

NEFRC

BOARD OF DIRECTORS Meeting



Northeast Florida Regional Council
Hybrid Meeting



📍 40 East Adams St., Ste 320, Jacksonville, FL 32202
📞 Phone: (904)-279-0880
🌐 www.nefrc.org
✉ info@nefrc.org



Proudly serving the communities of Baker, Clay, Duval, Flagler, Nassau, Putnam, and St. Johns Counties

MEMORANDUM

DATE: SEPTEMBER 3, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: NEXT BOARD MEETING

The next Board of Directors meeting will be held on **October 1, 2026 at 10:00 a.m.** This will be a hybrid meeting, virtual and in-person, at the at the Flagler County Library located at 2199 Commerce Pkwy, Bunnell, FL 32110.



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Northeast Florida Regional Council

BOARD of DIRECTORS

A G E N D A

**THURSDAY, SEPTEMBER 3, 2026
10:00 a.m.**

Zoom Link: <https://nefrc-org.zoom.us/j/87499770491>
Meeting ID: 874 9977 0491

(ADDED OR MODIFIED ITEMS IN BOLD)
(*Denotes Action Required)

PAGE

1. Call to Order
2. Roll Call – President Anderson
3. Pledge of Allegiance and Invocation – President Anderson
4. Welcome/Introduction of Special Guests – President Anderson
5. Action Items – President Anderson
 - * A. Consent Agenda:
 1. June 4, 2026 Draft Meeting MinutesPg 7
 2. July 2026 Financial ReportPg 12
 3. Comprehensive Plan Amendment Review ReportPg 23
 - City of St. Augustine Beach Transmitted Amendment 26-1ER
 - City of Keystone Heights Transmitted Amendment 26-1ER
 - Clay County Transmitted Amendment 26-3ESR
 - Clay County Transmitted Amendment 26-4ESR
 - * B. FY 26-27 Board Officer Elections – PBF Chair CondonPg 47



6. Presentations & Reports – President Anderson

A. Presentation: Triennial Crash Exercise – Meaghan Smalley, Emergency Preparedness Manager, Jacksonville Aviation Authority	Pg 49
B. Brownfield Program Roll out – Mr. Shad	Pg 56
C. Program Spotlight: Fernandina Beach 2050 Visioning – Ms. Bryla	Pg 65
D. Transportation Disadvantaged Overview – Mr. Anderson	Pg 72
E. Community Resiliency Update – Ms. Payne	Pg 78
F. Future Land Use Change Dashboard – Ms. Bryla	Pg 83
G. FY 25-26 Return on Investment – Ms. Payne (<i>Handout</i>)	Pg 86
H. FY 2026 Regional Leadership Academy Review – Mr. Nolen	Pg 101

7. Public Comment – **LIMITED TO 3 MINUTES PER SPEAKER**

8. Local & Regional Issues Discussion – President Anderson

9. Ex-Officio Member Reports – President Anderson

- Department of Transportation – Ms. Santana
- Florida Department of Environmental Protection – Ms. Gore (*virtual*)
- St. Johns River Water Management District – Mr. Conkey

10. Chief Executive Officer's Report – Ms. Payne

- Awards Nominations are now open
- Recognition of Interns

11. Upcoming Events:

- September 3, 2026 – Transportation Disadvantage LCB Meeting @ the Jessie
- September 8, 2026 – Transportation Disadvantage LCB, St Johns County
- September 9, 2026 – Transportation Disadvantage LCB Meeting, Flagler County
- September 10, 2026 – First Coast APA Legislative Round Table @ the Jessie
- September 16, 2026 – Northeast Healthcare Coalition Board Meeting
- September 17, 2026 – Transportation Disadvantage LCB Meeting, Baker County
- September 17, 2026 – Transportation Disadvantage LCB Meeting, Nassau County
- September 21, 2026 – Transportation Disadvantage LCB Meeting, Putnam County
- September 21, 2026 – Transportation Disadvantage LCB Meeting, Clay County
- September 23, 2026 – North Central Healthcare Coalition Board Meeting



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12. Next **Board** Meeting: **October 1, 2026**

13. Adjournment

(*Denotes Action Required)



BOARD Agenda Item #5A-1

DRAFT Minutes



NORTHEAST FLORIDA REGIONAL COUNCIL
Board of Directors Meeting
June 4, 2026

MINUTES

The Northeast Florida Regional Council Board of Directors held a meeting at the North Florida Transportation Planning Organization, 980 N. Jefferson Street, Jacksonville, FL 32209 on Thursday, June 4, 2026; President Anderson called the meeting to order at 10:06 a.m.

Roll call was conducted with the following members present, representing a quorum:

BAKER: Commissioner Anderson
Commissioner Iverson

CLAY: Commissioner Condon
Commissioner Renninger
Councilman Ludwig

DUVAL: Ms. Brown

FLAGLER: Commissioner Dance

NASSAU: Commissioner Huppmann
Commissioner Minshew

PUTNAM: Commissioner Wilkinson
Mayor Michele Meyers

ST. JOHNS: Commissioner Taylor
Commissioner Whitehurst
Commissioner Morgan

EX-OFFICIO: Mr. Hart
Ms. Gore, Florida Department of Environmental Protection (*virtual*)
Ms. Santana, Florida Department of Transportation
Mr. Conkey, St. Johns River Water Management District

Excused: Councilmember Amaro, Councilmember Gambaro, Commissioner Harvey,
Mayor Lynch, Commissioner Martin, Mr. Griffis, and Mr. Bourre

Absent: Councilmember Gay

Presenter: Matt Bocchino, Director, Cecil Airport and Spaceport

Guests: Pierre Tristan, and Darren (both virtual)

Staff: Elizabeth Payne, Donna Starling, Tyler Nolen, Kenajawa Woody, Annie Sieger,
Andrew Prokopiak, and Robert Jordan

WELCOME NEW MEMBERS

President Anderson welcomed everyone to the meeting. The new Board Member, Mayor Michele Myers was recognized and welcomed.

*ACTION ITEMS

*Consent Agenda

President Anderson asked if anyone wanted to pull any item on the consent agenda. Hearing none, he called for a motion on the consent agenda. Commissioner Huppman motioned to approve the Consent Agenda; seconded by Commissioner Dance. Motion carried.

*Resolution: 2026-11-TD Signatory Authorization

Ms. Payne presented resolution 2026-11 that will continue her authorization to sign Transportation Disadvantaged contracts/grants as the Designated Official Planning Agency.

President Anderson called for a motion. Commissioner Condon motioned to approve Resolution 2026-11; seconded by Commissioner Minshew. Motion carried.

*FY 25/26 Proposed Amended Budget

Ms. Starling provided a brief overview of the FY 25/26 proposed amended budget. She stated that when this budget was adopted, there was an expected deficit of approximately \$70,000. However, since then the Council received additional funding that exceeded the initial deficit. A brief discussion followed.

President Anderson called for a motion. Commissioner Condon motioned to approve the FY 25/26 Proposed Amended Budget as presented; seconded by Commissioner Whitehurst. Motion carried.

Ms. Gore joined the meeting.

*FY 26/27 Proposed Budget

Ms. Starling provided an overview of the FY 26/27 proposed budget. The Members were reminded of the timeline of the adopted budget and the Council's fiscal year. The proposed budget with revenues estimated at \$2,745,067 and expenses of \$2,917,588 reflects an estimated deficit of approximately \$172,000. However, staff have submitted, and plan to submit more grant applications to generate additional revenue. While staff anticipates closing this deficit, the budget will be balanced through a general fund transfer if needed. An amended budget will be provided in October if needed.

President Anderson called for a motion. Commissioner Condon motioned to approve the FY 26/27 Proposed Budget as presented; seconded by Commissioner Whitehurst. Motion carried.

*Regional Issue: Data Centers

Ms. Payne reminded the Members of the presentation provided at the last meeting and the increased interest/concerns on the topic of Data Centers in Northeast Florida. At the May meeting, the Board agreed to bring this item back for a vote on making it a regional issue for the Council. A brief discussion followed.

President Anderson called for a motion. Commissioner Dance motioned to make data centers a regional issue; seconded by Commissioner Condon. Motion carried.

Presentation: Cecil Airport

Mr. Matt Bocchino, Director, Cecil Airport and Spaceport, provided a presentation entitled 'From Runways to Rockets: The Evolution of Cecil Airport & SpacePort'. The facility is the first licensed horizontal launch commercial spaceport on the East Coast. The facility is a hub for world-class Aerospace Tenants such as Boeing, U.S. Coast Guard, Jacksonville Fire Rescue Department, Tactical Air Support, and Florida State College Jacksonville. Also highlighted was the military/government support, partners, Cecil's size and future, basic spaceport information, target markets beyond launch, spaceport facilities, mission control center, etc. Discussion followed.

Program Spotlight: USDA Local Food Promotion Program

Ms. Payne shared with the Members that the Council has been awarded a two-year \$100,000 grant to continue the work previously done with the Northeast Florida Shrimping Market Study. This new grant will be focused on the development of a comprehensive marketing strategy for the Northeast Florida Shrimping industry. A brief discussion followed.

Healthcare Coalition Update

Ms. Sieger provided an overview of the Healthcare Coalition (HCC) program. The program is funded through a federal grant (ASPR/HPP program) that is provided through a cooperative agreement with the Florida Department of Health, which works to increase the capabilities and resilience of the regional healthcare system through planning, training, equipping, and exercising. The NEFRC manages the Region 3 Healthcare Alliance that spans 18 counties and is entering the third year of a five-year contract. Highlighted were the HCC activities over the past year such as training and exercises, and equipment purchases. She also informed the Members that the Coalition received an increase in funding of over \$60,000 for the FY 26/27.

Community Resiliency Update

Mr. Prokopiak provided an overview of on-going resiliency activities regionwide. He highlighted a recent Steering Committee meeting, work toward completion of the FY 2025-2026 Regional Resilience Entity Grant, and completion of the final report for the Multi-Regional Mitigation Assessment and Planning project. He also shared updates on the Northeast Florida Military Installation Readiness Review, the Aquatic Connectivity and Infrastructure resilience project, and ongoing vulnerability assessments being conducted in partnership with local governments. A brief discussion followed.

Public Comment – None.

LOCAL AND REGIONAL ISSUES DISCUSSION

Nassau County – **Commissioner Minshew** shared that 91 loggerhead turtle nests were spotted on Fernandina Beach.

EX-OFFICIO MEMBERS' REPORT

Florida Department of Transportation – **Ms. Santana** stated that the FDOT will host a public meeting on July 1st to discuss proposed median modifications in various locations in Duval County at the Southeast Regional Library at 10599 Deerwood Park Blvd. from 4:30pm - 6pm.

St. Johns River Water Management District (WMD) – **Mr. Conkey** applauded Nassau County on their efforts with data centers. Members were reminded that Northeast Florida is in a Phase III Sever Drought designation.

Department of Environmental Protection – **Ms. Gore** stated she had nothing to report.

CHIEF EXECUTIVE OFFICER’S REPORT

Ms. Payne reminded the Members of hurricane season preparations; an upcoming Planning Commissioners training in Keystone Heights; Smart North Florida has opened its free pilot technology program to assist local governments in finding technology solutions; CEO evaluation form is coming in early July and encouraged all to complete it for discussion in August.

Next Meeting Date: September 3, 2026

Meeting Adjourned: 11:54 a.m.

Jimmy Anderson
President

Elizabeth Payne
Chief Executive Officer

BOARD Agenda Item #5A-2

**Financial Report
July 2026**



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MEMORANDUM

DATE: AUGUST 26, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: ^{DS}
DONNA STARLING, CHIEF FINANCIAL OFFICER

RE: JULY 2026 FINANCIAL REPORT

The Northeast Florida Regional Council posted a Net Income of \$5,385 for the month of July and a Year-to-Date Net Income of \$26,825.



Regional Council - Agencywide	Adopted Amended Budget 25/26	July 2026	YTD	Represents 83% of Fiscal Year	Budget Variance
Revenues					
County Dues	\$ 694,757	57,896	578,964	83%	0%
Local Government Technical Assistance	\$ 313,943	15,367	244,893	78%	-5%
Transportation Disadvantaged (TD)	\$ 203,095	18,297	176,960	87%	4%
Hazardous Analysis	\$ 9,317	2,737	8,554	92%	9%
Local Emergency Preparedness Committee (LEPC)	\$ 90,000	6,037	53,800	60%	-23%
Hazardous Materials Emergency Preparedness (HMEP) Program	\$ 75,557	-	38,813	51%	-32%
Florida Department of Environmental Protection (FDEP)	\$ 183,955	-	183,955	100%	17%
Small Quantity Generator (SQG) Program	\$ 4,998	-	4,760	95%	12%
Healthcare Coalition	\$ 751,974	27,077	649,600	86%	3%
CDBG North Florida Resiliency Plan	\$ 18,532	-	18,533	100%	17%
CDBG Mitigation Assessment and Planning	\$ 43,647	2,695	32,448	74%	-9%
Military Installation Resilience Review (MIRR)	\$ 744,556	117,662	561,924	75%	-8%
Pinecastle MIRR-East Central Florida RPC	\$ 35,000	6,068	31,877	91%	8%
National Fish Wildlife Foundation (NFWF) Aquatic Connectivity	\$ 55,000	2,551	18,503	34%	-49%
NFWF South Atlantic Salt Marsh Initiative (SASMI)	\$ 154,917	7,413	36,304	23%	-60%
Economic Development Administration (EDA)-CEDS	\$ 72,988	8,711	67,379	92%	9%
Economic Development Administration (EDA)-Visioning	\$ 91,000	1,350	64,825	71%	-12%
USDA Shrimp Grant	\$ 20,000	10,712	19,380	97%	14%
Community Foundation	\$ 25,000	-	5,692	23%	-60%
Regional Leadership Academy (RLA)	\$ 11,250	612	7,587	67%	-16%
Other Revenue	\$ 48,087	291	42,251	88%	5%
TOTAL REVENUES	\$ 3,647,573	\$ 285,476	\$ 2,847,004	78%	
TRANSFER FROM GENERAL FUND	\$ (26,206)	\$ (5,385)	\$ (26,825)		
TOTAL REVENUE/GENERAL FUND	\$ 3,621,367	\$ 280,091	\$ 2,820,179	78%	
Expenses					
Salaries and Fringe	\$ 1,801,552	128,271	1,483,135	82%	-1%
Contract/Grant Direct Expenses	\$ 1,362,181	118,130	976,287	72%	-11%
Indirect - Allocated Expenses*	\$ 205,748	15,671	168,436	82%	-1%
General Fund Expense*	\$ 251,886	18,018	192,322	76%	-7%
TOTAL EXPENSES	\$ 3,621,367	\$ 280,091	\$ 2,820,179	78%	
Net Income (loss)		5,385	\$ 26,825		

Northeast Florida Regional Council
Balance Sheet
July 2026

	FY 24/25 July 2025	FY 25/26 July 2026
ASSETS		
Cash	2,059,197	2,024,501
Accounts Receivable	919,305	983,815
Pension Deferred Outflows	498,205	410,690
Prepaid Insurance	-	4,351
Total Current Assets	3,476,706	3,423,357
Property and Equipment:		
Office Furniture and Equipment	263,274	261,264
Less Accumulated Depreciation	178,813	196,963
Total Property and Equipment, net	84,461	64,300
Total Assets	3,561,168	3,487,657
LIABILITIES		
Accounts Payable	4,417	29,853
Accrued Salaries and Leave	126,070	74,413
Deferred Revenue	158,906	139,237
Pension Liability	1,417,225	1,195,979
Pension Deferred Inflows	124,127	237,876
Total Liabilities	1,830,744	1,677,358
EQUITY		
Equity and Other Credits:		
Retained Earnings	1,730,423	1,810,300
Total Equity and Other Credits	1,730,423	1,810,300
Total Liabilities, Equity and Other Credits	3,561,168	3,487,657

YTD Comparison

	24/25 Net Income (Loss)	25/26 Net Income (Loss)	24/25 Cash Balance	25/26 Cash Balance
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AGENCYWIDE

October	\$ 7,921	\$ 4,791	\$ 2,105,273	\$ 2,109,485
November	\$ (10,020)	\$ 19,028	\$ 2,091,118	\$ 2,189,020
December	\$ 10,233	\$ 28,937	\$ 2,012,370	\$ 2,229,715
January	\$ 19,381	\$ 46,311	\$ 2,407,132	\$ 2,431,936
February	\$ 21,762	\$ 49,492	\$ 2,277,517	\$ 2,425,514
March	\$ 38,434	\$ 42,012	\$ 2,198,028	\$ 2,305,115
April	\$ 69,564	\$ 29,123	\$ 2,278,340	\$ 2,315,731
May	\$ 87,552	\$ 22,788	\$ 2,146,440	\$ 2,174,215
June	\$ 110,620	\$ 21,440	\$ 1,850,194	\$ 1,920,995
July	\$ 134,457	\$ 26,825	\$ 2,059,197	\$ 2,024,501
August	\$ 139,321		\$ 2,315,611	
September	\$ 167,526		\$ 2,169,810	



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MEMORANDUM

DATE: AUGUST 26, 2026
TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS
THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*
FROM: ^{D.S.} DONNA STARLING, CHIEF FINANCIAL OFFICER
RE: JULY 2026 INVESTMENT REPORT

Bank Account Interest

	<u>FY 24/25</u>	<u>FY 25/26</u>
July Interest	\$ 1,448	\$ 3,197
Year to Date Interest	\$ 13,994	\$ 30,971

Florida Local Government Investment Trust

	<u>FY 24/25</u>	<u>FY 25/26</u>
Current Balance	\$ 20,082	\$20,765



Program Detail Report, July 2026

Program	Source	Performance	Amount	Description
Transportation Disadvantaged (TD)	State	07/01/26-06/30/27	206,186	Yearly contract with FDOT
Hazardous Analysis	State	07/01/26-06/30/27	8,904	Yearly contract with FDEM
Local Emergency Preparedness Committee (LEPC)	State	07/01/26-06/30/27	90,000	Yearly contract with FDEM
Hazardous Materials Emergency Preparedness (HMEP) Program	State	10/01/25-09/30/26	75,558	Yearly contract with FDEM
Small Quantity Generator (SQG) Program	State	04/23/26-06/04/27	5,000	Yearly contract with FDEP
Healthcare Coalition	State	07/01/26-06/30/27	809,077	Yearly contract as part of a multi-user agreement with FDOH
Military Installation Resilience Review (MIRR)	Federal	09/01/24-09/30/26	1,009,099	One time grant from US Department of War
Pinecastle MIRR-East Central Florida RPC	Federal	10/01/25-06/30/27	150,000	One time grant -subcontract from ECFRPC
National Fish Wildlife Foundation (NFWF) Aquatic Connectivity	Federal	01/01/26-12/31/28	399,593	One time grant - three years, partnering with UNF and JU
NFWF South Atlantic Salt Marsh Initiative (SASMI)	Federal	03/01/24-09/30/26	196,733	One time grant - partnering with NFLT
Economic Development Administration (EDA)-Visioning	Federal	01/01/25-12/31/29	500,000	One time supplemental funding - 5 year grant
USDA Food Promotion-Shrimp Grant	Federal	03/01/26-02/29/28	100,000	One time grant - two year grant agreement

