

ANIMAL CONTROL RECEIVING FACILITY

Joint Workshop
January 29, 2026



Previous County Commission and City Council Direction

Research and Recommend a Solution to the Animal Control and Sheltering Service issues.

Task force to address:

- Possible alternative shelter capacity and services

Staff to address:

- Exploration of a County-wide animal control unit

Contributing Resources

Task Force Members: Ms. Heidi Petito, County Administrator
Mr. Jorge Salinas, Deputy County Administrator
Mr. Percy Sayles , Deputy County Administrator
Mr. Mike McGlothlin, City Manager
Ms. Lauren Johnston, Assistant City Manager
Mr. John Zobler, Community Development Director
Mr. Cameron Orr, Animal Refuge of Flagler

Consultants:
Flagler County and City of Palm Coast Staff
Ms. Julianne Young, Deputy County Administrator, Putnam
County and Putnam County Staff
Ms. Jessica Myers, Community Cats
Ms. Caroline Johnson, Founder, S.M.A.R.T.
Dr. Michael Tajmir, East Coast Animal Hospital
Ms. Colleen Yarbrough, Citrus County Shelter
Lt. Mark Balkley, Cobb County, GA, K-9 Unit Horizon Shelter

Mission and Vision

Mission: To provide compassionate shelter, limited medical care, and adoption services for lost animals in Flagler County while promoting responsible pet ownership through education and outreach.

Vision: To become a leading no-kill shelter in Florida, achieving zero euthanasia for healthy/adoptable animals, and serving as a model for humane animal management in Flagler County

Initial Shelter Assumptions:

Facility

- 501(c)3 operated; facility to be leased
- Need 3 to 5 acres for facility
- 80-100 kennels, cat condos
- No surrenders
- Goal: 100% healthy adoptable animals

Clinic Scope

- Triage assessment
- Spayed/Neutered prior to adoption (per Florida Statute § 823.15)
- Vaccinations required prior to adoption

Progress to
Date:

Explored and researched

- Flagler Humane Society expansion
- Municipal Facilities-statewide and out of state
- Explored various building structures and commercial module options

Funding requests

- Requested Legislative appropriation (\$500K) to be matched by County, land provided by City

Collaboration

- Monthly meetings beginning in August - present

Flagler Humane Society Property

1 Shelter Drive, Palm Coast

19.464 Acres

Pros

- One location for Animal Shelter in the County
- Current contracts-less expensive option

Cons

- Site may not be viable for expansion
- Wellhead protection zone
- Stormwater footprint
- Remainder property is severely sloped
- Parking is already at maximum capacity
- FEMA Risk zone A- high flooding



Well Field Protection Map

Legend:
Palm Coast City Limits (blue outline)
Well Parcel (yellow outline)
Polygons (red outline)
500 ft Wellhead Protection Zone (blue fill)



Map Provided by the Planning Division

0 300 Feet

Date: 8/21/2025

County/City Site Properties

US 1 by State Forest Rangers Station

2 sites –

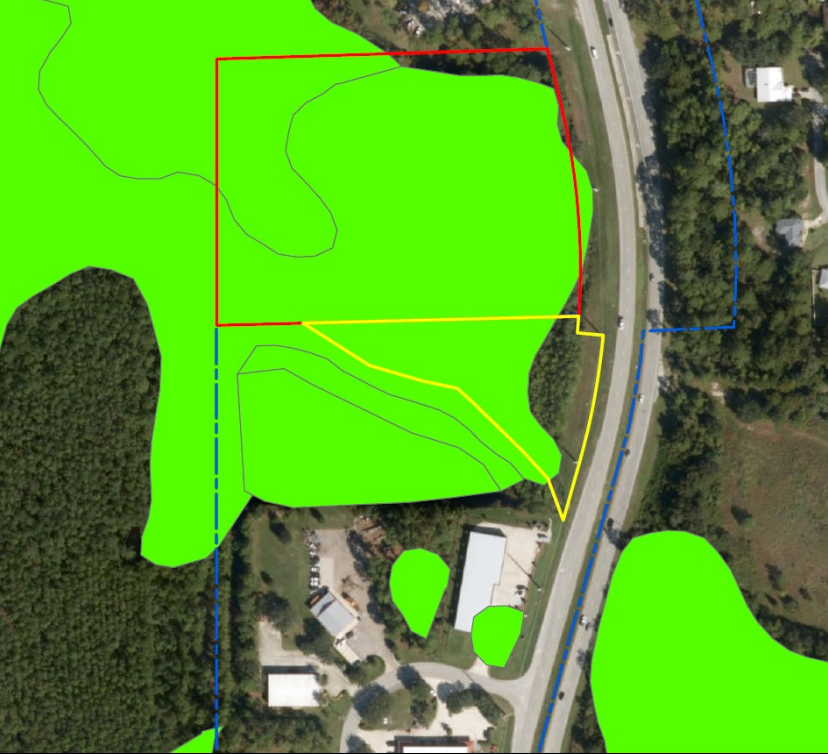
- City (red) 7.9853 acres
- County (yellow) 2.044 acres

