NEFRC

BOARD OF DIRECTORS
Meeting



October 1, 2026
10:00 a.m.

Flagler County Public Library
2199 Commerce Parkway
Bunnell, FL 32110

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

NEFRC
NORTHEAST FLORIDA REGIONAL COUNCIL

BRINGING COMMUNITIES TOGETHER

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

MEMORANDUM

DATE: OCTOBER 1, 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 **November 5, 2026 at 10:00 a.m.** This will be a hybrid meeting - in-person and virtual – at 40 East Adams Street., Jacksonville, FL 32202**.**

40 East Adams St., Ste 320, Jacksonville, FL 32202
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Northeast Florida Regional Council

BOARD of DIRECTORS

A G E N D A

FLAGLER COUNTY LIBRARY (NEXUS CENTER)
2199 COMMERCE PARKWAY, BUNNELL, FL 32110

THURSDAY, OCTOBER 1, 2026
10:00 a.m.

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

PAGE

1. Call to Order
2. Roll Call
3. Passing of the Gavel
4. Pledge of Allegiance and Invocation – President Dance
5. Introduction of Special Guests – President Dance
6. Welcome to Flagler County – Mr. Adam Mengel, Interim County Administrator
7. Presentation of FY 26-27 Board Officers – President Dance
    - Secretary/Treasurer – Commissioner Betsy Condon, Clay County
    - 2nd VP – Councilmember Ken Amaro, Duval County
    - 1st VP – Commissioner John Martin, Nassau County
    - President – Commissioner Andy Dance, Flagler County
8. **Board Membership / Committee Appointments – President Dance** ..... **Pg 7**

10. Action Items

∗ A. Consent Agenda:
- September 3, 2026 Draft Meeting Minutes ..... Pg 11
- **Comprehensive Plan Amendments Review Report ..... Pg 18**
  - St. Johns County Transmitted Amendment 26-3ESR
  - **Flagler County Adopted Amendment 26-1ESR**
  - **Nassau County Adopted Amendment 26-3SP**

∗ B. **Resolution 2026-12 Honorable Blake Iverson – Ms. Payne ..... Pg 38**

∗ C. **Resolution 2026-13: Honorable Charles Gambaro Jr. – Ms. Payne ..... Pg 40**

∗ D. **Resolution 2026-14: Honorable Jimmy Anderson – Ms. Payne ..... Pg 42**

∗ E. August 2026 Financial Report – Ms. Starling ..... Pg 44

∗ F. **RFP: Brownfields Assessment Coalition Grant Consultant Selection – Mr. Shad ..... Pg 55**

∗ G. **Regional Community Institute Membership – Mr. Nolen ..... Pg 62**

11. Presentations & Reports

A. Flagler County Highlight – President Dance

B. Presentation: Military Installation Readiness Review Roll Out/Closeout – Ms. Susanne Torriente, Global Principal, Jacobs ..... Pg 64

C. FY 25-26 Attendance Roster – Ms. Payne ..... Pg 95

D. FY 25-26 Annual Report *(Handout)* – Ms. Payne ..... Pg 98

E. Healthcare Coalition Update – Ms. Wilsey ..... Pg 100

F. Data Centers Update – Mr. Nolen ..... Pg 105

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

13. Local & Regional Issues Discussion – President Dance

14. Ex-Officio Member Reports – President Dance

- Department of Transportation – Ms. Santana
- St. Johns River Water Management District – Mr. Conkey

15. Chief Executive Officer's Report – Ms. Payne
    - Strategic Communications Plan Update *(Handout)*
    - Regional Awards Nominations
    - RLA Nominations

16. Upcoming Events:

- October 2, 2026 – Hilliard Visioning Public Gathering, Nassau County
- October 7, 2026 – Resilient First Coast Meeting, Duval
- October 8, 2026 – Local Mitigation Strategy Meeting, Clay County
- October 21, 2026 – Jacksonville Aviation Authority's Triennial Crash Exercise, Duval
- October 28, 2027 – North Central Florida Healthcare Coalition Meeting
- November 5, 2026 – Transportation Disadvantaged LCB Meeting, Duval County

17. Next Board Meeting: **November 5, 2026**
    Northeast Florida Regional Council Office
    40 East Adams Street, Jacksonville, FL 32202

18. Adjournment

BOARD Agenda Item #9

Board Membership / Committee Appointments

NORTHEAST FLORIDA REGIONAL COUNCIL
2026/2027 COMMITTEE MEMBERSHIP ASSIGNMENT

President: Andy Dance
(Serves as a Voting Ex-Officio of all Committees)
1st Vice President: John Martin
2nd Vice President: Ken Amaro
Secretary/Treasurer: Betsy Condon

EXECUTIVE COMMITTEE (Quorum: 3)

Responsibilities: To act on behalf of the Board, in the months when there is no regular Board meeting; make selections, after input and recommendations by staff, for the yearly Regional Leadership Awards; and when called by the President.

Chair: Andy Dance (Flagler)
Vice Chair: John Martin (Nassau)
Betsy Condon (Clay)
Ken Amaro (Duval)
Larry Harvey (Putnam)
Christian Whitehurst (St. Johns)
TBD (Baker)

PERSONNEL, BUDGET, AND FINANCE POLICY COMMITTEE (Quorum: 3)

Responsibilities: Provide policy direction, input and recommendations to the Board of Directors on annual agency budget and revisions, investment and finance policies, personnel policies, purchasing policies, annual audit review and reconciliation, annual executive director employment contract, and any other matter appropriately coming before the Committee.

Chair: Betsy Condon (Clay)
Vice Chair: ___TBD_____
John Martin (Nassau)
Ken Amaro (Duval)
Andy Dance (Flagler)
Larry Harvey (Putnam)
Christian Whitehurst (St. Johns)
TBD (Baker)

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LEGISLATIVE POLICY COMMITTEE (Quorum 3)

Responsibilities: Provide policy direction, input and recommendations to the Board of Directors on external legislative initiatives and proposals as well as develop legislative positions appropriate for the Region and the Council and any other issue appropriately coming before the Committee.

Chair: A.M. Hup Huppman (Nassau)
Andy Dance (Flagler)
Larry Harvey (Putnam)
Sean Lynch (Baldwin, Duval)
Genece Minshew (Fernandina Beach, Nassau)
Jim Renninger (Clay)
Ann Taylor (St. Johns)
Michele Myers (Crescent City, Putnam)

FLORIDA REGIONAL COUNCILS ASSOCIATION REPRESENTATIVES

TBD

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NORTHEAST FLORIDA REGIONAL COUNCIL

2026/2027 POLICY BODY MEMBERS

BAKER COUNTY

~~Hon. Jimmy Anderson (C)~~ **~~(03/11)~~**
~~Baker County Board of County Commissioners~~
~~55 North 3rd Street~~
~~Macclenny, FL 32063~~
~~(B) 904-259-3613~~
~~anny@bakercountyfl.org~~

~~Hon. Blake Iverson (C)~~ **~~(02/26)~~**
~~Baker County Board of County Commissioners~~
~~55 North 3rd Street~~
~~Macclenny, FL 32063~~
~~(B) 904-259-3613~~
~~blake.iverson@bakercountyfl.org~~

Mr. Michael Griffis (M) **(11/14)**
PO Box 545
Glen St Mary FL 32040
(C) 904 613-9255
citymanager@cityofmacclenny.com

(C) – 2 Vacancies
(G) – Vacant

CLAY COUNTY

Hon. Betsy Condon (C) **(10/21)**
Clay County Board of County Commissioners
P.O. Box 1366
Green Cove Springs, FL 32043
(B) 904-269-6352
Betsy.Condon@claycountygov.com

Hon. Jim Renninger (C) **(10/21)**
Clay County Board of County Commissioners
P.O. Box 1366
Green Cove Springs, FL 32043
(B) 904-269-6352
Jim.Renninger@claycountygov.com

Hon. Brandon Ludwig (M) **(02/26)**
City of Keystone Heights City Council
55 S Lawrence Blvd.
Keystone Heights, FL 32656
seat5@keystoneheights.us

Mr. Michael Bourre (G) **(01/16)**
Bourre Construction Group, LLC
414 Old Hard Road, Ste 403
Fleming Island, FL 32003
(C) 904-504-1342
mbourre@bourreconstructiongroup.com

DUVAL COUNTY

Hon. Ken Amaro (C) **(07/23)**
2nd Vice President – 1/24
City of Jacksonville City Council
117 West Duval Street, Ste 425
Jacksonville, FL 32202
(B) 904-255-5201
kamaro@coj.net

Hon. Ju'Coby Pittman (C) **(07/26)**
City of Jacksonville City Council
117 West Duval Street, Ste 425
Jacksonville, FL 32202
(B) 904-255-5210
jpittman@coj.net

Hon. Sean Lynch (M) **(12/17)**
Mayor, Town of Baldwin
10 U.S. 90 West
Baldwin, FL 32234
(B) 904-266-5030
Mayor@baldwinfl.com

Elaine Brown (G) **(03/09)**
1302 Neptune Grove Drive E.
Neptune Beach, FL 32266
(B) 904-318-5904
elaine4neptune@gmail.com

FLAGLER COUNTY

Hon. Andy Dance (C) **(12/23)**
1st Vice President
Flagler County Board of County Commissioners
1769 E. Moody Blvd., Bldg. 2
Bunnell, FL 32110
(B) 386-313-4001
adance@flaglercounty.gov

~~Hon. Charles Gambaro, Jr.(M)~~ **~~(12/24)~~**
~~City of Palm Coast City Council~~
~~160 Lake Avenue~~
~~Palm Coast, FL 32164~~
~~(B) 386-986-3702~~
~~cgambaro@palmcoastgov.com~~

(C) – Vacant
(M) - Vacant
(G) – Vacant

NASSAU COUNTY

Hon. A.M. Huppmann (C) **(12/24)**
Nassau County Board of County Commissioners
96135 Nassau Place, Sute 1
Yulee, FL 32097
(C) 904-319-0686
ahuppman@nassaucountyfl.com

Hon. John Martin (C) **(05/18)**
Nassau County Board of County Commissioners
96135 Nassau Place, Sute 1
Yulee, FL 32097
(C) 904-570-2594
jmartin@nassaucountyfl.com

Hon. Genece Minshew (M-**12/24)**
204 Ash Street
Fernandina Beach, FL 32034
(C) 904-780-4188
gminshew@fbfl.org

(G) – Vacant

PUTNAM COUNTY

Hon. Larry Harvey (C) **(10/20)**
Putnam County Board of County Commissioners
P.O. Box 758
Palatka, FL 32177
(B) 386-329-0213
Larry.harvey@putnam-fl.gov

Hon. Leota Wilkinson (C) **(12/24)**
Putnam County Board of County Commissioners
P.O. Box 758
Palatka, FL 32177
(C) 386-972-9906
Leota.wilcinson@putnam-fl.gov

Hon. Michele Meyers (M) **(6/26)**
Mayor, City of Crescent City
3 N Summit Street
Crescent City, FL 32112
(B) 386-698-2525
(C) 386-559-4563
mayor@crescentcity-fl.com

(G) – Vacant

C = County Appointee
G = Gubernatorial Appointee
M = Municipal Appointee
Date appointed in **(bold)**

ST. JOHNS COUNTY

Hon. Ann Taylor (C) **(1/26)**
St. Johns County Board of County Commissioner
500 San Sebastian View
St. Augustine, FL 32085
(C) 904-325-3924
Bcc5ataylor@sjcfl.us

Hon. Christian Whitehurst (C) **(1/26)**
St. Johns County Board of County Commissioner
500 San Sebastian View
St. Augustine, FL 32085
(C) 904-584-5348
Bcc1cwhitehurst@sjcfl.us

Hon. Virginia Morgan **(M) (2/25)**
City of St. Augustine Beach
2200 A1A South
St. Augustine Beach, FL 32080
904-471-2122
comvmorgan@cityofsab.org

(G) – Vacant

EX-OFFICIO NON-VOTING MEMBERS

Mr. Curtis Hart (G) **(01/16)**
8051 Tara Lane
Jacksonville, FL 32216
(C) 904-993-5008
curtishart1972@att.net

Ms. Laurie Santana **(02/26)**
FDOT District Two
Urban Planning Specialist
2198 Edison Avenue
Jacksonville, FL 32204
Laurie.santana@dot.state.fl.us

Mr. Douglas Conkey **(01/22)**
Intergovernmental Coordinator
Governmental Affairs Program
St. Johns River Water Management Dist.
7775 Baymeadows Way, Ste 102
Jacksonville, FL 32256
(B) 904-730-6287
dconkey@sjrwmd.com

Mr. Gregory Strong **(12/05)**
Ms. Shannon Gore (Alternate)
FDEP Director of Dist. Mgmt.
8800 Baymeadows Way, Suite 100
Jacksonville, FL 32256
(B) 904-256-1700
greg.strong@dep.state.fl.us

BOARD Agenda Item #10A-1

DRAFT Minutes

NORTHEAST FLORIDA REGIONAL COUNCIL
Board of Directors Meeting
September 3, 2026

MINUTES

The Northeast Florida Regional Council Board of Directors held a meeting on Thursday, September 3, 2026 at 40 East Adams Street, Jacksonville, FL 32202. President Anderson called the meeting to order at 10:02 a.m.

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

BAKER:	Commissioner Anderson Mr. Griffis
CLAY:	Commissioner Condon Councilman Ludwig Mr. Bourre
DUVAL:	Councilmember Amaro Councilmember Pittman Mayor Lynch Ms. Brown *(virtual)*
FLAGLER:	Commissioner Dance *(virtual)* Councilmember Gambaro *(virtual)*
NASSAU:	Commissioner Huppmann Commissioner Martin *(virtual)* Commissioner Minshew
PUTNAM:	Mayor Michele Meyers
ST. JOHNS:	Commissioner Taylor Commissioner Whitehurst Commissioner Morgan
EX-OFFICIO:	Mr. Hart Mr. Conkey, St. Johns River Water Management District Ms. Gore, Florida Department of Environmental Protection *(virtual)* Ms. Santana, Florida Department of Transportation
Excused:	Commissioner Harvey, Commissioner Wilkinson, and Commissioner Renninger
Absent:	Commissioner Iverson
Presenter:	Meaghan Smalley, Emergency Preparedness Manager, JAA

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Guests: Jeannie Rickman of Congressional Member Kat Cammack Ofc (virtual), and John Nooney

Staff: Elizabeth Payne, Eric Anderson, Jennifer Bryla, Tyler Nolen, Donna Starling, Jack Shad, Sheron Forde, et al.

WELCOME NEW MEMBERS

President Anderson welcomed everyone to the meeting and recognized Ms. Jeannie Rickman of Congresswoman Kat Cammack's office.

*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 Councilmember Amaro. Motion carried.

* Election of FY 26/27 Board Officers

Commissioner Whitehurst stated that the Personnel, Budget & Finance Committee reviewed and discussed and nominated the FY 26-27 slate of officers as follows: Commissioner Dance for President, Commissioner Martin for 1st Vice President, Councilmember Amaro for 2nd Vice President, and Commissioner Condon for Secretary/Treasurer. These are presented for the Board's consideration and vote.

President Anderson called for a motion on the Election of FY 26-27 Board Officers. Commissioner Whitehurst motioned to approve the FY 26/27 Slate of Officers as presented; seconded by Mayor Lynch. Motion carried.

Ms. Payne stated that the new officers will be seated at the October meeting in Flagler County.

Councilmember Pittman arrived.

Presentation: JAA Triennial Cash Exercise

Ms. Meaghan Smalley, Emergency Preparedness Manager, Jacksonville Aviation Authority (JAA), presented on the FAA required full scale aviation disaster exercise; required of all commercial service airports nationwide every three years. She stated that the exercise has evolved over the past 15 years to become more about the Region than just the airport. While the JAA exercise includes first responders, they are now also focusing on family assistance. The presentation covered the reasons for the exercise, which is to validate the airport's emergency plan, test response coordination and communications, capacity, resilience, exercise personnel, equipment and procedures, and identify any gaps before a real emergency exposes them.

This year's exercise will take place on October 23rd and will be a regional, community-centered exercise. It will be a coordinated effort with JAA, Air National Guard and Customs and Boarder Protection. It will include 25+ agencies, over 100 volunteers, and a family assistance center operations that will represent the airlines, American Red Cross, the Salvation Army and the Tri-State K9 Crisis Response Teams.

Board Members are invited to participate in this event as VIP observers.

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Councilman Ludwig arrived.