Vendor Payments-July 2026

Check Date	Check#	Vendor	Amount
07/01/2026	2513	FICA & Federal Tax Payment	10,572.83
07/10/2026	2515	Georgia Department of Revenue	137.79
07/10/2026	2517	AFLAC	1016.00
07/10/2026	2518	Auto-Owners Insurance	231.94
07/10/2026	2519	Auto-Owners Insurance	85.00
07/10/2026	2520	Empower Retirement	260.00
07/10/2026	2521	Grants Management Systems	330.00
07/10/2026	2522	TeamKeeper, Computer Software Innovations LLC	121.38
07/10/2026	2523	T-Mobile	403.44
07/10/2026	516027	Office of Public Parking	1548.00
07/10/2026	DD-443	City of Jacksonville - Employee Benefits	7624.62
07/10/2026	DD-442	Douglas Law Firm	3000.00
07/10/2026	DD-441	JB duPont Center, LLC	8884.80
07/10/2026	DD-440	Kairos Digital LLC	270.00
07/10/2026	DD-439	SGS Technologie, LLC	380.00
07/10/2026	DD-438	The Florida Times Union	265.52
07/13/2026	2514	Department of Revenue-Unemployment	308.92
07/15/2026	2516	Regions Bank	6,068.63
07/17/2026	2524	FICA & Federal Tax Payment	10284.37
07/24/2026	2525	Empower Retirement	260.00
07/24/2026	2526	Northwestern Mutual	441.79
07/24/2026	516028	Marcus Grabert	349.68
07/24/2026	DD-450	Apex Workplace Solutions	194.31
07/24/2026	DD-449	CFX Office Technology	1,472.63
07/24/2026	DD-448	City of Jacksonville - Employee Benefits	7624.62
07/24/2026	DD-447	Iventure Solutions Inc.	4,872.57
07/24/2026	DD-446	Jacobs Engineering Group, Inc.	110113.83
07/24/2026	DD-445	Richard L. Knoff	335.44
07/24/2026	DD-444	Raftelis Financial Consultants, Inc.	7,225.00
07/31/2026	2527	FICA & Federal Tax Payment	10,665.50
		July Vendor Payments	195,348.61



Regions Bank
Jurlington Creek
522 State Road 13
St. Johns, FL 32259

NORTHEAST FLORIDA REGIONAL COUNCIL
OPERATING ACCOUNT
NORTHEAST FLORIDA REGIONAL PLANNING COUN
REGIONAL LEADERSHIP ACADEMY RLA
REGIONAL COMMUNITY INSTITUTE RCI
40 E ADAMS ST STE 320
JACKSONVILLE FL 32202-3357

ACCOUNT #



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PUBLIC FUNDS ANALYZED CHECKING

July 1, 2026 through July 31, 2026

SUMMARY

Beginning Balance	\$656,701.53	Minimum Balance	\$641,016
Deposits & Credits	\$405,515.99 +		
Withdrawals	\$267,459.87 -		
Fees	\$242.90 -		
Automatic Transfers	\$0.00 +		
Checks	\$3,371.48 -		
Ending Balance	\$791,143.27		

DEPOSITS & CREDITS

07/01	Legacy Philanthr Receivable Northeast Flor 026lqagrk20ffsh	12,365.21
07/03	Town of Interlac Interlache Nefrc T Interlachen	5,014.00
07/10	City of Jacksonv 07/09/2026 Northeast Flor 60315047	97,668.25
07/10	Deposit - Thank You	25,974.48
07/16	Deposit - Thank You	33,000.00
07/17	Clay County Boar Vendor Northeast Flor Sup-1000187	21,733.50
07/17	ST. Johns County ACH Via Pw Northeast FL. Sup-001385	24,471.00
07/17	Return Settle Return Retire -Sett-Access	1,888.51
07/22	State of Florida Payments 0007northeast 175262680025668	498.48
07/22	Deposit - Thank You	21,462.25
07/24	Hhs2 Treas 310 Misc Pay Northeast Flor 591745473750105	154,338.28
07/30	Deposit - Thank You	2,840.25
07/31	State of Florida Payments 0007northeast 175262680050650	4,261.78
Total Deposits & Credits		\$405,515.99

WITHDRAWALS

07/01	IRS USATAXPYMT Northeast Flor 220658223751319	10,572.83
07/07	Regions Bank Prefunddbt 591745473 Cmain	20,424.94
07/13	Harris Systems U N Harris C Northeast Flor Sigt6bwdup	121.38
07/13	Georgia Its Tax GA TX Pymt Northeast Flor 2138328272	137.79
07/13	Empower Empower 0005northeast 700497535437	260.00
07/13	Fla Dept Revenue Cut Northeast Flor 285253036	308.92
07/13	T-Mobile Fdc Paymen Northeast Flo 6666902	403.44
07/13	AFLAC Columbus Achpmt Y567945341701 124011585	1,016.00

For all your banking needs, please call 1-800-REGIONS (734-4667)
or visit us on the Internet at www.regions.com. (TTY/TDD 1-800-374-5791)



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St. Johns, FL 32259

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JACKSONVILLE FL 32202-3357

ACCOUNT #

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WITHDRAWALS (CONTINUED)

07/14	Regions Bank	Prefunddbt 591745473	Dstarling	35,999.52
07/14	Auto-Owners	Ins. Prem Northeast Flor		85.00
07/14	Auto-Owners	Ins. Prem Northeast Flor		231.94
07/14	Gmsinc	Webpayment Northeast Flor		330.00
07/15	Regions Bank	Achautopay NE FL Regional 471575999707336		6,068.63
07/17	IRS	USATAXPYMT Northeast Flor 220659804772668		10,284.37
07/22	Regions Bank	Prefunddbt 591745473	Dstarling	1,888.51
07/22	Regions Bank	Prefunddbt 591745473	Cmain	131,838.40
07/27	Empower	Empower 0005northeast 708663158004		260.00
07/27	Northwestern	ach Web Pmt Planning Counc 976330968		441.79
07/28	Regions Bank	Prefunddbt 591745473	Dstarling	36,120.91
07/31	IRS	USATAXPYMT Northeast Flor 220661250103505		10,665.50
Total Withdrawals				\$267,459.87

FEES

07/09	Analysis Charge	06-26	242.90
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CHECKS

Date	Check No.	Amount	Date	Check No.	Amount
07/02	102273	1,823.48	07/20	516027 *	1,548.00
Total Checks					\$3,371.48

* Break In Check Number Sequence.

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
07/01	658,493.91	07/13	762,411.79	07/22	677,191.16
07/02	656,670.43	07/14	725,765.33	07/24	831,529.44
07/03	661,684.43	07/15	719,696.70	07/27	830,827.65
07/07	641,259.49	07/16	752,696.70	07/28	794,706.74
07/09	641,016.59	07/17	790,505.34	07/30	797,546.99
07/10	764,659.32	07/20	788,957.34	07/31	791,143.27

You may request account disclosures containing
terms, fees, and rate information (if applicable)
for your account by contacting any Regions office.



Regions Bank
Jurlington Creek
522 State Road 13
St. Johns, FL 32259

NORTHEAST FLORIDA REGIONAL COUNCIL
MONEY MARKET
40 E ADAMS ST STE 320
JACKSONVILLE FL 32202-3357

ACCOUNT #



Cycle 092
Enclosures 26
Page 0
1 of 2

PUBLIC FUNDS MONEY MARKET

July 1, 2026 through July 31, 2026

SUMMARY

Beginning Balance	\$106,489.56	Minimum Balance	\$109,546
Deposits & Credits	\$3,056.79 +	Annual Percentage Yield Earned	0.01%
Net Interest Earned	\$0.93 +	Interest This Period	\$0.93
Withdrawals	\$0.00 -	Average Collected Balance	\$109,546.35
Fees	\$0.00 -	2026 YTD Interest	\$6.08
Automatic Transfers	\$0.00 +		
Checks	\$0.00 -		
Ending Balance	\$109,547.28		

DEPOSITS & CREDITS

07/01	Mutual Fund Dividend	Ctre03 Fidelity Treasury Only Portfol	3,056.79
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INTEREST

07/31	Interest Payment	0.93
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DAILY BALANCE SUMMARY

Date	Balance	Date	Balance
07/01	109,546.35	07/31	109,547.28

**You may request account disclosures containing
terms, fees, and rate information (if applicable)
for your account by contacting any Regions office.**

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21/109

BOARD Agenda Item #5A-3

Comprehensive Plan Amendment Review Report

MEMORANDUM

DATE: AUGUST 26, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

FROM: ROBERT JORDAN, SENIOR REGIONAL PLANNER *Robert C. Jordan*

RE: LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEWS

Pursuant to Section 163.3184, Florida Statutes, Council review of transmitted and adopted amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP). The review is also limited to extra-jurisdictional impacts that are inconsistent with the comprehensive plan of any local government within the region. Pursuant to Section 163.3184, Florida Statutes, a written report with an impact evaluation should be provided to the local government and the State land planning agency (Florida Commerce) within 30 calendar days of receipt (of the amendment).

A regional map of the listed amendments is provided on the next page, and site-specific maps and policy texts are provided in the Appendix. Upon approval of this report by the Northeast Florida Regional Council (NEFRC) Board of Directors for transmittal to the State land planning agency, a copy will be provided to the respective local government.

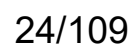
The following local governments have transmitted or requested adoption of amendments, and the State has deemed them as more burdensome and therefore denied them:

The City of Macclenny Transmitted Amendment 25-1ESR, the Town of Orange Park Adopted Amendment 25-1ER, the City of Palatka Transmitted Amendment 26-1ESR and 26-2ESR, St. Johns County Transmitted Amendment 25-3ER, and the City of St. Augustine Beach Transmitted Amendment 25-2ESR these were all determined to be more restrictive or burdensome by Florida Commerce and ruled null and void ab initio (Senate Bill 180) since the legislation has become law. For more information on these amendments, please see Appendix B of the Report.

Recommendation

Staff respectfully recommends that the NEFRC Board of Directors approve the staff review reports for the Clay County Transmitted Amendment 26-3ESR, the Clay County Transmitted Amendment 26-4ESR, the City of Keystone Heights Transmitted Amendment 26-1ER, and the City of St. Augustine Beach Transmitted Amendment 26-1ER.

September 2026 Board Review- Comprehensive Plan Amendments



Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
Clay County 26-3ESR	1	X		Clay	09/04/2026	COMP 26-0010

- **Type:** Site Specific Text Amendment
- **Issue:** This proposed site-specific text amendment to the Capital Improvements Element (CIE) of the 2045 Comprehensive Plan removes CIE Policy 1.3.6, which required the Agricola development to submit a traffic study prior to a specialized permitting threshold.
- **Background:** In 2024, the Agricola development was approved with the entitlements to develop up to 4,000 residential dwelling units, a 100-room hotel, a million square feet of office and light industrial, 640,000 square feet of educational facilities, and 340,00 square feet of commercial. During the adoption hearing, there was concern about traffic impacts to U.S. 17, the primary source of access to the development. There was significant discussion surrounding the possibility of a connection to the Governor's Park development immediately north, allowing access to the Clay Dairy Parkway (Green Cove Springs Bypass) and SR 23 (First Coast Expressway). Due to these transportation concerns, the CIE of the Comprehensive Plan was amended to include a policy as a threshold for re-examining the transportation network and determining any needed improvements in response to the planned future development. Having met the obligation to conduct the required traffic analysis and finding that future U.S. 17 capacity issues are not projected because of the proposed Agricola development, the applicant seeks to remove CIE Policy 1.3.6. from the 2045 Comprehensive Plan. Please see Exhibits 1-4 in the Appendix for additional information.
- **Impacts:** U.S 17, a Transportation Resource of Regional Significance, is the primary source of access to the original proposed development. SR 23 (First Coast Expressway), also a Transportation Resource of Regional Significance, was also listed as a potential connection to the development immediately to the north. Since 2024, the Agricola development has changed hands and, to date, has not begun development. Applications are being made to amend the Governor's Park and Agricola Planned Unit Development (PUD) to provide two connection points to Agricola, which were not previously identified. These modifications will allow direct access to both State Road 16 and the First Coast Expressway via Clay Dairy Parkway from the Agricola development. This will redirect traffic away from U.S. 17. To address the requirement in the CIE Policy 1.3.6 and the corresponding requirement in the Agricola Development Agreement, a Traffic Impact Analysis was conducted in March of 2026. The study included the two proposed connections to Governor's Park in addition to the U.S. 17 access points at Bellamy Road South. According to the study, two segments of U.S. 17 are anticipated to be over capacity in the future, a circumstance that would occur independent of the Agricola Development, as it does not provide significant impact during Phases 1, 2, or 3.
- **Recommended Intergovernmental Coordination:** Since this is a Site-Specific Text Amendment affecting traffic impact study requirements for a subject site near the City of Green Cove Springs, NEFRC staff recommend coordination of the development of the subject site with the City's Planning and Zoning Division. The City was provided with a copy of the proposed amendment in the transmittal phase.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
Clay County 26-4ESR	2	X		Clay	09-04-2026	COMP 26-0009

- **Type:** Future Land Use Map
- **Issue:** This proposed amendment to the Future Land Use Map changes approximately 1,265 acres from Agriculture (AG) and Commercial (COM) to Planned Community (PC) to be added to the existing PC that comprises the Governor's Park Development.
- **Background:** This is a Large-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change seven parcels and portions of three other parcels from Agriculture (AG) and Commercial (COM) to Planned Community (PC). The subject parcels, often referred to as G Bar Ranch, are south of SR 16 and east of Springbank Road, are mostly vacant, and are currently used for agricultural and silvicultural pursuits. The purpose of this application is to incorporate the subject parcels into the Governors Park Development of Regional Impact (DRI), a previously approved mixed-use development of approximately 3,267 acres. Please see Exhibits 5-10 in the Appendix for additional information.
- **Impacts:** The subject site is bounded to the north by SR 16, a Transportation Resource of Regional Significance. A traffic impact analysis was conducted for the amended Governors Park DRI, incorporating the subject parcels. The traffic impact analysis concludes that the proposed development's proportionate share cost is estimated at approximately \$57,721,083 and the proposed mitigation plan totals \$105,764,095 at buildout. As a result, the proposed mitigation plan more than offsets the proportionate share cost.
- **Recommended Intergovernmental Coordination:** Considering the size of the subject development, NEFRC staff recommends that the County coordinate the development of the subject site with the City's Planning and Zoning Division. The City was included in the correspondence and provided with a copy of the proposed amendment in the transmittal phase.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
The City of Keystone Heights 26-1ER	3	X		Clay	09-04-2026	EAR Compliance Update

- **Type:** Text
- **Issue:** This proposed amendment to the City's Comprehensive Plan is based on the Evaluation and Appraisal Review of the Comprehensive Plan pursuant to Chapter 163.3191, Florida Statutes.
- **Background:** The proposed Comprehensive Plan updates the City's long-range plan to the year 2046. The amendments remove outdated policies, update references to current state laws, add the required Water Supply Facilities Work Plan and Property Rights Element, and update the population and infrastructure planning information. The amendments are intended to maintain statutory compliance and establish a long-term framework for managing growth and community development through 2046.
- **Impacts:** No impacts to Resources of Regional Significance in the Strategic Regional Policy Plan (SRPP) were identified.
- **Recommended Intergovernmental Coordination:** No intergovernmental coordination is recommended, considering that this is a text amendment.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
City of St. Augustine Beach 26-1ER	4	X		St. Johns	09-04-2026	EAR Comp. Plan Amendment

- **Type:** Text Amendment
- **Issue:** The proposed amendment updates the Comprehensive Plan based on the Evaluation and Appraisal Review Report pursuant to the requirements for Chapter 163.3191, Florida Statutes.
- **Background:** On March 28, 2025, Florida Commerce received the City’s Evaluation and Appraisal Notification Letter, which determined that the need existed to amend the Comprehensive Plan to reflect changes in state requirements and local conditions. On November 3, 2025, the City Commission held a public hearing and voted to transmit the amendments. However, on January 5, 2025, Florida Commerce rejected the amendments as “more restrictive or burdensome, making it null and void ab initio.” The City has reviewed the comments and made changes to ensure the proposed amendment is not more restrictive or burdensome and has communicated with the State regarding the revisions. The proposed Comprehensive Plan Amendment corrects several spelling and grammatical errors, provides clarity, updates dates, updates the City’s Future Land Use Map to include newly annexed property, removes language construed as more burdensome or restrictive, adds the 10-Year Capital Improvements Plan, and updates other maps as needed. Proposed Changes to Policy U.1.3.7. in the City’s Infrastructure Element with the transmittal in 2025 stated that the City Commission shall maintain its stormwater utility in accordance with the City’s Ordinances, which was determined to be more restrictive or burdensome by Florida Commerce. The City in this proposal removes the original policy.
- **Impacts:** No impacts to Resources of Regional Significance in the Strategic Regional Policy Plan (SRPP) were identified.
- **Recommended Intergovernmental Coordination:** No intergovernmental coordination is recommended considering that this is a text amendment.

Appendix: Comprehensive Plan Review Attachments

Exhibit 1: Clay County 26-3ESR (CIE Policy 1.3.6.)

CIE POLICY 1.3.6: Prior to the Project Phase projected to include the 1,251st residential unit, Sandricourt Farms LLC or the Master Developer(s) shall conduct a transportation study of the Development, access to the Property, area roadways, and scheduled transportation improvements. Such study shall be based upon a methodology to which the County and Florida Department of Transportation (FDOT) have agreed and shall identify any level of service failures attributable to future Project Phase(s), then prior to the commencement of such future Project Phases(s), Sandricourt Farms LLC or the Master Developer(s) shall propose an amendment to the Development Agreement which includes access modifications and/or other mitigative measures which address the projected level 30 of service failures. Such modifications and measures may include but not be not limited to roadway, intersection, and/or other improvements; provided, however, that Sandricourt Farms LLC or the Master Developer(s) shall not be obligated to incur costs for such improvements exceeding mobility fees projected to be paid by Development within such future Project Phases. Such improvements may be eligible for credits against mobility fees pursuant to County ordinance. Such improvements will be added to the County's Five-Year Schedule of Capital Improvements at the appropriate time. Unless and until such an amendment to the Development Agreement is approved by the Board of County Commissioners, residential development within or beyond the Project Phase including the 1,251st residential unit shall not commence.

