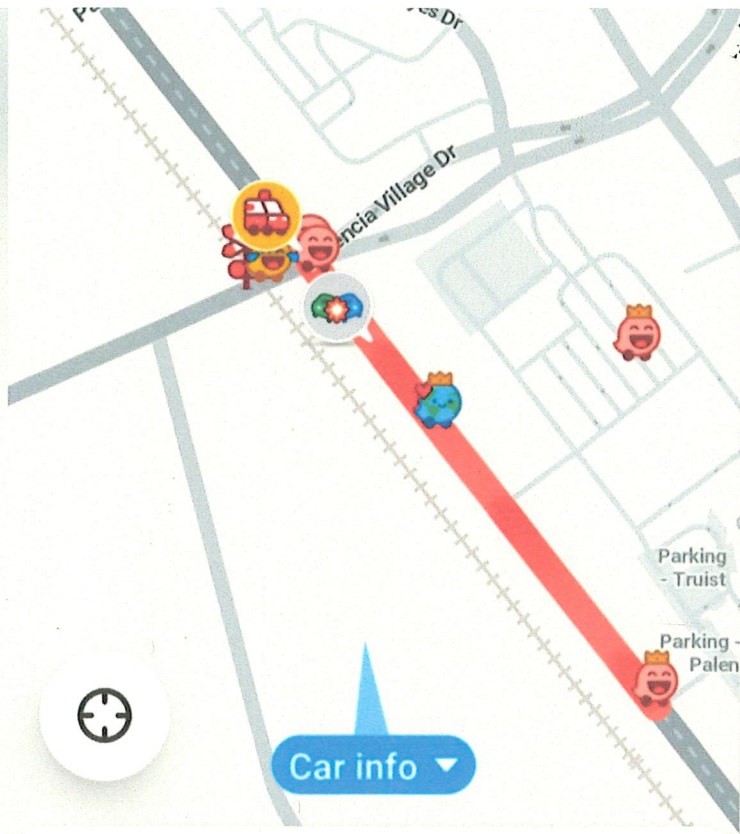
↑
2



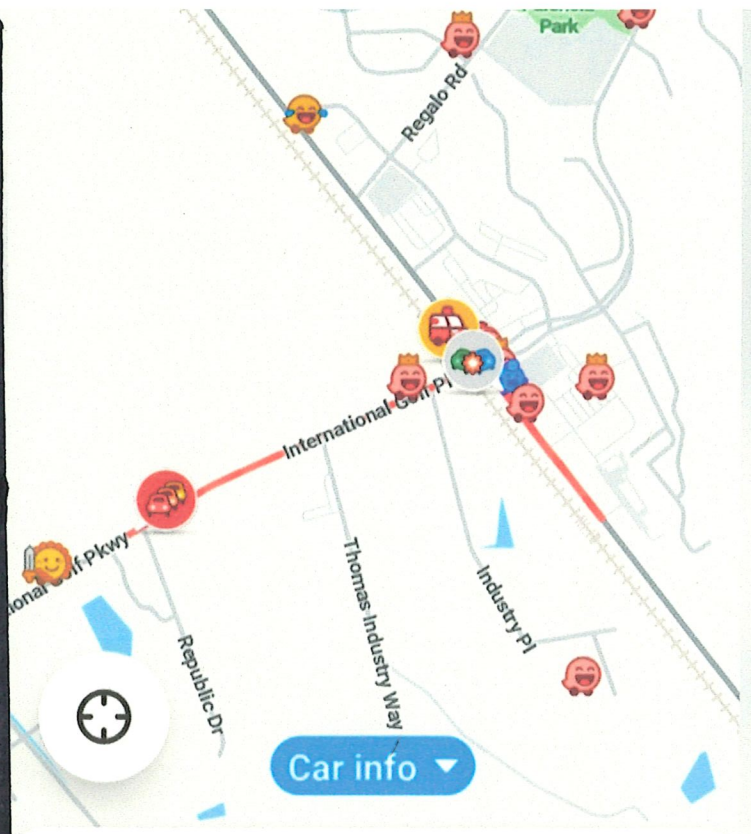
Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 50 ft

Exit - make U-Turn in front of Kensington Entrance

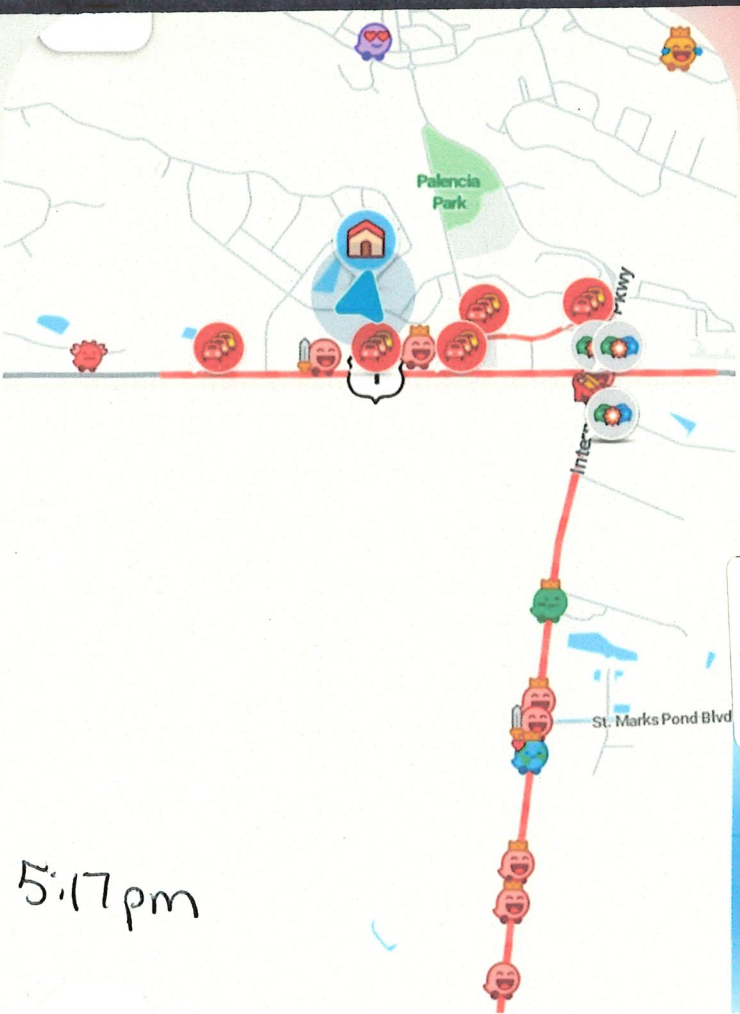
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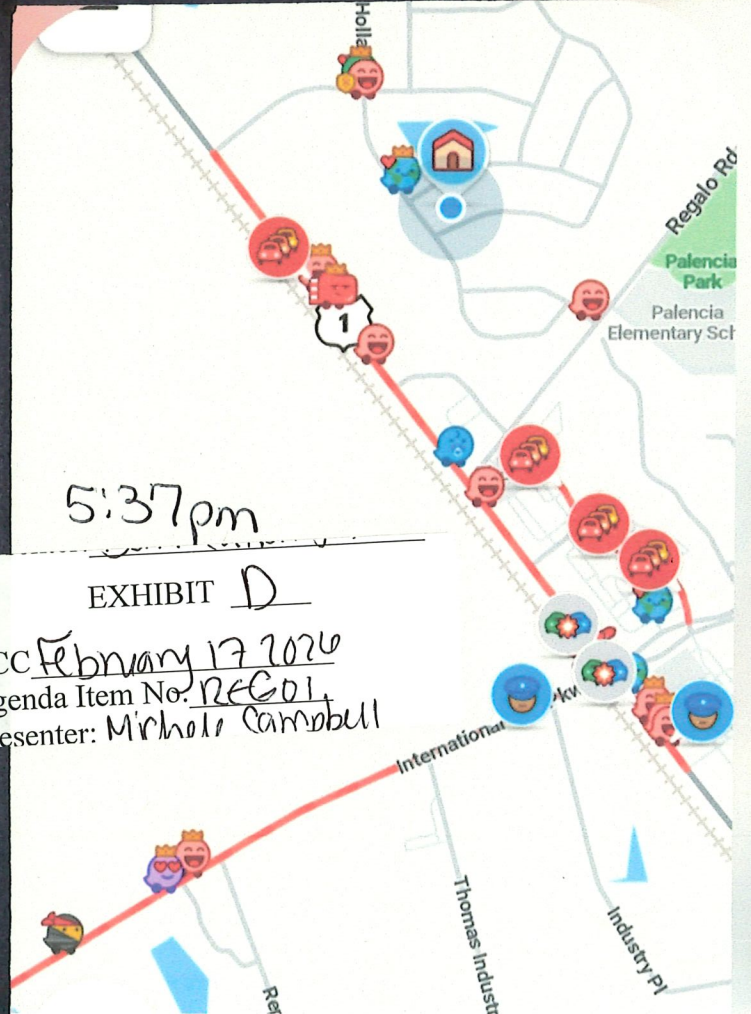
Q January 29, 2026
Where to? 5:02 pm