Brownfield Program Roll Out

Mr. Shad stated that Brownfield Program is a new initiative of the Council. He provided a brief overview highlighting what a Brownfield is, the issues surrounding these sites, locations in Northeast Florida and redevelopment goals. He stated that the Council has successfully secured a four-year, $1.5 million grant through the U.S. Environmental Protection Agency to assess properties and do planning for cleanup. However, it does not directly fund cleanup. The Council partnered with Nassau County and the City of Palatka and identified four target sites. These sites are Johns Metals (Palatka), Florida Furniture Company (Palatka), Gas Station at US17 and SR200 (Yulee), and Old Bacher Street Hospital (Bunnell) will be assessed first.

Mr. Shad also shared the process that the Council will utilize, which includes establishing a Brownfields Advisory Committee to assist with identifying potential sites. To begin the process, staff has issued an RFP for an environmental consultant that will come to the Board for approval in October and execute a Memorandum Of Understanding with the two coalition members. Once the EPA contract is executed in October, then the four target sites can be assessed; assessment of additional sites can begin in January 2027. He then shared the next steps, including asking Members to fill out the card at their places identifying any potential brownfield sites in their communities they may be aware of.

Program Spotlight: City of Fernandina Beach 2050 Visioning

Ms. Bryla provided an overview of the Visioning Exercise conducted for the City of Fernandina Beach. She stated that the project included several public engagement opportunities and resulted in six themes. These themes included preservation of community character, managed growth and redevelopment compatibility, environmental stewardship and conservation, walkability-connectivity-and multimodal transportation, resiliency and infrastructure investment, and housing affordability and community livability. These themes were carried over into the City's comprehensive plan. Council staff's recommendations included what amendments could be made and Evaluation and Appraisal Review policies that needed to be updated. A brief discussion followed.

Transportation Disadvantaged Overview

Mr. Anderson provided brief review of the Transportation Disadvantaged program and highlighted the implementation process that is managed by the State of Florida who contracts with each county's service provider and the Regional Council as the Designated Official Planning Agency for planning and administration of the program, the FY 26-27 planning calendar that includes the structure and required tasks of each quarter. He stated that to create more stability, both he and Ms. Bryla will be the Council TD staff representatives moving forward. A brief discussion followed.

Community Resiliency Update

Ms. Payne provided an overview of Council's resiliency activities. She stated that the FY 25-26 Regional Resilient Entity (RRE) agreement has been completed and is now closed. While the Council did apply for the RRE for FY 26-27, due to the Governors' line-item veto this was not awarded. The current resiliency projects that will close at the end of September includes the Baker

County Vulnerability Assessment, the Town of Baldwin Vulnerability Assessment and, the Northeast Florida Military Installation Readiness Review (MIRR). The South Atlantic Salt Marsh Initiative will conclude at the end of this year, the Pinecastle and Bugg Spring MIRR will conclude in June of 2027, and the Aquatic Connectivity will conclude in December 2028. Upcoming meetings and events include the Resilient First Coast full collaborative meeting on October 7th and the Florida Resilience Conference September 23 – 25.

Future Land Use Change Dashboard

Ms. Bryla introduced an interactive ArcGIS Dashboard, developed by the Council, to track Future Land Use Map amendments adopted throughout the Region over the past six years. The dashboard is a way to visually explore where these changes have occurred, identify trends and better understand the growth taking place across the Region. The dashboard will be updated quarterly and include large-scale comprehensive plans reviewed by the Council. Further information will be provided when available for use. A brief discussion followed.

FY 25-26 Return on Investment

Ms. Payne share the return on investment that was completed. Staff creates this each year during the budgeting process to provide county administration and elected officials an understanding of what their investment covers for their counties. It highlights the regional projects as well as the individual projects completed in each county and their municipalities. This information provides Board Members, as liaisons, talking points to share with their fellow Commissioners. It is also provided to each county administrator and commission chairs when Ms Payne meets with them. A brief discussion followed.

Welcome New Board Member – **President Anderson recognized City of Jacksonville Council Member Ju'Coby Pittman to the NEFRC Board of Directors**.

Councilmember Pittman stated that she is looking forward to participating on the Board and possibly share her experiences as well as learning from the other Members.

FY 2026 Regional Leadership Academy Review

Mr. Nolen provided a recap of the 2026 Regional Leadership Academy by highlighting the last two classes, including activities in Clay County where they started with an economic development presentation, a walking tour of the new County Development Services building and historic triangle and teen court overview. In the final class of the year, Duval County highlighted workforce development and toured Jones Technical Institute, received a presentation on economic impact of U.S. Navy Installations and COJ Veterans Services, followed by the 'I Ran for Office" panel that included the participation of Board Member Amaro. . The program concludes with a graduation on September 24, 2026; all Board members are welcome to attend.

Nominations are now open for the 2027 Regional Leadership Academy class. Registration is now available on the Council website where applicants/nominees can fill out a short form to get started.

Public Comment – Mr. John J. Nooney, 8356 Bascom Rd., Jacksonville, FL 32216, addressed the Board regarding City of Jacksonville (COJ) Resolution 2023-0819 and a number of other topics.

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LOCAL AND REGIONAL ISSUES DISCUSSION

Clay County – **Commissioner Condon** shared her belief that land development is under attack and will stay that way; with no trust in local government. She encourages the challenging everything when looking at the budget. She added that 100% of property taxes collected in the County goes to public safety and still do not meet the need. **Councilman Ludwig** shared the City of Keystone Heights' concerns should Amendment 3 pass, which will drastically affect their health insurance and would be interested in any groupings that may be available.

Duval County – **Councilmember Pittman** shared information on work to address the drownings in retention ponds and asked for any information that could assist in finding solutions. **Mayor Lynch** invited Members to the City of Baldwin's Founder's Day and 250th Anniversary.

Flagler County – **Commissioner Dance** shared a recent occurrence in City of Bunnell that includes an addition of another 600-acre solid waste management facility and landfill that was approved by special exception through Planning & Zoning without the elected officials being able to vote on it.

Nassau County – **Commissioner Huppman** stated that he is grateful to have another four years to serve. **Commissioner Minshew** stated that the City of Fernandina's residents voted to stop paid parking, which may cause an increase in the City's millage rate. She stated that the elections resulted in one new Commissioner on their Board in November. She also shared information about an affordable housing development with a USDA loan that controlled rent. The residents were notified that the property had been sold and they needed to leave. It was determined that the property was initially bought under a USDA loan that, after expiration at 30 years, the property can be bought by anyone with no requirement to keep it 'affordable'., She encourages Members who have low-income property in their communities to investigate this to see if they are USDA properties and when that loan ends. **Commissioner Martin** thanked everyone for electing him as 1st Vice President and looks forward to working with everyone. He stated that Amendment 3 will be a disaster for Nassau County and the County is making significant cuts including non-profit funding in preparation for it passing.

Putnam County – **Mayor Myers** stated that the municipalities in Putnam County had a Town Hall meeting in Crescent City and heard a presentation from the Florida League of Cities on Amendment 3 with many residents in attendance. One of the big takeaways is that local governments must provide the same level of service through this.

St. Johns County – **Commissioner Taylor** stated that the effects of SB 86 is proving to be devasting to the County. **Commissioner Whitehurst** commented on the Budget hearings and some of the scrutiny on the tax dollars under their authority. He stated that 80% of revenue over last year's budget is going to public safety with the remaining 20% to be utilized for meeting the needs of the residents.

EX-OFFICIO MEMBERS' REPORT

Florida Department of Transportation – **Ms. Santana** informed Members about the Northeast Florida's Community Traffic Safety Program, a volunteer organization that is sponsored by FDOT. For more information, visit www.trafficsafetyteam.org. This is a way for local traffic safety partners to discuss roadway concerns, share ideas and help improve safety in a community through

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a collaborative effort. Anyone interested in participating in the virtual meetings can send an email to trafficsafetyteam@dot.state.fl.us and ask to get on the email list.

Department of Environmental Protection – **Ms. Gore** stated they currently have no updates.

St. Johns River Water Management District (WMD) – **Mr. Conkey** stated that the aquafer is still low and appreciates everyone's efforts in sharing their messaging. He acknowledged the City of Fernandina Beach for embedding the Level 3 Severe Water Shortage into their Code.

CHIEF EXECUTIVE OFFICER'S REPORT

Ms. Payne recognized the Councils interns: Kaitlyn Willams and Arani Cooray and thanked them for their assistance with Council programs.

The Regional Awards for Excellence Nominations are now open with nominations online.

The Regional Council will be kicking off its 50th year in 2027.

Next Meeting Date: October 1, 2026 Meeting Adjourned: 11:54 a.m.

Jimmy Anderson President	Elizabeth Payne Chief Executive Officer

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BOARD Agenda Item #10A-2

Comprehensive Plan Amendment Review Report

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

MEMORANDUM

DATE: SEPTEMBER 28, 2026

TO: **NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS**

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

FROM: ROBERT JORDAN, SENIOR REGIONAL PLANNER

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 Appendix A. 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.

In addition, 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 Amendments 26-1ESR and 26-2ESR,
- St. Johns County Transmitted Amendments 25-3ER and 26-2ESR, and,
- The City of St. Augustine Beach Transmitted Amendment 25-2ESR

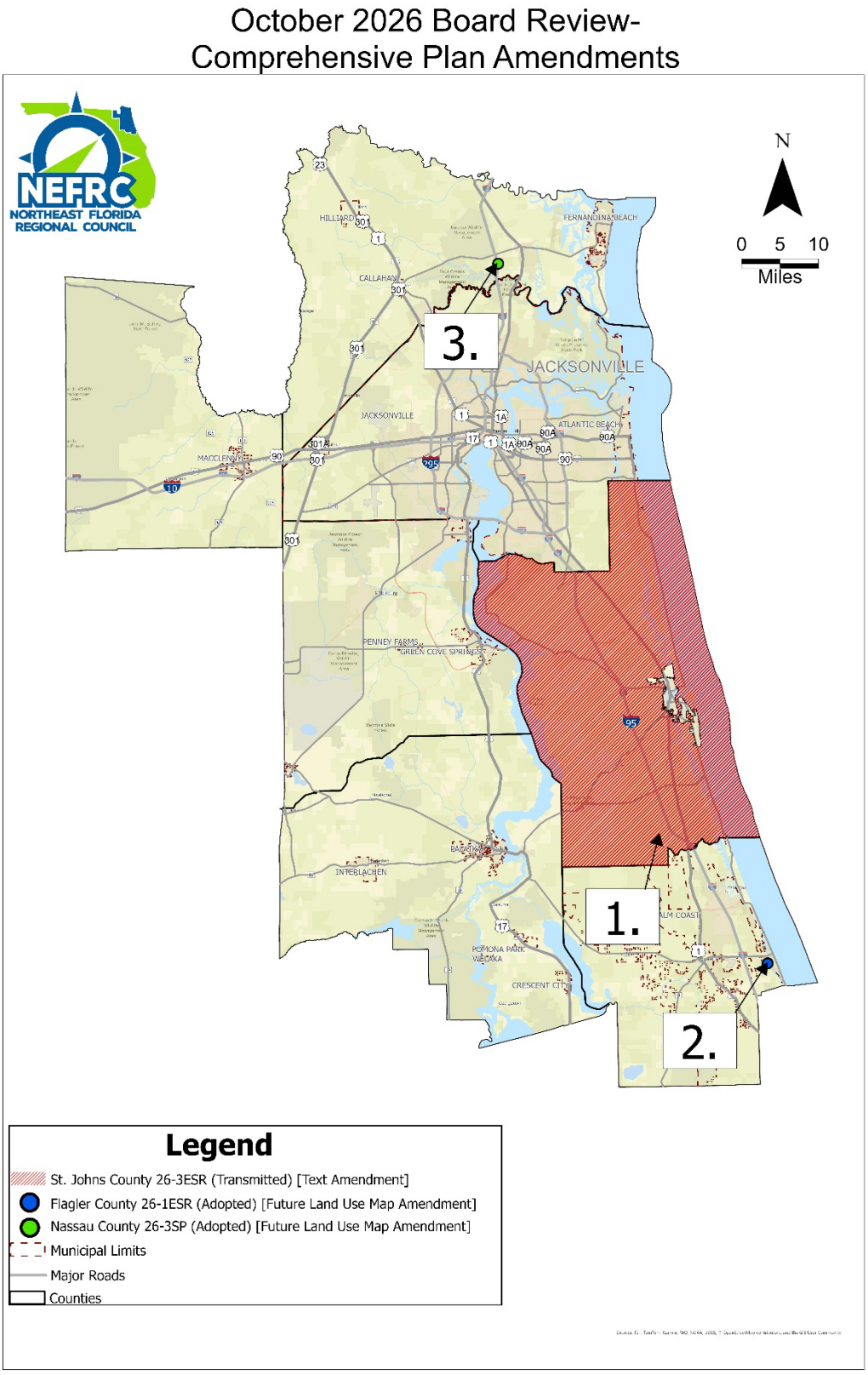
These were all determined to be more restrictive or burdensome by Florida Commerce and ruled null and void ab initio (Senate Bill 180) since the legislation has become law. For more information on these amendments, please see Appendix B of the Report.

Recommendation

Staff respectfully recommends that the NEFRC Board of Directors approve the staff review report for the St. Johns County Transmitted Amendment 26-3ESR.

Staff also respectfully recommends that the NEFRC Board of Directors find the Flagler County Adopted Amendment 26-1ESR and the Nassau County Adopted Amendment 26-3SP consistent with the Strategic Regional Policy Plan (SRPP).

REGIONAL MAP OF AMENDMENT LOCATION SITES



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
St. Johns County 26-3ESR	1	X		St. Johns	10/01/2026	Ordinance 2026-12

- **Type:** Text Amendment

- **Issue:** St. Johns County proposed updates to the Comprehensive Plan and Land Development Code to align wellhead protection regulations with current state law, modern standards, and the County's future water supply needs while reducing unnecessary restrictions. This revised proposal represents a second effort to ensure compliance with Senate Bill 2025-180 and includes clearer language to avoid unintended regulatory conflicts.

- **Background:** St. Johns County is proposing updates to the County's Comprehensive Plan and wellhead protection regulations to align them with current Florida law, modern well construction practices, and regional water management standards. The changes aim to help the County secure additional well sites needed to meet future water demand as growth continues, while protecting drinking water resources. The proposal would establish a 500-foot primary wellhead protection zone consistent with state requirements, remove provisions that conflict with state law, and eliminate duplicative stormwater regulations that the St. Johns River Water Management District already oversees. The County would retain the existing 1,000-foot secondary protection area but allow an exception for retail fuel stations that meet state-mandated secondary containment standards. According to the County Utility Department, these updates will reduce regulatory confusion, support future water supply planning, and continue to protect groundwater quality. Please see Exhibit 1 in the Appendix for additional information.

- **Impacts**: No impacts to Resources of Regional Significance in the Strategic Regional Policy Plan (SRPP) were identified.

- **Recommended Intergovernmental Coordination:** Since this is a text amendment, NEFRC has no comment on intergovernmental coordination.

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
Flagler County 26-1ESR	2		X	Flagler County	10/01/2026	Seminole Woods Expedited Review

- **Type:** Future Land Use Map

- **Issue:** The applicant adopted a Future Land Use Map amendment that changed the Future Land Use designations from 108+/- acres of Agriculture and Timberlands and 11+/- acres of Commercial Low Intensity to 119+/- acres of Mixed-Use High Intensity, with a Parcel Limiting Policy limiting the maximum allowed density to 7 units per acre and an intensity of 0.2 Floor Area Ratio (FAR).

- **Background:** Under the previous Future Land Use designations of 108+/- acres of Agriculture and Timberlands and 11+/- acres of Commercial Low Intensity, the maximum allowed density would be 108 residential units, and the maximum allowed intensity would be 191,664 square feet of floor area. Based on the adopted Future Land Use designation and minimum and maximum allowed designations of residential, commercial, and open space use described in the Mixed-Use High Intensity Future Land Use designation, in tandem with the parcel limiting policy, the applicant had proposed that 71.44 acres would be allocated for residential and 47.62 acres would be allocated for commercial, yielding a maximum total of 502 dwelling units and 829,730 square feet of commercial floor area. Between these allocations, at least 25% of the total project area must be allocated for open space. Please see Exhibits 2-3 in the Appendix for additional information.

- **Impacts:** There were no impacts to Resources of Regional Significance or extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected local government identified by Staff.

- **Recommended Intergovernmental Coordination:** Considering the proximity of the adopted development to the City of Palm Coast, Staff recommended coordination with the City's Planning and Zoning Division. The City was included in the transmittal of this 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
Nassau County 26-3SP	3		X	Nassau County	10/01/2026	Ordinance 2026-042

- **Type:** Future Land Use Map

- **Issue:** This adopted amendment to the Comprehensive Plan Future Land Use Map Series (FLUMS) encompasses 601 acres within the area known as Detailed Specific Area Plan 1 (DSAP1). The amendment area is located east of I-95, west of US 17, and generally south of SR 200. The property was designated on the FLUM as Multi-Use, which included several customized future land use subcategories. The applicant requested a map change to the FLUMS to change the Southern Planning Area sub-land use Employment Center category to Residential Neighborhood Tier 2 and to increase the Conservation Habitat Network (CHN) acreage.