Exhibit 2: Clay County 26-3ESR (Proposed Land Use by Phase)

PROPOSED LAND USE BY PHASE						
	Timing	Residential	Hotel	Office/L-I/Flex	Education	Commercial
		Units	Keys	GSF		
Phase 1	Year 1 – 5	450		30,000		22,500
Phase 2	Year 6 – 10	800		50,000		22,500
Phase 3	Year 11 – 15	770	100	70,000	160,000	22,500
Phase 4	Year 16 – 20	700		250,000	160,000	22,500
Phase 5	Year 21 – 25	640		270,000	160,000	125,000
Phase 6	Year 26 – 30	640		330,000	160,000	125,000
Build Out	Year 30	4,000	100	1,000,000	640,000	340,000

Exhibit 3: Clay County 26-3ESR (Governors Park PUD Amendment – PUD 26-0009)

Figure 1 – Governors Park PUD Amendment (PUD 26-0009)

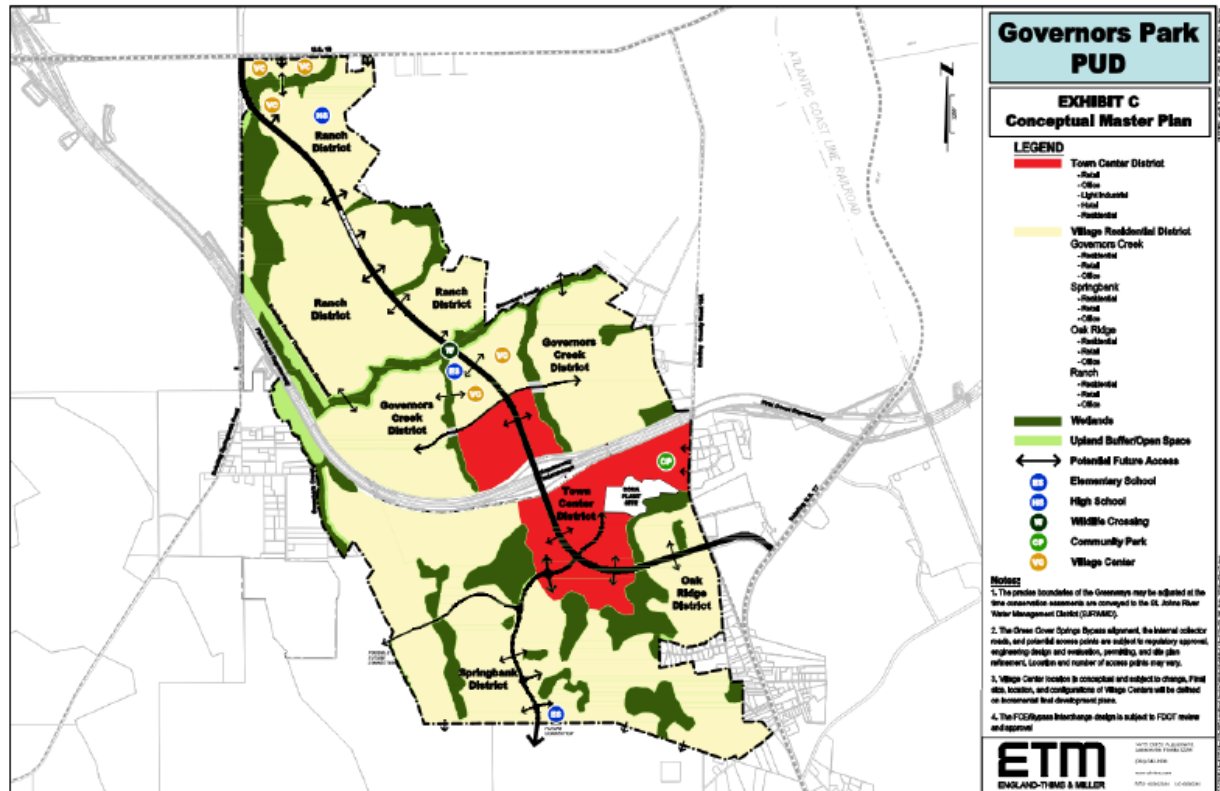


Exhibit 4: Clay County 26-3ESR (Agricola PUD Amendment – PUD 26-0007)

Figure 2 - Agricola PUD Amendment (PUD 26-0007)

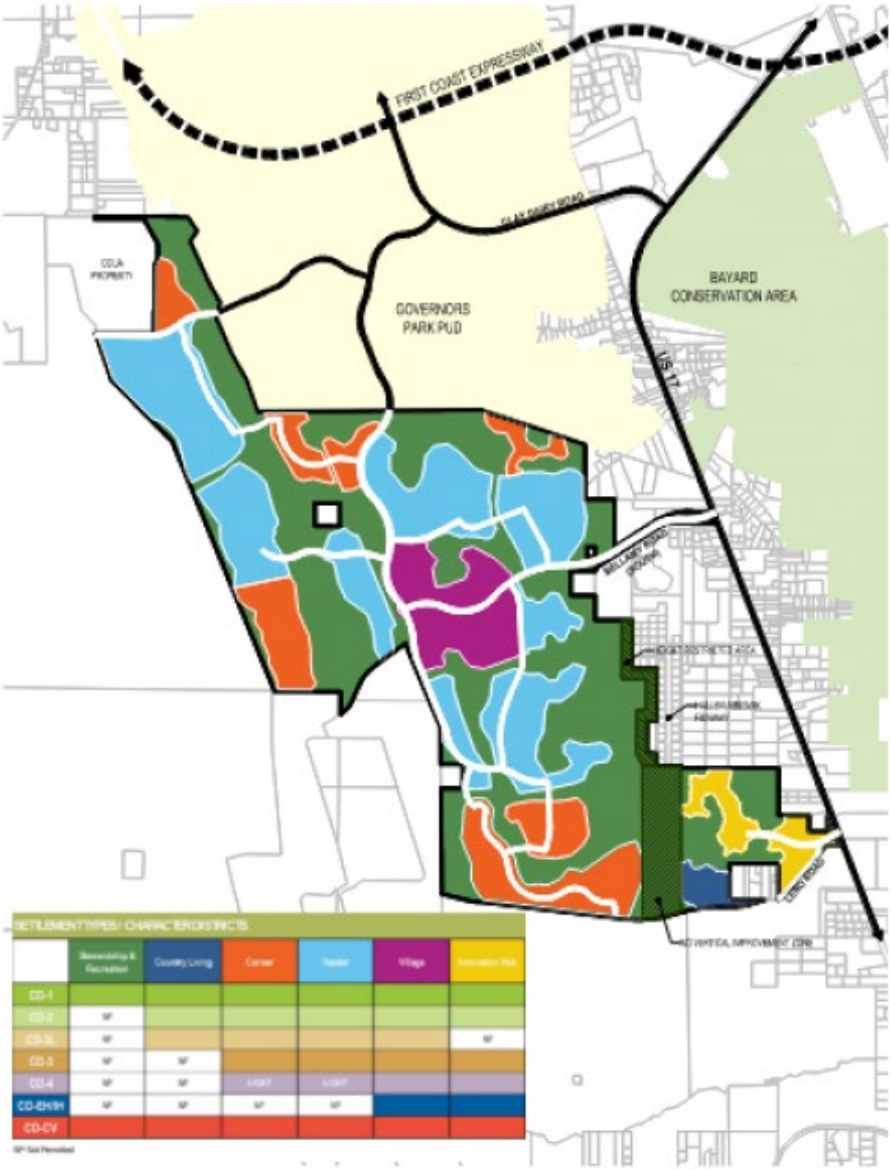


Exhibit 5: Clay County 26-4ESR (Location Map)

Figure 1 – Location Map

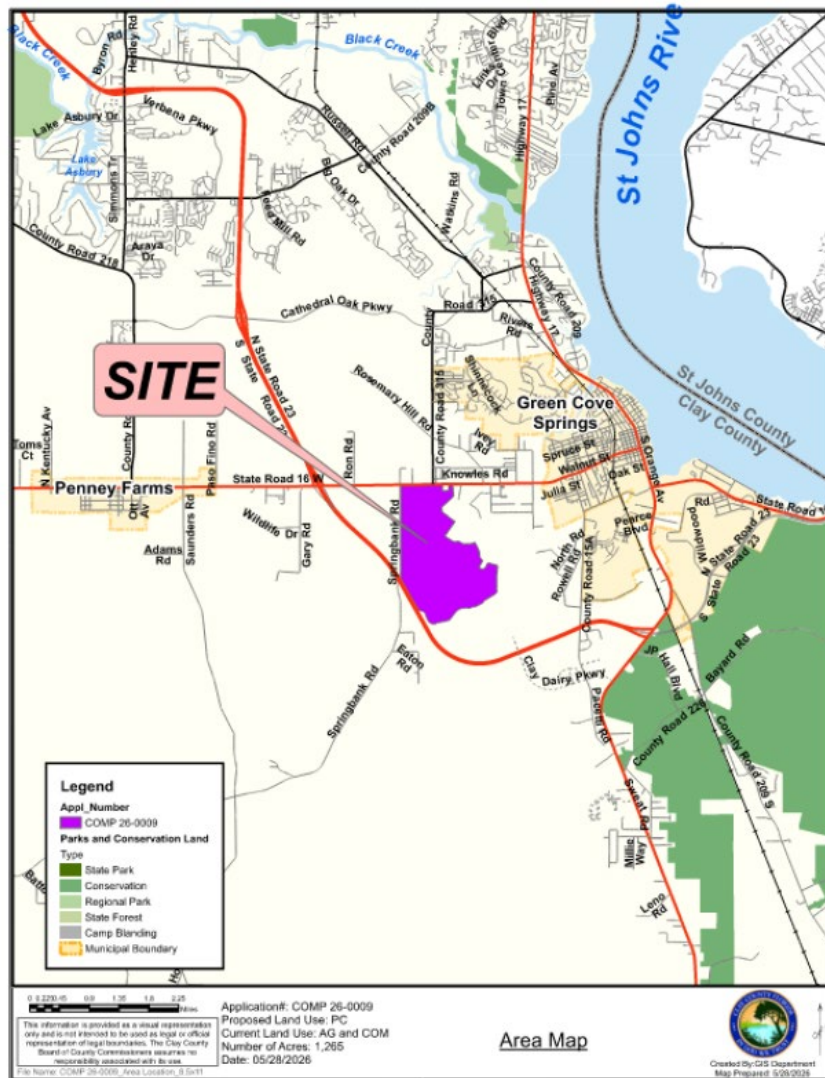
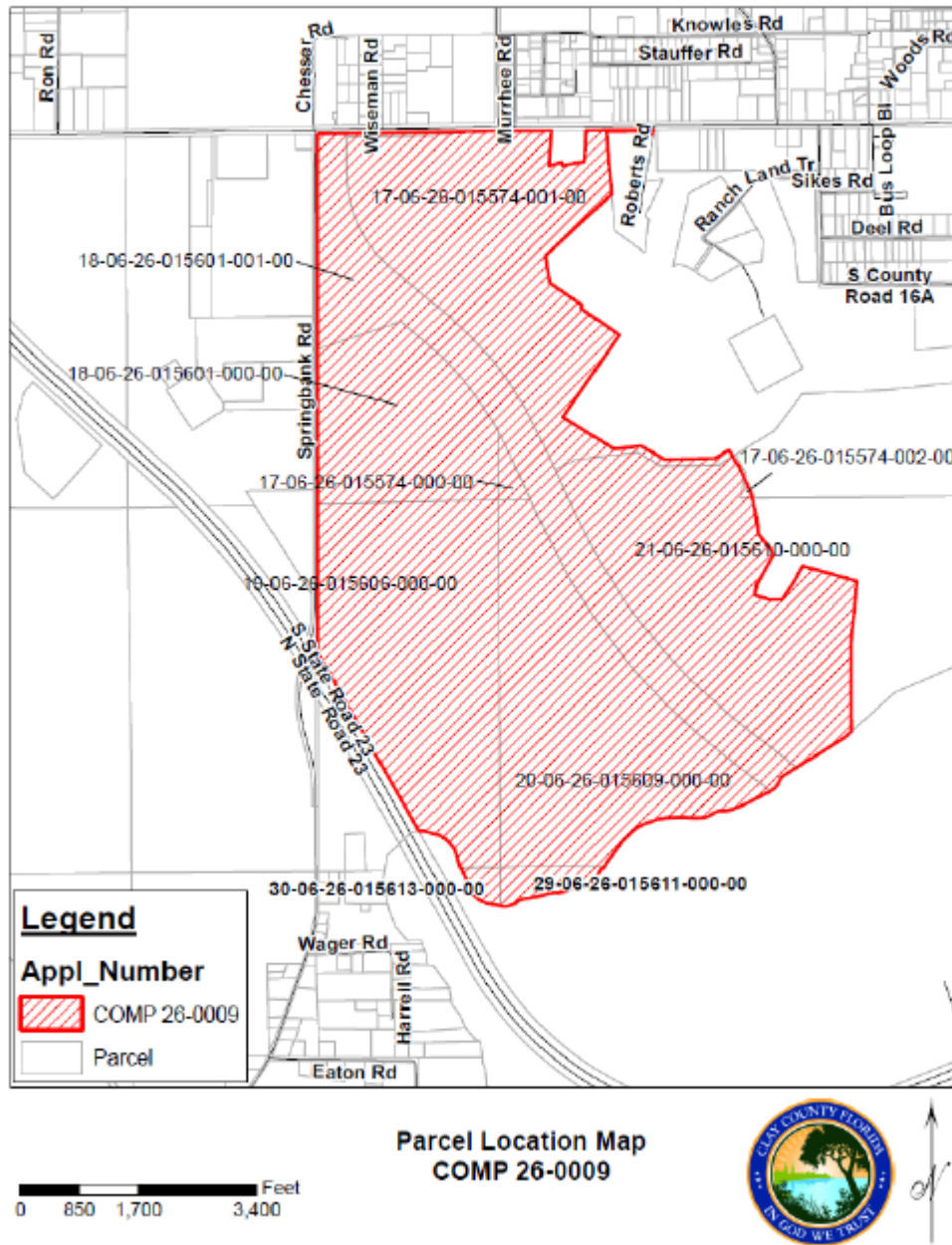


Exhibit 6: Clay County 26-4ESR (Parcel Map)

30

Figure 2 – Parcel Map



31

Exhibit 7: Clay County 26-4ESR (Aerial Photo)

32

Figure 3 - Aerial Photo

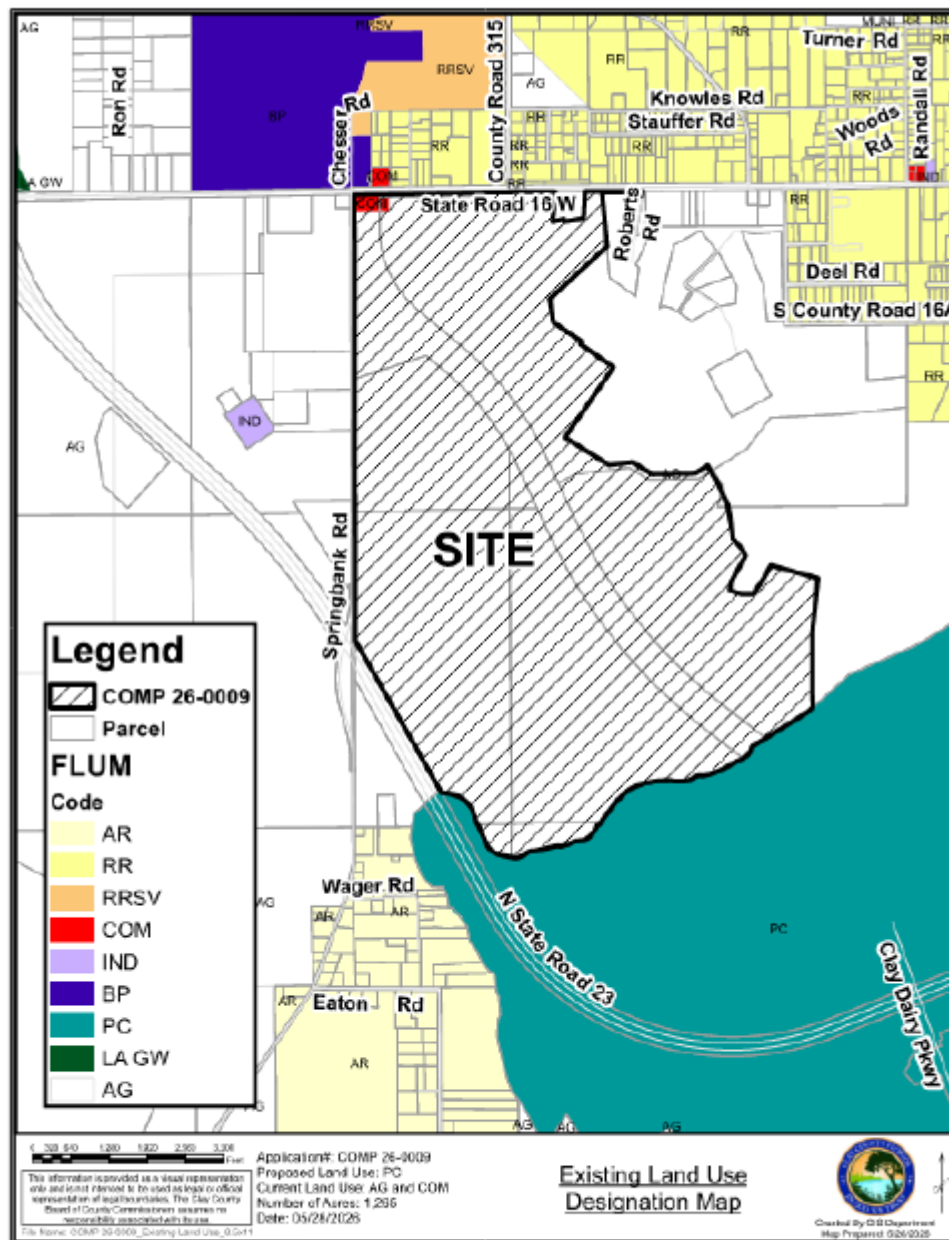


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Exhibit 8: Clay County 26-4ESR (Existing Future Land Use Map)

