NEFRC

BOARD OF DIRECTORS
Meeting



November 5, 2026
10:00 a.m.

Northeast Florida Regional Council
Hybrid Meeting

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

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: NOVEMBER 5, 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 **January 7, 2027 at 10:00 a.m. followed by the Regional Leadership Awards and Elected Officials Luncheon** at WJCT, 100 Festival Park Ave, Jacksonville, FL 32202**.**

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Northeast Florida Regional Council

BOARD of DIRECTORS

A G E N D A

40 E. ADAMS STREET (JESSIE BALL DUPONT CENTER)
JACKSONVILLE, FL 32202

THURSDAY, NOVEMBER 5, 2026
10:00 a.m.

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

PAGE

1. Call to Order

2. Roll Call – President Dance

3. Pledge of Allegiance and Invocation – President Dance

4. Introduction of Special Guests – President Dance

5. Alternate Review Report of Comprehensive Plan Amendments *(Information Only)* ..... Pg 7
   - Clay County Transmitted Amendment 26-5ESR
   - Clay County Adopted Amendment 26-2ESR
   - City of Jacksonville Transmitted Amendment 26-3ESR
   - City of Jacksonville Transmitted Amendment 26-4ESR

6. Action Items

* A. Consent Agenda:
   - October 1, 2026 Draft Meeting Minutes ..... Pg 17
   - September 2026 Financial Report ..... Pg 25
   - **Comprehensive Plan Amendments Review Report ..... Pg 36**
     - City of Jacksonville Transmitted Amendment 26-5ESR
     - City of Jacksonville Transmitted Amendment 26-6ESR
     - **Clay County Transmitted Amendment 26-6ESR**

* **B. FY 26-27 Proposed Budget Amendment #1 – Ms. Starling ..... Pg 55**

* C. Comprehensive Economic Development Strategy (CEDS) Update / Resolution 2026-15 – Mr. Shad ..... Pg 62

7. Presentations & Reports

A. Presentation: Strategic Communications Plan Report - Nick Zoller, Sr. Manager, Raftelis Pg 65

B. Highlighted Comprehensive Plan Amendment – Mr. Jordan ..... Pg 71

C. Town of Hilliard Visioning Update – Ms. Bryla ..... Pg 76

D. Program Highlight: Shrimp Marketing Plan Update – Mr. Bennett ..... Pg 81

E. Healthcare Coalition Program Update – Ms. Sieger ..... Pg 86

F. Data Centers Update – Ms. Payne ..... Pg 91

G. Election Outcomes Discussion

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

9. Local & Regional Issues Discussion – President Dance

10. Ex-Officio Member Reports – President Dance

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

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

- Legislative Committee
- Regional Awards Nominations
- RLA Nominations

12. Upcoming Events:

- November 5, 2026 – Transportation Disadvantaged LCB Meeting, Duval County
- November 7, 2026 – Town of Hilliard Visioning Outreach – Nassau County
- November 10, 2026 – Transportation Disadvantaged LCB Meeting, St. Johns County
- November 10, 2026 – Comprehensive Plan Community Meeting, Town of Welaka
- November 16, 2026 – Transportation Disadvantaged LCB Meeting, Clay County
- November 16, 2026 – Transportation Disadvantaged LCB Meeting, Putnam TD County

Upcoming Events Continued:

- November 18, 2026 – Local Emergency Planning Committee Meeting, Duval County
- November 18, 2026 – Transportation Disadvantaged LCB Meeting, Flagler TD County
- November 18, 2026 – Healthcare Medical Response & Surge Exercise
- November 19, 2026 – Transportation Disadvantaged LCB Meeting, Baker TD County
- November 19, 2026 – Transportation Disadvantaged LCB Meeting, Nassau TD County
- December 16, 2026 – Region 3 Healthcare Coalition Alliance Meeting

13. Next Meetings

- **Executive Committee**: **December 3, 2026**
- Board Meeting / Awards Ceremony: **January 7, 2027**
  WJCT, 100 Festival Park Ave, Jacksonville, 32202