- **Background:** This amendment included the revision of the Future Land Use Map, specifically changes to the location and distribution of the land use sub-categories. The proposed land use sub-category mix increased the average 2.5 du/ac suburban Residential Tier 2 subcategory by 322 acres. The Employment Center sub-category has been reduced by 333 acres. The reduction in the Employment Center sub-category is due to the rebalancing and conversion of a portion of the overall entitlement in DSAP1 for Residential Tier 2 and the refinement of mapping for the CHN. County staff supported the final land use mix because it continues market-driven suburban development adjacent to the existing and developing William Burgess Overlay District. Please see Exhibits 4-7 in the Appendix for additional information.

- **Impacts:** The Subject Site is located near I-95 and State Road 200, both Transportation Resources of Regional Significance. Specific traffic impacts or operational improvements will be addressed at the time of site plan review.

- **Recommended Intergovernmental Coordination:** Considering the proximity of the proposed development to the City of Jacksonville, Staff recommended coordination with the City's Planning Department. The City was included in the transmittal of this amendment.

Appendix A: Comprehensive Plan Review Attachments

Exhibit 1: St. Johns County 26-3ESR (Text Amendment)

Policy D.4.4.6: The County shall continue to implement the wellhead protection regulations in the Land Development Code, consistent with Wellhead Protection rule, Chapter 62-521, F.A.C. and the ground water protection measures administered by DEP regulatory programs, which include ~~primary and secondary zones~~ Wellhead Protection Area restrictions as specified below:

A. Prohibited Activities, ~~Primary Zone, Surficial and Floridan Aquifer~~ Wellhead Protection Area

The following activities are prohibited in the ~~Primary Zones of~~ Wellhead Resource Protection Areas:

~~1. The Primary Zone Wellhead Protection Area shall be a zone of exclusion for all Uses except existing residential Uses, Uses functionally related to the water supply system, open space, parks, and playgrounds. For the Surficial Aquifer only, no parking areas, Structures, or other impervious surfaces, other than those surfaces that are accessory to existing residential Uses, will be permitted in this zone except for playing courts, open-air shelters, and other similar recreation facilities. An exemption shall be allowed for one single family dwelling unit per Parcel or Lot that may be within this zone of exclusion, provided that Parcel or Lot was created on or before the adoption of the St. Johns County Comprehensive Plan.~~

2. New sanitary landfills, including new phosphogypsum piles, and any other disposal of a solid waste, or solid waste transfer facility, as permitted under Rule 62-701.200, F.A.C.

3. New Industrial Land Use designations.

4. New Interim wastewater treatment plants, unless Advanced Wastewater Treatment (AWT) standards and other regulatory requirements for Community Wastewater Treatment Plants are met.
5. New concentrated animal feeding operations as defined in Rule 62-670.200, F.A.C.

6. New dairy farm storage and treatment facilities, high intensity areas, and land application areas as defined in Rule 62-670.200, F.A.C.

7. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Surficial Aquifer.

8. Any new land applications of sludge and septage.

9. New underground storage facilities or storage tanks. Except, replacement of an existing underground storage tank system regulated under Chapter 62-761, F.A.C., within the same excavation, or the addition of new underground storage tanks regulated under Chapter 62-761, F.A.C., at a facility with other such existing underground storage tanks is exempt from this provision, provided that the replacement or new underground storage tank system is installed with secondary containment as required in Chapter 62-761, F.A.C.

~~10. Stormwater management ponds~~

~~B. Prohibited Activities, Secondary Zone, Surficial Aquifer (see Surficial Aquifer Recharge Objective D.5.4).~~

~~C. Restricted Activities, Secondary Zone, Floridan Aquifer~~

~~The following activities are restricted in the Wellhead Resource Protection Areas (RPA), for the Secondary Zone, Floridan Aquifer: These activities may be allowed subject to review and approval of a Special Use Permit. These activities may also require a Development Permit from the County in accordance with Part 9.01.00 of the Land Development Code.~~

~~1. Sludges Existing sludge spreading activities in an RPA must be permitted by and meet the requirements of state and local environmental permitting agencies and this Part.~~

~~2. Septages Existing septage spreading activities in an RPA must be permitted by and meet the requirements of state and local environmental permitting agencies and this Part.~~

~~3. Hazardous Wastes Any new facility that uses, handles, stores, or generates hazardous wastes in an RPA above thirty (30) gallons in a liquid form, or six (6) pounds of solid, must be permitted by and meet the requirements of the Florida Department of Environmental Protection and this Part.~~

~~4. New sanitary landfills, including new phosphogypsum piles, and any other disposal of a solid waste, or solid waste transfer facility, as permitted under Rule 17-701.020, F.A.C.~~

~~5. New concentrated animal feeding operations as defined in Rule 17-670.200, F.A.C.~~

~~6. New dairy farm storage and treatment facilities, high intensity areas, and land application areas as defined in Rule 17-670.200, F.A.C.~~

~~7. New underground storage facilities.~~

Policy D.5.4.2.: The County shall protect wellfield protection areas of public potable water consistent with Chapter 62-521, F.A.C and the Land Development Code by:

a. prohibiting the generation or manufacture of contaminants, solvents, pesticides, fertilizers, or other hazardous waste within wellfield protection areas.

b. prohibiting or restricting the installation or establishment of petroleum pipelines, underground and aboveground storage tanks, or hazardous industrial uses within wellfield protection areas.

c. prohibiting or restricting the storage or use of contaminants, solvents, pesticides, fertilizers, hazardous waste, industrial uses within wellfield protection areas.

Exhibit 2: Flagler County 26-1ESR (Current Future Land Use Map)

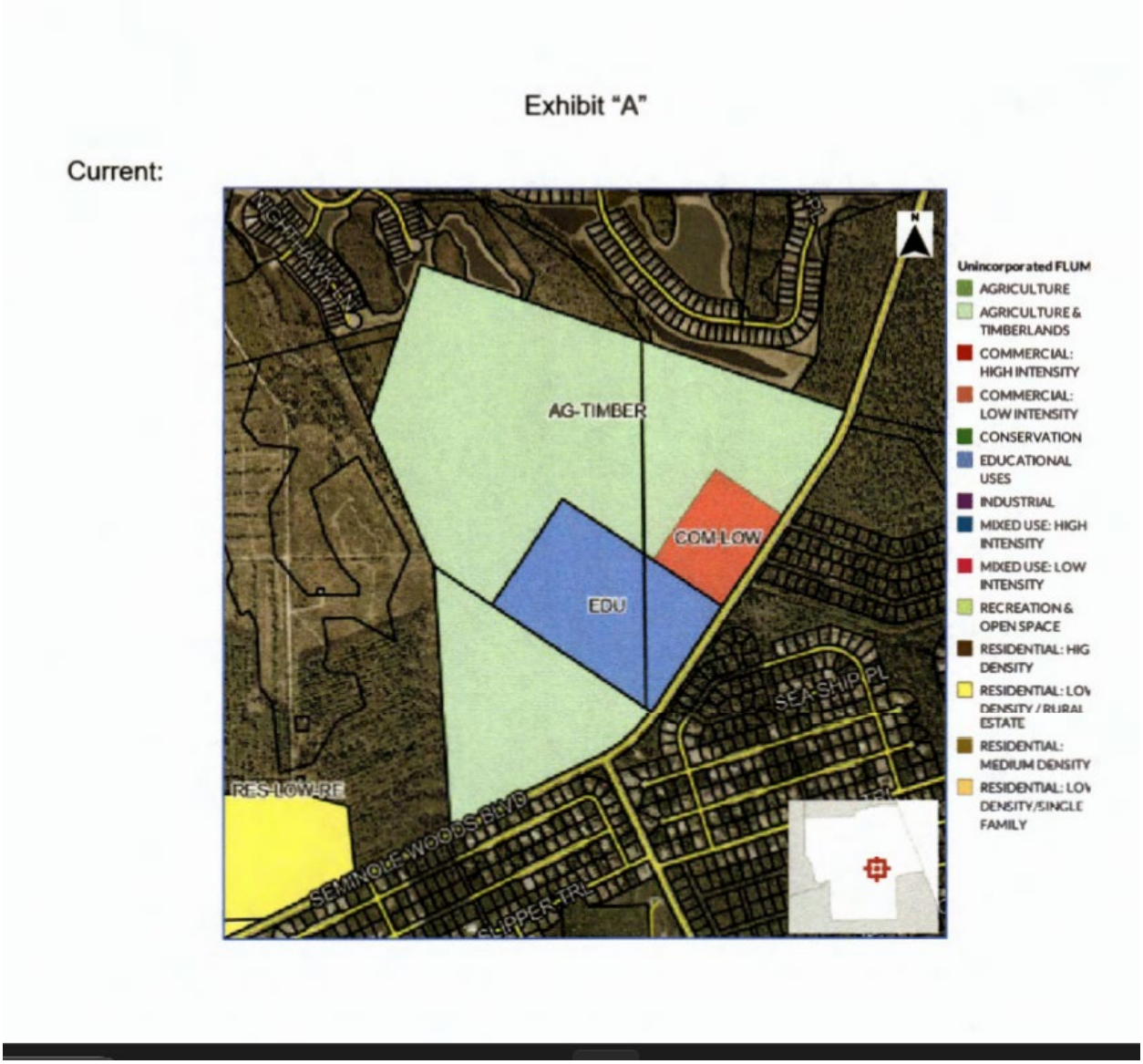


Exhibit 3: Flagler County 26-1ESR (Proposed Future Land Use Map)

Exhibit "B"

Proposed:

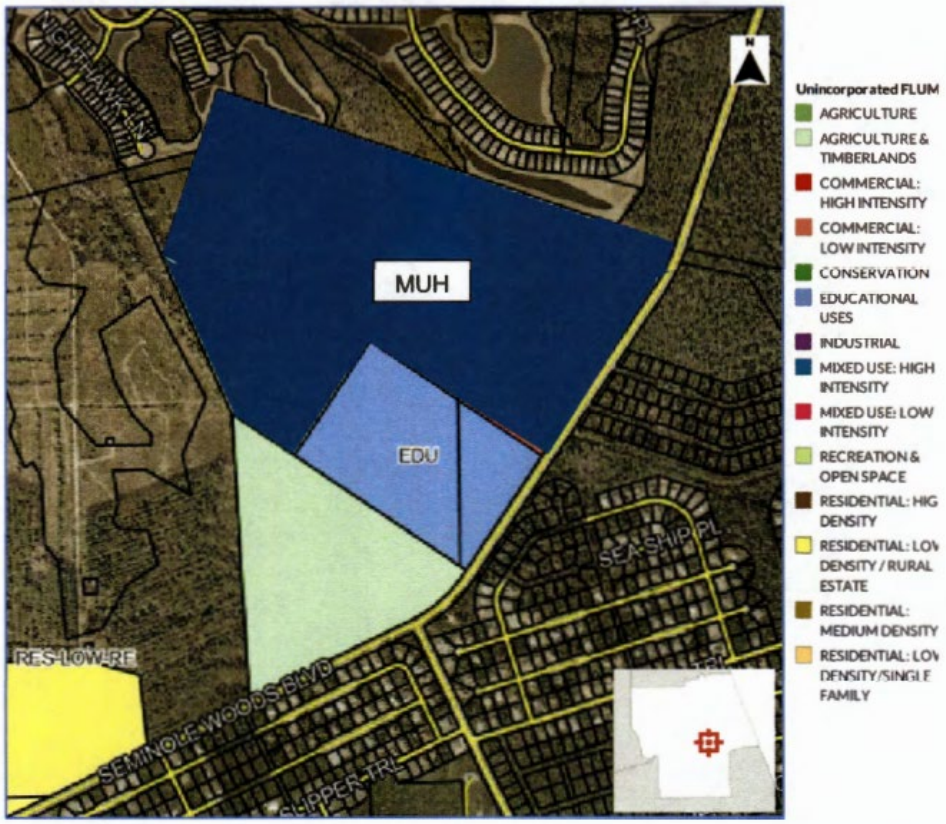


Exhibit 4: Nassau County 26-3SP (Location Map)



Figure 2: Aerial Location Map

Exhibit 5: Nassau County 26-3SP (Current Future Land Use Map)

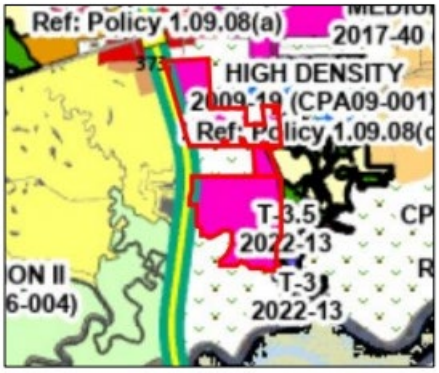


Figure 4: Current Future Land Use

Exhibit 6: Nassau County 26-3SP (Proposed Future Land Use Map)

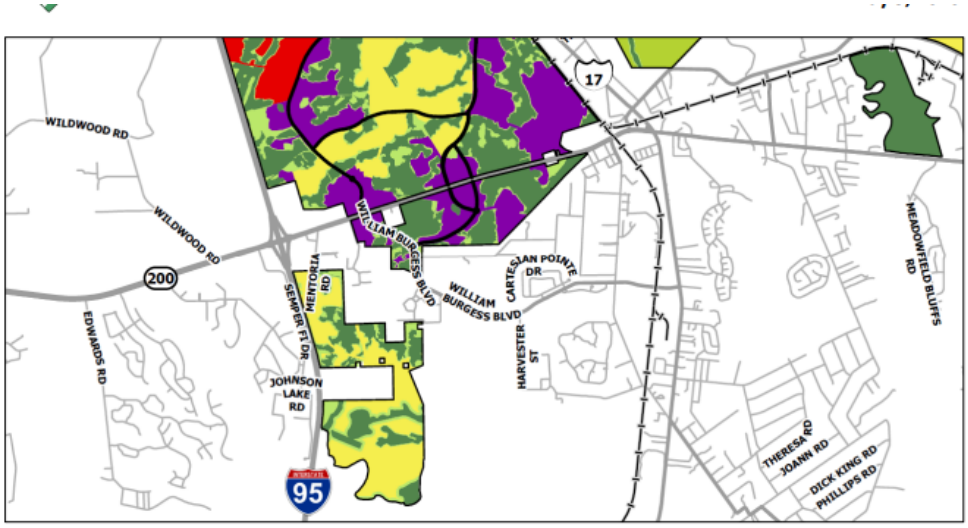


Figure 5: FLUM-6 (proposed) enlargement for the Southern Planning Area

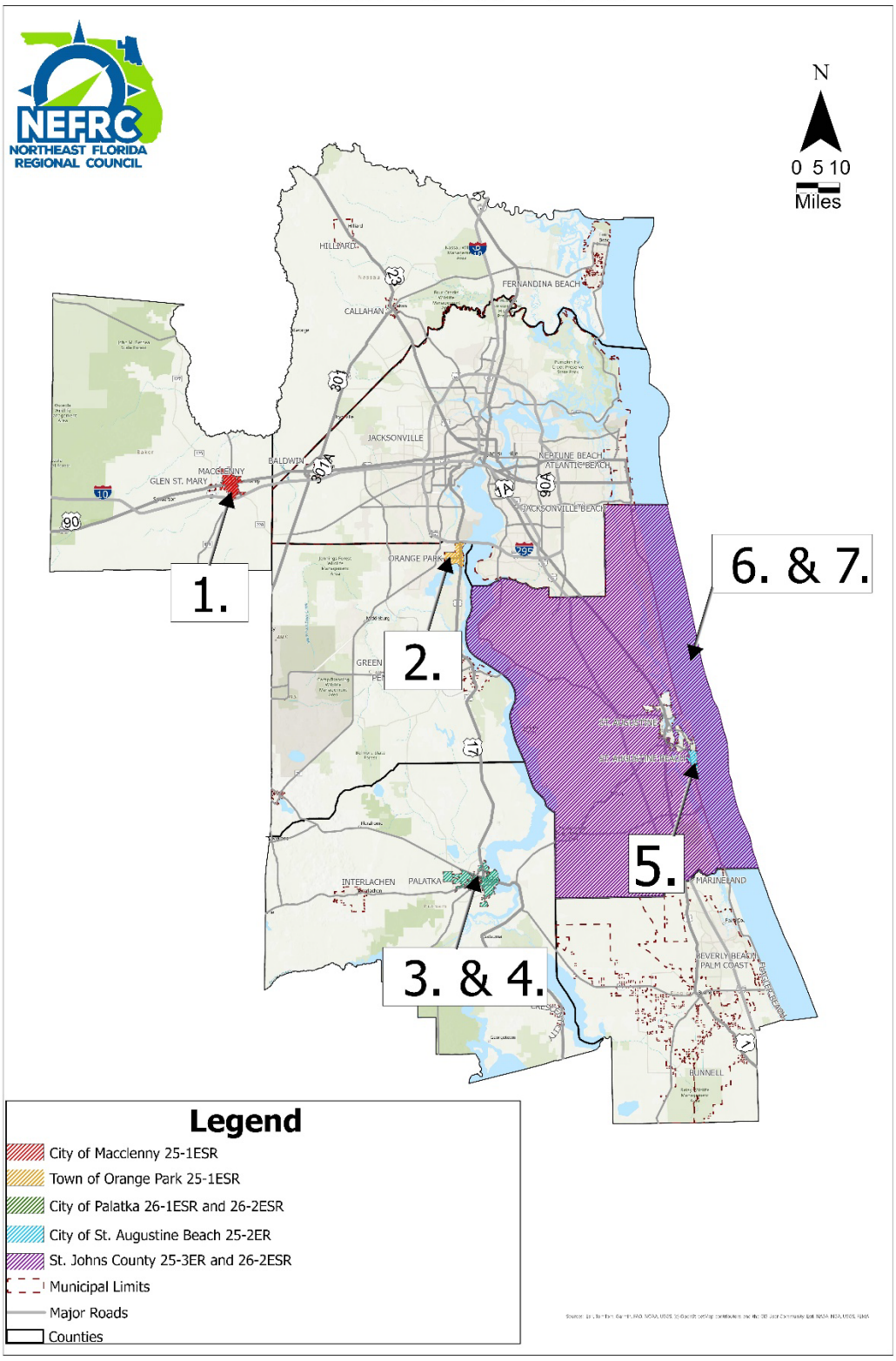
Exhibit 7: Nassau County 26-3SP (Adopted and Proposed Land Use Subcategories for the Southern Planning Area)