34

Figure 4 – Existing Future Land Use Designation Map

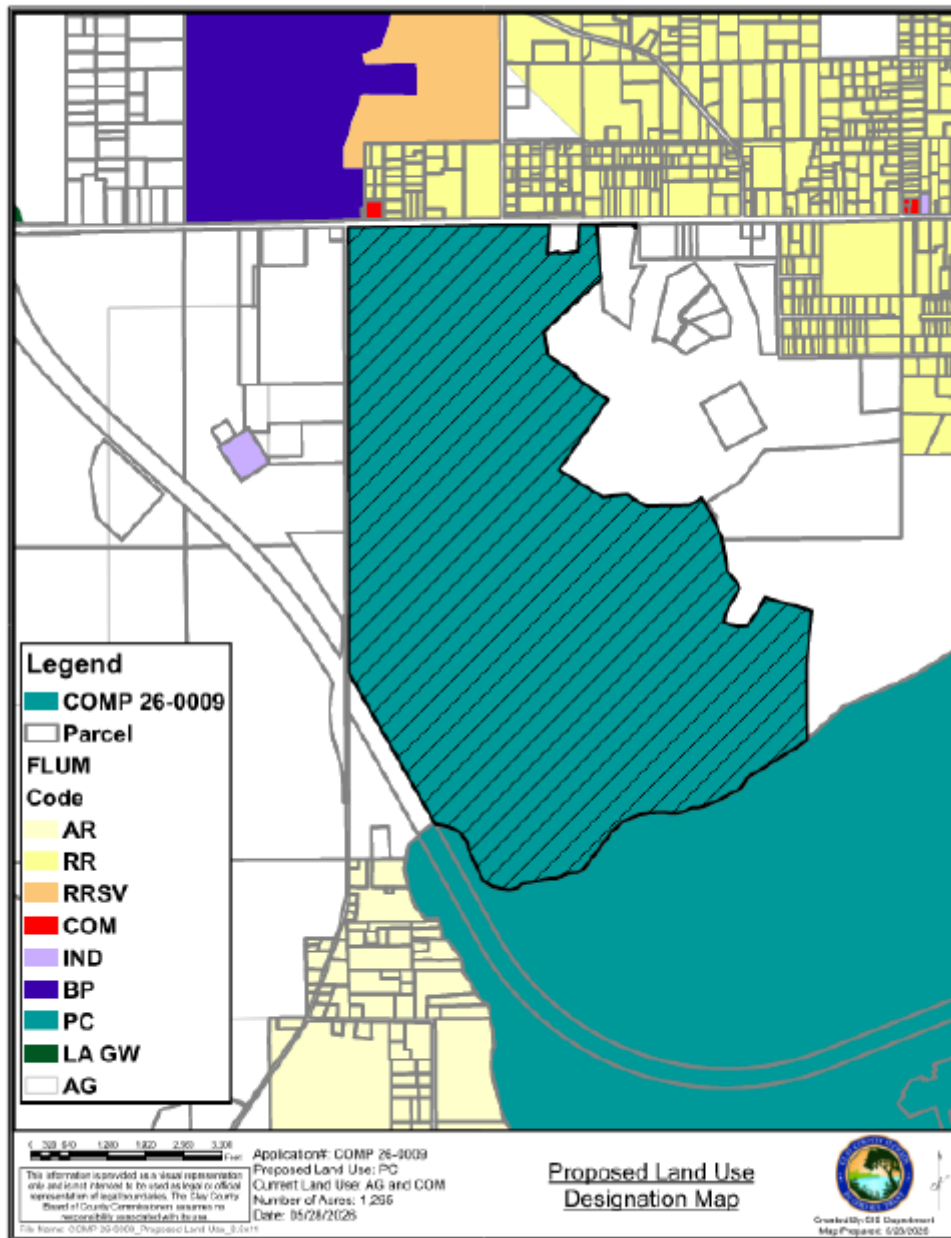


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Exhibit 9: Clay County 26-4ESR (Proposed Future Land Use Map)

36

Figure 5 – Proposed Future Land Use Designation Map



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Exhibit 10: Clay County 26-4ESR (Net Change in Land Uses)

Net Change in Land Uses				
Land Use	Units	Approved	Proposed	Net Change
Single Family Residential	D.U.	4,500	5,500	1,000
Multi Family Residential	D.U.	2,500	1,500	-1,000
Commercial Retail/Service	S.F.	840,780	2,000,030	1,159,250
Commercial Office	S.F.	400,000	350,000	-50,000
Hotel	Rooms	400	200	-200
Light Industrial	S.F.	1,000,000	0	-1,000,000
Golf Course	Holes	18	18	0

Appendix B: Impacts of Senate Bill 180 on the Northeast Florida Region

Local government Comprehensive Plan Amendments that were denied by Florida Commerce due to a violation of the provisions of Senate Bill (SB) 180.

1. City of Macclenny 25-1ER (Transmitted)
2. Town of Orange Park 25-1ER (Adopted)
3. City of Palatka 26-1ESR (Transmitted)
4. City of Palatka 26-2ESR (Transmitted)
5. City of St. Augustine Beach 25-2ER (Transmitted)
6. St. Johns County 25-3ER (Transmitted)

Future Land Use Element: Issues Cited

- City of Macclenny 25-1ER (Transmitted)
 - New text to an existing policy stating that new single-family subdivisions shall contain individual residential lots of not less than 7,500 square feet each to maintain the City's rural character. [Determined to be more restrictive or burdensome]
- Town of Orange Park 25-1ER (Adopted)
 - A residential density bonus is permitted for mixed-use development projects based on a point system. [Determined to be more restrictive or burdensome]
- City of Palatka 26-1ESR (Transmitted)
 - New policy text stating that the City would continue to refine construction and development standards in the Land Development Code for flood-prone areas to minimize flood risk, protect natural floodplain functions, and ensure consistency with applicable state and federal requirements. [Potentially more restrictive or burdensome]
- City of Palatka 26-2ESR (Transmitted)
 - Proposed policy text stating that the City would continue to refine construction and development standards in the Land Development Code for flood-prone areas to minimize flood risk, protect natural floodplain functions, and ensure consistency with applicable state and federal requirements. [Potentially more restrictive or burdensome] (This policy proposal was included in the City of Palatka 26-1ESR Amendment)
- St. Johns County 25-3ER (Transmitted)
 - Establish and implement a comprehensive Rural Area Strategy to protect and enhance the County's rural character, support agricultural viability, and guide future development in a manner that preserves the rural area. [Potentially more restrictive or burdensome]
 - The County shall create a Rural Area Advisory Board to provide recommendations on rural planning issues; the identification of a defined Rural Lands Area based on existing land use, agricultural operations, and environmental resources; and the creation of targeted programs and incentives to promote sustainable agricultural practices, rural preservation, and compatible rural development. [Potentially more restrictive or burdensome]
 - The removal of text regarding the encouragement of a mixture of land uses. [Determined to be more restrictive or burdensome]
 - The addition of clarification text regarding certain future land use categories for the Planned Unit Development process/standards, as provided in the Land Development Code or the site plan approval by the

Planning and Zoning Authority, along with base density clarifications, and updates for optional density factors. [Determined to be more restrictive and burdensome]

- A policy stating that the County shall modify the Land Development Code to establish Low Impact Development Standards. [Determined to be more restrictive and burdensome]

Transportation Element: Issues Cited

- City of Macclenny 25-1ER (Transmitted)
 - New Level of Service Targets for Roadway Facilities were proposed within an existing policy in the Transportation Element. [Determined to be more restrictive or burdensome]
- Town of Orange Park 25-1ER (Adopted)
 - The Town shall consider all transportation system users when making decisions regarding transportation and land use planning and design guidance to advance Complete Streets to the greatest extent possible. [Determined to be more restrictive or burdensome]
 - The Town shall create a transportation system that is designed and operated in ways that ensure the safety, security, comfort, access, and convenience for all users of all ages and abilities. [Potentially more restrictive or burdensome]
 - The Town shall create a transportation system that includes integrated networks of connected facilities accommodating all modes of travel. [Potentially more restrictive or burdensome]
 - The Town shall create a transportation system that, to the greatest extent possible, ensures equity by actively pursuing the elimination of health, economic, and access disparities. [Potentially more restrictive or burdensome]
 - The Town shall create a transportation system that reduces automobile dependency and improves environmental and community health. [Potentially more restrictive or burdensome]
- City of Palatka 26-1ESR (Transmitted)
 - Additional language to an objective stating that the City develop a comprehensive long-range transportation master plan to enhance the functionality and accessibility of the overall transportation network. [Potentially more restrictive or burdensome]
 - Policy text stating that the City shall adopt and maintain a Long-Range Comprehensive Transportation Master Plan, which shall include considerations for modal priorities. [Potentially more restrictive or burdensome]
 - Policy text stating that the City shall minimize the need for roadway width expansion, except where necessary to improve mobility for bicycles, micromobility, or other alternative mobility options and sharing services, as well as for pedestrians, or to effect intersection improvements. The City will continue to focus its efforts on implementing Complete Streets. [Determined to be more restrictive or burdensome]
 - Policy text stating that the City shall plan for future multimodal facilities designed to correct the projected failing Level of Service for Crill Avenue in 2035, and segments of Reid Street in 2035 and 2045. [Determined to be more restrictive or burdensome]
 - Policy text stating that the City will continue to implement design concepts in areas of high pedestrian traffic, which include, but are not limited to, street trees, canopies/arcades, patterned colored pavement, and street signage, as well as area-specific recommendations, such as those in the vicinity of local schools. [Determined to be more restrictive or burdensome]
 - Policy text stating that the City's Land Development Regulations require sidewalks or clearly marked, separate pathways as part of construction and maintenance of traffic plans, except where not feasible. [Determined to be more restrictive or burdensome]
 - Policy text stating that the City continues to evaluate and implement pedestrian and transit design standards as they relate to incorporating transit, carpool, pedestrians, and bicycle amenities in different commercial, industrial, and office buildings on Main Street and any future activity generators [Potentially more restrictive or burdensome]

- Policy text stating that the City shall create and implement standards for right-of-way widths through the application of context-sensitive measures within its Land Development Regulations as part of a Complete Streets Program. [Potentially more restrictive or burdensome]
 - Additional text to an existing policy stating that the City shall establish access management standards coordinating planning, regulation, and design of access between roadways and land development in the land development regulations to ensure safety and appropriate, efficient access to the City's Transportation Network. [Potentially more restrictive or burdensome]
 - Additional text to an existing policy stating that the City shall include transportation and circulation analysis as part of all development review processes and that connectivity between non-residential projects shall be required of all new developments and redevelopments. [Determined to be more restrictive or burdensome]
 - Policy text stating that the City shall adopt requirements for bicycle and pedestrian facilities as appropriate into its Land Development Regulations. Development plans for new developments and redevelopment of residential and non-residential sites shall show any existing and proposed bicycle and pedestrian access to adjacent properties and transit stops. [Determined to be more restrictive or burdensome]
- City of Palatka 26-2ESR (Transmitted)
 - The revision to an existing policy that stated that the City shall, in determining developer responsibilities for project transportation impact mitigation, also consider project conditions benefits such as capture of internal trips through mixed-use development, and other relevant factors. Developers may provide actual improvements or pay into a transportation mitigation fund, with such payments limited to documented impacts. [Determined to be more restrictive or burdensome]
 - St. Johns County 25-3ER (Transmitted)
 - Clarification of design principles for the visual and functional characteristics of streets. [Determined to be more restrictive or burdensome]
 - A policy stating that cycling facilities shall be separated from automobile traffic lanes for any roadway with a speed limit greater than 30 mph. [Determined to be more restrictive or burdensome]
 - A policy stating that the County shall address the need to provide safe, separated pedestrian and bicycle access to commercial generators and attractors from transit facilities located on public access roads. [Determined to be more restrictive or burdensome]

Housing Element: Issue Cited

- City of Palatka 26-1ESR (Transmitted)
 - Policy text stating that the City shall ensure that dedicated affordable housing units are dispersed throughout the City and within individual developments, and that these units are designed to match the appearance and quality of market-rate housing, while contributing positively to the neighborhood character. [Determined to be more restrictive or burdensome]
- City of Palatka 26-2ESR (Transmitted)
 - Policy text stating that the City shall enforce the provisions of the Historic Preservation Ordinance to protect historically significant housing through appropriate design, review, permitting and enforcement measures [Potentially more restrictive or burdensome]
- St. Johns County 25-3ER (Transmitted)
 - The County shall support neighborhood stabilization through housing rehabilitation, demolition, and replacement programs, and other revitalization strategies. [Potentially more restrictive or burdensome]

Infrastructure Element: Issue Cited

- City of Palatka 26-1ESR (Transmitted)
 - Policy text stating that new development located within the City's potable water service area, and within 250 feet of an existing potable water main, shall connect to the central potable water system as a condition of development approval. [Determined to be more restrictive or burdensome]
 - Policy text stating that the City shall ensure that all solid waste collection, transfer, and disposal activities comply with applicable federal, state, and local environmental regulations. [Potentially more restrictive or burdensome]
- City of Palatka 26-2ESR (Transmitted)
 - Policy text stating that all solid waste collection, transfer, and disposal activities comply with applicable federal, state, and local environmental regulations. [Potentially more restrictive or burdensome] (This policy proposal was included in the City of Palatka 26-1ESR Amendment)
- St. Johns County 25-3ER (Transmitted)
 - Addition to the policy stating that developers are required to meet the current edition of the Florida Fire Code. [Determined to be more restrictive or burdensome]
- City of St. Augustine Beach 25-2ER (Transmitted)
 - An update to an existing policy stating that the City shall maintain its stormwater utility in accordance with the City's ordinances. The original policy stated that the City Commission shall investigate the benefits of a stormwater utility. [Determined to be more restrictive or burdensome]

Coastal Management Element: Issues Cited

- St. Johns County 25-3ER (Transmitted)
 - Changes to an existing policy addressing the protection, enhancement, or restoration of the County's dune systems. [Determined to be more restrictive or burdensome]
 - The addition of an objective limiting public expenditures within areas expected to be subject to sea level rise within the lifespan of the infrastructure. [Potentially more restrictive or burdensome]
 - All improvements to roads along the evacuation routes shall include measures to address and mitigate current or future flooding problems and projected sea level rise. [Determined to be more restrictive or burdensome]
 - An objective was updated to state that the County shall improve resiliency to protect people and property from the effects of coastal hazards through pre- and post-disaster plans, strategic development and redevelopment, and application of best planning and engineering practices. [Determined to be more restrictive or burdensome]
 - A text change to a policy stating that the County shall implement the recommendation of the St. Johns County Mitigation Strategy [Potentially more restrictive or burdensome]
 - A text change to a policy stating that the County shall implement development standards to improve resiliency in areas vulnerable to tidal fluctuations, coastal erosion, hurricanes, tropical storms, high water tables, flooding, and other impacts of rising water. [Potentially more restrictive or burdensome]
 - A proposed policy stating that the County shall implement the recommendations of the Vulnerability Assessment to protect critical community assets, identify adaptation areas, identify flood risks and vulnerable areas, and prioritize areas of the County at the greatest risk. [Potentially more restrictive or burdensome]

Conservation Element: Issues Cited

- City of Palatka 26-1ESR (Transmitted)
 - Addition to the policy stating that the City's designated Building Official or their designee shall not issue a building permit or other development order until the appropriate permitting agency has provided a permit for the sizing and siting of an on-site sewage disposal system. Septic tanks may be installed only in accordance

with all applicable provisions of the Public Facilities Element and the City's Land Development Regulations. [Potentially more restrictive or burdensome]

- A policy text stating that the City shall investigate initiatives in the Land Development Regulations and municipal building code that address Climate Change and ensure that new development meets building resiliency standards. [Potentially more restrictive or burdensome]
- City of Palatka 26-2ESR (Transmitted)
 - Addition to the policy stating that the City's designated Building Official or their designee shall not issue a building permit or other development order until the appropriate permitting agency has provided a permit for the sizing and siting of an on-site sewage disposal system. Septic tanks may be installed only in accordance with all applicable provisions of the Public Facilities Element and the City's Land Development Regulations. [Potentially more restrictive or burdensome] (This policy proposal was included in the City of Palatka 26-1ESR Amendment)
 - A policy text stating that the City shall investigate initiatives in the Land Development Regulations and municipal building code that address Climate Change and ensure that new development meets building resiliency standards [Potentially more restrictive or burdensome] (This policy proposal was included in the City of Palatka 26-1ESR Amendment)
- St. Johns County 25-3ER (Transmitted)
 - The addition of air quality protection to a policy regarding the coordination with the Florida Forest Service for appropriate fire prevention methods. [Determined to be more restrictive or burdensome]
 - Additions to a policy requiring 100% native or Florida-Friendly Landscaping. [Determined to be more restrictive or burdensome]
 - A policy update clarifying that storm water ponds shall, wherever feasible, be designed to use natural vegetation that creates wildlife habitat and passive recreation areas. [Determined to be more restrictive or burdensome]
 - A policy update to include language regarding the siting of new facilities, the design of the On-Site Sewage Treatment and Disposal System (OSTDS) shall consider the expected future conditions to be endured during the lifespan of the structure and support structures. [Determined to be more restrictive or burdensome]
 - The update to a policy stating that the County shall prohibit the discharge of any new or upgraded public or private sanitary sewer facility into the estuarine waters of the County. [Determined to be more restrictive or burdensome]
 - A policy update clarifying the protection of wetlands [Potentially more restrictive or burdensome]
 - A new policy stating that at the time of site development, the County shall require the removal of invasive plant species. [Determined to be more restrictive or burdensome]
 - A new policy stating that the County shall consider developing a conservation overlay that identifies potentially environmentally sensitive lands that warrant future study during the development process. [Potentially more restrictive or burdensome]
 - An update to an existing policy to address environmental surveys for developments to assess and identify existing ecological resources. [Potentially more restrictive or burdensome]
 - A new policy stating that the County shall require the creation of more connected green spaces to enhance ecological corridors, create an interconnected network, support wildlife habitat, and improve community access to nature, while carefully balancing these efforts with the protection of property rights [Potentially more restrictive or burdensome]
 - An update to an existing policy expanding on the encouragement of cluster-type development to preserve open space and natural habitats supported through the development review process to prioritize the protection of significant ecological resources. [Potentially more restrictive or burdensome]

Recreation and Open Space Element: Issues Cited

- City of Palatka 26-1ESR (Transmitted)
 - Policy text stating that the City shall continue to maintain and update its Land Development Regulations (LDRs) to ensure that development may not occur if it is determined that it would cause the park and recreation system to fall under the adopted Level of Service standards. [Potentially more restrictive or burdensome]
 - Policy text stating that upon plan adoption, the City will improve its recreation and open space Level of Service standards by updating its Land Development Regulations and Concurrency Management System to provide; a formal open space management system that (1) establishes an inventory of open space lands, (2) enforce Level of Service standards for open space, and (3) implements development standards that require new residential development to dedicate land to the City's open space inventory, or; an informal open space system that does not utilize an open space inventory or strict Level of Service standards but does require specified new developments to set aside land to maintain adequate open space. [Determined to be more restrictive or burdensome]
- St. Johns County 25-3ER (Transmitted)
 - An update to an objective stating that the County shall not only provide but also maintain the recreation and park needs through the planning and development process. [Determined to be more restrictive or burdensome]
 - An update to a policy stating that the County shall develop existing parks according to the level of service standards adopted according to a Capital Improvements Element Policy instead of a recommendation within the Master Park and Recreation Plan [Determined to be more restrictive or burdensome]
 - The addition of a new policy stating that the County shall explore options for a dedicated funding source for the Land Acquisition Management Program. [Potentially more restrictive or burdensome]