14. Adjournment

BOARD Agenda Item #5

Alternate Review
Comprehensive Plan Amendments

40 East Adams St., Ste 320, Jacksonville, FL 32202
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MEMORANDUM

DATE: OCTOBER 29, 2026

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

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

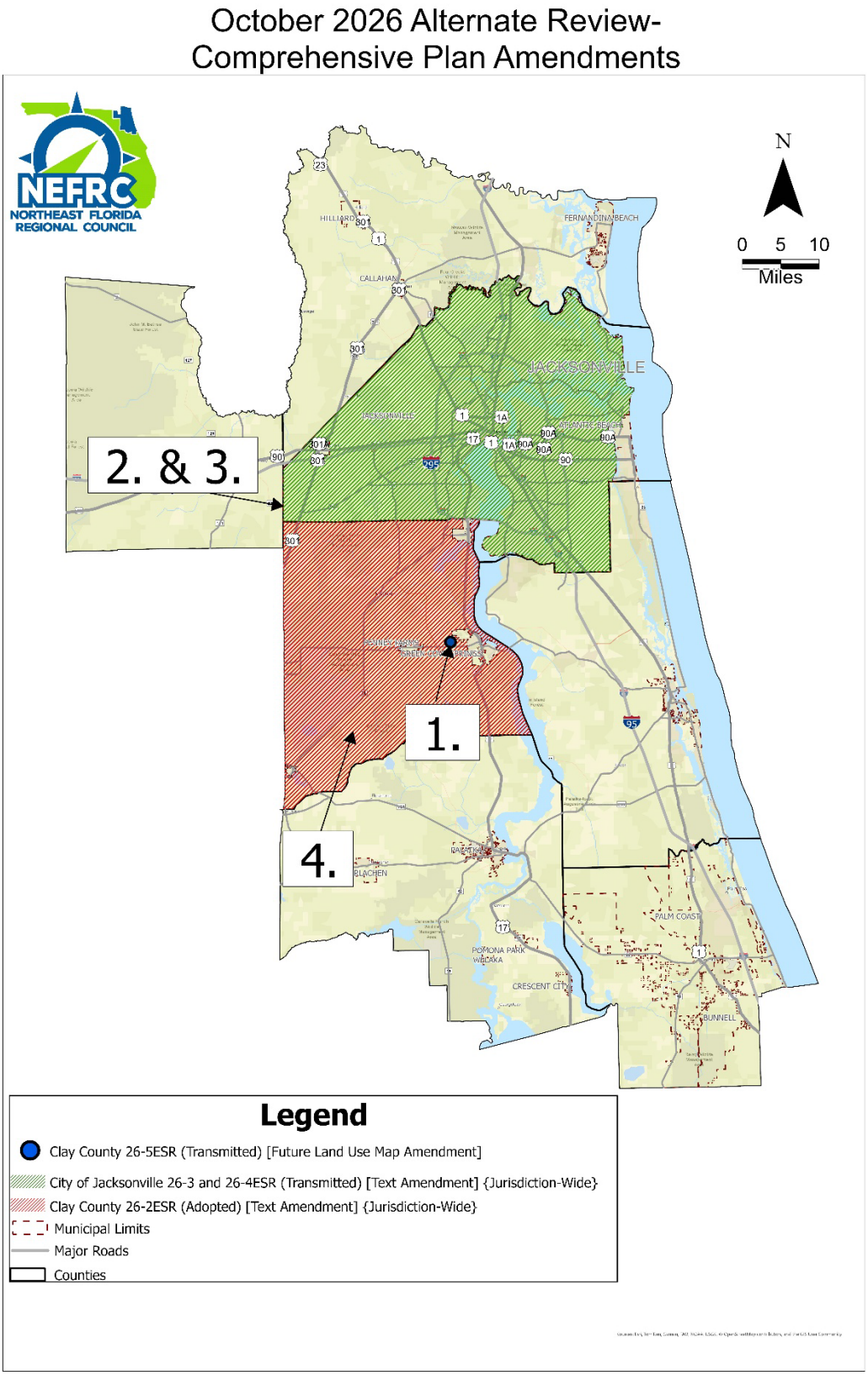
FROM: ROBERT JORDAN, SENIOR REGIONAL PLANNER

RE: **LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT–ALTERNATE REVIEW**

Due to the fact that four large-scale comprehensive plan amendments were received after the October 2026 Board of Directors Meeting and the reviews were required to be transmitted before the November 2026 Board of Directors Meeting, these amendments were reviewed by the Board President of the Northeast Florida Regional Council pursuant to the Council's Alternate Review Process. This process ensures continuity of regional review responsibilities when a regularly scheduled committee meeting does not occur, while maintaining consistency with established Council procedures.

The comprehensive plan amendments summarized in the attached review reports have been reviewed and transmitted pursuant to this alternate process and are being presented to the Board of Directors for informational purposes only. They do not require action or a vote for approval.

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
Clay County 26-5ESR	1	X		Clay	10/23/2026	COMP 26-0017 – Peters Creek BP

- **Type:** Future Land Use Map Amendment

- **Issue:** This proposed amendment includes both an amendment to the Future Land Use Map, changing 39.7 acres from Business Park (BP) and Rural Reserve (RRSV) to Rural Reserve (RRSV) and Business Park (BP) along with 18.3 acres from Agriculture (AG) to Business Park (BP). A text amendment for two policies in the Future Land Use Element was also included.

- **Background:** This is a Large-Scale Comprehensive Plan Map and Text Amendment to the 2045 Future Land Use Map (FLUM). The amendment proposes to exchange the existing Future Land Use designations on portions of the 39.47-acre parcel, changing land currently designated Business Park (BP) to Rural Reserve (RRSV) and land currently designated Rural Reserve (RRSV) to Business Park (BP). The application also includes text amendments to Future Land Use Element Policies 1.4.1.14 and 1.10.2. The larger subject parcel is bounded on the north side by Rosemary Hill Road, on the east side by County Road 