Table 1: CPA26-001 adopted and proposed land use sub-categories for the Southern Planning Area

Type	Adopted Acreage	Proposed Acreage	Change in Acreage	% Change from Adopted to Proposed
Employment Center	333	0	(333)	(100.00%)
Residential Tier 2	0	322	322	100.00%
CHN	266	279	13	4.89%
TOTAL	599	601	2	0.33%

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

Northeast Florida-
Senate Bill 180 Denials



Local government Comprehensive Plan Amendments that were denied by Florida Commerce due to a violation of the provisions of Senate Bill (SB) 180. The numbers before each amendment correspond to the numbers on the Regional Map above.

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 and 26-2ESR (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 and 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]

- St. Johns County 26-2ESR (Transmitted)
  - An objective stating that the County's potable water system shall continue to meet the standards of Federal, State, and Regional drinking water regulations. These standards shall help ensure drinking water quality. [Determined to be more restrictive or burdensome]
  - An objective stating that the County shall continue to protect the wellhead areas by continuing the application and enforcement of its existing Land Development Regulations. The County shall also coordinate with the St. Johns River Water Management District to ensure adequate recharge rates and water quality to support the present and future population, economic development opportunities, and natural system needs. [Determined to be more restrictive or burdensome]
  - An update to an existing policy modifying the County's wellhead protection regulations. [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 #10B

Resolution 2026-12

Resolution

Northeast Florida Regional Council

2026-12

Honoring

The Honorable Blake Iverson

WHEREAS, the Honorable Commissioner Blake Iverson, Baker County Commissioner, was appointed in February 2026 by the Baker County Board of County Commissioners to serve as a representative on the Northeast Florida Regional Council Board of Directors; and

WHEREAS, Commissioner Iverson participated and engaged with fellow Council Members and Council staff on issues impacting the Region; and

WHEREAS, Commissioner Iverson, has served the Council and Northeast Florida citizens with great distinction, devotion, and dedication; and

WHEREAS, his efforts on behalf of the Council and Northeast Florida is greatly appreciated;

NOW, THEREFORE, BE IT RESOLVED that the policy body of the Northeast Florida Regional Council hereby commends Commissioner Iverson for his efforts and contributions during his tenure and expresses sincere appreciation for his service.

Unanimously adopted by the Northeast Florida Regional Council in a regular meeting assembled in the City of Bunnell, on the first day of October, 2026.

Andy Dance
President

Elizabeth Payne
Chief Executive Officer

DRAFT

BOARD Agenda Item #10C

Resolution 2026-13

Resolution

Northeast Florida Regional Council

2026-13

Honoring

The Honorable Charles Gambaro Jr.

WHEREAS, the Honorable Charles Gambaro Jr., Councilmember of the City of Palm Coast, was appointed in December, 2024, by the Flagler County Board of County Commissioners to serve as a municipal representative on the Northeast Florida Regional Council Board of Directors; and

WHEREAS, Councilmember Gambaro Jr. participated and engaged with fellow Council Members and Council staff on issues impacting the Region, and

WHEREAS, Councilmember Gambaro Jr. served the Council and Northeast Florida citizens with great distinction, devotion, and dedication; and

WHEREAS, his efforts on behalf of the Council and Northeast Florida are greatly appreciated and will be missed.

NOW, THEREFORE, BE IT RESOLVED that the policy body of the Northeast Florida Regional Council hereby commends Councilmember Gambaro Jr. for his efforts and contributions during his tenure and expresses its sincere appreciation for his service.

Unanimously adopted by the Northeast Florida Regional Council in a regular meeting assembled in the City of Bunnell, on the first day of October, 2026.

Andy Dance
President

Elizabeth Payne
CEO

DRAFT

BOARD Agenda Item #10D

Resolution 2026-14

Resolution

Northeast Florida Regional Council

2026-14

Honoring

The Honorable Jimmy Anderson

WHEREAS, Commissioner Jimmy Anderson, Baker County Commissioner, was appointed to the Northeast Florida Regional Council in March 2011 by the Baker County Board of County Commissioners; and

WHEREAS, Commissioner Anderson served two terms as President of the NEFRC Board of Directors: FY 2017-2018 and again in January 2026 thru October 2026 following the untimely passing of then President, Commissioner Bennett, and

WHEREAS, Commissioner Anderson also served as 1st and 2nd Vice President; and

WHEREAS, Commissioner Anderson served on the Executive Committee as both Vice & Chair; the Personnel, Budget & Finance Policy Committee as Vice Chair; the Planning & Growth Management Committee; the Legislative Policy Committee; and the Affordable Housing Ad-Hoc Committee;

WHEREAS, Commissioner Anders served on the CEO hiring committee and, in his capacity of President, was instrumental in the hiring of the current CEO, Ms. Beth Payne; and

WHEREAS, Commissioner Anderson has provided the Council and its staff with invaluable insight, wisdom and leadership helping to guide strategic decisions and organizational growth, and demonstrated a collaborative spirit by engaging with staff, mentoring new members and graciously serving when called; and

WHEREAS, NEFRC has been guided and strengthened by the dedicated service of Commissioner Anderson, who has served the Council and the citizens of Northeast Florida with great distinction, devotion, and dedication; and

WHEREAS, his efforts on behalf of the Council and Northeast Florida is greatly appreciated and will be missed;

NOW, THEREFORE, BE IT RESOLVED that the policy body of the Northeast Florida Regional Council hereby commends Commissioner Anderson for his efforts and contributions during his tenure and expresses sincere appreciation for his service.

Unanimously adopted by the Northeast Florida Regional Council in a regular meeting assembled in the City of Jacksonville, on the first day of October, 2026.

Andy Dance
President

Elizabeth Payne
Chief Executive Officer

DRAFT

BOARD Agenda Item #10E

Financial Report

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

MEMORANDUM

DATE: SEPTEMBER 23, 2026

TO: **NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS**

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

FROM: DONNA STARLING, CHIEF FINANCIAL OFFICER

RE: **AUGUST 2026 FINANCIAL REPORT**

The Northeast Florida Regional Council posted a Net Income of $4,626 for the month of August and a Year-to-Date Net Income of $31,452.

Regional Council - Agencywide	Adopted Amended Budget 25/26	August 2026	YTD	Represents 92% of Fiscal Year	Budget Variance
Revenues					
County Dues	$ 694,757	57,896	636,861	92%	0%
Local Government Technical Assistance	$ 313,943	13,288	258,181	82%	-10%
Transportation Disadvantaged (TD)	$ 203,095	21,047	198,007	97%	5%
Hazardous Analysis	$ 9,317	(180)	8,373	90%	-2%
Local Emergency Preparedness Committee (LEPC)	$ 90,000	4,604	58,404	65%	-27%
Hazardous Materials Emergency Preparedness (HMEP) Program	$ 75,557	-	38,813	51%	-41%
Florida Department of Enviromental Protection (FDEP)	$ 183,955	-	183,955	100%	8%
Small Quantity Generator (SQG) Program	$ 4,998	-	4,760	95%	3%
Healthcare Coalition	$ 751,974	38,544	688,144	92%	0%
CDBG North Florida Resiliency Plan	$ 18,532	-	18,533	100%	8%
CDBG Mitigation Assessment and Planning	$ 43,647	3,199	35,648	82%	-10%
Military Installation Resilience Review (MIRR)	$ 744,556	58,664	620,588	83%	-9%
Pinecastle MIRR-East Central Florida RPC	$ 35,000	7,607	39,484	113%	21%
National Fish Wildlife Foundation (NFWF) Aquatic Connectivity	$ 55,000	4,505	23,008	42%	-50%
NFWF South Atlantic Salt Marsh Initiative (SASMI)	$ 154,917	59,491	95,796	62%	-30%
Economic Development Administration (EDA)-CEDS	$ 72,988	11,271	78,650	108%	16%
Economic Development Administration (EDA)-Visioning	$ 91,000	5,914	70,740	78%	-14%
USDA Shrimp Grant	$ 20,000	11,601	30,982	155%	63%
Community Foundation	$ 25,000	-	5,692	23%	-69%
Regional Leadership Academy (RLA)	$ 11,250	3,663	11,250	100%	8%
Other Revenue	$ 48,087	3,322	45,573	95%	3%
TOTAL REVENUES	$ 3,647,573	$ 304,438	$ 3,151,442	86%	
TRANSFER FROM GENERAL FUND	$ (26,206)	$ (4,626)	$ (31,452)		
TOTAL REVENUE/GENERAL FUND	$ 3,621,367	$ 299,812	$ 3,119,990	86%	
Expenses					
Salaries and Fringe	$ 1,801,552	171,371	1,654,505	92%	0%
Contract/Grant Direct Expenses	$ 1,362,181	100,712	1,076,999	79%	-13%
Indirect - Allocated Expenses*	$ 205,748	12,913	181,348	88%	-4%
General Fund Expense*	$ 251,886	14,816	207,138	82%	-10%
TOTAL EXPENSES	$ 3,621,367	$ 299,812	$ 3,119,990	86%	
Net Income (loss)		4,626	$ 31,452		

Northeast Florida Regional Council
Balance Sheet
August 2026

	FY 24/25 August 2025	FY 25/26 August 2026
ASSETS		
Cash	2,315,611	2,281,660
Accounts Receivable	570,413	730,629
Pension Deferred Outflows	498,205	410,690
Prepaid Insurance	-	2,175
Total Current Assets	3,384,229	3,425,154
Property and Equipment:		
Office Furniture and Equipment	267,564	261,264
Less Accumulated Depreciation	181,315	199,409
Total Property and Equipment, net	86,249	61,854
Total Assets	**3,470,479**	**3,487,009**
LIABILITIES		
Accounts Payable	6,426	28,686
Accrued Salaries and Leave	79,011	117,128
Deferred Revenue	108,403	92,414
Pension Liability	1,417,225	1,195,979
Pension Deferred Inflows	124,127	237,876
Total Liabilities	**1,735,191**	**1,672,082**
EQUITY		
Equity and Other Credits:		
Retained Earnings	1,735,287	1,814,926
Total Equity and Other Credits	**1,735,287**	**1,814,926**
Total Liabilities, Equity and Other Credits	**3,470,479**	**3,487,009**

YTD Comparison

	24/25 Net Income (Loss)	25/26 Net Income (Loss)	24/25 Cash Balance	25/26 Cash Balance
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	$ 31,452	$ 2,315,611	$ 2,281,660
September	$ 167,526		$ 2,169,810	

Program Detail Report, August 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	10/01/25-09/30/28	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, parntering with UNF and JU
NFWF South Atlantic Salt Marsh Initiative (SASMI)	Federal	03/01/24-12/31/26	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

40 East Adams St., Ste 320, Jacksonville, FL 32202
Phone: (904)-279-0880
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MEMORANDUM

DATE: SEPTEMBER 23, 2026

TO: **NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS**

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

FROM: DONNA STARLING, CHIEF FINANCIAL OFFICER DS

RE: **AUGUST 2026 INVESTMENT REPORT**

Bank Account Interest

	FY 24/25	FY 25/26
August Interest	$ 1,356	$ 3,255
Year to Date Interest	$ 15,350	$ 34,226

Florida Local Government Investment Trust

	FY 24/25	FY 25/26
Current Balance	$ 20,264	$20,826

WWW.NEFRC.ORG/SUBSCRIBE-TO-OUR-MAILING-LIST

Vendor Payments-August 2026

Check Date	Check#	Vendor	Amount
08/04/2026	2528	Retirement	27,177.08
08/07/2026	2530	AFLAC	1,524.00
08/07/2026	2531	Auto-Owners Insurance	231.94
08/07/2026	2532	Auto-Owners Insurance	85.00
08/07/2026	2533	Empower Retirement	260.00
08/07/2026	2534	Grants Management Systems	360.00
08/07/2026	2535	Shell Fleet Plus	245.67
08/07/2026	2536	T-Mobile	383.75
08/07/2026	DD-457	Douglas Law Firm	3,000.00
08/07/2026	DD-456	Jacobs Engineering Group, Inc.	39,441.54
08/07/2026	DD-455	JB duPont Center, LLC	7,605.78
08/07/2026	DD-454	Kairos Digital LLC	270.00
08/07/2026	DD-453	North Florida Land Trust	45,500.00
08/07/2026	DD-452	SGS Technologie, LLC	3,260.00
08/07/2026	DD-451	The Florida Times Union	192.32
08/14/2026	2537	FICA & Federal Tax Payment	10,464.32
08/17/2026	2529	Regions Bank	8,492.65
08/21/2026	2538	Empower Retirement	260.00
08/21/2026	2539	Northwestern Mutual	572.85
08/21/2026	2540	TeamKeeper, Computer Software Innovations LLC	109.82
08/21/2026	516029	Florida Department of State	33.60
08/21/2026	516030	Jacksonville University	1,437.50
08/21/2026	DD-461	CFX Office Technology	340.59
08/21/2026	DD-460	City of Jacksonville - Employee Benefits	7,624.62
08/21/2026	DD-459	Iventure Solutions Inc.	4,643.64
08/21/2026	DD-458	Raftelis Financial Consultants, Inc.	6,425.00
08/28/2026	2541	FICA & Federal Tax Payment	11,036.38
		August Vendor Payments	**180,978.05**

Regions Bank
Julington 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 # [redacted]

092
Cycle 26
Enclosures 2

PUBLIC FUNDS ANALYZED CHECKING

August 1, 2026 through August 31, 2026

SUMMARY

Beginning Balance	**$791,143.27**		Minimum Balance	$679,702
Deposits & Credits	$507,666.66	+		
Withdrawals	$252,078.84	−		
Fees	$274.52	−		
Automatic Transfers	$0.00	+		
Checks	$1,787.18	−		
Ending Balance	**$1,044,669.39**			

DEPOSITS & CREDITS

08/06	Deposit - Thank You	15,006.00
08/07	State of Florida Payments 0008northeast 175262680066111	25,911.08
08/07	State of Florida Payments 0008northeast 175262680066897	187,178.00
08/10	State of Florida Payments 0008northeast 175262680069053	12,579.58
08/10	State of Florida Payments 0008northeast 175262680069056	14,048.58
08/14	Jea Purchase Northeast Flor 447944	17,500.00
08/26	Deposit - Thank You	3,228.74
08/31	Hhs2 Treas 310 Misc Pay Northeast Flor 591745473750105	46,989.71
08/31	State of Florida Payments 0008northeast 175262680117539	185,224.97
	Total Deposits & Credits	$507,666.66

WITHDRAWALS

08/04	Fla Dept Revenue Crc Northeast Flor 289167334	27,177.08
08/06	Regions Bank Prefunddbt 591745473 Cmain	99,269.64
08/07	Harland Clarke Chk Orders Northeast FL R	151.26
08/10	Regions Bank Prefunddbt 591745473 Dstarling	35,216.57
08/10	Empower Empower 0005northeast 703530764600	260.00
08/10	T-Mobile Fdc Paymen Northeast Flo 6829802	383.75
08/10	AFLAC Columbus Achpmt Y567976080401 125745517	1,524.00
08/11	Auto-Owners Ins. Prem Northeast Flor	85.00
08/11	Auto-Owners Ins. Prem Northeast Flor	231.94
08/11	Wright Express Fleet Debi NE FL Regional 9100006246306	245.67
08/11	Gmsinc Webpayment Northeast Flor	360.00
08/14	IRS USATAXPYMT Northeast Flor 220662631725709	10,464.32

2026 Regions Bank Member FDIC. All loans subject to credit approval.

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 # [redacted]

092
Cycle 26
Enclosures 2

WITHDRAWALS (CONTINUED)

08/17	Regions Bank	Achautopay NE FL Regional 471575999707336	8,492.65
08/19	Regions Bank	Prefunddbt 591745473 Cmain	19,033.85
08/24	Harris Systems U N Harris C Northeast Flor Gbxjyyrw87		109.82
08/24	Empower	Empower 0005northeast 693734670874	260.00
08/24	Northwestern_ach Web Pmt Planning Counc 987281203		572.85
08/25	Regions Bank	Prefunddbt 591745473 Dstarling	37,204.06
08/28	IRS	USATAXPYMT Northeast Flor 220664015037617	11,036.38
		Total Withdrawals	$252,078.84

FEES

08/10	Analysis Charge	07-26	274.52

CHECKS

Date	Check No.	Amount	Date	Check No.	Amount
08/07	516028	349.68	08/31	516030 *	1,437.50
				Total Checks	$1,787.18

* Break In Check Number Sequence.