Intergovernmental Coordination Element: Issue Cited

- City of Palatka 26-1ESR
 - Additional text to an existing policy stating that the City shall coordinate with Putnam County and the St. Johns River Water Management District to protect the St. Johns River, its tributaries, wetlands, and other environmentally sensitive areas. Additional text included the statement that such coordination shall include joint review of development proposals, enforcement of applicable environmental regulations, and implementation of conservation and restoration initiatives to preserve ecological integrity and water quality. [Potentially more restrictive or burdensome]
- City of Palatka 26-2ESR
 - Additional text to an existing policy stating that the City shall coordinate with Putnam County and the St. Johns River Water Management District to protect the St. Johns River, its tributaries, wetlands, and other environmentally sensitive areas. Additional text includes the statement that such coordination shall include joint review of development proposals, enforcement of applicable environmental regulations, and implementation of conservation and restoration initiatives to preserve ecological integrity and water quality. [Potentially more restrictive or burdensome] (This policy proposal was included in the City of Palatka 26-1ESR Amendment)

Capital Improvements Element: Issue Cited

- City of Palatka 26-1ESR
 - Additional text to an existing policy stating that to maintain the adopted Level of Service Standards, this would primarily come with an Impact Fee System. [Potentially more burdensome or restrictive]

- City of Palatka 26-2ESR
 - Additional text to an existing policy requiring that developers provide funds to upgrade or expand existing City facilities or to construct new facilities for donations to the City in order to maintain the adopted Level of Service Standards as necessary, primarily through the use of an Impact Fee System [Determined to be more restrictive or burdensome]
- St. Johns County 25-3ER
 - Amendments to an existing Policy expanding on the Level of Service Standard for Parks and Open Spaces. [Determined to be more restrictive or burdensome]

Economic Development Element: Issue Cited

- City of Palatka 26-1ESR
 - Additional text stating that the City shall implement and periodically update Tree Protection, Landscaping, Screening, and Buffering codes in the Land Development Regulations to maintain a high-quality downtown environment without imposing an unreasonable cost burden to development and redevelopment. [Potentially more restrictive or burdensome]
- City of Palatka 26-2ESR
 - Additional text stating that the City shall implement and periodically update Tree Protection, Landscaping, and Screening, and Buffering codes in the Land Development Regulations (LDRs) to maintain a high-quality downtown environment without imposing an unreasonable cost burden to development and redevelopment. [Potentially more restrictive or burdensome] (This policy proposal was included in the City of Palatka 26-1ESR Amendment)

BOARD Agenda Item #5B

FY 26-27 Board Officer Elections



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MEMORANDUM

DATE: AUGUST 26, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: PERSONNEL, BUDGET & FINANCE POLICY COMMITTEE

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: FY 26-27 BOARD OFFICER ELECTIONS

The Personnel, Budget and Finance Policy Committee will nominate a slate of officers for the upcoming 2026-27 year. It will then go to the full Board of Directors for approval, with the 2026-2027 Officers being seated at the October 1, 2026 Board Meeting – in Flagler County.



BOARD Agenda Item #6A

JIA Triennial Crash Exercise

MEMORANDUM

DATE: AUGUST 26, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: ERIC ANDERSON, DEPUTY CHIEF EXECUTIVE OFFICER 

RE: TRIENNIAL CRASH EXERCISE

The Federal Aviation Administration (FAA) requires commercial airports to conduct a full-scale aircraft crash exercise every three years to test their Airport Emergency Plan and ensure regional preparedness for a major aviation emergency. At Jacksonville International Airport, the exercise brings together airport personnel, first responders, hospitals, airlines, and emergency management partners to evaluate coordination, communications, and response capabilities.

Using a realistic aircraft accident scenario, the exercise will include simulated victims, fire suppression, passenger triage and transport, incident command activation, family reunification efforts, and multi-agency communications testing. The goal is to identify gaps in plans, training, and resources, helping strengthen regional response capabilities before a real emergency occurs.



Meaghan Smalley, A.A.E., FPED, is the Emergency Manager for the Jacksonville Aviation Authority, where she leads emergency preparedness, response, recovery, and resilience efforts for the airport system. With more than 14 years of experience in aviation emergency management, she also oversees the Airport Operations Communications Center (AOCC) and serves as the Safety Management System (SMS) Manager. Meaghan is passionate about strengthening airport resilience through collaboration, innovation, and the practical application of technology and emergency management best practices.

Ms. Smalley will provide an overview of the upcoming exercise, including the scenario, response objectives, and managing family assistance and reunification.





*2026 JAX Aviation Full Scale
Disaster Exercise*

*Meaghan Smalley
Emergency Preparedness Manager*

Jacksonville International Airport - Cecil Airport - Jacksonville Executive at Craig Airport - Herlong Recreational Airport







The aircraft accident may happen at the airport—but the consequences do not stop at the airport fence line.

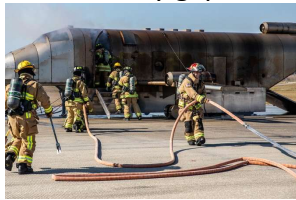


JAA
Jacksonville
Aviation
Authority

WHY DO WE DO THIS?

It starts with a regulatory requirement...
But it does not end there.

- ✓ FAA-required full-scale exercise every 36 months
- ✓ Validate the Airport Emergency Plan
- ✓ Test response coordination and communications
- ✓ Exercise personnel, equipment and procedures
- ✓ Identify gaps before a real emergency exposes them



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Jacksonville
Aviation
Authority

MORE THAN JUST AIRPORT PERSONNEL

2014

- 20+ agencies
- 100+ volunteer victims



2021

- 25+ agencies
- 80+ volunteers + aircraft simulator
- Fire/EMS/Law Enforcement/Multi-agency coordination



2023

- Family Assistance Center
- Airlines + Red Cross + Salvation Army + JAXPAWS + Hope Assisted Crisis Response (K9)
- Moulage / realistic victims





JAA
Jacksonville
Aviation
Authority

THE 2026 JAX AVIATION DISASTER EXERCISE

OCTOBER 21, 2026

Regional, community-centered exercise

- 25+ agencies
- Over 100 volunteers currently registered from the community and schools
- Aircraft simulator will be on-site
- Coordinated effort amongst the JAA, Air National Guard and Customs and Border Protection
- Family Assistance Center Operations
 - Airlines, American Red Cross, the Salvation Army and the Tri-State K9 Crisis Response Teams



WHY AN AIRPORT DISASTER IS A COMMUNITY DISASTER



JAA
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PUBLIC SAFETY

Fire • EMS • Law Enforcement

HEALTHCARE

Hospitals • Trauma • Behavioral Health

FAMILIES & VICTIMS

Family Assistance • Reunification • Support

TRANSPORTATION

Roadways • Traffic • Ground Transportation

GOVERNMENT

Local • State • Federal

PRIVATE SECTOR

Airlines • Businesses • Contractors

COMMUNICATIONS

PIO • Media • Public Information

ECONOMY

Travel • Commerce • Tourism





JAA
Jacksonville
Aviation
Authority

WE DO NOT JUST EXERCISE THE CRASH

RESPONSE

Fire • Rescue • EMS • Law Enforcement



STABILIZATION

Incident Management • Communications • Family Assistance • Resources



RECOVERY

Victim Support • Business Continuity • Return to Operations



WHAT WE ARE TESTING

COMMUNICATION

Can information move?

COORDINATION

Can organizations operate together?

CAPACITY

Do we have the people and resources?

RESILIENCE

Can we transition into recovery?



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REGIONAL DISASTERS DO NOT RESPECT JURISDICTIONAL BOUNDRIES



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One incident can affect:

- Multiple jurisdictions
- Transportation systems
- Healthcare
- Public safety
- Government
- Private industry
- Critical infrastructure
- Families & the traveling public



ONE INCIDENT. ONE COMMUNITY



JAA
Jacksonville
Aviation
Authority

**ONE INCIDENT.
MANY SYSTEMS.
ONE COMMUNITY.**

**PREPARE TOGETHER.
EXERCISE TOGETHER.
RECOVER TOGETHER.**



BOARD Agenda Item #6B

Brownfield Program Roll Out



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MEMORANDUM

DATE: AUGUST 26, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: JACK SHAD, ECONOMIC DEVELOPMENT PROJECT MANAGER 

RE: EPA BROWNFIELDS ASSESSMENT COALITION GRANT

Staff will present information about brownfields and the recently awarded \$1.5 million EPA Brownfields Assessment Coalition grant. Brownfields are properties that may be considered contaminated as opposed to Greenfields which are just undeveloped lands. The lands considered for the grant will be those that typically are left because they are thought to be contaminated. The cost and time required to determine whether they actually do have environmental problems deters many companies from even considering them for investment.

NEFRC partnered with Nassau County and the City of Palatka as Coalition members to win this grant. Their designated sites will be the first to be evaluated. The grant, however, provides funds to NEFRC to do environmental assessments and cleanup planning on publicly or privately owned properties in all seven counties of Northeast Florida.

On August 17th, the NEFRC put out an RFP for an environmental consultant to assist with the Brownfields Assessment Coalition grant. The results will be brought to the Board in October for a vote.



Northeast Florida Regional Council

Brownfields Program

1

WHAT IS A BROWNFIELD?

- ▶ A “brownfield site is defined in CERCLA § 101(39) as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, contaminant, controlled substance, petroleum, or petroleum product, or is mine-scarred land.”
- ▶ For this grant, the property does not have to be designated as a brownfield site under Florida law.

2

Brownfield Issues

- ▶ Any owner may be responsible for cleanup costs
- ▶ Costs money & time to find out
- ▶ Properties get passed over
- ▶ Contamination doesn't get resolved
- ▶ Vacant properties drag down surrounding neighborhood



3

NE Florida has a LOT of Brownfields

- ▶ Old Industrial Areas – Jacksonville, Green Cove Springs, Palatka, etc.
- ▶ Gas stations, older shopping centers, etc.
- ▶ Rural issues – Lumber products, agricultural sites, railroads, etc.



4

Redevelopment Goals

- ▶ Re-invest in tough areas
- ▶ Use existing infrastructure
- ▶ Maintain community character



5

EPA Brownfield Assessment Coalition Grant

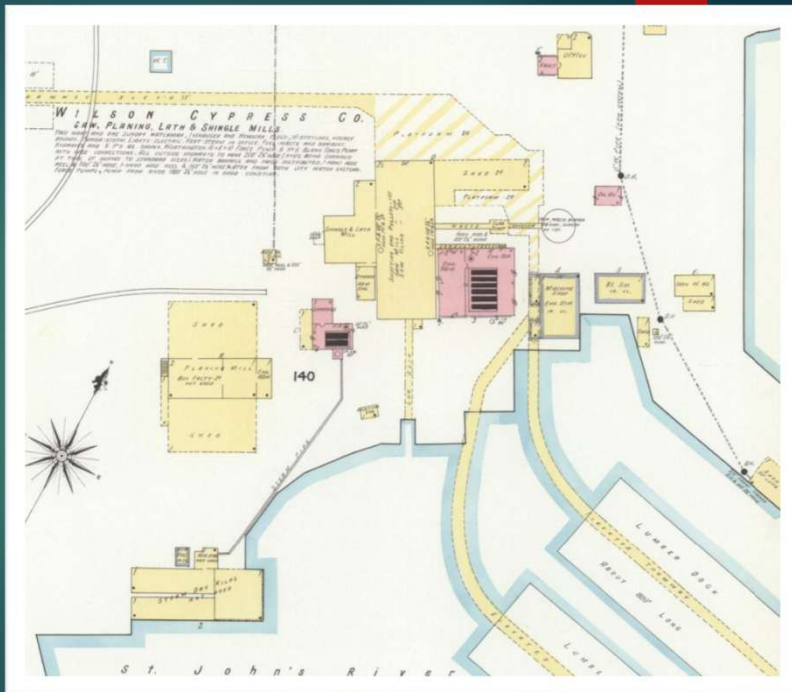
- ▶ \$1.5 M to assess properties and plan cleanup
- ▶ No matching funds required
- ▶ 4 Year timeframe
- ▶ Does not directly fund cleanup



6

Process

- ▶ Environmental Consultant under contract
- ▶ Can get assessments done quickly and free to property owner or local government
- ▶ Phase I – Documentary Research
- ▶ Phase II – Test wells, samples, etc.



7

Brownfield Assessment Coalition

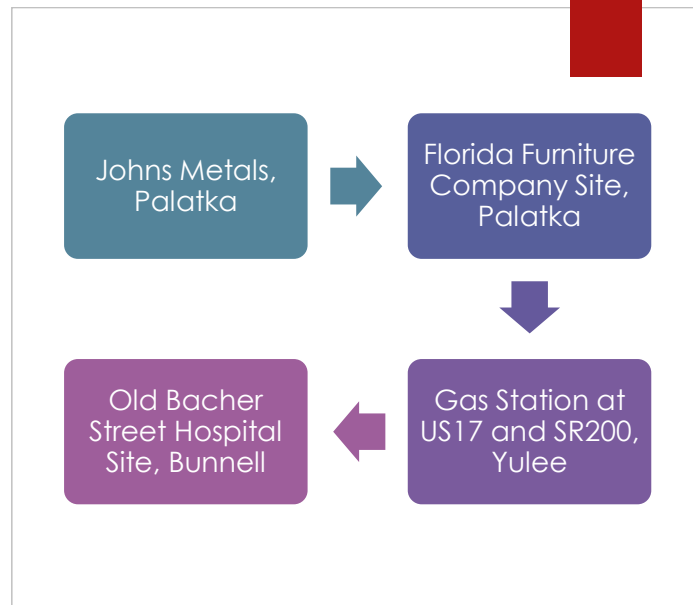
- ▶ Partnered with Nassau County and City of Palatka
- ▶ Chose partners to craft the best application
- ▶ Set any additional rules
- ▶ Need to assess 4 Target Sites listed in the Grant first



NORTHEAST FLORIDA
REGIONAL COUNCIL

8

Initial 4 Target Sites



9

Brownfields Advisory Committee

- ▶ Public and private sector members from each county
- ▶ Meet quarterly
- ▶ Develop brownfields expertise within counties
- ▶ Helps identify potential sites



10

Looking Ahead

- ▶ Grant includes funds for more in depth planning efforts – developing reuse plans for properties, estimating cleanup costs, etc.
- ▶ Other Florida RPC's have gotten grant multiple times and expanded services to include Revolving Loan Funds to help pay for cleanups
- ▶ Develop expertise in specialized areas that are difficult for local governments

11

Timeline

- ▶ Consultant RFP vote at October meeting
- ▶ Memorandum of Understanding with Coalition Members
- ▶ Finalize EPA Contract
- ▶ Assess 4 Target Sites in November
- ▶ Additional sites starting in January



12

Next Steps

- ▶ Assemble Brownfields Advisory Committee
- ▶ Give us site ideas – fill out notecards
- ▶ Who else should we talk to?
Additional presentations – County commissions, City councils, Chambers, realtors, any group that deals with commercial or agricultural properties



BOARD Agenda Item #6C

City of Fernandina Beach Visioning



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BRINGING COMMUNITIES TOGETHER

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MEMORANDUM

DATE: AUGUST 26, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: JENNI BRYLA, COMMUNITY DEVELOPMENT MANAGER 

RE: PROGRAM SPOTLIGHT: CITY OF FERNANDINA BEACH VISIONING

Staff will provide a presentation on the 2050 Visioning exercise for the City of Fernandina Beach. The Vision serves as a guiding framework to manage growth thoughtfully by supporting economic vitality, protecting natural resources, and enhancing the quality of life for both current and future residents. These results will also inform the required Evaluation and Appraisal Report (EAR) due to the State by September 1, 2026. The plan outlines the public engagement process, summarizes community input, and presents recommendations to move the City in a unified direction. This plan is intended to be a flexible guide that evolves with the community to inform public policy and investment, helping leaders and residents work together towards the community's shared vision.

The Themes that came out of the exercise were: Perseveration of Community Character, Managed Growth and Redevelopment Compatibility, Environmental Stewardship and Conservation, Walkability, Connectivity, Multimodal Transportation, Resiliency and Infrastructure Investment, Housing Affordability, and Community Livability.

Developed through community collaboration, the Fernandina Beach 2050 Vision Plan reflects the shared values, priorities, and aspirations of the community. The vision outlined in this plan is not a fixed endpoint, but a living guide designed to evolve as community needs change.



Fernandina Beach 2050 EAR/Vision Update

CITY COUNCIL PRESENTATION

AUGUST 19TH, 2026



COMMUNITY VISIONING TEAM

Eric Anderson - Deputy CEO

Jennifer Bryla - Community Development Manager

Benjamin Bennett - Senior Regional Planner

Eleonore Burns - Economic Development Assistant

PURPOSE OF PROJECT

- Draft the community's Evaluation and Appraisal Review (EAR).
 - Statutory requirement & precursor to Comprehensive Plan update in 2027.
- Expand on the themes identified in the previous vision plan survey using current data, updated community input, and targeted recommendations, while re-engaging the public to confirm priorities and establish a shared, up-to-date direction following the prior plan's lack of consensus.
 - 2045 vision themes: Preservation of Neighborhood Character, Environmental Sustainability & Resiliency, Livability, Future Infrastructure & Utilities needs, and Public Facilities Mobility & Transportation.

COMMUNITY VISIONING

- Community Visioning is a process where community members collaborate to identify a shared vision for the future.
- Visioning is a powerful tool for fostering collaboration, building trust, and ensuring that future development aligns with residents' values.
- Bridge gaps between previous plans and exercises to create a unified vision for Fernandina Beach.
- Community-driven and neighborhood-focused process.



Preservation of Community Character

Residents overwhelmingly want Fernandina Beach to maintain its small-town atmosphere, historic identity, established neighborhoods, and unique sense of place.

Managed Growth and Redevelopment Compatibility

The community supports thoughtful growth but wants redevelopment to remain compatible with existing neighborhoods and community character.

Environmental Stewardship and Conservation

Protecting tree canopy, beaches, wetlands, marshes, and other natural resources remains a major community priority.

Walkability, Connectivity, and Multimodal Transportation

Residents prioritize sidewalks, bike facilities, safer crossings, and better connections between neighborhoods, parks, and commercial areas.