315, and on the south side by State Road 16 and Chesser Road. The smaller subject parcel is at 3550 Rosemary Hill Road and is surrounded by a larger subject parcel and is undeveloped. The larger parcel is mostly planted with timber. The main reason for the proposed land use location changes within the larger subject parcel is a change to the future realignment of County Road 315. The proposed road location has been moved to the west, and it is the applicant's intention to use that new roadway location as a dividing line between the Business Park land use and the Rural Reserve land use on the parcel. Please see Exhibit 1-3 in the Appendix for additional information.

- **Impacts**: Both County Road 315 and State Road 16 are considered Transportation Resources of Regional Significance within the Strategic Regional Policy Plan (SRPP). The County indicates that its Mobility Fee will apply to future development of the property to address transportation impacts associated with development. The amendment will also be reviewed by the Florida Department of Transportation as part of the state coordinated review process for potential impacts to the State Highway System.

- **Recommended Intergovernmental Coordination:** Since this amendment affects a subject site adjacent to the City of Green Cove Springs, NEFRC staff recommend coordination with the City's Planning and Zoning Division.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
City of Jacksonville 26-3ESR	2	X		Duval	10/23/2026	Ordinance 2026-631-E

- **Type:** Text Amendment

- **Issue:** Ordinance 2026-631 amends the Central Business District (CBD) land use category within the Future Land Use Element (FLUE) to update the allowed number of marina slips in Downtown from 789 to 964

- **Background:** Ordinance 2026-631 amends the Central Business District (CBD) land use category within the Future Land Use Element (FLUE) to update the allowed number of marina slips in Downtown from 789 to 964. The Manatee Protection Plan was updated via Ordinance 2017-837-E. This update included an increase in the allowed number of Downtown marina slips, from 789 to 964. While the Manatee Protection Plan updated the slip count, updating the marina slip count within the CBD land use category within the FLUE was overlooked. The proposed text amendment revises Table L-1.A: CBD Existing Development Entitlements within the CBD land use category description. The table is revised to allow for 964 constructed or allocated marina slips.