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
08/04	763,966.19	08/14	887,373.08	08/25	821,699.85
08/06	679,702.55	08/17	878,880.43	08/26	824,928.59
08/07	892,290.69	08/19	859,846.58	08/28	813,892.21
08/10	881,260.01	08/24	858,903.91	08/31	1,044,669.39
08/11	880,337.40				

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

Regions Bank
Julington 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 # [redacted]

092
Cycle 26
Enclosures 0
Page 1 of 2

PUBLIC FUNDS MONEY MARKET

August 1, 2026 through August 31, 2026

SUMMARY

Beginning Balance	**$109,547.28**		Minimum Balance	$102,743
Deposits & Credits	$3,195.97	+	Annual Percentage Yield Earned	0.01%
Net Interest Earned	$0.88	+	Interest This Period	$0.88
Withdrawals	$10,000.00	−	Average Collected Balance	$103,182.22
Fees	$0.00	−	2026 YTD Interest	$6.96
Automatic Transfers	$0.00	+		
Checks	$0.00	−		
Ending Balance	**$102,744.13**			

DEPOSITS & CREDITS

08/03	Mutual Fund Dividend	Ctre03 Fidelity Treasury Only Portfol	3,195.97

INTEREST

08/31	Interest Payment	0.88

WITHDRAWALS

08/03	Mutual Fund Investment	10,000.00

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance
08/03	102,743.25	08/31	102,744.13

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

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)

EQUAL HOUSING LENDER

Thank You For Banking With Regions!

2026 Regions Bank Member FDIC. All loans subject to credit approval.

BOARD Agenda Item #10F

Request For Proposal:
Brownfields Assessment Coalition Consultant

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

MEMORANDUM

DATE: SEPTEMBER 25, 2026

TO: **NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS**

VIA: BETH PAYNE, CHIEF EXECUTIVE OFFICER

FROM: JACK SHAD, ECONOMIC DEVELOPMENT PROJECT MANAGER

RE: **RFP: BROWNFIELDS ASSESSMENT COALITION GRANT CONSULTANT SELECTION**

As a requirement of our newly awarded Environmental Protection Agency Brownfields Assessment Coalition grant, the Northeast Florida Regional Council (NEFRC) must engage a Qualified Environmental Professional firm to conduct Phase I and II assessments and other projects. The $1.5 million grant requires no local match and will last for four years. NEFRC estimates the contract value under this Request For Proposal (RFP) at approximately $1.1 million over four years. The RFP was released on August 17, 2026 with responses due by September 16, 2026.

A total of six proposals were received:

- APTIM
- PPM Consultants
- Terracon
- OASIS Consulting Services
- NOVA Engineering and Environmental
- AYRES

Staff formed a scoring committee made up of five members:

Elizabeth Payne, Chief Executive Officer, NEFRC
Donna Starling, Chief Financial Officer, NEFRC
Jack Shad, Economic Development Project Manager, NEFRC
Brandy Carvalho, Director of Strategic Advancement, Nassau County
Caitlyn Wernisch, City Engineer, City of Palatka

The selection committee met on September 24, 2026 and average scores were established for each proposal. It was determined that one of the proposals did not provide one of the required elements in the proposal, "evidence of financial stability" and so was not considered. The committee determined a unified methodology for considering the price element of the RFP to be more objective.

The proposals were evaluated as follows:

NE Florida Brownfields Coalition QEP RFP					
September 24, 2026					
	APTIM	**PPM**	**Terracon**	**Oasis**	**AYRES**
Average Technical Score (75 Points Max)	68.8	72.8	67.4	38.9	65.4
Cost Score (25 Points Max)	19.2	17.1	11.5	15.1	22.2
Total Score	**88**	**89.9**	**78.9**	**54**	**87.6**

The scoring committee unanimously agreed to recommend approval of the top ranked proposal from *PPM Consultants*.

Recommendation

Staff requests that the NEFRC Board of Directors authorize the Chief Executive Officer to negotiate and execute a contract with *PPM Consultants*; if unsuccessful, authorize the CEO to negotiate and execute a contract with the second highest ranked proposal *APTIM*.

NEFRC Brownfields RFP

1

EPA Brownfield Assessment Coalition Grant

- $1.5 M to assess properties and plan cleanup
- Coalition members include City of Palatka and Nassau County
- No matching funds required
- 4 Year timeframe
- Does not directly fund cleanup

2



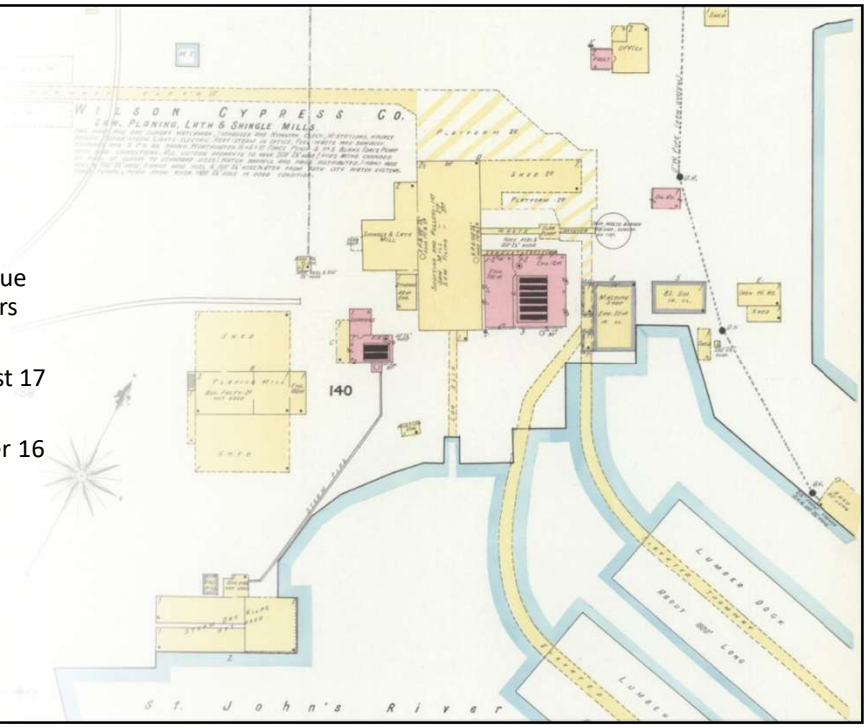
Timeline

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

3

Brownfields Consultant RFP Process

- Estimated Contract Value $1.1 million over 4 years
- RFP Released on August 17
- Due Back by September 16



4

Brownfields Consultant RFP Process

- Selection Committee Met on September 24
- Selection Committee Members
  - Elizabeth Payne, Chief Executive Officer, NEFRC
  - Donna Starling, Chief Financial Officer, NEFRC
  - Jack Shad, Economic Development Project Manager, NEFRC
  - Brandy Carvalho, Director of Strategic Advancement, Nassau County
  - Caitlyn Wernisch, City Engineer, City of Palatka

NORTHEAST FLORIDA REGIONAL COUNCIL

5

Brownfields Consultant RFP Results

- One proposal did not provide all required elements and was not considered
- Unified method for scoring cost to improve objectivity

NE Florida Brownfields Coalition QEP RFP					
September 24, 2026					
	APTIM	**PPM**	**Terracon**	**Oasis**	**AYRES**
Average Technical Score (75 Points Max)	68.8	72.8	67.4	38.9	65.4
Cost Score (25 Points Max)	19.2	17.1	11.5	15.1	22.2
Total Score	**88**	**89.9**	**78.9**	**54**	**87.6**

6

Brownfields Consultant Request

Staff requests that the NEFRC Board of Directors grant authorization for the Chief Executive Officer to proceed to negotiate and execute a contract with PPM Consultants, and if unsuccessful, allow the CEO to move to the second highest ranked proposal and negotiate and execute a contract with APTIM.



7

BOARD Agenda Item #10G

Regional Community Institute
Membership Roster

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

NEFRC
NORTHEAST FLORIDA REGIONAL COUNCIL

BRINGING COMMUNITIES TOGETHER

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

MEMORANDUM

DATE: SEPTEMBER 28, 2026

TO: **NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS**

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

FROM: TYLER E. NOLEN, SPECIAL PROJECTS COORDINATOR

RE: **REGIONAL COMMUNITY INSTITUTE BOARD MEMBERSHIP**

On Thursday, September 24, 2026, the Regional Community Institute approved their Board of Directors for fiscal year 2026-2027. Following this action, the RCI membership (listed below) will be brought to the Northeast Florida Regional Council Board of Directors for approval on October 1st.

Sara Little (Baker)	Taco Pope (Nassau)
Bob Page (Clay)*	Amy Bell (Nassau)
Mary Alice Phelan (Duval)	Hon. Roberta Correa (Putnam)
Deborah Thompson (Duval	Gabrielle Gunn (Putnam)***
Christina Kelcourse (Duval)	**Dr. Yevette Jones (Putnam)**
Dr. Quint White (Duval)	Brad Thoburn (Regional)**
Denise Bevan (Flagler)	Doug Conkey (Regional)

Key:
*Chair
**Vice-Chair
***Secretary/Treasurer
Bold- New Member

Recommended Motion:

Staff respectfully request the NEFRC Board of Directors approve the Regional Community Institute Board of Directors for 2026-2027 as presented.

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BOARD Agenda Item #11B

MIRR Presentation

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

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BRINGING COMMUNITIES TOGETHER

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

MEMORANDUM

DATE: SEPTEMBER 23, 2026

TO: **NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS**

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

RE: **NORTHEAST FLORIDA MILITARY INSTALLATION READINESS REVIEW (MIRR)**

The Northeast Florida MIRR is ending after an 18-month process that included an intense schedule of data gathering and analysis, an installation focused vulnerability assessment and an incredible amount of regional coordination through both the technical advisory committee and steering committee. Ms. Susy Torriente, from Jacobs Engineering, our partner in completing the MIRR, will provide an overview of our project and its findings.

Over the project period, three phases of work were accomplished:

Phase 1 – Building the Foundation

The MIRR brought together four military installations in the region Blount Island Marine Corps Support Facility, Camp Blanding Joint Training Center, Naval Air Station Jacksonville, and Naval Station Mayport- with regional partners to identify challenges and opportunities that extend beyond installation boundaries.

Phase 2 – Understanding Regional Risks

The MIRR examined the shared challenges that can affect both military installations and the communities that support them. Partners worked together to identify regional risks, infrastructure needs, and opportunities for collaboration, with a focus on issues such as transportation, utilities, flooding, wildfire, development pressures, and emergency response.

Phase 3 – From Analysis to Action

The final phase of MIRR focused on turning identified needs into actionable projects and funding opportunities. The culmination of the MIRR is a portfolio of grant-ready project packets for projects across the region's military installations. Each packet brings together the key information needed to pursue grant funding, creating a practical resource that can be used by military installations, local governments, and regional partners to advance projects that support military mission readiness and regional resilience.



Northeast Florida Regional Council
Military Installation Readiness Review

NEFRC Board Meeting

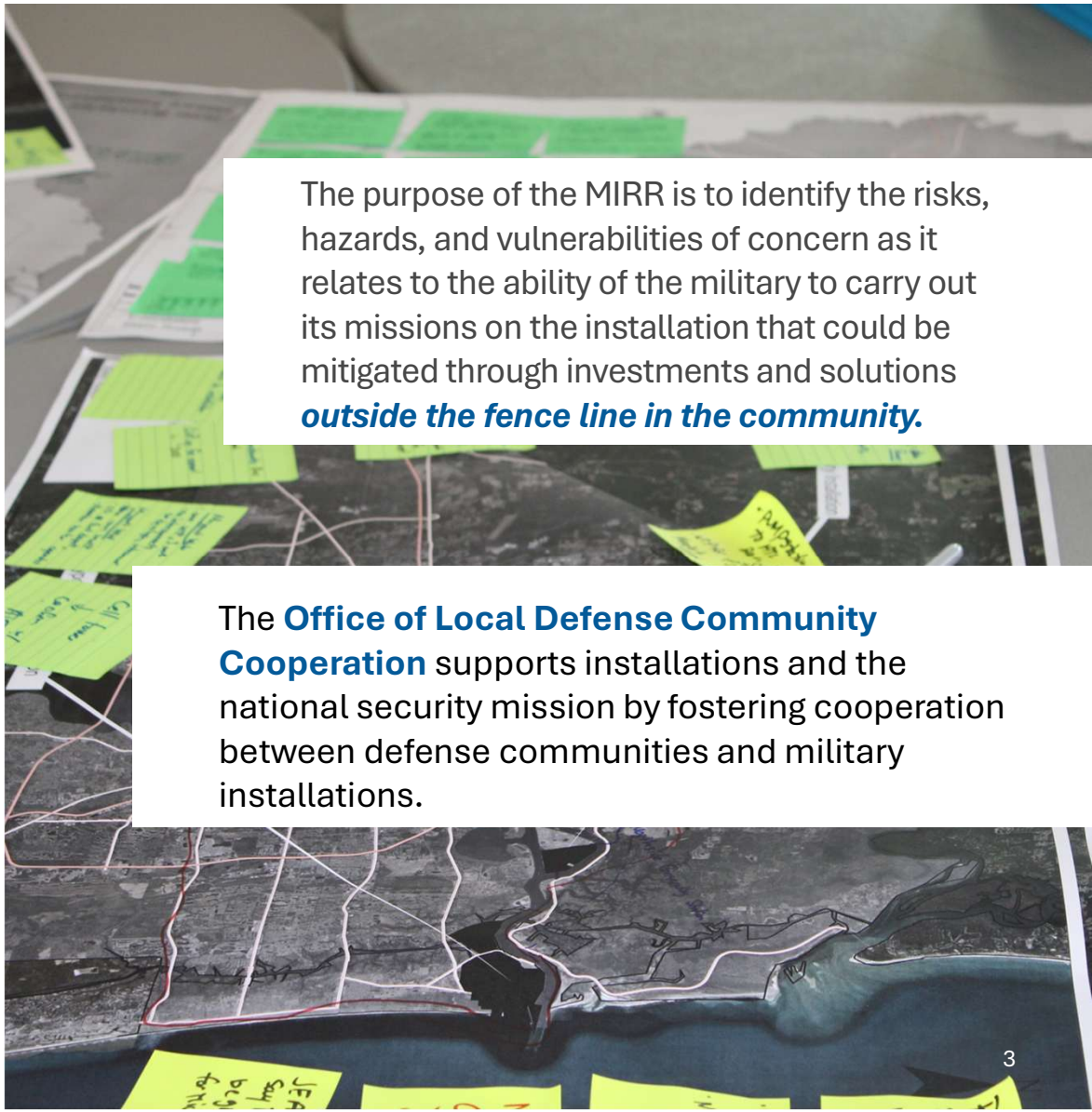
October 1, 2026

Jacobs

Project Purpose & Timeline







The purpose of the MIRR is to identify the risks, hazards, and vulnerabilities of concern as it relates to the ability of the military to carry out its missions on the installation that could be mitigated through investments and solutions ***outside the fence line in the community.***

The **Office of Local Defense Community Cooperation** supports installations and the national security mission by fostering cooperation between defense communities and military installations.