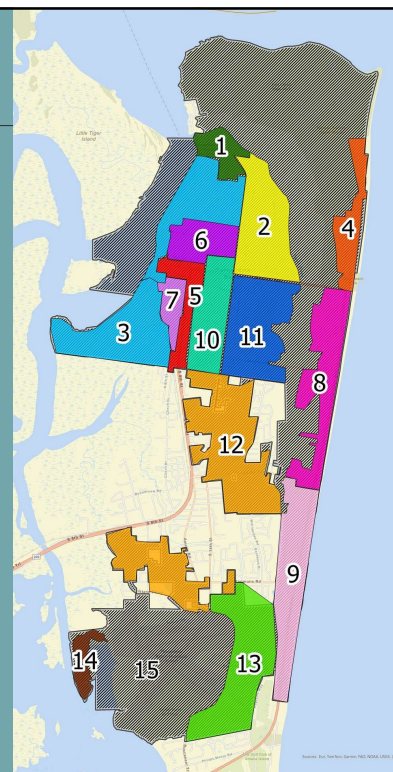
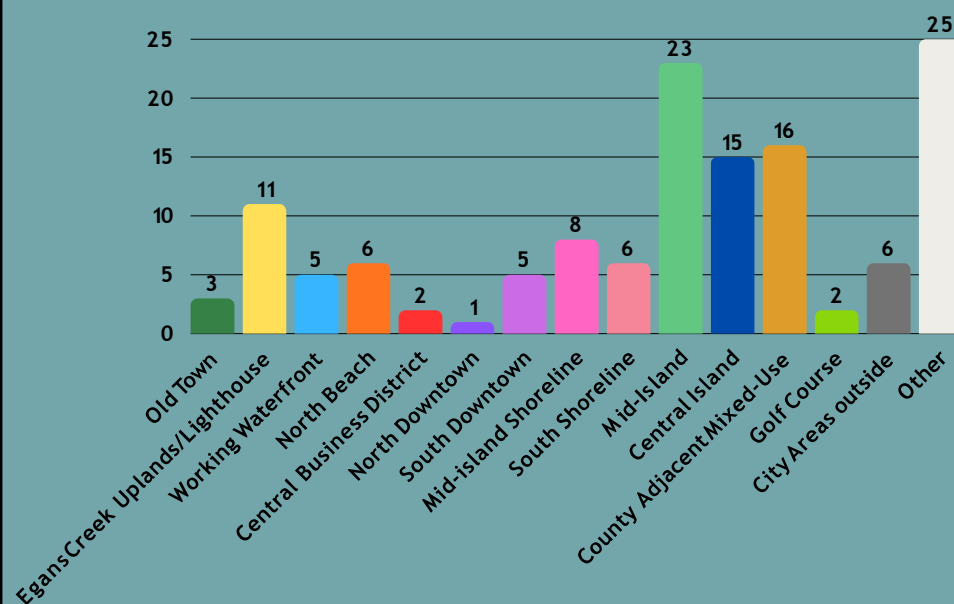
Resiliency and Infrastructure Investment

The community supports investments that improve storm readiness, infrastructure reliability, utility resilience, and long-term sustainability.

Housing Affordability and Community Livability

Residents increasingly recognize the need for housing options that allow workers, families, and older adults to remain in the community.

Which neighborhood do you live in?



EVALUATION AND APPRAISAL REVIEW (EAR)

The survey results are reflected in the recommendations in the EAR letter.

Community engagement identified strong support for:

- Preserving neighborhood character and the City's small-town feel.
- Managing growth and redevelopment responsibly.
- Improving connectivity between neighborhoods.
- Protecting quality of life while planning for future development.

EVALUATION AND APPRAISAL REVIEW (EAR)

The Next Steps:

- Update Comprehensive Plan goals, objectives, policies, and maps as outlined in the EAR Letter. Specifically updates to Comprehensive Plan Objectives to include but not limited to 1.02, 1.04, 2.01, 2.02, 2.05, 2.07, 3.01, 3.02, 5.01, and 5.11.
- Incorporate resiliency, affordable housing, water supply planning, infrastructure, and future land use amendments.
- Transmit Comprehensive Plan amendments to Florida Commerce within one year of letter.

The EAR establishes the framework for a Comprehensive Plan that is both state-compliant and reflective of the community's vision for Fernandina Beach's future.

Thank you!

Jennifer Bryla
Community Development Manager
904-279-0880

JBryla@nefrc.org

For additional information, please
contact PlanningInfo@fbfl.city or
CommunityVisioning@nefrc.org



COMMUNITY VISIONING

A Program of the Northeast Florida Regional Council

BOARD Agenda Item #6D

Transportation Disadvantaged Update



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MEMORANDUM

DATE: AUGUST 26, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

FROM: ERIC ANDERSON, DEPUTY CHIEF EXECUTIVE OFFICER *EA*

RE: TRANSPORTATION DISADVANTAGED OVERVIEW

Over the past several months, Council staff have undertaken a comprehensive review and reorganization of the Northeast Florida Regional Council's Transportation Disadvantaged (TD) Program. This effort is intended to strengthen program administration, improve coordination with local partners, and position the program for long-term success across the Region.

The Transportation Disadvantaged Program plays a critical role in ensuring that transportation services are available to residents who, because of age, disability, income, or other circumstances, are unable to transport themselves or purchase transportation services. As the designated planning agency for the Region's Local Coordinating Boards (LCBs), NEFRC has an important responsibility to facilitate effective coordination among local stakeholders and support the delivery of these essential services.

TRANSPORTATION DISADVANTAGED OVERVIEW

Florida Commission for the



**Transportation
Disadvantaged**

PROGRAM IMPLEMENTATION



FY 26-27 PLANNING CALENDAR

		Quarter 1	Quarter 2	Quarter 3	Quarter 4
Task 1	Update TDSP, approved by LCB	July-Sept	Oct-Dec	Jan-Mar	Apr-June
	Baker	X			
	Clay	X			
	Duval	X			
	Flagler			X	
	Nassau	X*			
	Putnam	X			
	St. Johns	X			
Task 2A	Solicit a CTC (Every 5 Years)				
	2024-2029: Nassau				
	2025-2030: Flagler				
	2026-2031: Baker, Clay, Duval, Putnam, St. Johns				
	OR				
Task 2B	Conduct Annual Evaluation & Ride Along				X
Task 3	Conduct Quarterly Meetings				
	* Conduct New Member Orientation	X	X	X	X
	* Agenda, Minutes, Membership Roster, Attendance Report & Public Notice				
Task 4	Conduct Annual Public Workshop		X		
Task 5	LCB Bylaws Update (Annual)			X	
Task 6	Grievance Procedures (Annual)			X	
Task 7	Annual Operating Report (AOR)		X		
Task 8	Annual Expenditure Report (AER)		X		
Task 9	Quarterly Reports	X	X	X	X
Task 10	Commission Sponsored Training	X			
Other Actions	Annual Calendar				X
	Election of Officers/Committees		X		
	CTC Rate Models				X

Conduct Quarterly Meetings with County Local Coordinating Boards to review:

- Transportation Disadvantaged Service Plans
- Annual Evaluations/Ride-Alongs
- Operating and Expense Reports
- Annual Rate (\$) Changes
- Governance & Bylaws

PROGRAM QUESTIONS AND COORDINATION



Eric B. Anderson, CEM, AICP
Deputy CEO
eanderson@nefrc.org



Jenni Bryla, AICP, CFM
Community Development Manager
jbryla@nefrc.org

BOARD Agenda Item #6E

Community Resiliency Update



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MEMORANDUM

DATE: AUGUST 26, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: COMMUNITY RESILIENCE UPDATE

Staff will provide an update on community resilience efforts being facilitated across Northeast Florida, including the Resilient First Coast Collaborative, the Military Installation Readiness Review (MIRR) and ongoing resilience projects. This update will include the following:

- Update on FY 2026-2027 Regional Resilience Entity funding from the Florida Department of Protection's Resilient Florida Program,
- Wrap up of the Northeast Florida (MIRR),
- Ongoing work on the Pincastle/Bug Spring MIRR,
- Review of the recent Resilient First Coast Collaborative meeting, and
- Update on the National Fish and Wildlife Foundation funded project to assess infrastructure vulnerability and aquatic connectivity for resilience of the First Coast.





**NORTHEAST FLORIDA
REGIONAL COUNCIL**



Community Resiliency Update

SEPTEMBER 2026

1

Resilient Florida Program Funding

Regional Resilient Entity (RRE) funding

- RRE FY 2025-2026 agreement (24RRE04) is closed out, with deliverables submitted to and accepted by FDEP
- RRE FY 2026-2027 proposal submitted to FDEP on June 1 for approximately \$250,000

Legislative Outcome

- However, the Governor line item vetoed that funding in full

Impact

- There is no RRE funding available for the coming cycle

2

Current Projects		
Project	Focus	Contract End Date
Baker County Vulnerability Assessment	Countywide flood vulnerability assessment	September 30, 2026
Town of Baldwin Vulnerability Assessment	Municipal flood vulnerability assessment	September 30, 2026
MIRR: Northeast Florida	Four Northeast Florida military installations	September 30, 2026
South Atlantic Salt Marsh Initiative	Salt marsh project portfolio and workshops	December 31, 2026
MIRR: Pincastle and Bugg Spring	Pincastle Bombing Range and Bugg Spring	June 2027
Aquatic Connectivity	Road-stream crossing assessment with UNF and JU	December 31, 2028

3

Military Installation Readiness Review: Northeast Florida



Project Status

- Jacobs is working diligently to finish the project packages after several Technical Advisory Committee meetings soliciting feedback

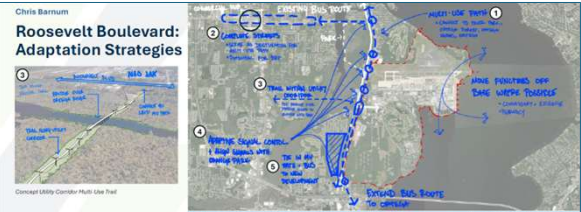
Deliverables

- 21 project packages across four installations: MCSF Blount Island, Camp Blanding JTC, NAS Jacksonville, and NS Mayport
- Each package is aligned with the Regional Resiliency Action Plan

Schedule

- Final MIRR package should be complete in by September 2026
- Contract ends September 30, 2026

Roosevelt Boulevard: Adaptation Strategies



ID	Strategy Name	Strategy Type	Co-Benefits	Foundational Resilience Projects	Timeline
1	Elevate Multi-Use Path with connection into installation	Physical Infrastructure	Quality of Life, Healthy Environment	LRIP 2050	
2	Alternative Transportation: Complete Streets Study on Transportation Road	Study	Quality of Life, Strengthen Economy		
3	Alternative Transportation: Utility Corridor Multi-Use Trail	Physical Infrastructure	Quality of Life, Healthy Environment		
4	Adaptive Signal Control and Signal Timing Alignment with Orange Park	Smart Technology	Quality of Life, Strengthen Economy		
5	Alternative Transportation: Origin-Destination Trip Profile, Extend Bus Route to development	System Enhancement	Quality of Life, Strengthen Economy		

4

80/109

2

Pinecastle and Bugg Spring Readiness Review



Project Status

- Jacobs is developing the vulnerability assessments and mitigation measures for Pinecastle Bombing Range and Bugg Spring

Stakeholder Engagement

- Steering Committee and Technical Advisory Committee are meeting regularly
- Internal project team meetings are held monthly

5

Upcoming Meetings and Events

Resilient First Coast

- Full Collaborative: October 7, 2026



Florida Resilience Conference

- September 23 to 25, 2026
- NEFRC is presenting with Climate Central, highlighting FloodVision imagery in Northeast Florida



FloodVision modeled flood visualization, Duval County

6

BOARD Agenda Item #6F

Land Use Dashboard



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MEMORANDUM

DATE: AUGUST 26, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

FROM: ROBERT JORDAN, SENIOR REGIONAL PLANNER *Robert C. Jordan*

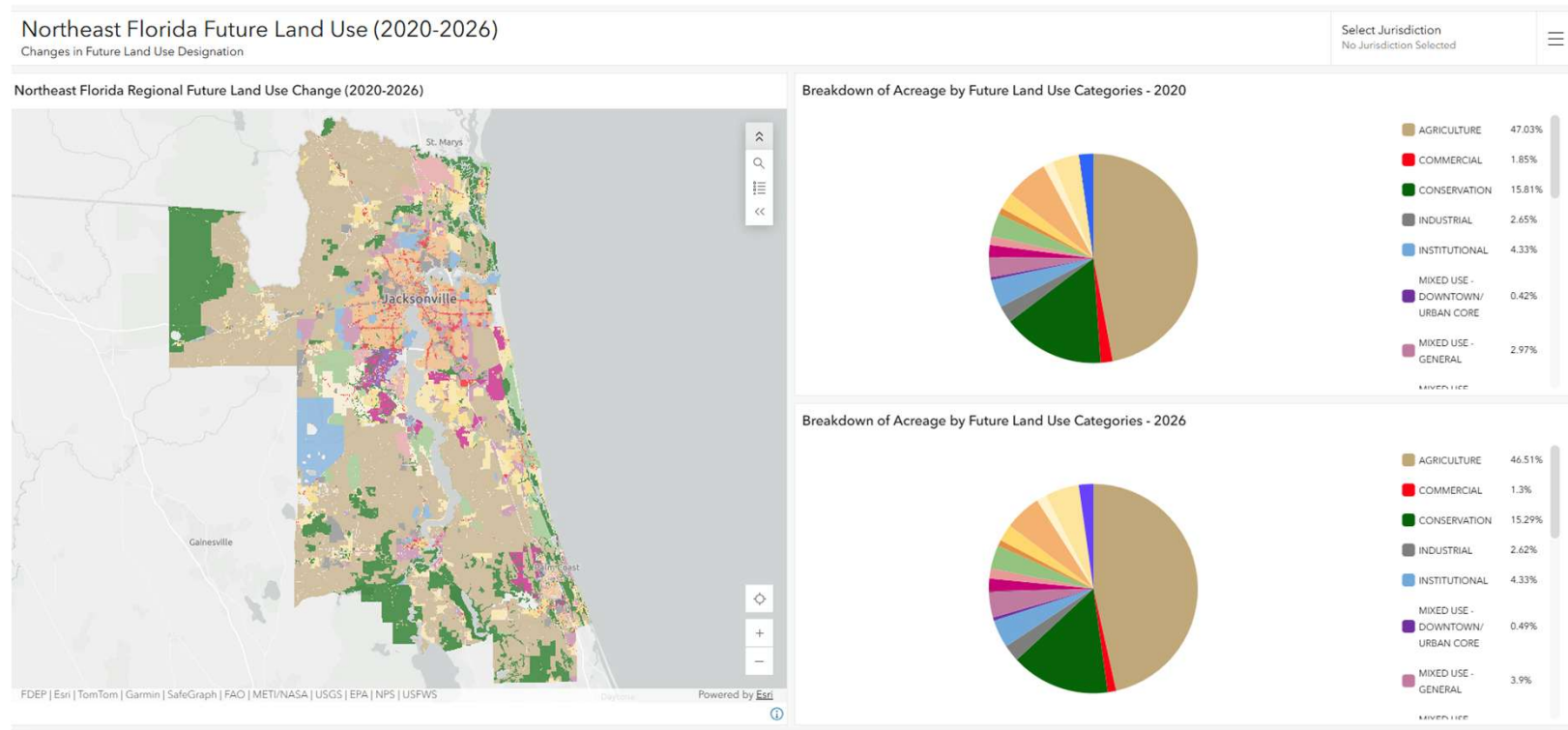
RE: REGIONAL FUTURE LAND USE CHANGE DASHBOARD

The Northeast Florida Regional Council has developed an interactive ArcGIS Dashboard that tracks Future Land Use Map (FLUM) amendments adopted throughout the seven-county Northeast Florida Region from 2020 through 2026. The dashboard provides an easy-to-use visual tool that allows users to explore where land use changes have occurred, identify development trends over time, and better understand how communities across the Region are growing and evolving. Moving forward, the dashboard will be updated quarterly to include large-scale comprehensive plan amendments reviewed by the Northeast Florida Regional Council, ensuring that it remains a valuable resource for monitoring regional growth and supporting informed planning decisions.

A presentation will be provided at the September Board meeting.



The Northeast Florida Future Land Use (2020-2026) Dashboard



[Click here to explore future land use changes across Northeast Florida.](#)

BOARD Agenda Item #6G

Return on Investments



Baker County Two-Year Return On Investment Report

This report reflects numerical data from FY 24-25 and FY 25-26, with project data from FY 25-26 only



Regional Impact By The Numbers



External Funding Secured

\$4,059,256

Grants & Contracts



Match Dollars Provided

\$95,219

Share In Project Costs



Individuals Trained

1,191

First Responders & Partners Trained



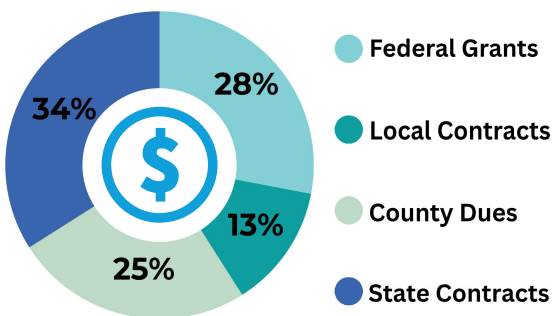
Transportation Rides Planned

608,729

Across The Region

YOUR INVESTMENT SUPPORTS REGIONAL EFFORTS TO BUILD STRONGER COMMUNITIES

HOW WE FUND OUR WORK REGIONALLY



County dues helps leverage additional state, federal, and local resources to deliver results across our region.

Two-Year County Dues

\$22,674

Value Generated by NEFRC

\$1,838,726

Two-Year Return on Investment

81:1

Board Officers

Jimmy Anderson | President | Baker County

Andy Dance | 1st Vice President | Flagler County

Ken Amaro | 2nd Vice President | Duval County

Betsy Condon | Secretary/Treasurer | Clay County

Board Members

Jimmy Anderson | Commissioner | Baker County

Blake Iverson | Commissioner | Baker County

Michael Griffis | City Manager | City of Macclenny

Every \$1 Invested Delivers Regional Value



Two-Year County Investment

\$22,674

Two-Year County Dues



Value Generated by NEFRC

\$1,838,726

Resources Leveraged For Baker County



Two-Year Return On Investment

81:1

\$81 Returned For Every \$1 Invested

NEFRC MANAGED PROGRAMS



Healthcare Coalition Program

Enhancing emergency preparedness across all sectors of healthcare for 18 counties in Florida.



Local Emergency Planning Committee

Strengthening regional preparedness for hazardous materials emergencies through planning, training, and collaboration.



Military Installation Readiness Review

Strengthening military mission readiness by addressing infrastructure, transportation, and environmental challenges beyond the installation fence line through regional collaboration.