Q Who 8:05 pm

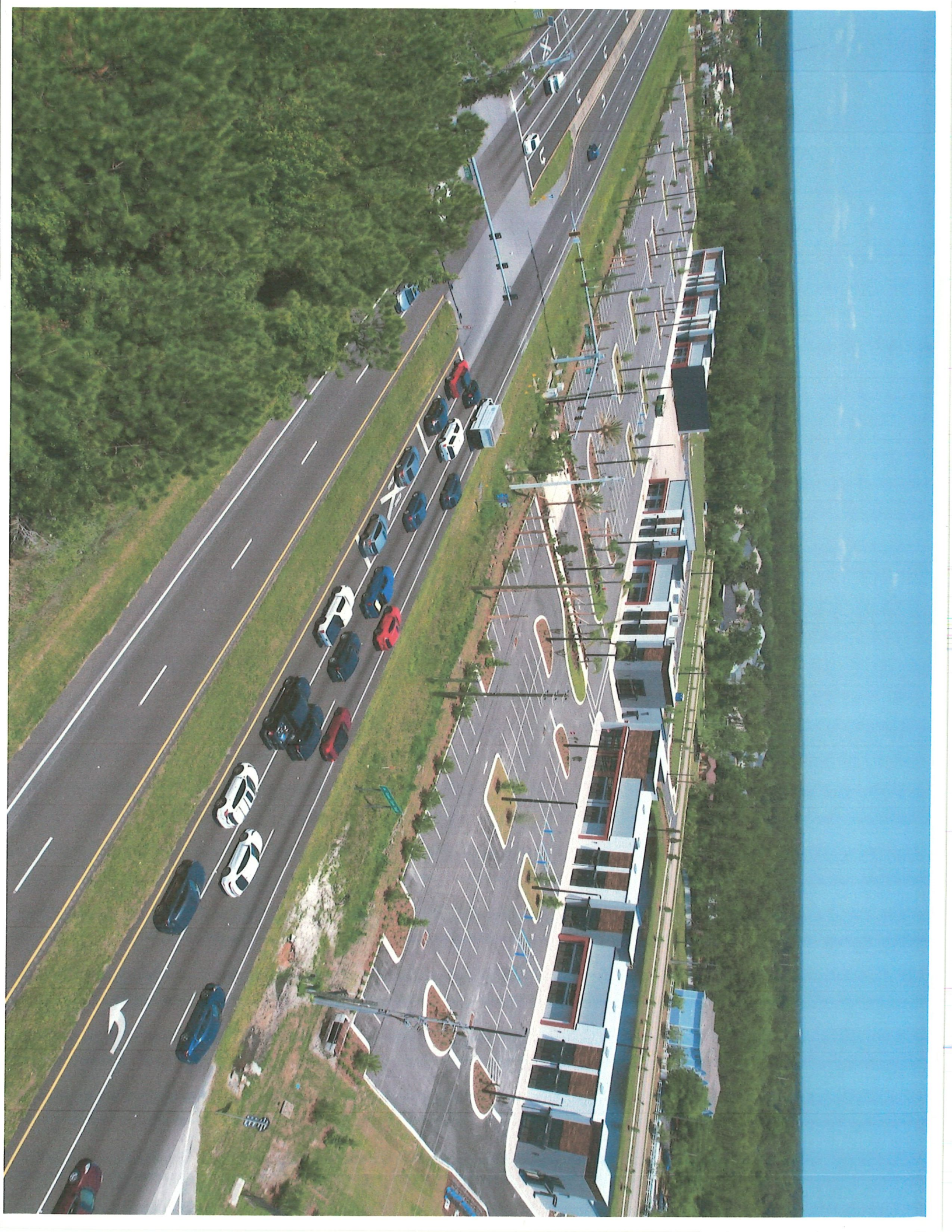


5:17 pm



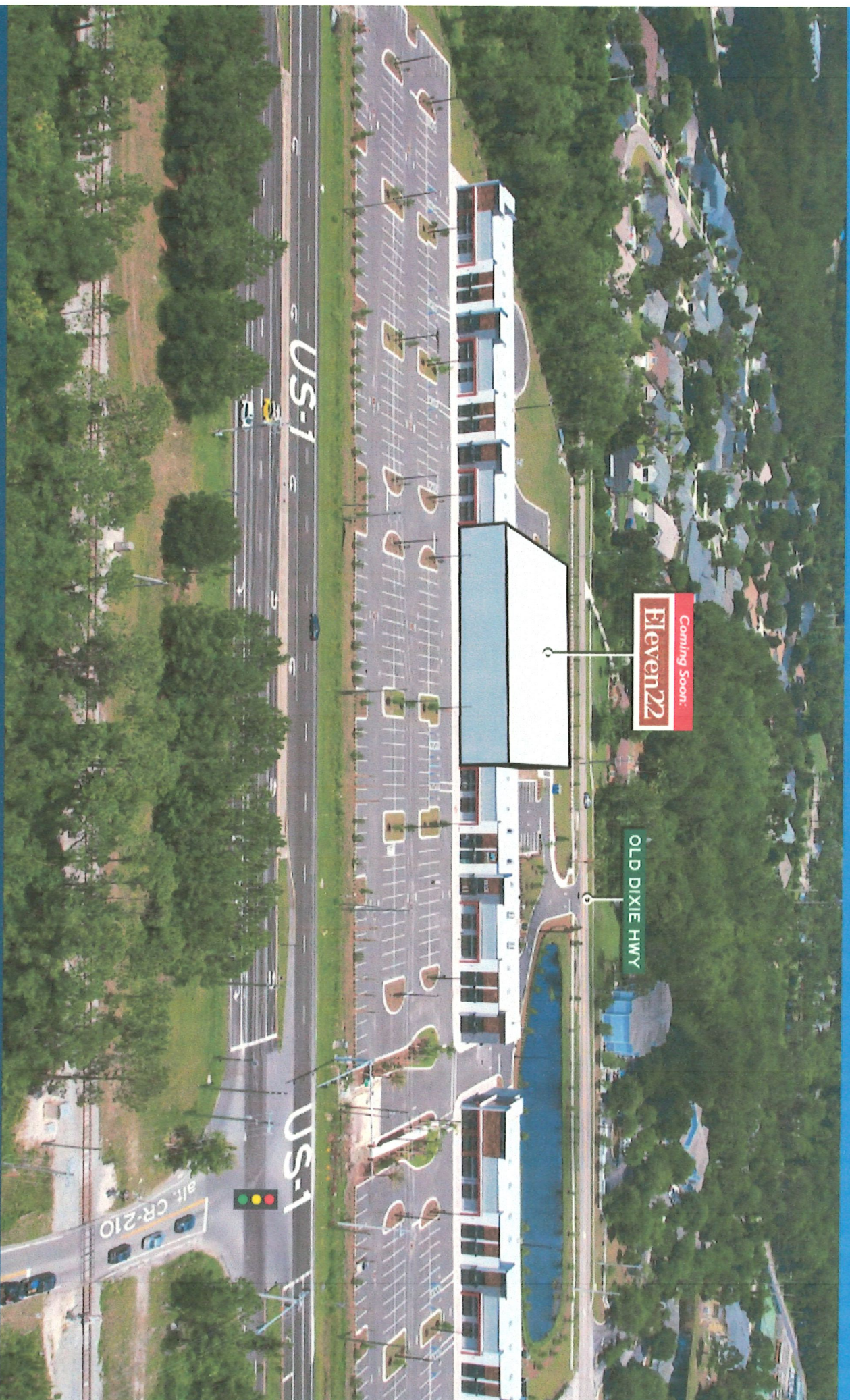
5:37 pm

EXHIBIT D
BCC February 17 2026
Agenda Item No. REG01
Presenter: Michole Campbell

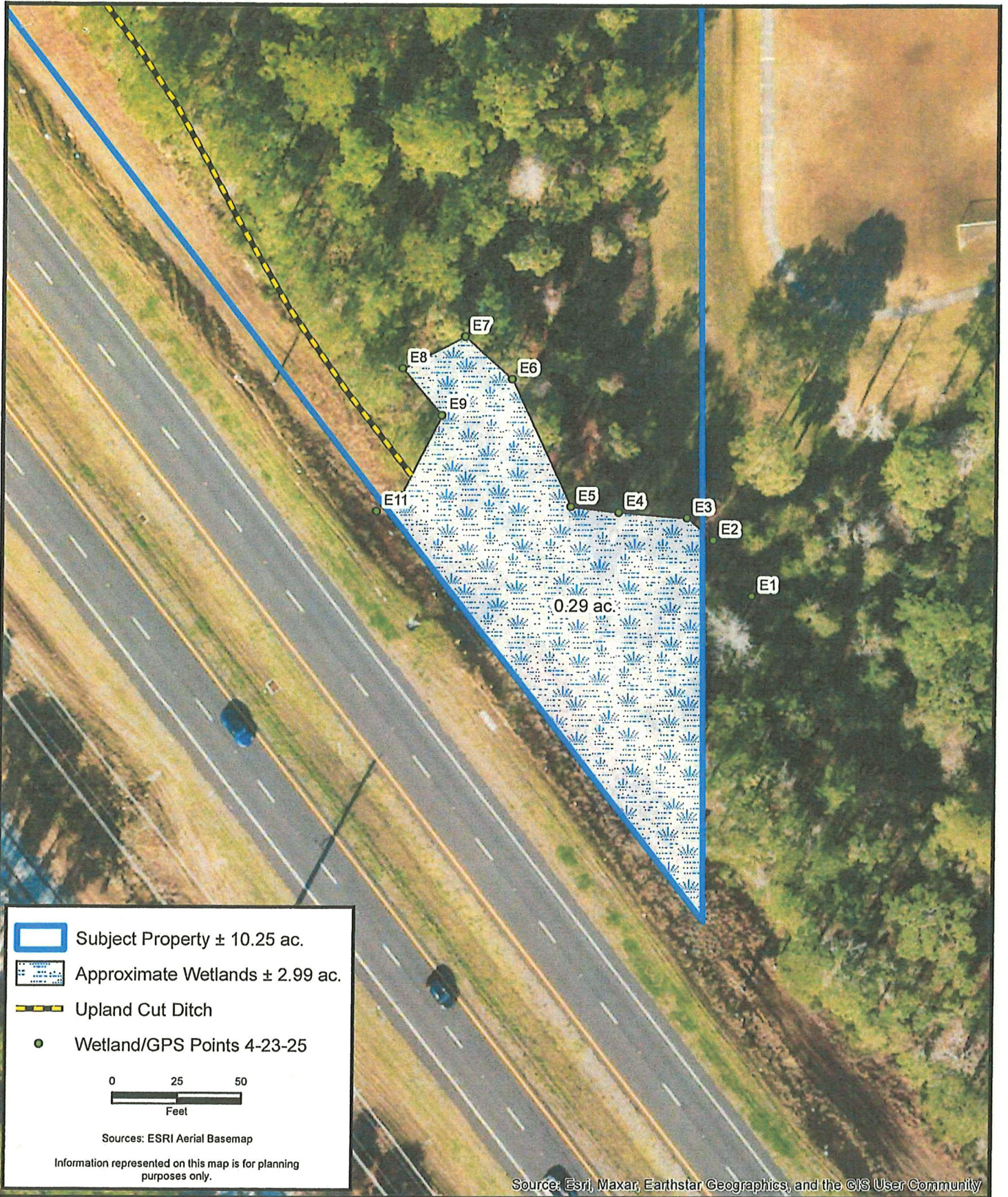


SHOPPES of VALLEY RIDGE





10580, 10600, 10620 US-1 | Ponte Vedra, 32081



904.992.9000 ♦ leasing@ashproperties.com



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

 Subject Property ± 10.25 ac.
 Approximate Wetlands ± 2.99 ac.
 Upland Cut Ditch
 Wetland/GPS Points 4-23-25

0 25 50
 Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

CES 42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Wetland Delineation Assessment