Pros

- Utilizing City/County land
- Centralized location

Cons

- Limited uplands
- Impacts to wetlands
- Costly to mitigate



Wetland Aerial

Owner
Palm Coast City Limits (± 7.99 Acres)
Flagler County (± 2.04 Acres)
Wetland (± 8.96 Acres)



0 200 Feet



Map Provided by the Planning Division

Date: 9/5/2025

City owned Parcel-Tract 17

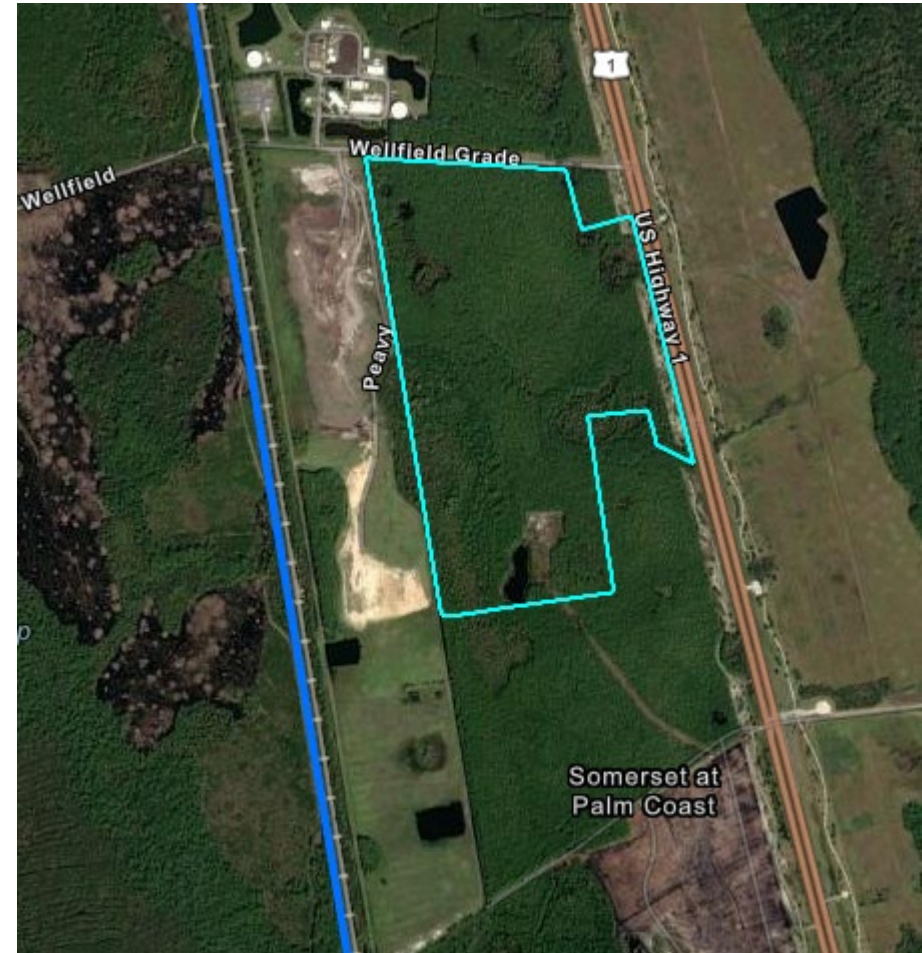
Peavy Grade/US-1
Portion of Tract 17
Site is 103.51 acres