Regional Leadership Academy

Bringing together leaders from across the Region to strengthen collaboration and build a deeper understanding of Northeast Florida's opportunities and challenges.



Resilient First Coast Collaborative

Regional collaborative uniting partners to identify vulnerabilities, align efforts, and strengthen Northeast Florida's resilience.



Economic Development District

Lead locally-based, regionally driven economic development planning that leverages the involvement of the public, private, and non-profit sectors to establish a strategic blueprint for regional collaboration.



Transportation Disadvantage Program

Administers the TD program, which ensures the availability of efficient, cost-effective, and quality transportation services for eligible persons.

ANNUAL PROJECTS COMPLETED

Healthcare Coalition Support

The Healthcare Coalition Program purchased three different pediatric restraint types for each EMS unit in Baker County. The pediatric restraint devices strengthen regional preparedness and ensure the ability for EMS to safely transport and care for pediatric patients during emergencies.

Green Roadway Design Workshop

Collaborated with the Florida Silver Jackets Team, USACE, FDOT, and Baker County to host a design charrette workshop that identified green infrastructure solutions, constraints, and costs for four flood-vulnerable roadway areas. NEFRC supplied inundation mapping for the focus areas and incorporated workshop findings into the Baker County Vulnerability Assessment.

Brownfields Assessment Coalition Grant

Received \$1.5 million dollar Brownfields grant from the U.S. Environmental Protection Agency (EPA) to support environmental site assessments and redevelopment planning in Northeast Florida.

First Responder Training & Readiness

Provided a 160-hour Hazmat Technician training for first responders, strengthening Baker County's preparedness for hazardous materials emergencies.

Community Preparedness Grant

Secured \$7,000 in Community Foundation grant funding to support Baker County's COAD/VOAD organization, expanding community outreach and volunteer engagement to strengthen disaster preparedness and recovery efforts.

Local Mitigation Strategy Plan Update

Updated the Local Mitigation Strategy Plan through coordination with local partners to reflect current mitigation priorities and support future funding opportunities.

Economic Impact Analysis

Completed a revised REMI economic impact analysis for PLANT-AS, providing updated economic forecasts and impact data to support strategic planning, investment decisions, and long-term economic development efforts in Baker County.

Recreation & Tourism Development

Partnered with the National Park Service on St. Marys Water Trail Design and conceptual plan for St. Marys Shoals Park.



Clay County Two-Year Return On Investment Report

This report reflects numerical data from FY 24-25 and FY 25-26, with project data from FY 25-26 only



Regional Impact By The Numbers



External Funding Secured

\$4,059,256

Grants & Contracts



Match Dollars Provided

\$95,219

Share In Project Costs



Individuals Trained

1,191

First Responders & Partners Trained



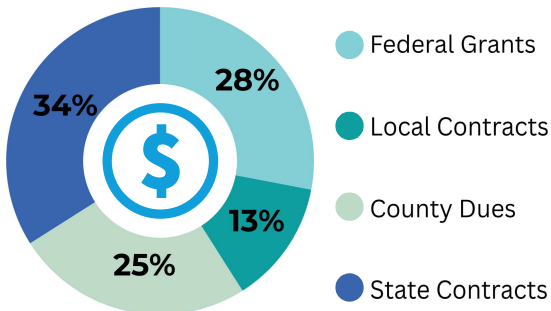
Transportation Rides Planned

608,729

Across The Region

YOUR INVESTMENT SUPPORTS REGIONAL EFFORTS TO BUILD STRONGER COMMUNITIES

HOW WE FUND OUR WORK REGIONALLY



County dues helps leverage additional state, federal, and local resources to deliver results across our region.

Two-Year County Dues

\$173,868

Value Generated by NEFRC

\$2,727,838

Two-Year Return On Investment

16:1

Board Officers

Jimmy Anderson | President | Baker County

Andy Dance | 1st Vice President | Flagler County

Ken Amaro | 2nd Vice President | Duval County

Betsy Condon | Secretary/Treasurer | Clay County

Board Members

Betsy Condon | Commissioner | Clay County

Jim Renninger | Commissioner | Clay County

Brandon Ludwig | Councilmember |
City of Keystone Heights

Michael Bourre | Gubernatorial Appointee |
Clay County

Every \$1 Invested Delivers Regional Value



Two-Year County Investment

\$173,868

Two-Year County Dues



Value Generated by NEFRC

\$2,727,838

Resources Leveraged For Clay County



Two-Year Return On Investment

16:1

\$16 Returned For Every \$1 Invested

NEFRC MANAGED PROGRAMS



Healthcare Coalition Program

Enhancing emergency preparedness across all sectors of healthcare for 18 counties in Florida.



Local Emergency Planning Committee

Strengthening regional preparedness for hazardous materials emergencies through planning, training, and collaboration.



Military Installation Readiness Review

Strengthening military mission readiness by addressing infrastructure, transportation, and environmental challenges beyond the installation fence line through regional collaboration.



Regional Leadership Academy

Bringing together leaders from across the Region to strengthen collaboration and build a deeper understanding of Northeast Florida's opportunities and challenges.



Resilient First Coast Collaborative

Regional collaborative uniting partners to identify vulnerabilities, align efforts, and strengthen Northeast Florida's resilience.



Economic Development District

Lead locally-based, regionally driven economic development planning that leverages the involvement of the public, private, and non-profit sectors to establish a strategic blueprint for regional collaboration.



Transportation Disadvantage Program

Administers the TD program, which ensures the availability of efficient, cost-effective, and quality transportation services for eligible persons.

ANNUAL PROJECTS COMPLETED

Healthcare Coalition Support

The Healthcare Coalition Program purchased \$17,855 in equipment for all the hospitals in Clay County. The equipment purchased included evacuation equipment and disaster stretchers to bolster hospital response to emergencies like rapid evacuation and medical surge.

Economic Impact Analysis

Conducted a REMI economic impact analysis for Baptist Health, providing data-driven insights on economic activity, employment, and regional impacts to support strategic planning and investment decisions.

First Responder Training & Readiness

Provided specialized training and equipment, including Chlorine Response, HazMat Safety Officer, Maritime HazMat, and UAS utilization training.

Local Mitigation Strategy Support

Provided administrative support for the Local Mitigation Strategy, bringing together county departments, municipalities, and regional partners to prioritize local mitigation projects and support future grant funding opportunities.

Brownfields Assessment Coalition Grant

Received \$1.5 million dollar Brownfields grant from the U.S. Environmental Protection Agency (EPA) to support environmental site assessments and redevelopment planning in Northeast Florida.

Community Preparedness Grant

Secured \$3,500 in Community Foundation grant funding to support Clay County's COAD/VOAD organization, expanding community outreach and volunteer engagement to strengthen disaster preparedness and recovery efforts.

Community Paramedicine Program Evaluator

Provided program evaluation services for Clay County's Community Paramedicine Program, helping measure outcomes, demonstrate program effectiveness, and support data-driven decision-making for community healthcare initiatives.



Duval County Two-Year Return On Investment Report

This report reflects numerical data from FY 24-25 and FY 25-26, with project data from FY 25-26 only



Regional Impact By The Numbers



External Funding Secured

\$4,059,256

Grants & Contracts



Match Dollars Provided

\$95,219

Share In Project Costs



Individuals Trained

1,191

First Responders & Partners Trained



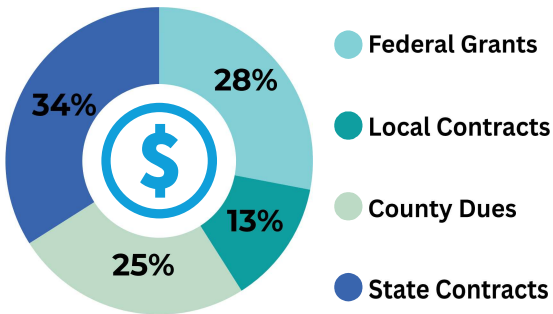
Transportation Rides Planned

608,729

Across The Region

YOUR INVESTMENT SUPPORTS REGIONAL EFFORTS TO BUILD STRONGER COMMUNITIES

HOW WE FUND OUR WORK REGIONALLY



County dues helps leverage additional state, federal, and local resources to deliver results across our region.

Two-Year County Dues

\$781,346

Value Generated By NEFRC

\$3,139,707

Two-Year Return On Investment

4:1

Board Officers

Jimmy Anderson | President | Baker County

Andy Dance | 1st Vice President | Flagler County

Ken Amaro | 2nd Vice President | Duval County

Betsy Condon | Secretary/Treasurer | Clay County

Board Members

Ken Amaro | Councilmember | Duval County

Mike Gay | Councilmember | Duval County

Sean Lynch | Mayor | Town of Baldwin

Elaine Brown | Gubernatorial Appointee | Duval County

Every \$1 Invested Delivers Regional Value



Two-Year County Investment

\$781,346

Two-Year County Dues



Value Generated by NEFRC

\$3,139,707

Resources Leveraged For Duval County



Two-Year Return On Investment

4:1

\$81 Returned For Every \$1 Invested

NEFRC MANAGED PROGRAMS



Healthcare Coalition Program

Enhancing emergency preparedness across all sectors of healthcare for 18 counties in Florida.



Local Emergency Planning Committee

Strengthening regional preparedness for hazardous materials emergencies through planning, training, and collaboration.



Military Installation Readiness Review

Strengthening military mission readiness by addressing infrastructure, transportation, and environmental challenges beyond the installation fence line through regional collaboration.



Regional Leadership Academy

Bringing together leaders from across the Region to strengthen collaboration and build a deeper understanding of Northeast Florida's opportunities and challenges.



Resilient First Coast Collaborative

Regional collaborative uniting partners to identify vulnerabilities, align efforts, and strengthen Northeast Florida's resilience.



Economic Development District

Lead locally-based, regionally driven economic development planning that leverages the involvement of the public, private, and non-profit sectors to establish a strategic blueprint for regional collaboration.



Transportation Disadvantage Program

Administers the TD program, which ensures the availability of efficient, cost-effective, and quality transportation services for eligible persons.

ANNUAL PROJECTS COMPLETED

JEA Hurricane Exercise

Planned and implemented a three-day hurricane exercise for JEA with 100 participants, strengthening regional preparedness, emergency response coordination, and continuity of operations during severe weather events.

Healthcare Coalition Support

The Healthcare Coalition Program purchased PediMate+ pediatric restraint devices for every EMS rescue unit for Jacksonville Fire and Rescue Department and evacuation and medical surge equipment for hospitals. This equipment will strengthen regional healthcare preparedness.

First Responder Training & Readiness

Provided specialized training to enhance responder capabilities, including Chlorine Response, HazMat Safety Officer, Maritime HazMat, and UAS utilization training.

Town of Baldwin Comprehensive Plan

Provided technical planning assistance and updated the Town of Baldwin's Comprehensive Plan, helping local leaders make informed decisions about growth, infrastructure, economic development, and community priorities.

Brownfields Assessment Coalition Grant

Received \$1.5 million dollar Brownfields grant from the U.S. Environmental Protection Agency (EPA) to support environmental site assessments and redevelopment planning in Northeast Florida.

Nature-Based Resilience

Advanced nature-based solutions and aquatic connectivity initiatives through National Fish and Wildlife Foundation funding, strengthening coastal resilience and guiding future infrastructure investments across the Region.

Community Preparedness Grant

Secured \$3,500 in Community Foundation grant funding to support Duval County's COAD/VOAD organization, expanding community outreach and volunteer engagement to strengthen disaster preparedness and recovery efforts.

Shrimping Industry Market Development

Secured a \$100,000 two-year USDA grant to develop a comprehensive marketing plan for the local shrimping industry, supporting economic growth, industry sustainability, and increased market opportunities.



Flagler County Two-Year Return On Investment Report

This report reflects numerical data from FY 24-25 and FY 25-26, with project data from FY 25-26 only



Regional Impact By The Numbers



External Funding Secured

\$4,059,256

Grants & Contracts



Match Dollars Provided

\$95,219

Share In Project Costs



Individuals Trained

1,191

First Responders & Partners Trained



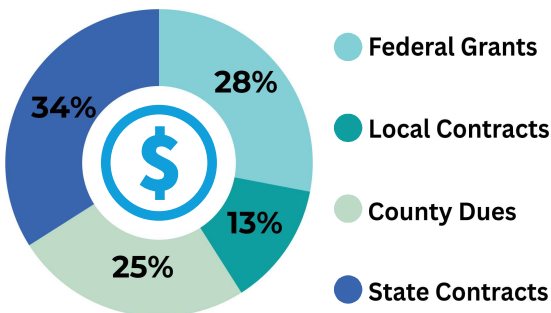
Transportation Rides Planned

608,729

Across The Region

YOUR INVESTMENT SUPPORTS REGIONAL EFFORTS TO BUILD STRONGER COMMUNITIES

HOW WE FUND OUR WORK REGIONALLY



County dues helps leverage additional state, federal, and local resources to deliver results across our region.

Two-Year County Dues

\$88,160

Value Generated by NEFRC

\$2,139,717

Two- Year Return On Investment

24:1

Board Officers

Jimmy Anderson | President | Baker County

Andy Dance | 1st Vice President | Flagler County

Ken Amaro | 2nd Vice President | Duval County

Betsy Condon | Secretary/Treasurer | Clay County

Board Members

Andy Dance | Commissioner | Flagler County

Charles Gambaro | Councilmember |
City of Palm Coast

Every \$1 Invested Delivers Regional Value



Two-Year County Investment

\$88,160

Two-Year County Dues



Value Generated by NEFRC

\$2,139,717

Resources Leveraged For Flagler County



Two-Year Return On Investment

24:1

\$24 Returned For Every \$1 Invested

NEFRC MANAGED PROGRAMS



Healthcare Coalition Program

Enhancing emergency preparedness across all sectors of healthcare for 18 counties in Florida.



Local Emergency Planning Committee

Strengthening regional preparedness for hazardous materials emergencies through planning, training, and collaboration.



Military Installation Readiness Review

Strengthening military mission readiness by addressing infrastructure, transportation, and environmental challenges beyond the installation fence line through regional collaboration.



Regional Leadership Academy

Bringing together leaders from across the Region to strengthen collaboration and build a deeper understanding of Northeast Florida's opportunities and challenges.



Resilient First Coast Collaborative

Regional collaborative uniting partners to identify vulnerabilities, align efforts, and strengthen Northeast Florida's resilience.



Economic Development District

Lead locally-based, regionally driven economic development planning that leverages the involvement of the public, private, and non-profit sectors to establish a strategic blueprint for regional collaboration.



Transportation Disadvantage Program

Administers the TD program, which ensures the availability of efficient, cost-effective, and quality transportation services for eligible persons.

ANNUAL PROJECTS COMPLETED

Municipal Planning Support

Provided technical planning assistance to the Town of Beverly Beach, supporting local decision-making and advancing community planning initiatives.

City of Bunnell Vision Plan

Completed the City of Bunnell's Vision Plan, engaging residents and stakeholders to establish a shared vision and strategic priorities for the community's future. This was conducted through funding from NEFRC's Community Vision Program for small municipalities, with little cost to the municipality.

Palm Coast Economic Prosperity Outreach

Engaged citizens through meetings and an online survey to understand community priorities for future economic prosperity.

Healthcare Coalition Support

The Healthcare Coalition Program purchased evacuation and medical surge equipment for both hospitals located in Flagler County. The HCC also purchased pediatric restraint devices for Flagler Fire and Rescue, bolstering regional preparedness to ensure the ability for EMS to safely transport and care for pediatric patients during emergencies.

Compound Flooding Study and Adaptation Plan

Completed an adaptation plan, which provided a comprehensive set of actions tailored to the needs and vulnerabilities of the County. Also completed a wide-ranging study on the hazards of compound flooding; conducted to better help Flagler plan and mitigate future storm events.

Nature-Based Resilience

Advanced nature-based solutions and aquatic connectivity initiatives through National Fish and Wildlife Foundation funding, strengthening coastal resilience and guiding future infrastructure investments across the Region.

Community Preparedness Grant

Secured \$3,500 in Community Foundation grant funding to support Flagler County's COAD/VOAD organization, expanding community outreach and volunteer engagement to strengthen disaster preparedness and recovery efforts.

Brownfields Assessment Coalition Grant

Received \$1.5 million dollar Brownfields grant from the U.S. Environmental Protection Agency (EPA) to support environmental site assessments and redevelopment planning in Northeast Florida.



Nassau County Two-Year Return On Investment Report

This report reflects numerical data from FY 24-25 and FY 25-26, with project data from FY 25-26 only



Regional Impact By The Numbers



External Funding Secured

\$4,059,256

Grants & Contracts



Match Dollars Provided

\$95,219

Share In Project Costs



Individuals Trained

1,191

First Responders & Partners Trained



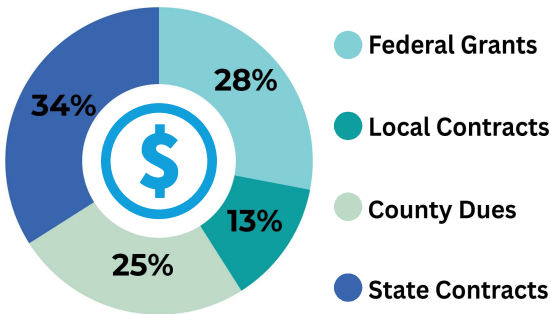
Transportation Rides Planned

608,729

Across The Region

YOUR INVESTMENT SUPPORTS REGIONAL EFFORTS TO BUILD STRONGER COMMUNITIES

HOW WE FUND OUR WORK REGIONALLY



County dues helps leverage additional state, federal, and local resources to deliver results across our region.

Two-Year County Dues

\$67,854

Value Generated by NEFRC

\$1,980,179

Two-Year Return On Investment

29:1

Board Officers

Jimmy Anderson | President | Baker County

Andy Dance | 1st Vice President | Flagler County

Ken Amaro | 2nd Vice President | Duval County

Betsy Condon | Secretary/Treasurer | Clay County

Board Members

A.M. Huppmann | Commissioner | Nassau County

John Martin | Commissioner | Nassau County

Genece Minshew | Commissioner |
City of Fernandina Beach

Every \$1 Invested Delivers Regional Value



Two-Year County Investment

\$67,854

Two-Year County Dues



Value Generated by NEFRC

\$1,980,179

Resources Leveraged For Nassau County



Two-Year Return On Investment

29:1

\$29 Returned For Every \$1 Invested

NEFRC MANAGED PROGRAMS



Healthcare Coalition Program

Enhancing emergency preparedness across all sectors of healthcare for 18 counties in Florida.



Local Emergency Planning Committee

Strengthening regional preparedness for hazardous materials emergencies through planning, training, and collaboration.



Military Installation Readiness Review

Strengthening military mission readiness by addressing infrastructure, transportation, and environmental challenges beyond the installation fence line through regional collaboration.