US-1 N & Abbotts Way

Project: 5.25162	St. Johns County, FL	Date: Apr 24 2025
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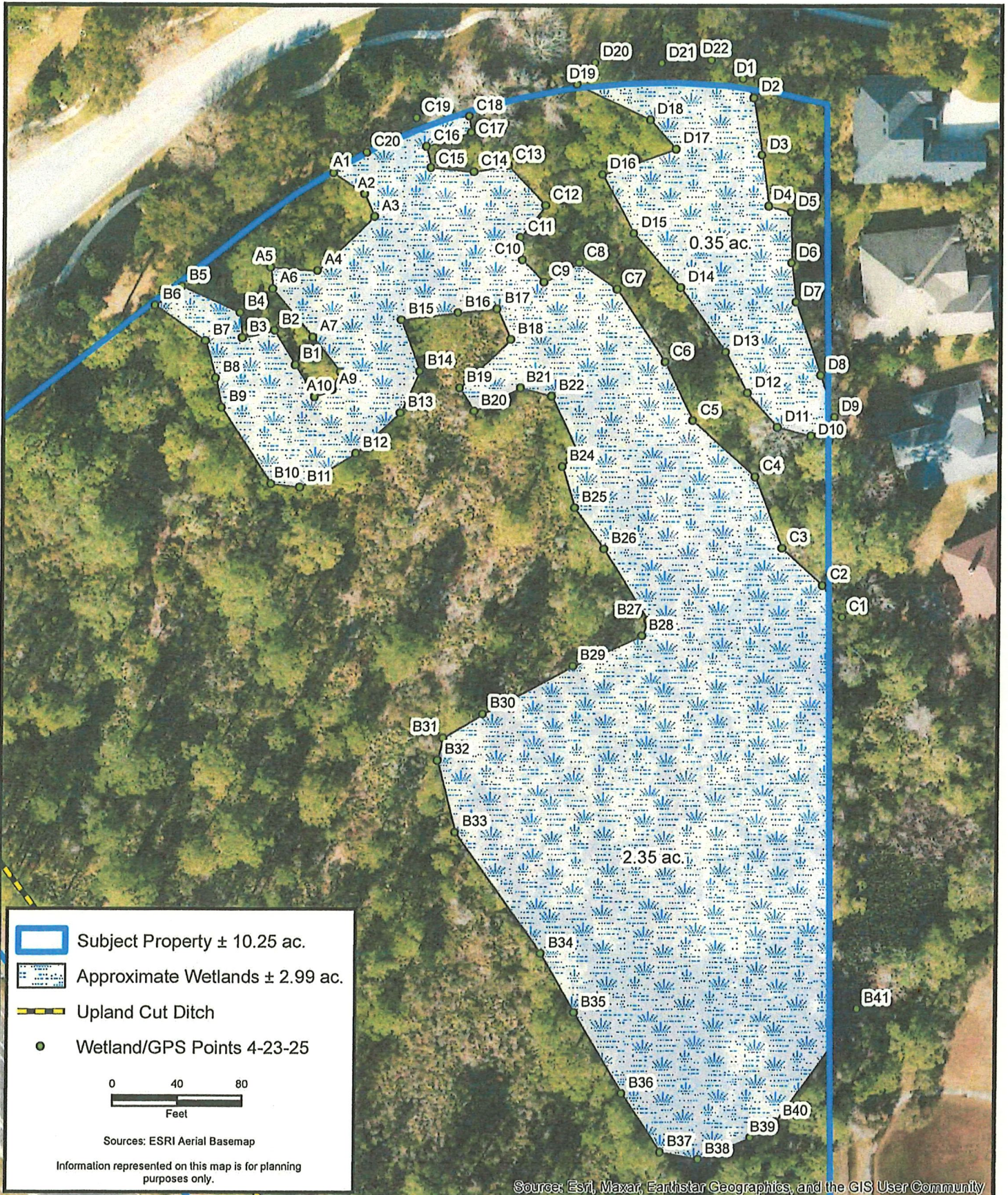


Figure: 1b



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Wetland Delineation Assessment
US-1 N & Abbotts Way

Project: 5.25162

St. Johns County, FL

Date: Apr 24 2025




Figure: 1a



CARTER ENVIRONMENTAL SERVICES, INC.
CES 42 Masters Drive
 St. Augustine, FL 32084
 904-540-1786
www.carterenv.com

Soils & NWI
US-1 N & Abbotts Way

Project: 5.25162	St. Johns County, FL	Date: May 13 2025
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 Figure: 2