Project Timeline

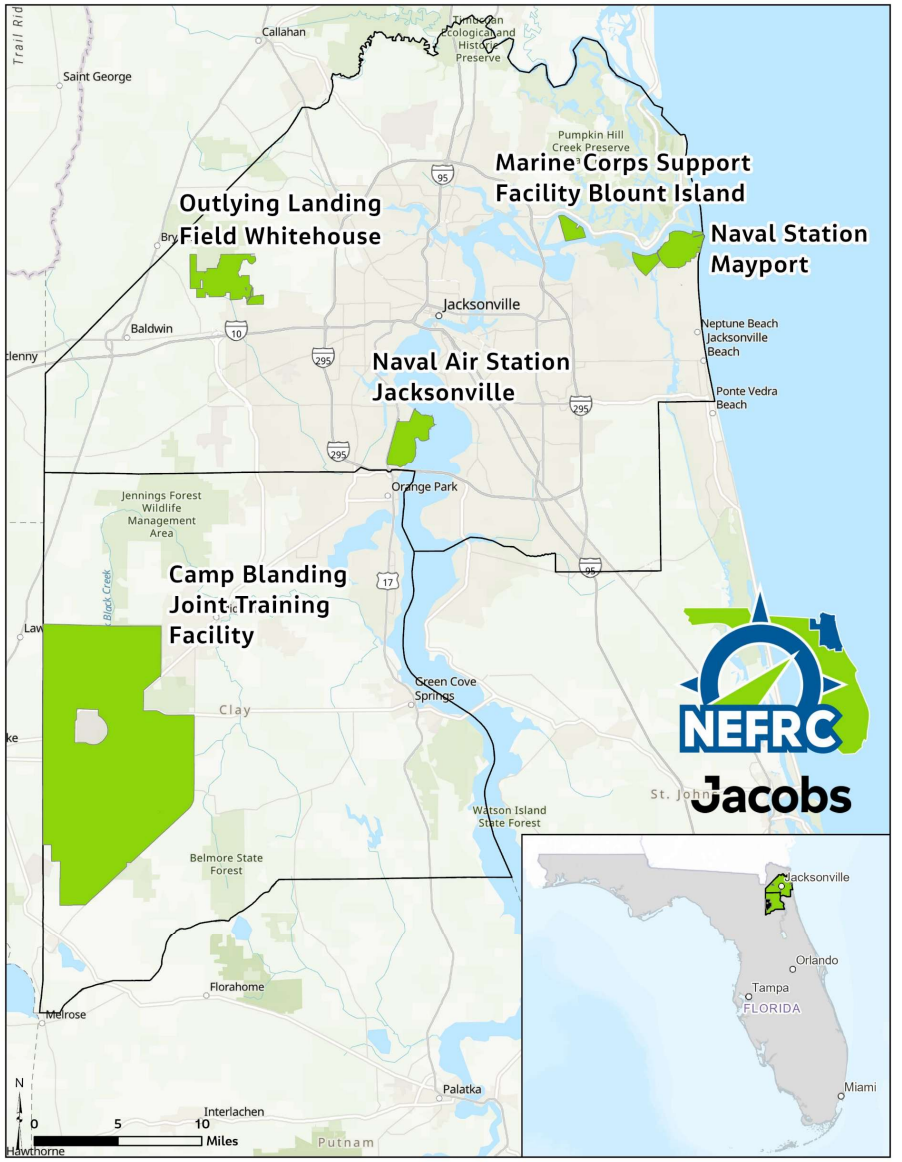


NE MIRR
Study Area

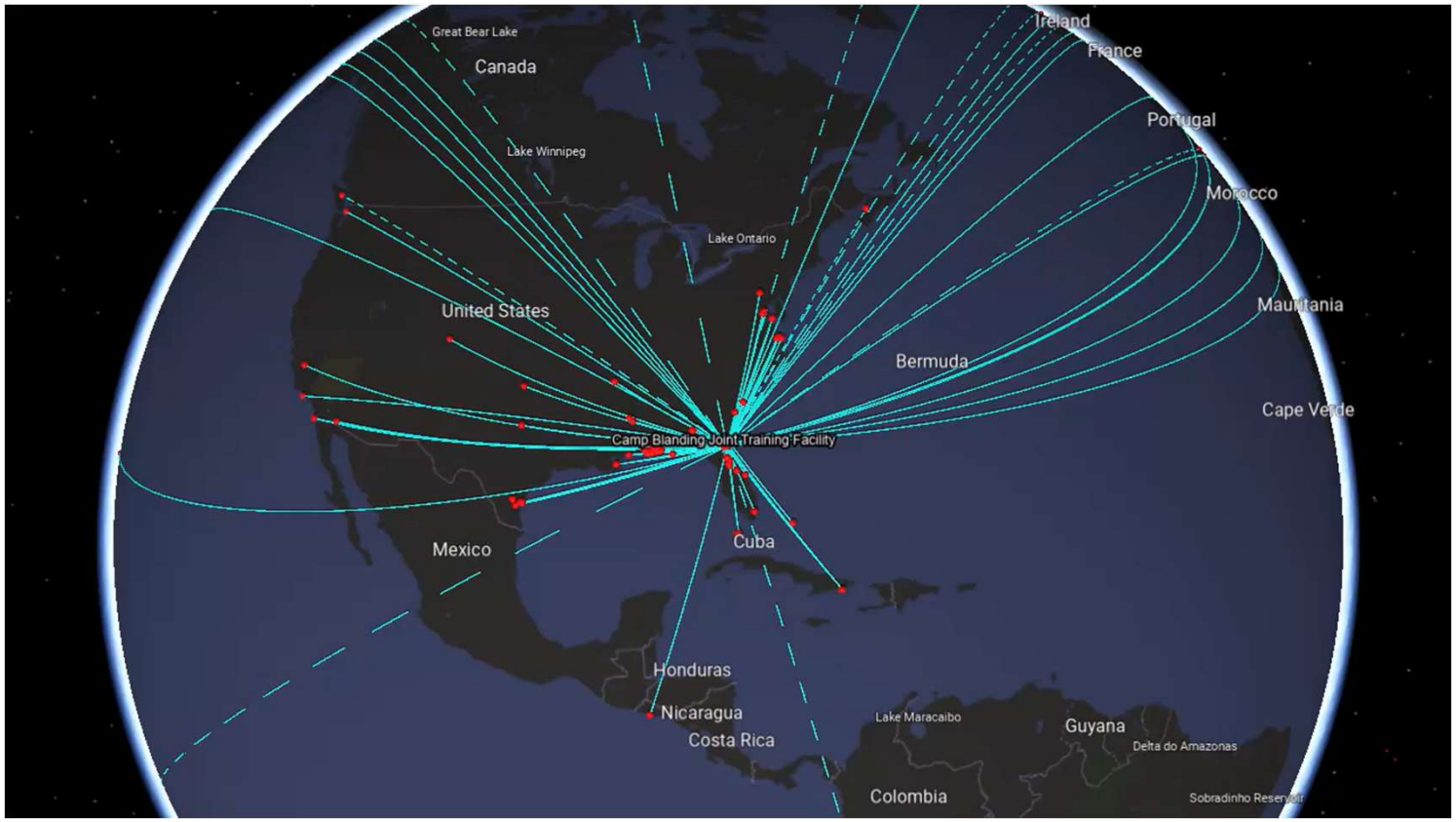


Study Area Boundary

The study area boundary defines the area reviewed by the MIRR vulnerability assessment and subsequent adaptation strategies and projects.



The National Importance of these Local Installations



Our Process



Strong Regional Foundational Work

Wildfire Management Partnerships

NASJAX, Camp Blanding JTC, Clay County, Florida Forest Service

Environmental Studies and NBS Opportunities

UGA, FDEP, NS Mayport, MCSF Blount Island, USACE EWN

Land Acquisition for Encroachment Prevention

NASJAX, Camp Blanding JTC, North Florida Land Trust, City of Jacksonville

Compound Flood Modeling & Stormwater VAs

City of Jacksonville, Clay County

Transportation and Mobility Resilience

North Florida TPO, City of Jacksonville, FDOT

Emergency Management & Response

Jacksonville Fire & Rescue, MCSF Blount Island, JAXPORT

Critical Utility Partnerships

NASJAX, JEA, MCSF Blount Island, NS Mayport

Data Collection & Robust Stakeholder Engagement

2

Community Workshops



4

Installation Site Visits



4

Steering Committee Meetings



8

Technical Advisory Committee Meetings



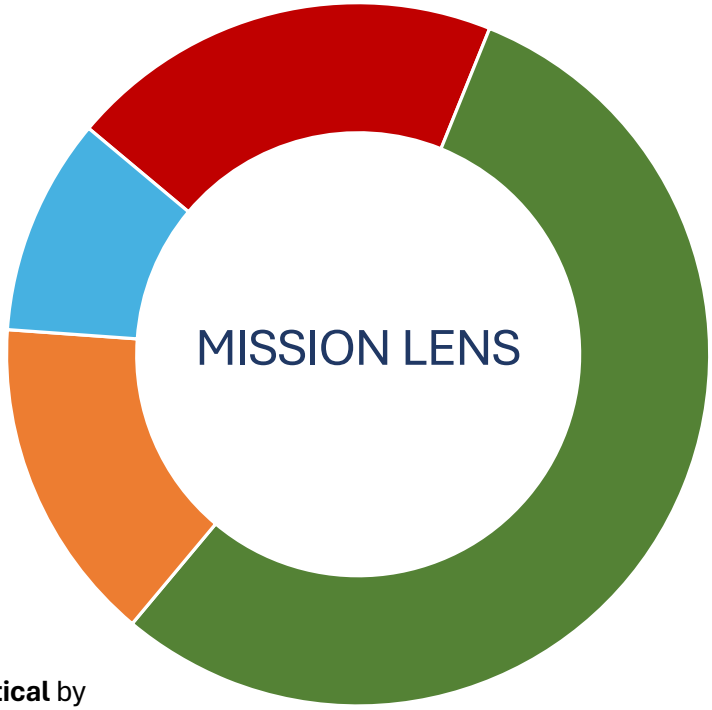
Mission-Critical Lens – Assets - Definitions

PRIMARY MISSION-CRITICAL ASSETS

- **Directly support the installation's primary mission** (failure/outage/disruption causes unacceptable disruption to mission operations)
- Specifically identified as **mission-critical** by installation
- Custom to each installation
- Local scale

SECONDARY MISSION-CRITICAL ASSETS

- **Directly support the installation's secondary mission** (failure/outage/disruption causes unacceptable disruption to mission operations)
- Specifically identified as **mission-critical** by installation
- Custom to each installation
- Local scale



MISSION-SUPPORTIVE ASSETS

- **Indirectly support the installation's missions** (failure/outage/disruption causes inconvenience to mission operations, but short-term workarounds keep operations going)
- Identified as supportive for high-performing operations by installation and community stakeholders
- Local or regional scale

ADDITIONAL VULNERABILITIES

- Any additional vulnerabilities noted by stakeholders to natural, social, and economic infrastructure, or inside the fenceline

ADJACENT INFRASTRUCTURE

- Not relevant to installation but within study area



Installation & Regional Critical Assets

NS Mayport: A1A and shorelines, Mayport Road, the Mayport substation, and various regional roadways, the Northside Fuel Depot, and the Timucuan Preserve

MCSF Blount Island: the installation's shorelines, Heckscher Drive, railways, electrical supply, and JAXPORT Blount Island Terminal

NAS JAX: Roosevelt Boulevard, NAS JAX substation, the installation's wastewater system and a lack of redundancy, regional development pressures

Camp Blanding JTF: Railways, electric substation, lack of buffering conservation lands, and the installation's wastewater system and a lack of redundancy

Regional stresses include the lack of affordable housing for installation personnel, lack of available childcare services, and regulatory and development pressures at the local and state level.



Understanding Threats & Hazards

Natural Hazards

- Rainfall Flooding
- Storm Surge
- Sea Level Rise
- Compound Flooding
- High Wind
- Erosion
- Extreme Heat
- Wildfire

Encroachment

- Light Pollution
- Land Development
- T&E Species

Physical Infrastructure & Services

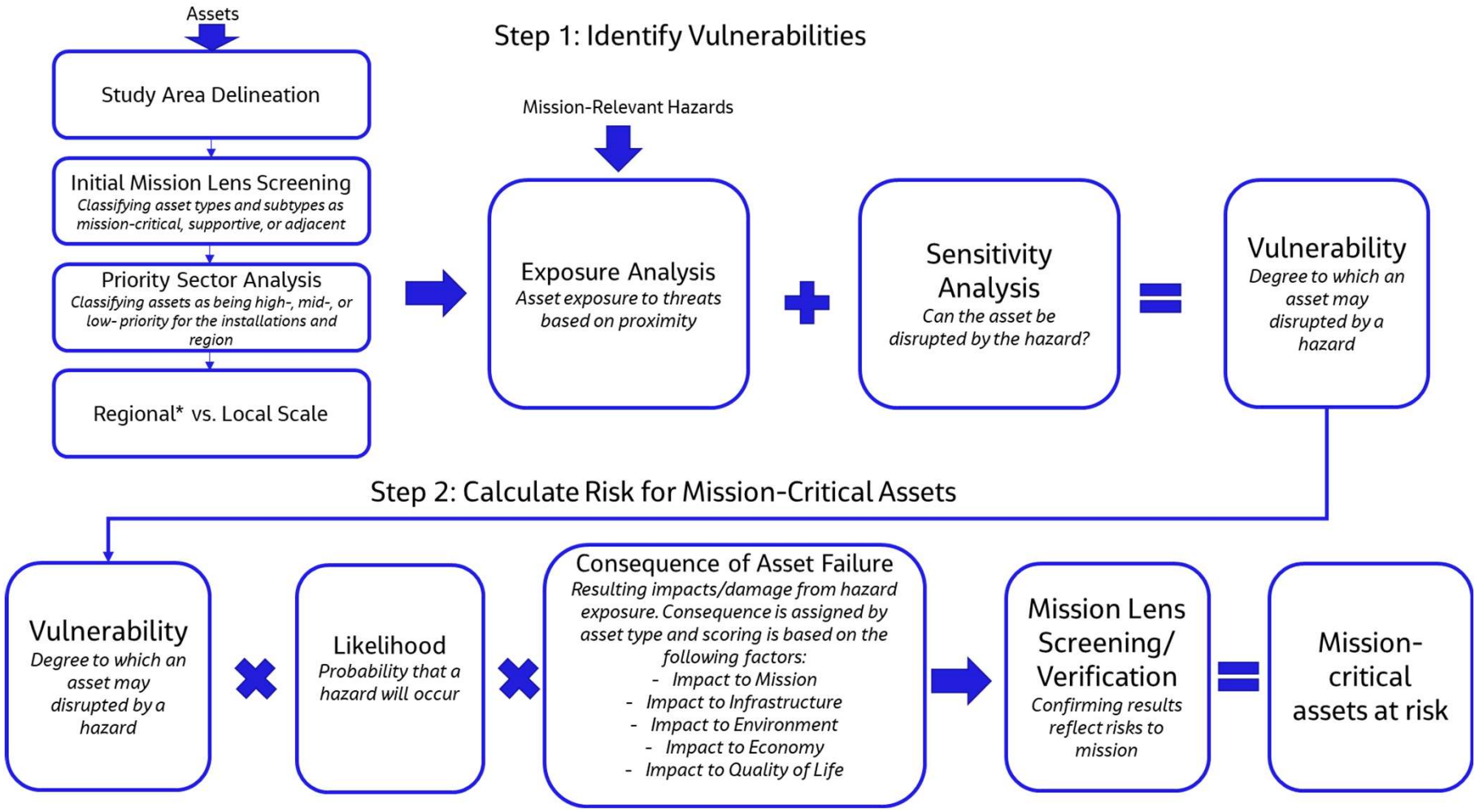
- Increasing Demands on Infrastructure (Capacity)
- Infrastructure Age
- Lack of Redundancy
- Transportation Congestion