Regional Leadership Academy

Bringing together leaders from across the Region to strengthen collaboration and build a deeper understanding of Northeast Florida's opportunities and challenges.



Resilient First Coast Collaborative

Regional collaborative uniting partners to identify vulnerabilities, align efforts, and strengthen Northeast Florida's resilience.



Economic Development District

Lead locally-based, regionally driven economic development planning that leverages the involvement of the public, private, and non-profit sectors to establish a strategic blueprint for regional collaboration.



Transportation Disadvantage Program

Administers the TD program, which ensures the availability of efficient, cost-effective, and quality transportation services for eligible persons.

ANNUAL PROJECTS COMPLETED

Data Center Fact Finding Committee Support

Provided technical and administrative support for Nassau County's Data Center Fact Finding Committee, helping facilitate public engagement, information gathering, and informed decision-making regarding potential data center development.

Community Preparedness Grant

Secured \$3,500 in Community Foundation grant funding to support Nassau County's COAD/VOAD organization, expanding community outreach and volunteer engagement to strengthen disaster preparedness and recovery efforts.

City of Fernandina Beach Vision Plan

Facilitated community engagement and visioning efforts for the City of Fernandina Beach Vision Plan, helping residents and stakeholders identify priorities and establish a shared vision for the community's future.

Healthcare Coalition Support

The hospital in Nassau County received evacuation and medical surge equipment through the Healthcare Coalition Program. The equipment is a critical asset for local healthcare capacity and regional preparedness and response.

Nature-Based Resilience

Collaborating with Southeast Atlantic Salt Marsh Initiative (SASMI) partners to identify priority sites for nature-based solution projects funded through a National Fish and Wildlife Foundation grant, advancing regional resilience and environmental sustainability efforts.

First Responder Training & Readiness

Supported responder professional development through participation in the Florida HazMat Symposium, providing access to advanced training and industry best practices.

Brownfields Assessment Coalition Grant

Received \$1.5 million dollar Brownfields grant from the U.S. Environmental Protection Agency (EPA) to support environmental site assessments and redevelopment planning in Northeast Florida.

Shrimping Industry Market Development

Secured a \$100,000 two-year USDA grant to develop a comprehensive marketing plan for the local shrimping industry, supporting economic growth, industry sustainability, and increased market opportunities.



Putnam County Two-Year Return On Investment Report

This report reflects numerical data from FY 24-25 and FY 25-26, with project data from FY 25-26 only



Regional Impact By The Numbers



External Funding Secured

\$4,059,256

Grants & Contracts



Match Dollars Provided

\$95,219

Share In Project Costs



Individuals Trained

1,191

First Responders & Partners Trained



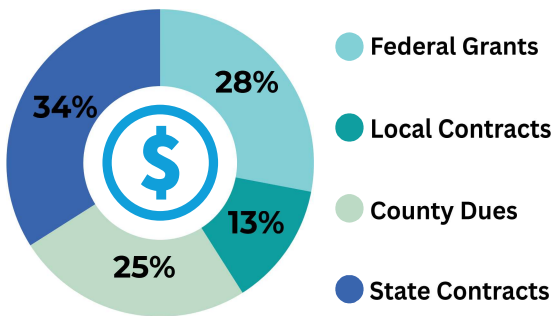
Transportation Rides Planned

608,729

Across The Region

YOUR INVESTMENT SUPPORTS REGIONAL EFFORTS TO BUILD STRONGER COMMUNITIES

HOW WE FUND OUR WORK REGIONALLY



County dues helps leverage additional state, federal, and local resources to deliver results across our region.

Two- Year County Dues

\$59,844

Value Generated by NEFRC

\$1,768,737

Two-Year Return On Investment

30:1

Board Officers

Jimmy Anderson | President | Baker County

Andy Dance | 1st Vice President | Flagler County

Ken Amaro | 2nd Vice President | Duval County

Betsy Condon | Secretary/Treasurer | Clay County

Board Members

Larry Harvey | Commissioner | Putnam County

Leota Wilkinson | Commissioner | Putnam County

Every \$1 Invested Delivers Regional Value



Two-Year County Investment

\$59,844

Two- Year County Dues



Value Generated by NEFRC

\$1,768,737

Resources Leveraged For Putnam County



Two-Year Return On Investment

30:1

\$30 Returned For Every \$1 Invested

NEFRC MANAGED PROGRAMS



Healthcare Coalition Program

Enhancing emergency preparedness across all sectors of healthcare for 18 counties in Florida.



Local Emergency Planning Committee

Strengthening regional preparedness for hazardous materials emergencies through planning, training, and collaboration.



Military Installation Readiness Review

Strengthening military mission readiness by addressing infrastructure, transportation, and environmental challenges beyond the installation fence line through regional collaboration.



Regional Leadership Academy

Bringing together leaders from across the Region to strengthen collaboration and build a deeper understanding of Northeast Florida's opportunities and challenges.



Resilient First Coast Collaborative

Regional collaborative uniting partners to identify vulnerabilities, align efforts, and strengthen Northeast Florida's resilience.



Economic Development District

Lead locally-based, regionally driven economic development planning that leverages the involvement of the public, private, and non-profit sectors to establish a strategic blueprint for regional collaboration.



Transportation Disadvantage Program

Administers the TD program, which ensures the availability of efficient, cost-effective, and quality transportation services for eligible persons.

ANNUAL PROJECTS COMPLETED

Community Preparedness Grant

Secured \$3,500 in Community Foundation grant funding to support Putnam County's COAD/VOAD organization, expanding community outreach and volunteer engagement to strengthen disaster preparedness and recovery efforts.

Municipal Planning Support

Provided technical planning assistance to the Towns of Pomona Park and Interlachen, supporting local decision-making and advancing community planning initiatives.

Healthcare Coalition Support

The Healthcare Coalition Program conducted the annual Medical Response Surge Exercise. Collaborating with other hospitals and partners, HCA Putnam simulated the movement of 175 patients across the Region following a mass casualty incident causing a medical surge. Participation in this exercise ensures local preparedness and meets the hospital's regulatory requirements.

Nature-Based Resilience

Advanced nature-based solutions and aquatic connectivity initiatives through National Fish and Wildlife Foundation funding, strengthening coastal resilience and guiding future infrastructure investments across the Region.

Brownfields Assessment Coalition Grant

Received \$1.5 million dollar Brownfields grant from the U.S. Environmental Protection Agency (EPA) to support environmental site assessments and redevelopment planning in Northeast Florida.

First Responder Training & Readiness

Provided specialized responder training opportunities, including the Florida HazMat Symposium, 160-hr HazMat Technician, Chlorine Response, and HazMat Safety Officer courses.

Economic Development Assistance

Provided grant technical assistance, including technical writing, and conducted economic impact analysis for a proposed paver production facility in the City of Palatka, near Port Putnam. Provided the data and technical support needed for an application to the U.S. Economic Development Administration (EDA) for critical infrastructure funding.



St. Johns County Two-Year Return On Investment Report

This report reflects numerical data from FY 24-25 and FY 25-26, with project data from FY 25-26 only



Regional Impact By The Numbers



External Funding Secured

\$4,059,256

Grants & Contracts



Match Dollars Provided

\$95,219

Share In Project Costs



Individuals Trained

1,191

First Responders & Partners Trained



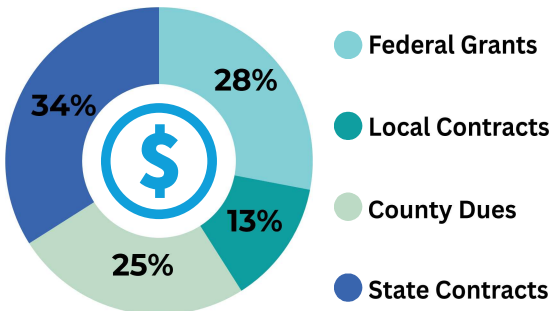
Transportation Rides Planned

608,729

Across The Region

YOUR INVESTMENT SUPPORTS REGIONAL EFFORTS TO BUILD STRONGER COMMUNITIES

HOW WE FUND OUR WORK REGIONALLY



County dues helps leverage additional state, federal, and local resources to deliver results across our region.

Two-Year County Dues

\$195,768

Value Generated by NEFRC

\$1,937,021

Two-Year Return On Investment

10:1

Board Officers

Jimmy Anderson | President | Baker County

Andy Dance | 1st Vice President | Flagler County

Ken Amaro | 2nd Vice President | Duval County

Betsy Condon | Secretary/Treasurer | Clay County

Board Members

Ann Taylor | Commissioner | St. Johns County

Christian Whitehurst | Commissioner |
St. Johns County

Virginia Morgan | Commissioner |
City of St. Augustine Beach

Every \$1 Invested Delivers Regional Value



Two-Year County Investment

\$195,768

Two- Year County Dues



Value Generated by NEFRC

\$1,937,021

Resources Leveraged For St. Johns County



Two-Year Return On Investment

10:1

\$10 Returned For Every \$1 Invested

NEFRC MANAGED PROGRAMS



Healthcare Coalition Program

Enhancing emergency preparedness across all sectors of healthcare for 18 counties in Florida.



Local Emergency Planning Committee

Strengthening regional preparedness for hazardous materials emergencies through planning, training, and collaboration.



Military Installation Readiness Review

Strengthening military mission readiness by addressing infrastructure, transportation, and environmental challenges beyond the installation fence line through regional collaboration.



Regional Leadership Academy

Bringing together leaders from across the Region to strengthen collaboration and build a deeper understanding of Northeast Florida's opportunities and challenges.



Resilient First Coast Collaborative

Regional collaborative uniting partners to identify vulnerabilities, align efforts, and strengthen Northeast Florida's resilience.



Economic Development District

Lead locally-based, regionally driven economic development planning that leverages the involvement of the public, private, and non-profit sectors to establish a strategic blueprint for regional collaboration.



Transportation Disadvantage Program

Administers the TD program, which ensures the availability of efficient, cost-effective, and quality transportation services for eligible persons.

ANNUAL PROJECTS COMPLETED

Annual Hurricane Exercise

Provided support for annual countywide hurricane exercise with 200 participants, strengthening regional preparedness, emergency response coordination, and continuity of operations during severe weather events.

Healthcare Coalition Support

The Healthcare Coalition Program purchased \$15,274 in equipment for hospitals in St. Johns County. The equipment purchased included evacuation equipment and disaster stretchers to bolster hospital response to emergencies like rapid evacuation and medical surge.

First Responder Training & Readiness

Provided specialized training opportunities, including Advanced HazMat Life Support, St. Augustine Fire Maritime Incident Command & Control, Florida HazMat Symposium, Maritime HazMat, 160-hour Hazardous Materials Technician, Regional Chlorine Response, and UAS utilization training, to enhance responder capabilities and preparedness.

Nature-Based Resilience

Collaborating with Southeast Atlantic Salt Marsh Initiative (SASMI) partners to identify priority sites for nature-based solutions projects funded through a National Fish and Wildlife Foundation grant, advancing regional resilience and environmental sustainability efforts.

Shrimping Industry Market Development

Secured a \$100,000 two-year USDA grant to develop a comprehensive marketing plan for the local shrimping industry, supporting economic growth, industry sustainability, and increased market opportunities.

Brownfields Assessment Coalition Grant

Received \$1.5 million dollar Brownfields grant from the U.S. Environmental Protection Agency (EPA) to support environmental site assessments and redevelopment planning in Northeast Florida.

Black History Museum Foundation Visioning

Guided the Foundation Board Members through a visioning exercise to strengthen their mission and role in supporting the proposed Black History Museum.

BOARD Agenda Item #6H

FY 2026 RLA Review



40 East Adams St., Ste 320, Jacksonville, FL 32202
Phone: (904)-279-0880
www.nefrc.org
info@nefrc.org

BRINGING COMMUNITIES TOGETHER

Proudly serving the communities of Baker, Clay, Duval, Flagler, Nassau, Putnam, and St. Johns Counties

MEMORANDUM

DATE: AUGUST 26, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

FROM: TYLER E. NOLEN, SPECIAL PROJECTS COORDINATOR *TN*

RE: FY 2026 REGIONAL LEADERSHIP ACADEMY REVIEW

Wednesday, August 26, 2026, is the Regional Leadership Academy's (RLA) eighth and final program of the 2026 cohort in Duval County. The day will begin with a tour of Jones Technical Institute, a trade school in Jacksonville, before the cohort travels to Jacksonville University.

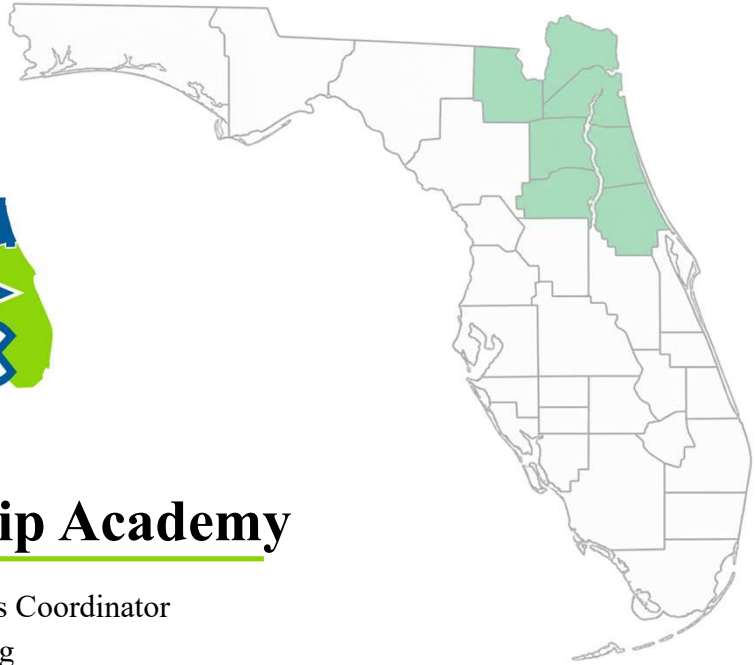
At Jacksonville University, the cohort will hear from Mark McManus, Community Liaison Officer for the U.S. Navy, about the economic impact of Naval Air Station Jacksonville and Naval Station Mayport on the Region. The group will also hear from the City of Jacksonville's Military and Veterans Affairs Office about the resources and support available to military personnel and their families.

The final session will feature a 'Running for Office' panel comprised of elected officials and individuals with experience running for public office. The panel will provide the cohort with an opportunity to learn more about the process of seeking elected office and the experiences of those who have pursued public service.

The 2026 RLA cohort will graduate on Thursday, September 24, 2026, prior to the Annual Meeting of the Regional Community Institute. All NEFRC Board members are welcome to attend the graduation. Nominations are now open for the 2027 Regional Leadership Academy. Additional information and nomination form is available on the NEFRC website at:

<https://www.nefrc.org/regional-leadership-academy-nomination-form>





2026 Regional Leadership Academy

Tyler Nolen, Special Projects Coordinator
tnolen@nefrc.org

Clay County Recap

- **Economic Development Presentation**
Crawford Powell, President, Clay Economic Development Corporation
- **Working Lunch and Tour of Clay County Development Services Building**
Hon. Jim Renninger, Commissoneer, Clay BOCC
Howard Wanamaker, Administrator, Clay BOCC
Chereese Stewart, Assistant County Manager, Clay BOCC
- **Historic Triangle Tour and Teen Court Overview**
Tara Green, Clerk of Court and Comptroller, Clay County





Duval County Recap

- **Tour of Jones Technical Institute**

Lori Stowers, Vice President, Jones Technical Institute

- **Economic Impact of U.S. Navy Installations and COJ Veterans Services**

Mark McManus, Community Liaison Officer, United States Navy

Fred Berley, Operations Supervisor, COJ Military Affairs and Veterans Services

- **“I Ran for Office” Panel**

Hon. Ken Amaro, City Councilmember, City of Jacksonville

Hon. Christine Hoffman, Mayor, City of Jacksonville Beach

Rick Mullaney, Executive Director, Jacksonville University Haskell Public Policy Institute





2026 Program Roster

2026 RLA Roster			
Name	Title	Organization	County
Tywan Arrington	Economic Development Manager	Flagler BOCC	Flagler
Rene Atayan	Co-Chair Co-Founder	Neptune Beach Preservation, Inc.	Duval
John Brower	Interim Assistant County Manager/Financial Services Director	Flagler BOCC	Flagler
Karen Callahan	Communications Manager	Flagler BOCC	Flagler
Brittany Costello	Graduate Student	Jacksonville University MSRI	Duval
Jacqueline Cox	Community Family Resource Center Director	Children's Home Society of Florida	Putnam
Candi Donaldson	Business Planning Program Administrator	Florida DEP	Regional
Savannah Evans	Deputy Chief of Staff	SJC BOCC	St. Johns
Dr. Yvette Jones	HR	HCA Florida Hospitals	Putnam
Josh Macbeth	Senior Planner	Nassau BOCC	Nassau
Mike McGothlin	City Manager	City of Palm Coast	Flagler
Alicia Pressel	Education and Outreach Coordinator	St. Johns River Water Management District	Regional
Gene Price	Director of Facilities	Clay BOCC	Clay
Annie Sieger	Senior Regional Planner	NEFRC	Regional
Roy Sieger	Airport Director	Flagler BOCC	Flagler
Karen Smith	Assistant County Manager	Clay County BOCC	Clay
Denis Sousa	CEO	The ARC of Putnam County	Putnam
Terry Suggs	County Administrator	Putnam BOCC	Putnam
Gloria Teague	Senior Professional Engineer	Geosyntec Consultants	Regional
Zoe Waldron	HR Manager	The Beck Group	Putnam
Richard Zion	Assistant County Engineer	Flagler BOCC	Flagler
Daniel VanDeusen	Deputy Fire Chief	Flagler Fire Rescue	Flagler
Temisha Hill	Founder/CEO	Unified Community Investors	Regional



2026 RLA Curriculum

January: Baker County	May: St. Johns County
February: Putnam County	June: Networking Event
March: Nassau County	July: Clay County
April: Flagler County	August: Duval County

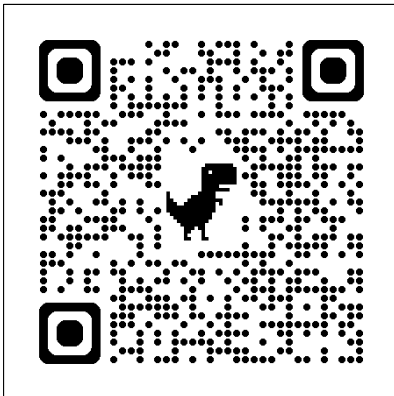






2027 Nominations Now Open!

https://www.nefrc.org/regional_leadership_academy





Questions?

Tyler Nolen, Special Projects Coordinator
tnolen@nefrc.org