Abbotts Way Wetland



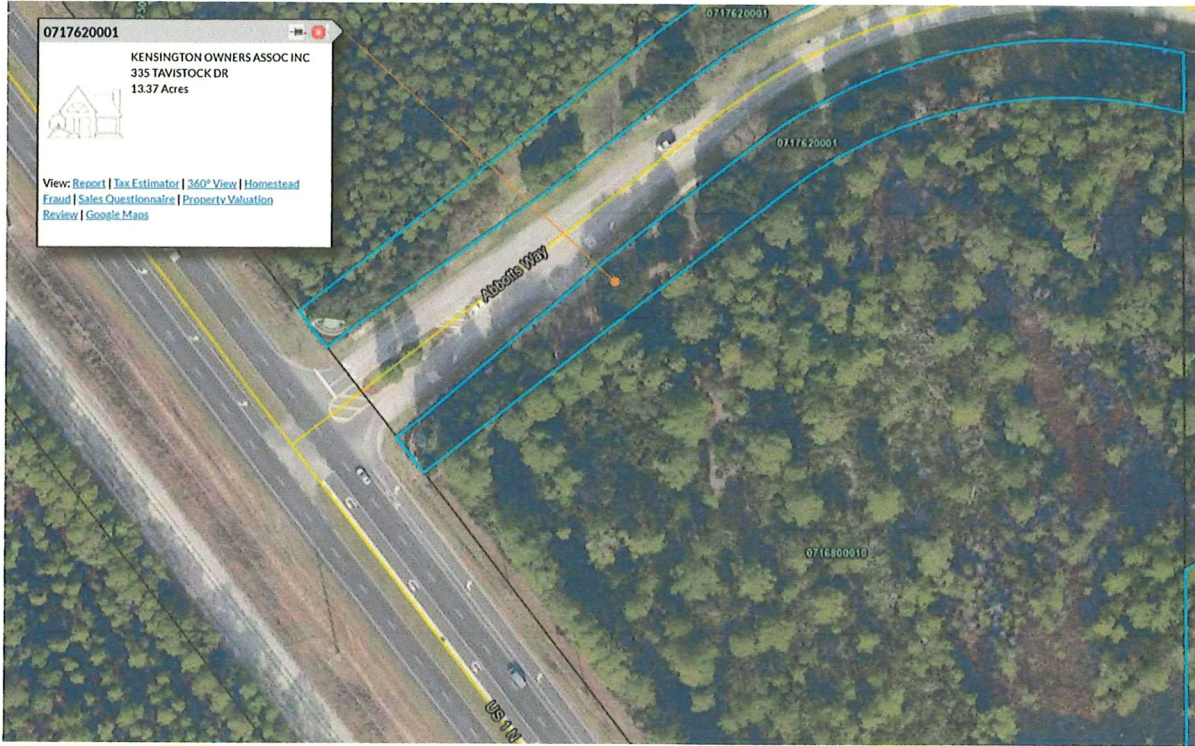
January 21, 2026

Wetlands

- | | | | | | |
|--|--------------------------------|--|-----------------------------------|--|----------|
| | Estuarine and Marine Deepwater | | Freshwater Emergent Wetland | | Lake |
| | Estuarine and Marine Wetland | | Freshwater Forested/Shrub Wetland | | Riverine |
| | | | Freshwater Pond | | Other |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

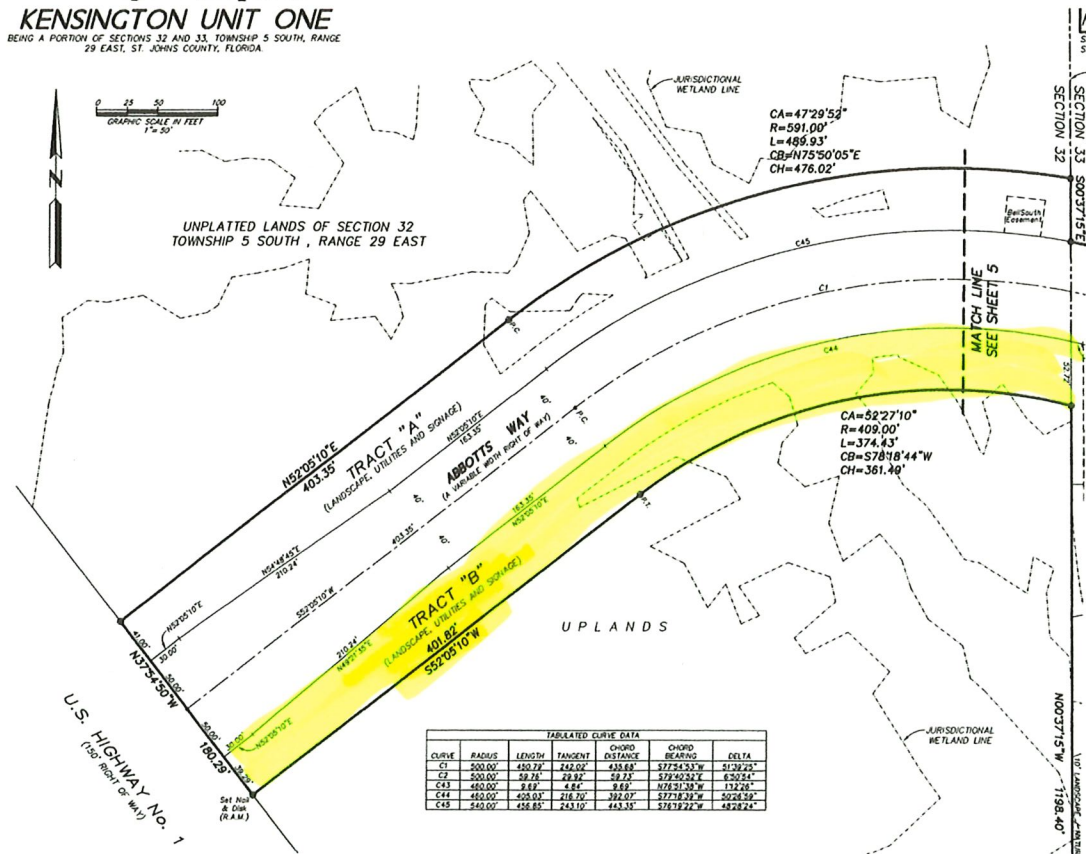
Staff notes that there is a 50-foot strip of land between the Abbots Way right-of-way and the subject parcel that is owned by the Kensington HOA. This can be seen in the screenshot from the Property Appraiser below.



Within Map Book 53 Page 30 containing the Kensington Unit One Plat (recorded on 2/2/2005), this land is designated as "Tract B - Landscape, Utilities and Signage":

Map Book 53 Page 30 (in-part):

KENSINGTON UNIT ONE
 BEING A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHN'S COUNTY, FLORIDA



1/16/26

1.3 Existing On-Site Characteristics

The site is currently vacant and undeveloped and is currently being used for silviculture purposes. The wetland systems are primarily located in a north-south pattern through the site making wetland crossings unavoidable in order to provide safe and adequate access and circulation. The predominant types of wetlands found on the site are bottomland forest. The major wetland systems are also located within the 100-year floodplain. There are approximately 146 acres of wetlands in the Las Calinas PUD.

1.4 Land Use Concept

The master plan for Las Calinas involves the creation of a variety of a residential village buffered from other communities by preserved wetlands and uplands, with access linkages to the existing Kensington PUD and Las Calinas PRD. The PUD may include various types of amenities such as active and passive parks and open space. The neighborhoods may be linked to each other and the amenities by roadways and sidewalks, boardwalks and/or bike paths.

Amenities may include, but not be limited to tennis courts; trail system; neighborhood parks and appropriately designed architectural, landscape and hardscape elements. The entire community will follow a unified common development theme.

The master plan is designed to be flexible in order to respond to changes in market demands and development trends throughout the life of the project.

All successors in title to the Subject Property shall be bound to the conditions of the approved PUD.

2.0 PUD MASTER DEVELOPMENT PLAN

2.1 Land Use Summary

Based on the proposed development program for Las Calinas, an overall land use summary is provided below in Table 2.1 Land Use and Proposed Project Phasing. Each incremental master development plan submittal will identify specific densities, units or square footage, and type of land use as permitted in the overall land use table and the development standards table. The units or square footage identified in Table 2.1 may be allocated throughout the PUD.