Pros

- City owned
- Centralized location
- Room for growth

Cons

- Further limits industrial availability in City



City owned parcel-US 1 Public Works

Site is 6.0946 Acres

Pros

- Use of existing buildings
- Cleared areas for dog runs
- Room for growth
- Easy access and centralized location

Cons

- Retrofitting costs unknown
- Availability at opening of MOC



City owned parcel – 2 Utility Drive

Site 2.39 acres

Pros

- Future expansion room
- Businesses located nearby
- Consistent municipal use

Cons

- Imposition on utility fleet parking
- FPL easement
- Future roadway expansion
- Availability at opening of MOC



City owned land – 13 Commerce Boulevard

Site is 3.8597 acres

Pros

- City owned parcel
- Utilize full parcel
- Room for expansion
- Does not abut residential lands
- Easy access and centrally located

Cons

- Utility requirements
- Proposed well site
- Existing Lift Station
- Loss of industrial land use



FACILITY OPTIONS

Option 1
Brick & Mortar



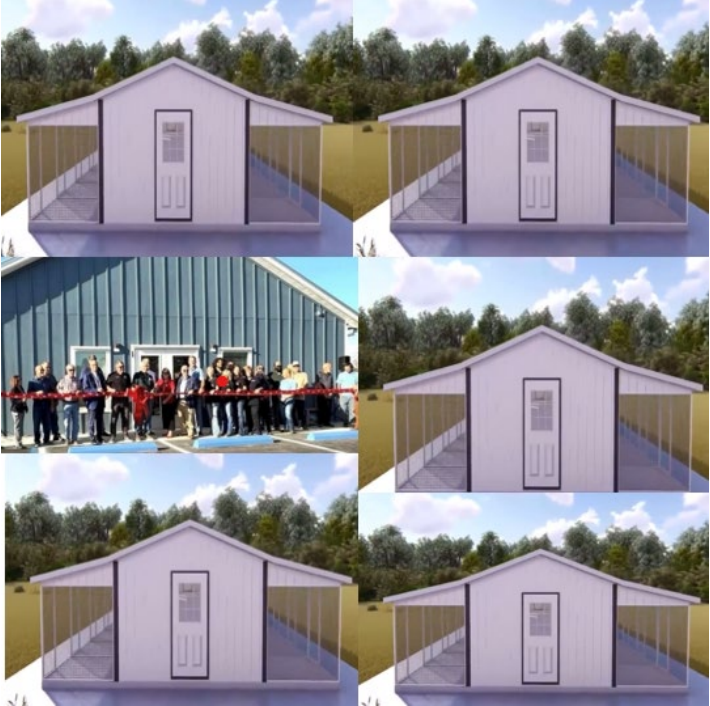
Option 2
Modular buildings



Option 3
Putnam Model



Option 4
Hybrid of Modular and Putnam County
Main Building



Option 1

Brick and Mortar Facility

100 dogs and 60 cats

11,000 sq. ft. total

8,600 sq. ft. kennels/cages

2,400 sq. ft. reception/medical



Site Preparation.....	\$ 300,000
Design & Engineering.....	\$ 250,000
Permits & Fees.....	\$ 30,000
Building Construction.....	\$3,100,000
Equipment & Furnishings.....	\$ 250,000
Contingency (10-15%).....	\$ 395,000
Fencing/Play Yards.....	\$ 28,000
TOTAL.....	\$4,353,000

Pros

- Built to needs with growth potential

Cons

- Most expensive to build
- Longest lead time-design and construction

Option 2

Modular Facility

96 dogs and 80 cats

7,200 sq. ft. total

6,480 sq. ft. kennels/cages

720 sq. ft. reception/medical

Estimated 40-year lifetime



Site preparation.....	\$ 300,000
Permits/Fees.....	\$ 30,000
Contingency (10-15%).....	\$ 20,000
Slab pours.....	\$ 86,000
Yard Fencing.....	\$ 28,000
Cost of buildings.....	\$1,275,000
Total cost.....	\$1,738,000

Pros

- Total turn-key solution
- Outdoor runs / guillotined doors
- Drains in every kennel
- Heat and air conditioned
- Easy feed / water without entry