- **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 that this is a text amendment, no intergovernmental coordination is recommended.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
City of Jacksonville 26-4ESR	3	X		Duval	10/23/2026	Ordinance 2026-632-E

- **Type:** Text Amendment

- **Issue:** Ordinance 2026-632 ensures consistency with Florida House Bill 399, which amended Chapter 163, Florida Statutes. House Bill 399, specifically Section 163.3194(7)(a), Florida Statutes, requires that comprehensive plans and zoning codes include factors for assessing compatibility of residential uses associated with proposed changes in residential land use categories or zoning districts.

- **Background:** Ordinance 2026-632 ensures consistency with Florida House Bill 399, which amended Chapter 163, Florida Statutes. House Bill 399, specifically Section 163.3194(7)(a), Florida Statutes, requires that comprehensive plans and zoning codes include factors for assessing compatibility of residential uses associated with proposed changes in residential land use categories or zoning districts. For example, when an applicant proposes a change in land use or zoning for property located within a residential district, the Planning District must evaluate compatibility factors identified in both the Comprehensive Plan and the Zoning Code and address those factors in the staff recommendation report. Under Objective 1.1 of the Future Land Use Element (FLUE), proposed Policy 1.1.26 (Exhibit 1) establishes factors for assessing compatibility of residential uses associated with proposed changes in residential land use categories. These include nearby development trends and scale, density transitions, public facilities and services, environmental conditions, relevant plans or studies, road access, and traffic. The policy provides an objective framework that ensures decisions are consistent and aligned with state requirements. The proposed amendment to the 2045 Comprehensive Plan provides consistency with HB 399 by establishing clear factors for assessing compatibility in residential districts. Legislation incorporating compatibility factors into the Zoning Code will proceed concurrently with the adoption cycle (second round of legislation) for the proposed text amendment.

- **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 that this is a text amendment, no intergovernmental coordination is recommended.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
Clay County 26-2ESR	4		X	Ckay	10/23/2026	Ordinance 2026-44

- **Type:** Text Amendment

- **Issue:** This is a staff-initiated text amendment to the Comprehensive Plan to add Institutional land use to the Branan Field Master Plan.

- **Background:** The proposed amendment will add BF Institutional land use category to the Branan Field (BF) Future Land Use Element of the County Comprehensive Plan. The Branan Field Future Land Use Map contains three (3) parcels designated BF Institutional. However, the BF Institutional land use category is not included as a land use category in the Comprehensive Plan or the Branan Field Master Plan. The proposed amendments would add BF Institutional to the list of land uses in Policy BF FLU 1.4.1 and would provide a new policy BF FLU 1.4.11 which describes the characteristics of the BF Institutional land use category.

- **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 that this is a text amendment, no intergovernmental coordination is recommended.

Appendix A: Comprehensive Plan Review Attachments

Exhibit 1: Clay County 26-5ESR (Site Location Map)



Exhibit 2: Clay County 26-5ESR (Existing Future Land Use Map)