Personnel Stresses

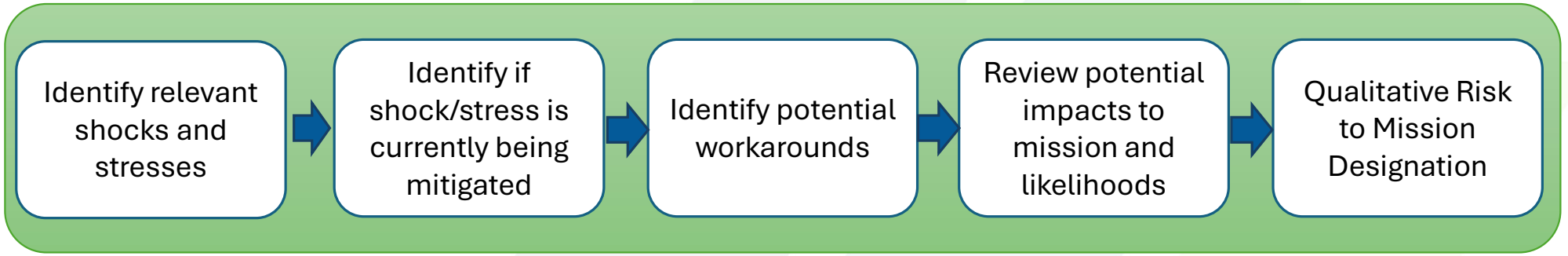
- Lack of Attainable Housing
- Regulatory Requirements

Hazards creating high risk to mission

MIRR Vulnerability Assessment Methodology – Physical Infrastructure/ Assets



MIRR Vulnerability Assessment Methodology – Qualitative Review



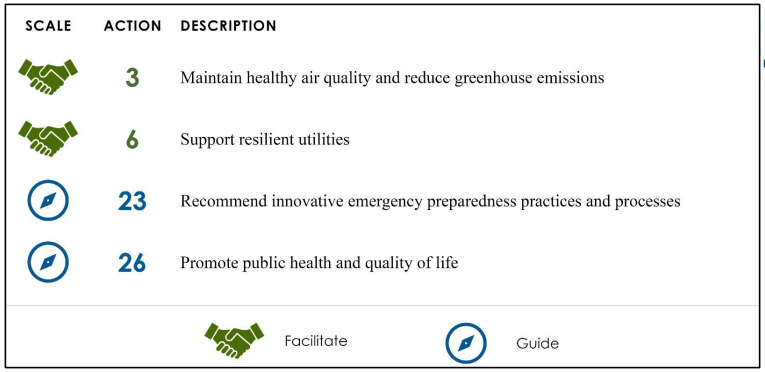
Results: Adaptation Roadmap

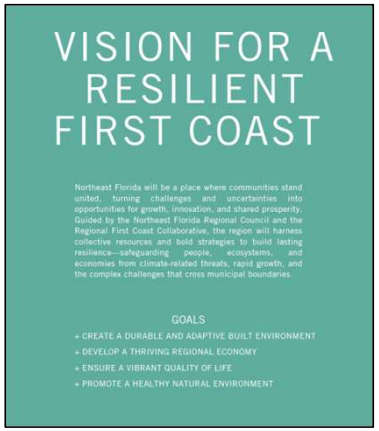


21 Installation-Specific Comprehensive Adaptation Packages

- Installation Mission, Connection to Community, and National Importance
- Identification of Priority Assets for VA
- MIRR Adaptation Strategy
- Alignment with Regional Resilience Action Plan Goals and Objectives and DoDI 4715.28 Installation Resilience
- Strategic step-by-step Projects
- Implementation Tools









Project Packages for Camp Blanding JTC

#1: Adaptation for Land Management at Camp Blanding



#2: Adaptation for Mobility Corridor State Road 16



#3: Improving Electric Utility System Resilience



#4: Improving Stormwater Utility System Resilience

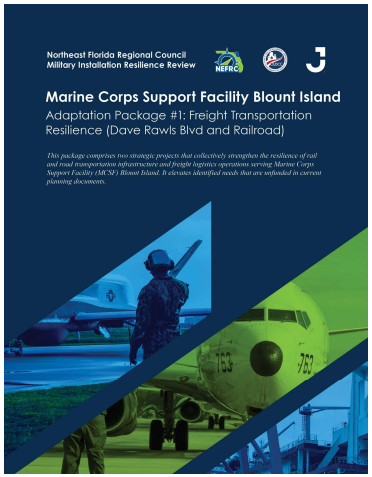


#5: Improving Wastewater Utility System Resilience



Project Packages for MCSF Blount Island

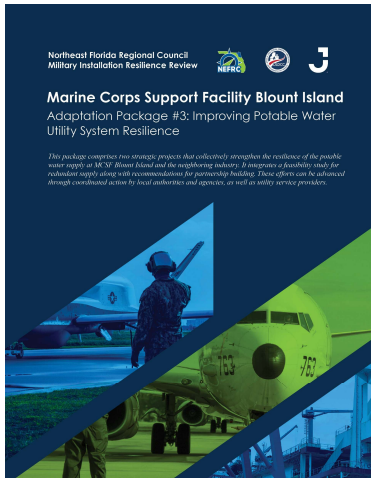
#1: Freight Transportation Resilience



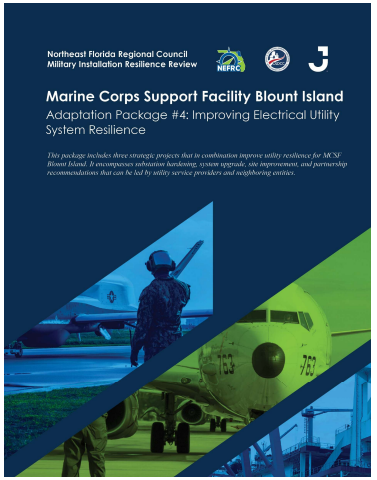
#2: Improving Communications Delivery



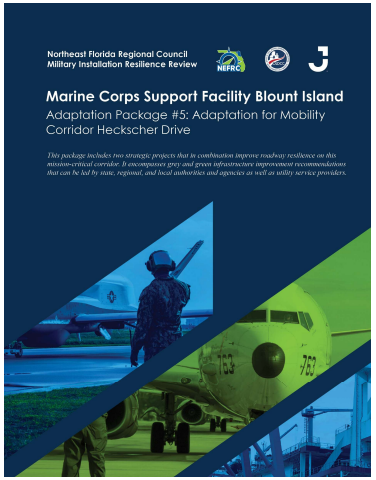
#3: Improving Potable Water Utility System Resilience



#4: Improving Electric Utility System Resilience



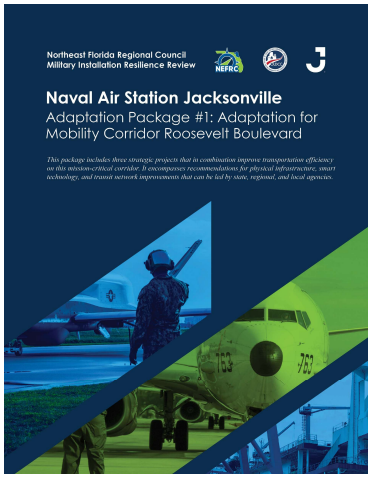
#5: Adaptation for Mobility Corridor Heckscher Drive



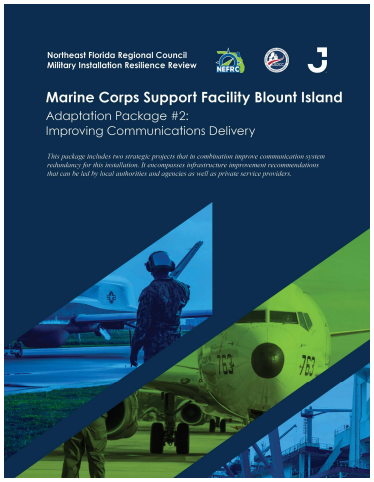
Project Packages for NAS Jacksonville

SM1

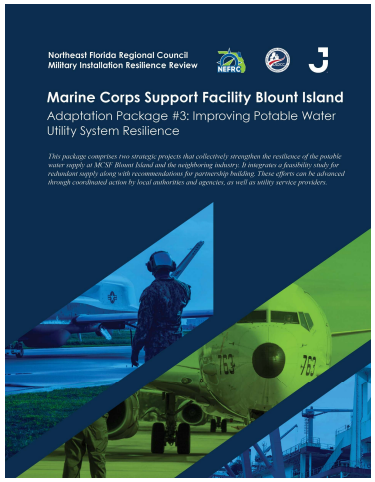
#1: Adaptation for Mobility Corridor Roosevelt Blvd



#2: Improving Electric Utility System Resilience



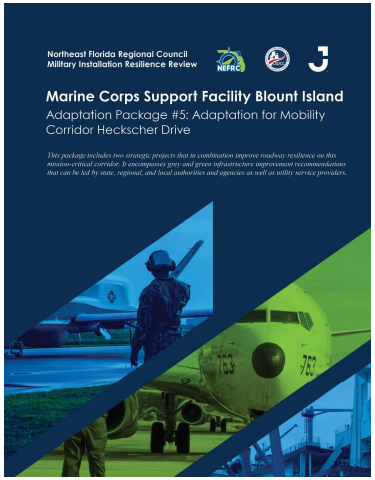
#3: Adaptation for Mobility Corridor Timuquana Road



#4: Improving Wastewater Utility System Resilience



#5: Adaptation for Land Management Around NOLF Whitehouse

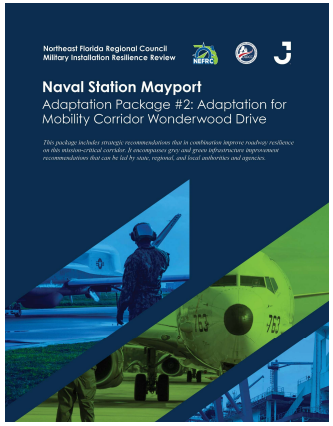


Project Packages for NS Mayport

#1: Improving Electric Utility System Resilience



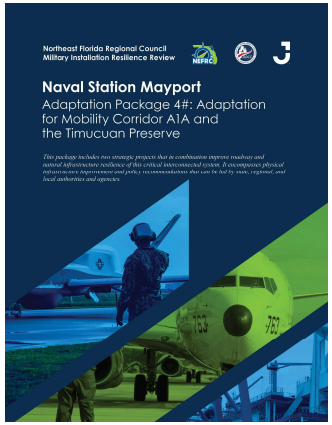
#2: Adaptation for Mobility Corridor A1A Wonderwood Dr



#3: Improving Northside Fuel Depot Resilience



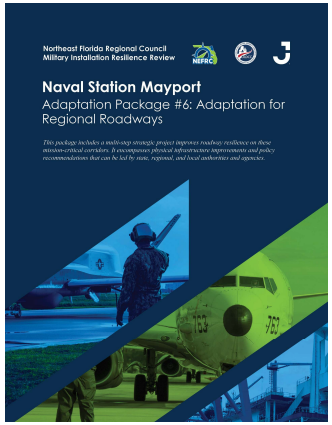
#4: Adaptation for Mobility Corridor A1A & the Timucuan Preserve



#5: Adaptation for Mobility Corridor Mayport Road



#6: Adaptation for Regional Roads



The StoryMap – a tool to use for Distribution and Education about the MIRR project!



Access it here!

Project Summary

45
New Projects Innovations

20+
Previous Projects Prioritization

32
Regional Policy Recommendations

14
Entities that Provided Feedback on Drafts

"Overall, great recommendations that align with bike-ped/multimodal goals." ~City of Jacksonville Bike and Pedestrian Team

"We are very supportive of [Conservation Buffer and Corridor Protection Strategy for NOLF Whitehouse] initiative." ~Jenny Hinton (CoJ)

"This [Improved Electrical Resilience Through Redundant Supply] is a top priority for Camp Blanding." ~Matt Corby

"Thank you for the opportunity to review the Project Packages … It is apparent that a lot of thought and effort went into preparing these documents." ~Jenny Hinton (CoJ)



Implementation



Acknowledgements

On behalf of the entire Project Team, we would like to express our sincerest gratitude to the members of the Steering Committee, Technical Advisory Committee, and all stakeholders who supported this projects with their data, local knowledge and expertise.

Thank you!

-NEFRC Beth Payne, NEFRC CEO

-John Heinzel, Tanya Gallagher, Charley Golden and Susy Torriente, Jacobs Project Leadership

This study was prepared under contract with the Northeast Florida Regional Council with financial support from the Office of Local Defense Community Cooperation, Department of Defense.

The content herein reflects the views of the Northeast Florida Regional Council and does not necessarily reflect the views of the Office of Local Defense Community Cooperation or the Department of Defense.



Thank you Committee Members and Participants

Federal

Blount Island JTC

MCSF Camp Blanding

NAS Jacksonville

NS Mayport

US Coast Guard

US Army Corps of Engineers

State

Dept of Transportation

Dept of Environmental Protection

Florida Air National Guard

Dept of Agriculture and Consumer Services

Local Governments

City of Jacksonville

City of Atlantic Beach

City of Keystone Heights

City of Neptune Beach

Town of Orange Park

Palm Coast City Council

Clay County: EDC & Utility Authority

Regional and Local Entities

Cecil Airport

Keystone Heights Airport

JAXPORT

JAXUSA

JEA

Jacksonville Fire & Rescue Dept

North Florida Land Trust

North Florida Transportation Planning Organization

St. Johns River Water Management District

St. Johns Riverkeeper

Comcast

ecoPreserve

Hardesty, Tyde, Green & Ashton, P.A

JU MSRI

Academia

UF IFAS, UGA, UNF

Implementation Roadmap

NEFRC MIRR Strategy 2026



The named leads are entity/organization asset owners. Leads & partners have these project package details to attract new funding.

***Mission Assurance through Community Resilience*:**

From regional planning to local action

Please visit your MIRR StoryMap



Access it here!

NEFRC NORTHEAST FLORIDA REGIONAL COUNCIL



Northeast Florida Regional Council
Military Installation Resilience Review

Thank you Team!

Comments / Feedback please email:
Susy.torriente@jacobs.com
Charley.Golden@jacobs.com

Jacobs

BOARD Agenda Item #11C

Attendance Roster

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MEMORANDUM

DATE: SEPTEMBER 23, 2026

TO: **NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS**

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

RE: **FY 2025-2026 ATTENDANCE ROSTER**

Attached is a draft of the NEFRC Membership attendance roster for Fiscal Year 2025-2026. Please review your attendance for the past fiscal year's meetings and provide any corrections to Ms. Forde at sforde@nefrc.org by October 16th.

Once finalized, the Attendance Roster will be provided to each Board Member's appointing entity and the Governor's Appointments Office for their records.