**TABLE 2.1
LAND USE & PROPOSED PROJECT PHASING**

PHASE	SINGLE FAMILY (DUs)	RETAIL/SERVICE (Sq.Ft.)
1 (2006-2011)	425	49,000

This 2025 modification seeks to add some additional commercial space in this mixed use commercial area in the PUD along the federal highway. It will be added in a single phase and developed within 5 years of approval of this modification.

7.0 ENVIRONMENTAL CONSERVATION, WETLANDS, AND OPEN SPACE

7.1 Buffers

A minimum natural vegetative upland buffer of twenty-five (25) feet shall be required and maintained between the developed areas and the contiguous wetlands to protect the water quality of the wetlands, except where buffer averaging may allow less than the required minimum of 25 feet in certain locations while achieving a greater buffer width or where a variance is granted. Except where a variance is granted, no buffer shall be reduced to less than ten (10) feet except in circumstances where an unavoidable wetland impact occurs such as, but not limited to, a road crossing. Such upland buffer shall be measured from the jurisdictional wetland lines as determined by the SJRWMD or DEP. There will also be a 25-foot building setback to the upland buffer; however, up to 10% of the lots may have a reduced setback subject to County approval on an individual basis during Incremental Master Development Plan review. Accessory uses per Land Development Code Section 2.02.04 are allowed in the setback except for buildings with a permanent foundation.

7.2 Wetlands

Most of the property's wetlands will remain undisturbed. The Master Development Plan Map depicts the general area and location of the wetlands preserved in Las Calinas. The map does not identify all the wetland impacts which will be permitted by the U.S. Army Corps of Engineers and the St. Johns River Water Management District. Not more than thirty-five (35) acres of wetlands shall be impacted within the Las Calinas PUD. Wetland and undeveloped upland areas may be used to provide mitigation for on- and off-site wetland impacts. Wetlands shall be preserved on-site in the areas depicted on the Master Development Plan. The project's land planners made every effort to minimize impacts to the highest quality wetlands and to confine wetland impacts to the extent practicable to lower quality wetlands. The exact boundaries of the areas to be preserved shall be determined in connection with wetland delineation and management and storage of surface waters permitting by the St. Johns River Water Management District. The limits of the preserved wetlands and the conservation easement protecting those preserved wetlands shall be delineated on the incremental master development plans submitted for approval by St. Johns County. All incremental master development plans submitted to St. Johns County shall be consistent with the requirements of applicable permits issued by the St. Johns River Water Management District. Prior to commencement of clearing, earth movement, construction or other development within 500 feet of any wetlands within the jurisdiction of FDEP or SJRWMD, those wetlands shall be surveyed and the wetland boundaries shall be approved by the SJRWMD. All wetland and upland preservation areas required under this PUD shall be protected by conservation easements meeting the requirements of §704.06 of the Florida Statutes. The location and extent of the wetlands to be preserved shall be shown on incremental master development plans.

7.3 Open Space and Parks

7.3.1 Recreation and Open Space

7.0 ENVIRONMENTAL CONSERVATION, WETLANDS, AND OPEN SPACE

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7.3 Open Space and Parks

7.3.1 Recreation and Open Space

- Relief from Section 5.03.02.G.2 for the Master Development Plan (contained herein as Exhibit A-1) not to illustrate the initial phase of development. This PUD is essentially a subsequent phase of the Marshall Creek PUD and should be treated as such whereby the Applicant submits an incremental MDP application for individual parcels that contain precise site layout. That layout is not known at this time and including any initial phase detail at this time would be erroneous and require a Major Modification to the PUD later as the MDP would not reflect the intended plan of development.
- Relief from Section 4.01.06.B.2.A maximum of 10% of the lots may have less than a 25-foot building setback from the upland buffer subject to, and as reasonably determined by, the County Administrator during approval of the Incremental Master Development Plan for the subject parcel. This request is due to the unique natural features of the site wherein the ridge/swale pattern and need to avoid wetland impacts will produce areas where there is not enough depth for upland buffer and a 25-foot building setback. There may be lots with wetland and upland buffers in the side yards where there is no need for a 25-foot building setback. The Developer requests this relief to avoid additional wetland impacts.
- Relief from Section 2.03.02.B. The 3,000-foot separation may not be conducive to the eventual tenants of this mixed-use PUD. This waiver shall allow the reduction in the required separation of vendors selling alcoholic beverages of greater than 14% from 3,000 feet to fifty (50) feet. The 3,000-foot separation, more applicable to rural applications, is not appropriate for more urban and pedestrian environments. This deviation promotes more compact urban design patterns and allows a variety of restaurants, cafes, taverns, and other types of entertainment establishments to be located in close proximity or adjacent to each other, creating more critical mass and dynamic mixed use districts. The economic viability and opportunities to serve the neighborhoods and the Marshall Creek DRJ community is increased.

1/16/26

The project will provide on-site stormwater drainage facilities. The overall design incorporates generous green space, open space and varied active and passive on-site recreational opportunities. The project will provide interconnectivity between Las Calinas and the adjacent Marshall Creek (Palencia), Nocatee, Kensington, Pine Island Fish Camp and Las Calinas PUDs. The St. Johns County Utility Department has the capacity and will provide all of the water and sewer facilities to the PUD. The project will have minimal impact on the facilities and infrastructure of St. Johns County. The project is located immediately south of the Nocatee PUD and immediately north of the Marshall Creek PUD, which is an areas that is experiencing strong demand for housing in northern St. Johns County.

The Las Calinas PUD conforms to the County's Land Development Code, and specifically meets the intent of Article 5 with respect to Planned Unit Development. In summary, the plan as submitted assures a quality development designed to support the County's comprehensive plan and economic development objectives.

Approval of the Las Calinas PUD will not affect adversely the orderly development of St. Johns County as embodied in the Land Development Code and the Comprehensive Plan or portion thereof adopted by the St. Johns County Board of County Commissioners.

The proposed PUD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the natural environment or to the use or development of adjacent properties or the general neighborhood. The PUD will also accomplish the following objectives:

- Permit a creative approach to the development of the land;
- Accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the land development regulations;
- Provide for an efficient use of the land, resulting in smaller networks of utilities and streets and thereby lowering development costs;
- Provide an environment of stable character compatible with surrounding residential areas;
- Achieve 100 percent conformity with the County Comprehensive Plan, Zoning Code, and other applicable County ordinances;
- Reduce the burden of maintenance costs through efficient infrastructure and the provision of low-maintenance common areas; and
- Create jobs and support the County's economic base.

8.1 Waivers

- Relief from Section 6.02.01.B.3.a and Section 6.04.07.B to allow an easement in a platted subdivision and access to more than two lots from an easement.

1/16/26

boundary. An additional 4-foot wide sidewalk will be constructed along one side of local roads in accordance with the provisions of the Land Development Code. The Developer may provide pedestrian connections between residential parcels and other residential and recreation areas and through any open space and preservation areas, subject to meeting applicable permitting requirements and construction plan approval.

A connection to the Kensington PUD shall be made as depicted on the MDP Map. This connection augments the interconnectivity among the Las Calinas PUD and Kensington PUD, Marshall Creek PUD, Las Calinas Boulevard, Palencia North PUD, and Nocatee.

2.4

Utilities

All electric, telephone, and cable lines will be installed underground in accordance with the policies of the utility providers and St. Johns County. Street lighting will be provided throughout Las Calinas based on service agreements with Florida Power & Light or a similar utility provider. Other exterior lighting within Las Calinas may be financed, designed, constructed, and/or maintained by one or more community development districts (CDD) and/or by property owner association(s).

Potable water and wastewater treatment will be provided by the St. Johns County Utility Department from off-site through a bulk supply agreement with JEA. Based upon an estimated use of 350 gallons per day per residence and 0.17 gallons per day per square foot of commercial, water and sewer use for 425 residential units and 49,000 commercial square feet results in an estimated 157,080 gallons per day for potable water and an estimated 157,080 gallons per day for sanitary sewer.

Stormwater will be handled on-site with a series of ponds, lakes and roadside swales throughout the site and conveyed via the roadways and/or piping within appropriate easements. The drainage structures and facilities will be designed and constructed in compliance with the LDC in effect at the time of permitting, subject to the permitting requirement of the SJRWMD. Specifically, any roadside swales that may be used within the project will comply with Section 6.04.07.C.2 of the LDC. The stormwater ponds and lakes may have fountains.

Any lift station site which may be located within the project will conform to St. Johns County requirements and be subject to approval by the Utility Department. The exact location of any lift station will be determined upon construction plan approval. The Applicant may access the County lines from U.S. Highway 1 and/or Las Calinas Boulevard.