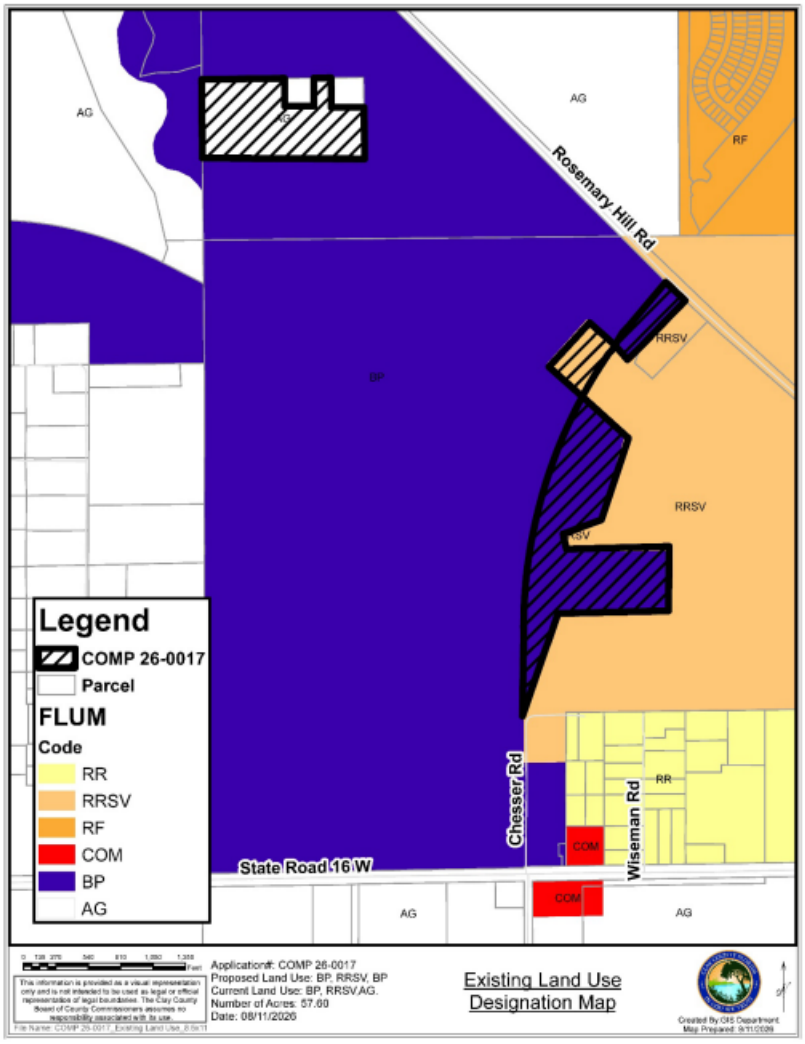
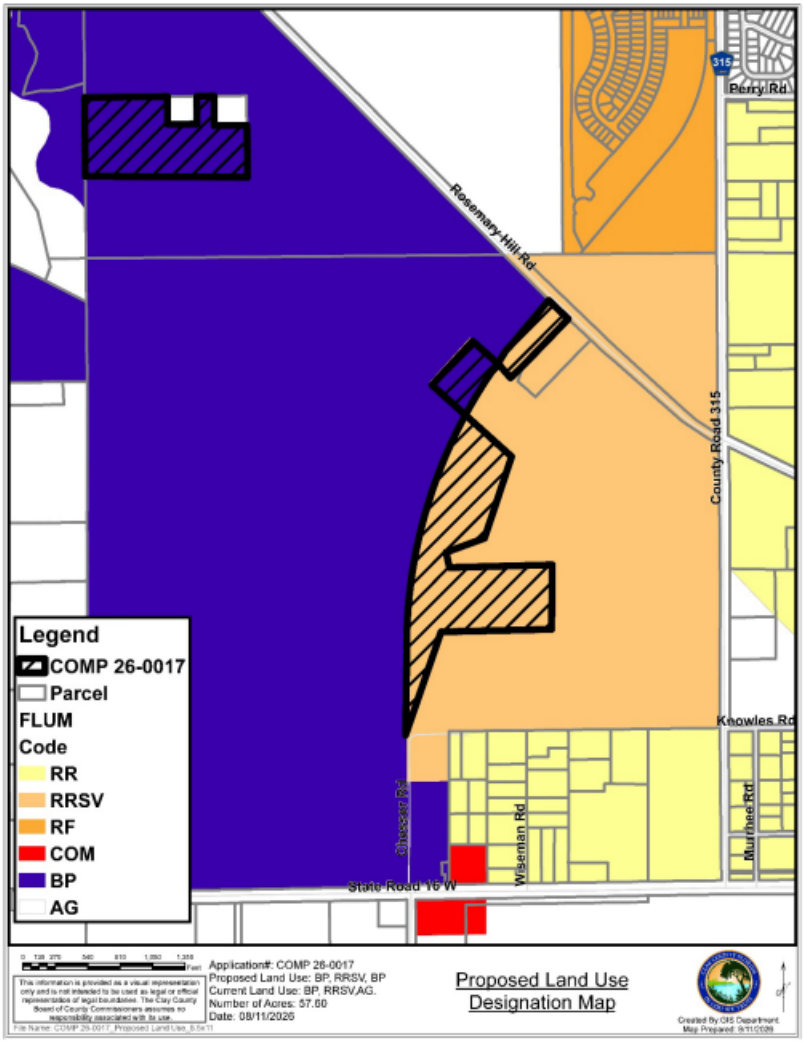