WWW.NEFRC.ORG/SUBSCRIBE-TO-OUR-MAILING-LIST

Northeast Florida Regional Council 2025/2026 Board Meeting Attendance

	Meeting Dates:	10/2/2025	11/6/2025	12/4/2025	1/8/2026	2/5/2026	3/5/2026	4/2/2026	5/7/2026	6/4/2026	7/2/2026	8/6/2026	9/3/2026
		NEFRC	NEFRC	*Exec*	NEFRC	NEFRC	NEFRC	*Exec*	*NEFRC*	*NEFRC*	NEFRC	*Exec*	*NEFRC*
	BAKER												
C	Comm. Jimmy Anderson	**E**	**P**	**N/A**	**E**	**P**	**E**		**P**	**P**		**P**	**P**
C	Comm. James Bennett	**P**	**P**	**P**	~	~	~		~	~		~	~
C	Comm. Blake Iverson (2/26)	~	~	~	~	~	**P**		**P**	**P**		**N/A**	**A**
M	Michael Griffis	**E**	**P**	**N/A**	**P**	**P**	**P**		**P**	**E**		**N/A**	**P**
G	Darryl Register	**P**	**E**	**P**	**P**	~	~		~	~		~	~
	CLAY												
C	Comm. Betsy Condon	**P**	**E**	**N/A**	**P**	**P**	**P**		**P**	**P**		**P**	**P**
C	Comm. Jim Renninger	**P**	**P**	**E**	**P**	**P**	**P**		**P**	**P**		**P**	**E**
M	Councilman Brandon Ludwig (2/26)	~	~	~	~	**P**	**P**		**E**	**P**		**N/A**	**P**
M	Mr. Steve Kennedy	**P**	**P**	**N/A**	~	~	~		~	~		~	~
G	Michael Bourre	**P**	**A**	**N/A**	**E**	**A**	**P**		**P**	**E**		**N/A**	**P**
	DUVAL												
C	Councilmember Ken Amaro	**P**	**E**	**E**	**P**	**P**	**P**		**P**	**E**		**P**	**P**
C	Councilmember Mike Gay	**A**	**E**	**N/A**	**A**	**A**	**A**		**A**	**A**		**N/A**	~
C	Councilmember Ju'Coby Pittman	~	~	~	~	~	~		~	~		~	**P**
M	Mayor Sean Lynch	**P**	**P**	**N/A**	**P**	**P**	**P**		**P**	**E**		**N/A**	**P**
G	Ms. Elaine Brown	**P**	**A**	**N/A**	**P**	**P**	**E**		**A**	**P**		**N/A**	**P**
	FLAGLER												
C	Comm. Andy Dance	**P**	**P**	**P**	**P**	**P**	**P**		**P**	**P**		**P**	**P**
C	Comm. Leann Pennington (2/25)	**E**	**A**	**N/A**	~	~	~		~	~		~	~
M	Comm. Charles Gambaro	**P**	~	**N/A**	**P**	**P**	**P**		**P**	**E**		**N/A**	**P**
	NASSAU												
C	Comm. John Martin	**P**	**P**	**P**	**P**	**P**	**P**		**E**	**E**		**E**	**P**
C	Comm. A.M. Huppman	**P**	**P**	**N/A**	**P**	**P**	**P**		**P**	**P**		**P**	**P**
M	Comm. Genece Minshew	**E**	**P**	**N/A**	**P**	**P**	**P**		**P**	**P**		**N/A**	**P**
	PUTNAM												
C	Comm. Larry Harvey	**E**	**E**	**E**	**P**	**P**	**E**		**P**	**E**		**P**	**E**
C	Comm. Leota Wilkinson	~	**E**	**N/A**	**P**	**E**	**A**		**P**	**P**		**N/A**	**E**
M	Mayor Michele Meyers (6/26)	~	~	**N/A**	~	~	~		~	**P**		**N/A**	**P**
	ST. JOHNS												
C	Comm. Krista Joseph	**E**	**E**	**N/A**	~	~	~		~	~		~	~
C	Comm. Clay Murphy	**P**	**P**	~	~	~	~		~	~		**N/A**	~
M	Comm. Virginia Morgan (2/25)	**P**	**P**	**N/A**	**P**	**P**	**P**		**P**	**P**		**N/A**	**P**
C	Comm. Ann Taylor (1/26)	~	~	~	**P**	**E**	**P**		**P**	**P**		**N/A**	**P**
C	Comm. Christian Whitehurst (1/26)	~	~	~	**P**	**E**	**P**		**P**	**P**		**P**	**P**
	EX-OFFICIO												
G	Curtis Hart - DEO	**P**	**P**	**N/A**	**P**	**E**	**P**		**E**	**P**		**N/A**	**P**
Ex	Doug Conkey - SJRWMD	**P**	**P**	**N/A**	**P**	**P**	**P**		**P**	**P**		**P**	**P**
	Dixon / DeBold / Laurie Santana - DOT	**P**	**A**	**N/A**	**P**	**P**	**P**		**P**	**P**		**N/A**	**P**
Ex	Gregory Strong-(DEP) Craver/Donaldson/Gore (a)	**E**	**A**	**N/A**	**P**	**P**	**P**		**P**	**P**		**N/A**	**P**

MEETING CANCELLED

P=Present, E=Excused, A=Absent, R=Resigned, (a)alternate attendee, Dash=not on Board at this time

BOARD Agenda Item #11D

FY 25-26 AR

40 East Adams St., Ste 320, Jacksonville, FL 32202
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info@nefrc.org

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MEMORANDUM

DATE: SEPTEMBER 23, 2026

TO: **NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS**

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

RE: **2025-2026 ANNUAL REPORT**

Each year the NEFRC provides an Annual Report for the Fiscal Year to summarize the work completed across various contracts, grants and projects. Staff will provide an overview of the 2025-2026 Annual Report to the Board at the October 1st meeting.

WWW.NEFRC.ORG/SUBSCRIBE-TO-OUR-MAILING-LIST

BOARD Agenda Item #11E

Healthcare Coalition Update

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

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MEMORANDUM

DATE: SEPTEMBER 23, 2026

TO: **NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS**

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

FROM: LEIGH WILSEY, HEALTHCARE COALITION PROGRAM MANAGER

RE: **HEALTHCARE COALITION PROGRAM UPDATE**

The Florida Department of Health receives federal funding through a cooperative agreement with the Administration for Preparedness and Response (ASPR) within the United States Department of Health and Human Services to develop and manage Healthcare Coalitions across the State. The NEFRC is one of ten (10) entities contracted by the Department to manage these Coalitions.

Staff will provide a brief update on the Regional Healthcare Hazards and Vulnerability Assessment and highlight future activities planned for the program.

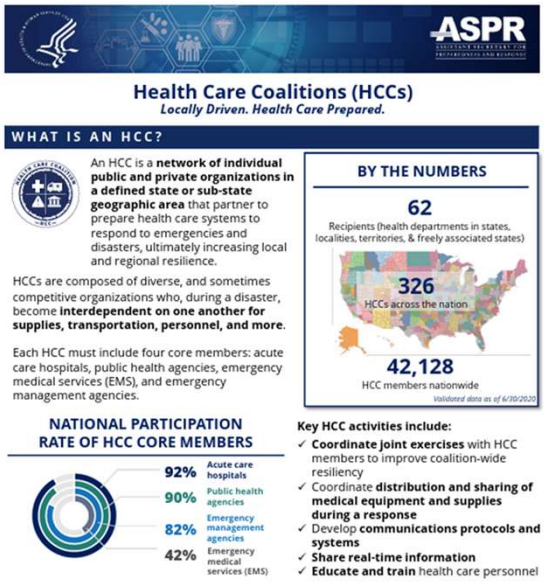
Healthcare Coalition Alliance
Region 3
www.FLRegion3HCC.org
A program of the Northeast Florida Regional Council

Healthcare Coalition Update

LEIGH WILSEY
HEALTHCARE COALITION PROGRAM MANAGER
LWILSEY@NEFRC.ORG

ANNIE SIEGER
SENIOR REGIONAL PLANNER
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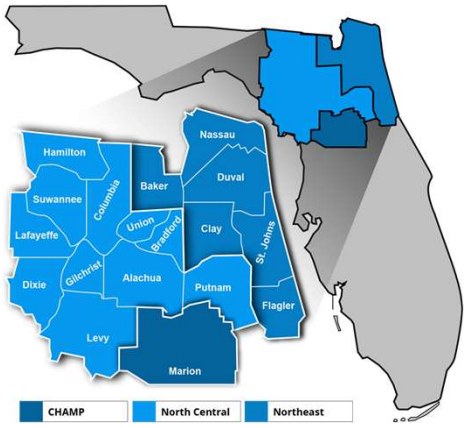
ASPR/HPP Program

- Funding through Cooperative Agreement with FDOH since 2014
- HPP is the only source of federal funding for health care system readiness
- Work to increase the capabilities and resilience of the regional healthcare system through planning, training, equipping, and exercising

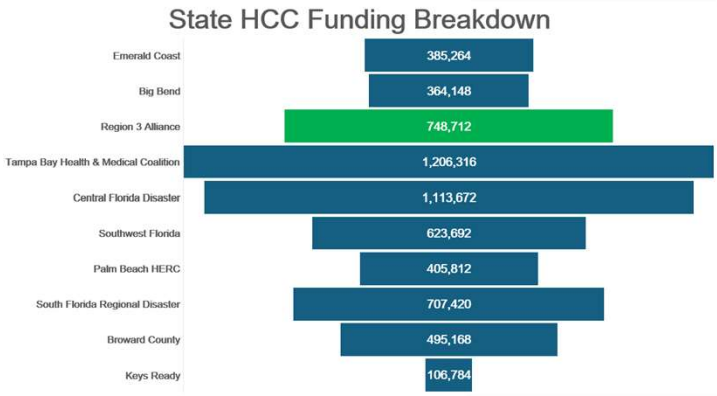
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NEFRC & Healthcare Coalition History

September 2014	Became Fiduciary Agent
May 2017	Awarded 5-year contract
June 2022	Awarded 2-year renewal contract
July 2024	Current Contract 2024-2029 3rd Year of 5-Year Contract



Funding Allocations



Annual Budget

$748,712

- Exercises
  - Virtual Tabletops
  - Medical Response Surge Exercise (MRSE)
- Training for Healthcare Preparedness
- Center for Independent Living Expos
- Equipment

HVA & Equipment Purchasing

Region 3 Healthcare Hazards	
Level of Risk	Hazard
Major	Hurricane / Tropical Storm
	Regional Electrical Failure (i.e. blackout)
	Flooding with potential for disruption / harm
	Cyber Incident
	Hazardous Material Release/Gas Leak
	Infectious Disease
Moderate	Regional Communications Disruption
	Multi-Jurisdictional Wildfire
	Widespread Supply Chain Interruption
	Armed Individual/Active Shooter incident (Large Scale)
	Tornado or Microburst
	Drought Conditions
	Pandemic
	Multiple Facility Evacuations
	Regional Sewer / Water Treatment Failure
	Regional Water Disruption / Interruption
	UAV Incident
	MCI Incident General Injuries (Building Collapse, Traffic Accidents, Fire, Active Assailant)
	Temperature Extremes + Winter Weather Event
	MCI involving chemical, biological or radiological materials
	Widespread Transportation Disruption / Failure
Minor	Ground depressions/anomalies (i.e., sinkholes)
	Regional Fuel Shortage(s)



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Thank You

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Questions?

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HEALTHCARE COALITION PROGRAM

Healthcare Coalition Alliance
Region 3
www.FLRegion3HCC.org
A program of the Northeast Florida Regional Council

A federal initiative bringing together all healthcare sectors to plan, train, exercise, and equip in advance of disasters and emergencies. Comprising 10 funded HCC regions, the Florida Department of Health contracts with the NEFRC to manage three healthcare coalitions that serve 18 counties. Known as the Alliance, coalition membership comprises over 900 individuals (from 600 organizations, agencies, and facilities) across 22 business sectors. The Alliance has provided training and exercises for all its members on emergencies and dedicates a third of its annual budget to projects that fill regional gaps.

$1.84 Million Spent on Projects Since 2014

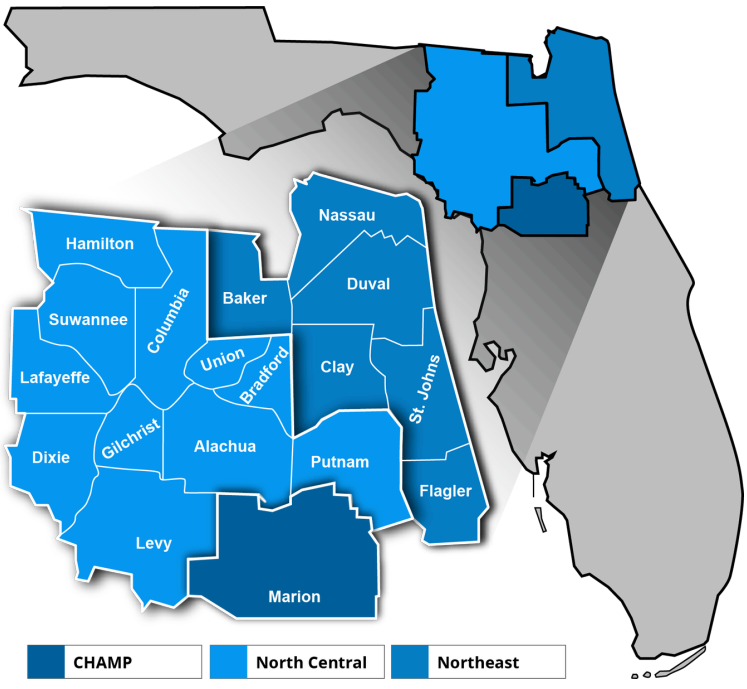
- Pediatric Restraints for EMS
- Stop The Bleed Kits for Every School District
- Long-Term Care Facility Evacuation Equipment
- Ballistic Vests for Fire & Rescue
- Hospital Disaster Stretchers and Evacuation Equipment
- High Fidelity EMS Training Manikins
- Reverse Osmosis Water Systems for Hospitals
- Tactical MCI Treatment Kits
- HazMat, Decontamination, and PPE Equipment for Hospitals
- Disinfectant Sprayers for Healthcare Facilities

EQUIPPING

PLANNING

TRAINING

EXERCISING



Three coalitions working together to increase healthcare resiliency in North Florida

BOARD Agenda Item #11F

Data Centers Update

40 East Adams St., Ste 320, Jacksonville, FL 32202
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NEFRC
NORTHEAST FLORIDA REGIONAL COUNCIL

BRINGING COMMUNITIES TOGETHER

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

MEMORANDUM

DATE: SEPTEMBER 23, 2026

TO: **NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS**

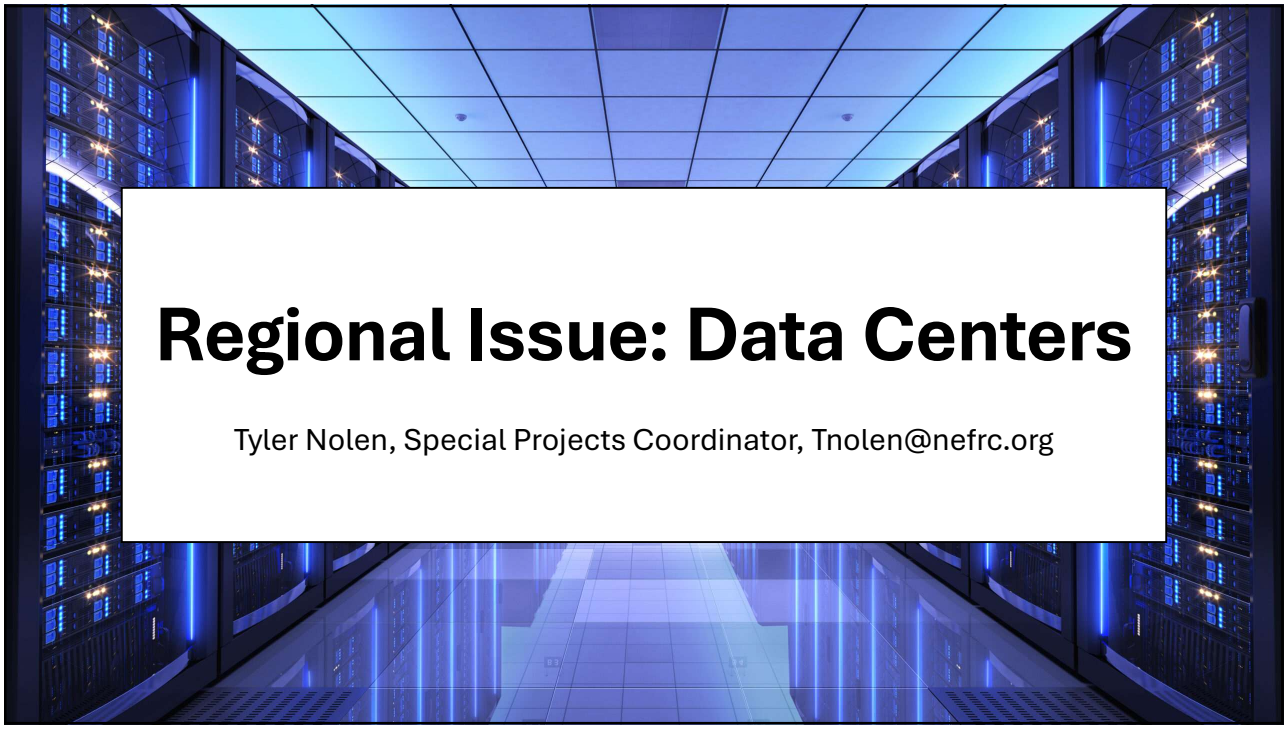
THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

FROM: TYLER E. NOLEN, SPECIAL PROJECTS COORDINATOR

RE: **DATA CENTER UPDATE**

Staff continues to monitor activity around the Region regarding Data Centers. An update will be provided at the upcoming October 1st Board meeting.

WWW.NEFRC.ORG/SUBSCRIBE-TO-OUR-MAILING-LIST



Regional Issue: Data Centers

Tyler Nolen, Special Projects Coordinator, Tnolen@nefrc.org

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Nassau County Update

- County Staff conducted several facility tours
- Continued communication with a variety of stakeholders including industry
- ***Draft report, regulations and schedule of related workshops and hearings will be release in 30 days***
- All information will be posted to the committee's webpage, and they will solicit comments through their web portal.

2

Data Center Mortarium in Northeast Florida

Nassau County: Passed June 8, 2026 (12-months)

Flagler County: Passed on August 3, 2026-Unincorparated areas only (12-months)

St Johns County: Initial Discussion Item on the Tuesday, October 6th BOCC Meeting.

8 June 2026

23 June 2026

3 Aug. 2026

8 Sep. 2026

Tue. 6 Oct.

Clay County: Passed on June 23, 2026 (12-months)

Putnam County: Passed September 8, 2026 (12-months)

3

Next Steps?

- Continue to support Nassau County's Special Committee and other local governments as a requested.
- Continue to monitor data center mortarium and possible development around the state.
- Routinely provide updates to the NEFRC Board of Directors.



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Questions?

Tyler Nolen
Special Projects Coordinator
tnolen@nefrc.org

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