Solid waste collection shall be provided by the County contracted waste collection company. Based upon an estimated generation of 5.7 pounds time 2.51 persons per dwelling unit and 5.5 pounds per 100 square feet of development, solid waste generation for 425 residential units and 49,000 commercial square feet is an estimated 8,775 pounds per day.

that the DRI was closed out in 2021 and was no longer in effect. The full Marshall Creek DRI Build-out Agreement can be seen in the **Application and Supporting Documents** section. Speakers during public comment also raised questions on the wide range of uses that are allowed to be developed on the property within the Neighborhood Business and Commercial Uses category described in Section 2.02.01.D of the Land Development Code. Some highlighted uses included financial institutions with/without drive-throughs, convenience stores without gas pumps, grocery stores, personal property mini-warehousing, and medical offices.

During rebuttal, the applicant agreed to add two (2) restrictions to future development on the parcel, should the Major Modification request be approved:

- Removal of the proposed access point on Abbots Way, which would leave the only access to the parcel as a right-in/right-out on US 1 N.
- Lowering the maximum building height from 65' down to 45'

In the time since the 1/15/2026 PZA meeting, the applicant submitted an updated MDP Text and MDP Map that reflect the proposed changes stated above. The applicant is also now proposing to prohibit the uses of Personal Property Mini-Warehousing and RV/Boat Storage, which is now reflected in the MDP Text. Finally, an updated Water and Sewer Availability letter was also submitted. While Technical and Transportation Staff have no technical issues with the removal of the access to Abbots Way, staff notes that the removal of a clearly planned point of interconnectivity does not meet Comprehensive Plan Policy A.1.13.3 regarding interconnectivity. This interconnection was previously planned, as is evident by the driveway connection. This removal effectively puts more traffic onto US 1 that would originate from the Kensington PUD.

With regards to environmental concerns, the applicant stated that there are no proposed wetland impacts, as depicted on the submitted MDP Map. There were also references to the environmental study that was performed on the property. This study can be found in the **Application and Supporting Documents** section. The applicant also brought up a similar-style retail development as a comparison for scale, the **Shoppes at Valley Ridge**, which is located at 10580 US 1 N. This was approved for 94,000 sq ft in 2019, which is approximately double the amount of what is being proposed in this application. This development is located approximately 5 miles to the north of the subject parcel and also has frontage on US 1 N. Finally, the applicant stated that the general reasoning for the requested increase from 19,000 sq ft to 49,000 sq ft is due to a change in market conditions and demand from when the initial entitlements were approved for this property in 2005.

CORRESPONDENCE/PHONE CALLS

Staff have received numerous emails and phone calls from residents of the Kensington community that are in opposition to the request. Concerns were centered on the proposed access point on Abbots Way, along with uncertainty over the type of building that could be constructed on the property with the additional entitlements, should the Major Modification request be approved. Environmental impacts were also mentioned. Written correspondence can be found in the **Correspondence** section.

ACTION

Staff offers six (6) findings of fact to support a motion to approve or seven (7) findings of fact to deny. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents
3. Correspondence

Counsel stated many things at the PZA meeting that are belied by the submitted application, as well as the actual facts -

- spoke of similar development in front of Palencia. no homes about the Palencia developments. Those developments were always planned & homes are not impacted. Our homes actually share property lines

- Over & overstated absolutely no wetland impacts

pg 13
- Said Abbotts Way was off the table

- Compared proposed development to the Shoppes at Valley Ridge, which is 94,000 sq ft and between US1 & Old Dixie Hwy with street lights & no homes

pg 2.4

Abbotts way back on table

pg 14

water connectivity again. not detrimental to ^{general} neighborhood or natural environment or neighbouring properties. As you can tell by the number of letters of opposition, phone calls and people present at both the PZA meeting & this meeting the neighborhood strongly disagrees

Waivers - ~~25%~~ 10% of the lots may have less than 25 foot setback to AVOID ADDITIONAL Wetland IMPACTS

pg 12 Buffers - Unavoidable wetland impacts
10% lots less setback

Wetlands - Most wetlands undisturbed.
"every effort" - minimize impacts to the highest
quality wetlands

pg 2 "wetlands crossings unavoidable"

property is up for sale. A call to the listing agent confirms owner realizes property is not worth the 4.95 million he is asking for it which is why he is aggressively pursuing the MASMOD.

This is not a conceptual building plan, owner has no plans to build anything

Major Modifications to Planned Unit Developments are handled in the same manner as the original approval and are considered rezonings. Applicant bears the initial burden of demonstrating that the proposed rezoning is a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and b) complies with the procedural requirements of the Land Development Code. The Board of County Commissioners may still deny the application if there is evidence that maintain the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances, and impact on environmentally sensitive features.

Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all of the testimony presented at the evidentiary hearing(s).

Per LDC 10.02.03.B.4, the PUD ordinance must be amended to comply with the existing Code at the time any Major Modification or extension of the term of the PUD is approved by the County.

Technical Division Review:

All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations.

Fire Services:

ISO's Public Protection Classification (PPC) information plays an important part in the decisions many insurers make affecting the underwriting and pricing of property insurance. ISO analyzes the relevant data and assigns a PPC- grading from 1 (lowest risk) to 10 (highest risk). A higher ISO rating could mean higher homeowner insurance. This information is provided for the consideration of future homeowners. It is important to note, St. Johns County Fire Rescue does and will continue to respond to all properties within the County regardless of the ISO rating.

ISO applies the following classification to properties in St Johns County:

*Class 3- property within 5 road miles of an existing fire rescue station and within 1000 feet of a creditable water supply such as a fire hydrant, suction point, or dry hydrant.

*Class 3X- property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.

*Class 10- property beyond 5 road miles of a recognized fire rescue station.