Cons

- Smallest footprint
- Not as aesthetic as other options

Option 3 Putnam County model

88 dogs and 104 cats
9,400 sq. ft. total
5,200 sq. ft. kennel/cages
3,000 sq. ft. reception/office



Construction costs-includes five (5) buildings, kennels, cages, paving, fencing, sodding, furnishings.....	\$1,400,000
Site prep, permitting, and contingency.....	\$ 500,000
Total cost.....	\$1,900,000

Pros

- Engineering plans complete
- Contractors known
- Most affordable
- Easily expandable
- Quick build-16 months

Cons

- No indoor/outdoor runs
- No floor drains or isolation areas
- More labor intensive to maintain

Option 4

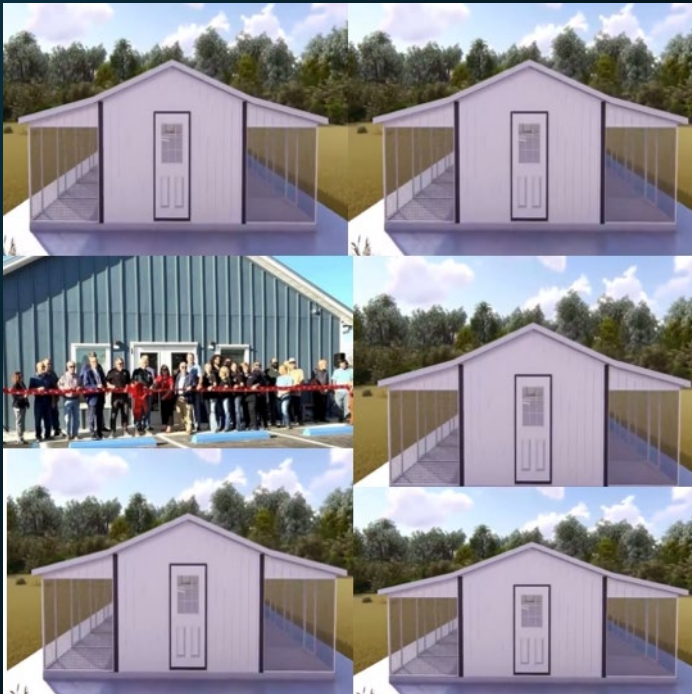
Hybrid- Putnam Main Building with Modular Kennels

96 dogs and 80 cats

9,480 sq ft total (6,600 under air)

6,480 sq ft kennels/cages

3,000 reception / medical /offices



Site Preparation.....	\$ 300,000
Permits & Fees.....	\$ 30,000
Contingency (10-15%).....	\$ 20,000
Slab Pours.....	\$ 76,000
Yard Fencing.....	\$ 28,000
Cost of Modular Buildings.....	\$1,164,960
Cost of Putnam Main.....	\$ 500,000
Total Cost.....	\$2,118,960

Pros

- Spacious, well appointed welcome area, adoption area, Offices/medical
- Indoor/Outdoor Runs-cleaning w/o dog transfer
- Drains every kennel
- Heat / AC / Ventilation
- Feed/Water without kennel entry
- Provides for isolation areas
- Moderate lead time for completion

Anticipated Services to the public

Core Services:

- Intake & housing of lost and stray
- Triage Care
- Adoptions
- Outreach & education

Operating Hours:

- 7 days/week, 10 AM–6 PM

Future Tasks and Next Steps

- Confirm site location and shelter type
- Authorize staff to develop cost sharing methodology
- Create ILA between County/City for capital costs
- Advertise a Request for Information (RFI) for shelter management and operations

Future Tasks and Next Steps

- Develop a County, City, and 501(c)3 Agreement
- Create an onsite location sign posted and referencing “Future Home of Animal Control Receiving Facility”
- Groundbreaking October 1, 2026, on the new facility (as appropriated by budgets)
- Confirm commitment by all Flagler County local governments for cost sharing of animal control services and shelter operations

Task Force Recommendations

- Build public support and outreach
- Site option recommendation is
13 Commerce Blvd. (City owned)
- Build a Flagler County/City/501(c)3
facility-utilizing the hybrid facility
- Issue RFI in February 2026
- Maintain current contracts with FHS until
new shelter constructed and intake and
adoptions stabilize