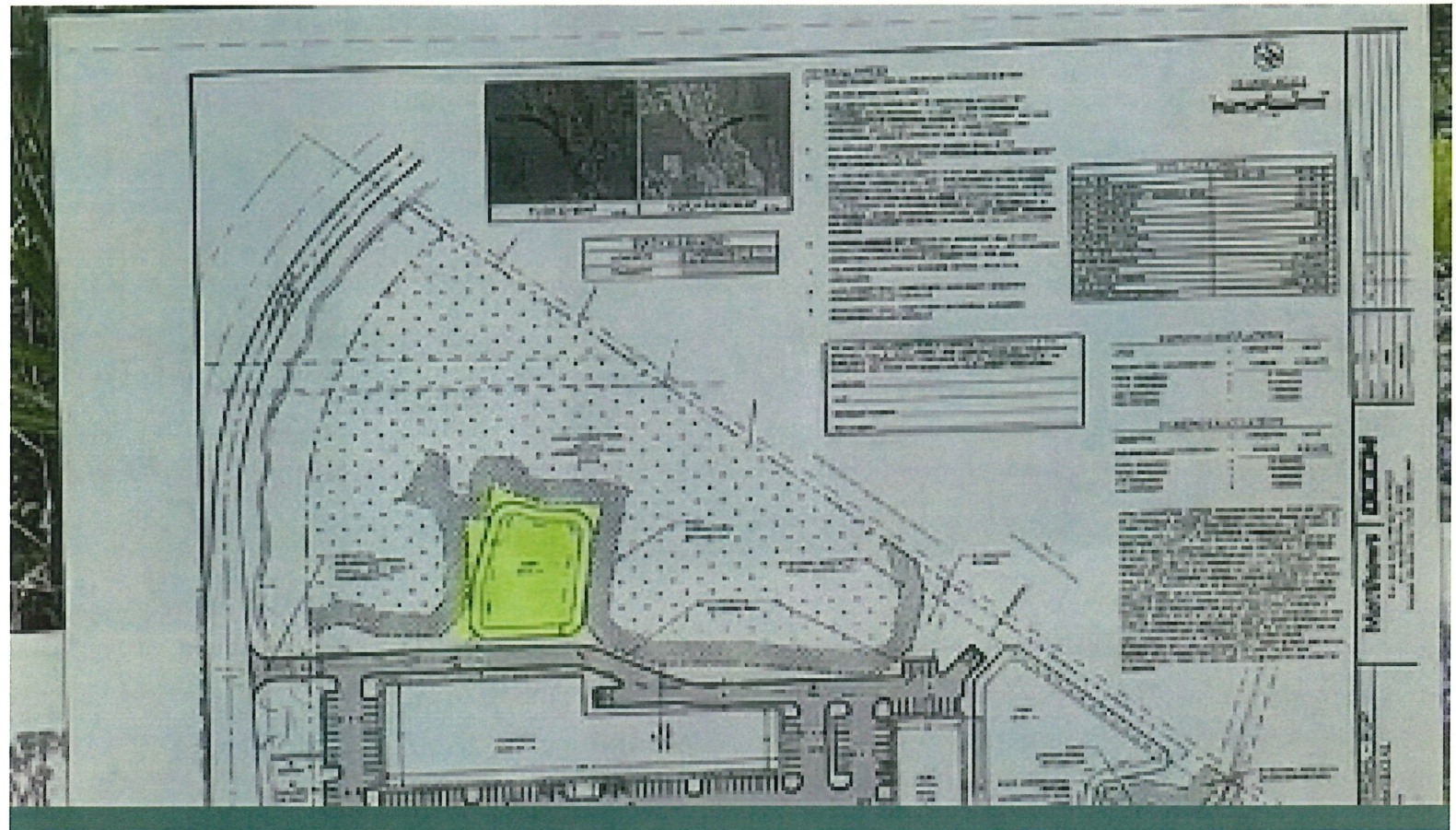


EXHIBIT E

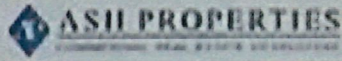
BCC February 17, 2024

Agenda Item No. BCG01

Presenter: James Whitehouse

Shoppes Of Valley Ridge

US-1 NORTH and CR-210



SHOPPES OF VALLEY RIDGE

CR 210 & US-1 | Ponte Vedra, FL 32081

- Located at a signalized intersection close to affluent Ponte Vedra, Riverside, expanding residential & golf course communities
- Adjacent to Texas High School, a well-known geographic point of reference

CR 210 & CR 210, Ponte Vedra, FL 32081 - Shoppes



SIZE

Total
91,850 sq ft

DEMOGRAPHICS

Population	Total Households	Average HH Income
1 M 882	284	\$164,390

See More

Discover the Shoppes of Valley Ridge, a stunning new strip center offering an array of big-box and in-line retail opportunities in a rapidly expanding residential and commercial area.

Neighborhood Center

Gross Leasable Area: 44,000 SF

Area: 23.82 AC

Category: Office/Medical

12 acres for 90

Vs

Our 10 acres for

Shoppes Of Valley Ridge

NORTH and CR-210

Property Details

Street Retail

Property Size

91,850 SF

Date Updated

Dec 18, 2025

Units

25

Adjacent to affluent Ponte Vedra, Nocatee, expanding residential & golf course communities. Adjacent to Nease High School, a well-known geographic point of reference. Discover the Shoppes of Valley Ridge, a stunning new strip center offering an exciting blend of big-name retail opportunities in a rapidly expanding residential and golf course community. This cutting-edge development will

Space Available For Lease 1

401-402

Space Type

Retail

Divisible Space

2,438 - 2,438 SF

Lease Rate

Contact for pricing

Available Date

Immediate

Total Space Available

2,438 SF

Lease Type

NNN





**Shoppes
Of Valley
Ridge**

**US-1 NORTH
and CR-210**



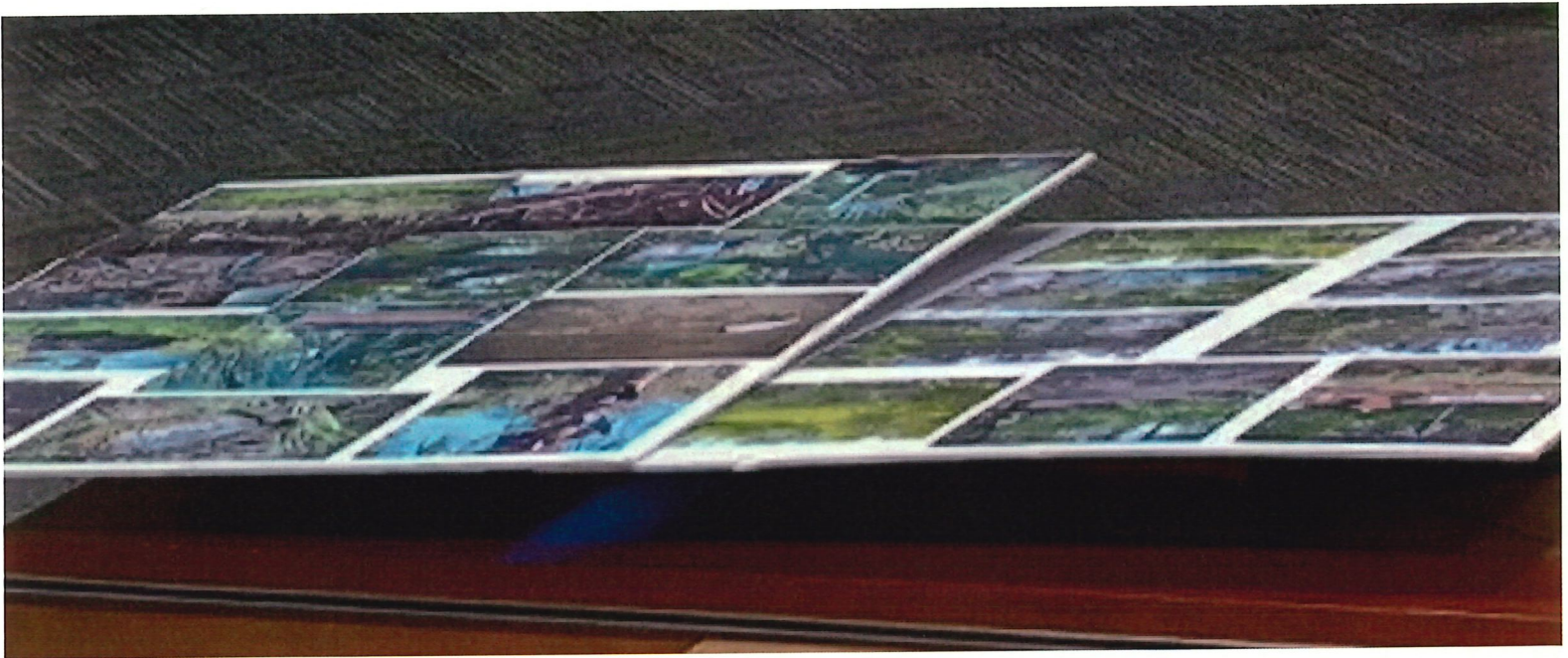
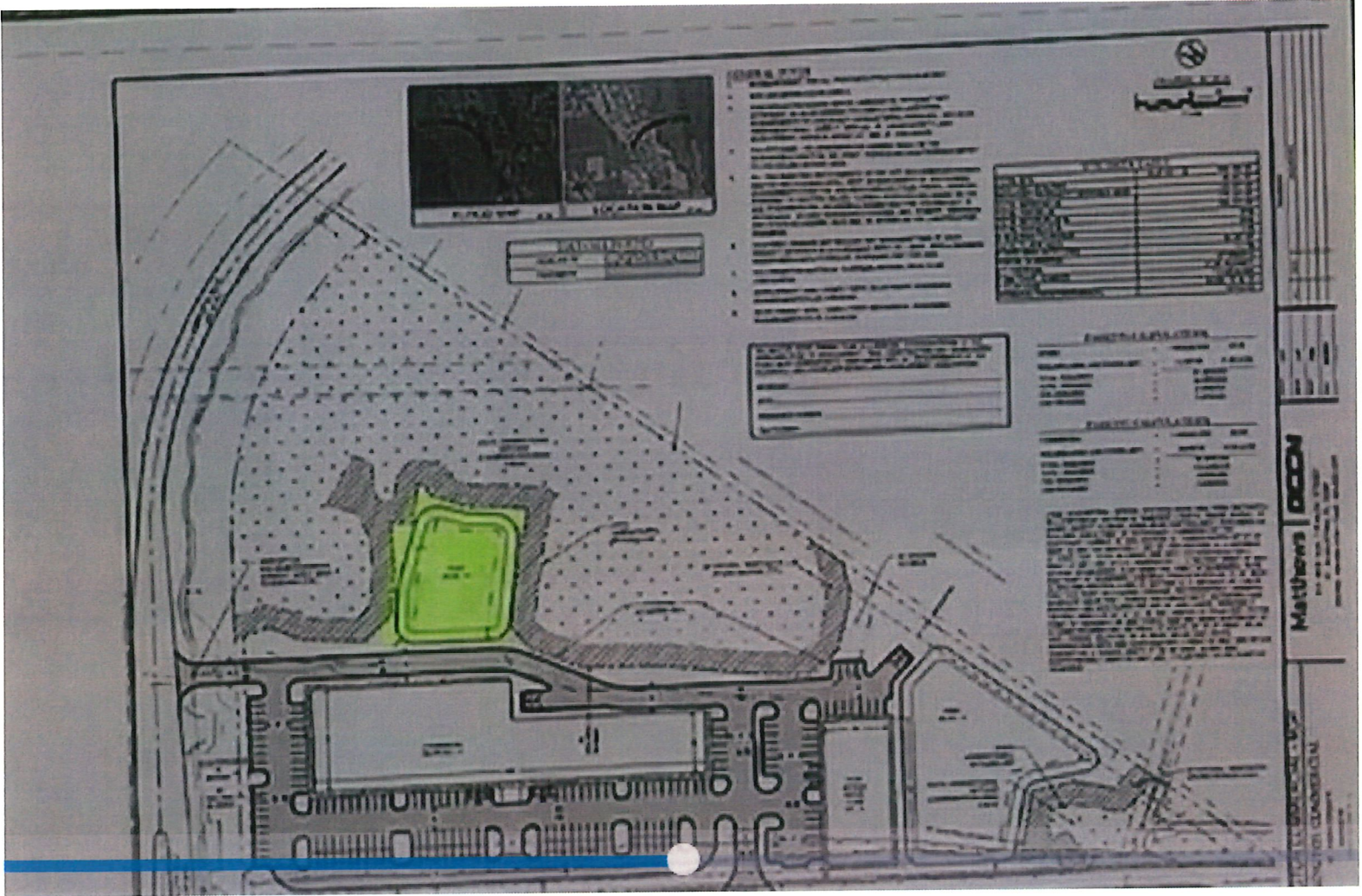


EXHIBIT E
BCC February 17, 2026
Agenda Item No. BE601
Presenter: John Lapham





FISH ISLAND PRESERVE CLEANUP

February 07, 2026 at 8:00am - 11am



EXHIBIT 1A
BCC February 17, 2026
Agenda Item No. P-007
Presenter: *Maura Lynn*

ARTICLE XII DEFINITIONS

Violation: Means the failure of a structure or other development to be fully compliant with the requirements of this ordinance. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

BAD  **ASS**
COFFEE OF HAWAII
4085 A1A SOUTH

ALOHA
OUTDOOR PATIO
COFFEE ICE CUBES
NOW OPEN 6-6 LOCALLY OWNED

**MID-ANASTASIA DESIGN REVIEW BOARD
ST. JOHNS COUNTY
PLANNING AND ZONING
MASTER SHEET**

Application #: MADRB 2025000006
Project Name: Bad Ass Coffee of Hawaii (DENIED)
Commissioner District: X

Contact: Jill Riley
 524 Wild Rose Lane
 Jacksonville, FL 32218
 wk hm (904) 294-8817 fx
 cel JACKSONVILLE email JILL@PRIMESIGNINSTALL.COM

Applicant: Jill Riley
 524 WILD ROSE LN
 JACKSONVILLE, FL 32218
 wk hm (904) 294-8817 fx
 cel email JILL@PRIMESIGNINSTALL.COM

Person to receive comments: Jill Riley
 524 WILD ROSE LN
 JACKSONVILLE, FL 32218
 wk hm (904) 294-8817 fx
 cel JACKSONVILLE email JILL@PRIMESIGNINSTALL.COM

Owner: Marshview Executive Park Condo
 ,
 wk hm fx
 cel email

EVENT DATE/COMMENT TRACKING

APPROVAL	12/11/2025	Denied. 3/0 for Denial: Ginger Borgman, Maureen Long, and Jennifer Cook. Absent: Robert Boese and Daniel Greene.
AR		JW
COM	8/28/2025	JILL@PRIMESIGNINSTALL.COM
COM	10/14/2025	JILL@PRIMESIGNINSTALL.COM
COM	11/6/2025	JILL@PRIMESIGNINSTALL.COM
FEE	8/22/2025	JILL@PRIMESIGNINSTALL.COM
MADRB	12/11/2025	
SIGN	12/4/2025	

PROJECT DATA

Proj Desc: Requesting design approval from the Mid-Anastasia Design Review Board for the installation of one (1) new wall sign, one (1) refacing cabinet wall sign, and one (1) refacing pole sign.

NOTES

Date	User	Note
11/20/2025	BOCC/jwilliams	Project Description Updated
11/19/2025	BOCC/jwilliams	Project Description Updated

COST-EFFECTIVE SOLUTIONS
FOR NATIONAL/ LOCAL
SIGN COMPANIES &
BUSINESS OWNERS

Prime Sign Installation is based in Jacksonville and licensed in northeast Florida for signage services of all kinds; whether you're in need of sign installation, maintenance & cleaning, permits & surveys, or emergency sign services, PSI has you covered.

LEARN
MORE



recognizing that any related costs are the Franchisee's sole responsibility. Written consent shall mean that the Franchisee has received from the Franchisor an executed construction approval form before construction, remodeling or decorating begins. It shall be the Franchisee's responsibility to work with the designated construction project manager to prepare all required site plans, blueprints and construction plans and specifications to suit the shape and dimensions of the Franchised Location and to ensure compliance with any lease and applicable laws, including without limitation, the Americans with Disabilities Act, as amended.

5.4 Signs. The Franchisee shall purchase or otherwise obtain for use at the Franchised Location and in connection with the BAD ASS COFFEE OF HAWAII Shop, signs which comply with the standards and specifications of the Franchisor as set forth in the Operations Manual and Brand Standards Guide, as that term is defined in Section 8.1. The Franchisee shall obtain such signs from the Franchisor's designated sign vendor. It is the Franchisee's sole responsibility to ensure that any signs comply with applicable local ordinances, mall regulations, building codes and zoning regulations. Any modifications to the Franchisor's standards and specifications for signs which must be made due to local ordinances, codes or regulations shall be submitted to the Franchisor for prior written approval. The Franchisee acknowledges that the Marks, or any other name, symbol or identifying marks on any signs shall only be used in accordance with the Franchisor's standards and specifications and only with the prior written approval of the Franchisor.

5.8 Permits and Licenses. The Franchisee agrees to obtain all such permits and certifications as may be required for the lawful construction and operation of the BAD ASS COFFEE OF HAWAII Shop, together with all certifications from government authorities having jurisdiction over the site, that all requirements for construction and operation have been met, including without limitation, zoning, access, sign, health, safety requirements, building and other required construction permits, licenses to do business and fictitious name registrations, sales tax permits, restaurant permits and ratings and fire clearances. The Franchisee agrees to obtain all customary contractors' sworn statements and partial and final lien waivers for construction, remodeling, decorating and installation of equipment at the Franchised Location. The Franchisee shall execute and deliver to the Franchisor the Permit, License and Construction Certification, and Close Out Package in the form attached to this Agreement as Exhibit V, to confirm the Franchisee's compliance with the Americans With Disabilities Act and other provisions of this Section 5.8 not later than 30 days prior to the date the Shop begins operating. The Franchisee shall send a copy of its occupancy certificate to the Franchisor and keep copies of all health department, fire department, building department and other similar state and local agency and entity certifications, licenses, and reports of inspections on file and available for review by the Franchisor. Within 30 days after the Franchisee's Shop opens for business, the Franchisee will deliver to the Franchisor a copy of its license or permit to operate a restaurant, if applicable.

5.9 Commencement of Operations. Unless otherwise agreed to in writing by the Franchisor and the Franchisee, the Franchisee has 18 months from the date of this Agreement within which to: (1) secure all necessary financing for the Shop; (2) complete the initial training program described in Section 6.1 of this Agreement; (3) select, purchase or lease and build-out the Franchised Location; (4) purchase or lease and have installed such décor, furniture, equipment, fixtures, signs, point-of-sale system hardware and software as meets the standards and specifications of the Franchisor; (5) purchase an opening inventory of coffee products and supplies; (6) obtain and provide evidence of insurance as described in Section 22.1 below; (7) hire qualified employees; and (8) commence operation of the BAD ASS COFFEE OF HAWAII Shop. The Franchisor will extend the time in which the Franchisee has to commence operations for a reasonable period of time if factors beyond the Franchisee's reasonable control prevent the Franchisee from meeting this development schedule, so long as the Franchisee has made reasonable and continuing efforts to comply with such development obligations and the Franchisee requests, in writing, an extension of time in which to have its BAD ASS COFFEE OF HAWAII Shop established before such development period lapses. The Franchisee shall obtain the Franchisor's approval prior to opening the Shop for business.