Exhibit 3: Clay County 26-5ESR (Proposed Future Land Use Map)

6

Figure 5 – Proposed Future Land Use Designation Map



7

BOARD Agenda Item #6A-1

DRAFT Minutes

NORTHEAST FLORIDA REGIONAL COUNCIL
Board of Directors Meeting
October 1, 2026

MINUTES

The Northeast Florida Regional Council Board of Directors held a meeting on Thursday, October 1, 2026 at 2199 Commerce Pkwy, Bunnell, FL 32110. Ms. Payne called the meeting to order at 10:03 a.m.

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

CLAY:	Commissioner Condon Commissioner Renninger
DUVAL:	Mayor Lynch
FLAGLER:	Commissioner Dance Councilmember Gambaro
NASSAU:	Commissioner Huppmann Commissioner Martin
ST. JOHNS:	Commissioner Taylor Commissioner Whitehurst Commissioner Morgan
EX-OFFICIO:	Mr. Hart Mr. Conkey, St. Johns River Water Management District Ms. Santana, Florida Department of Transportation
Excused:	Commissioner Anderson, Commissioner Iverson, Mr. Griffis, Ms. Gore, Councilman Ludwig, Councilmember Amaro, Councilmember Pittman, Commissioner Minshew, and Commissioner Harvey
Absent:	Commissioner Wilkinson, Mayor Meyers, Mr. Bourre, Ms. Brown
Presenter:	Ms. Susanne Torriente, Global Principal, Jacobs
Guests:	Chief Mark Strowbridge (Clark County), Mike McLaughlin (City of Palm Coast), Tom Bexley (Flagler County), Nichole Buckles (Flagler County), Dave Sullivan (City of Palm Coast), Pam Richardson (Flagler BOCC), Dale Martin (City of Flagler Beach), Amy Lukasik (Flagler County), Lucy Dance (Flagler County), Adam Mengel (Flagler County), John Brower (Flagler County), Catherine Robinson (Bunnell), Bill White (SJRWMD), Lovie Haley (Flagler County), Karen Callahan (Flagler County), Roy Sieger (Flagler County), Hamid Tabassian (Flagler County), Rick Staly (Flagler County), Rick de Yampert (Reporter, Flagler Live), and others

DRAFT

Staff: Elizabeth Payne, Donna Starling, Tyler Nolen, Leigh Wilsey, Eric Anderson, Jenni Bryla, Kenajawa Woody, Sheron Forde, et al.

PASSING OF THE GAVEL

Ms. Payne had the honor of performing the ceremonial passing of the gavel to incoming President Andy Dance.

President Dance commented on the excellent job Commissioner Anderson has done, not only in the past year by stepping in for Baker County after the passing of Commissioner Bennett, but over his 15 years of serving on this Board. He thanked everyone for allowing him the opportunity to serve in this role for the next year. He also expressed his gratitude for his fellow Council Members for their support, friendship, and the trust placed in him. He is grateful for his fellow commissioners who support him, the County staff, and the many local elected officials, community leaders in attendance and his family.

INTRODUCTION OF SPECIAL GUESTS

President Dance welcomed everyone to the meeting and recognized special guests in the audience and others in attendance and thanked them for coming. He did a special recognition of Mayor Catherine Robinson, City of Bunnell, who was the last president of the Northeast Florida Regional Council (NEFRC) Board from Flagler County.

WELCOME TO FLAGLER COUNTY

Mr. Adam Mengel, Interim Flagler County Manager, welcomed everyone to the County and the Nexus Center. He stated that they are very proud of some of their programs and outreach that they've done that have been recognized by the Regional Council and through different regional awards over the years. He spoke about some of the challenges that we are facing, and the key role that the Regional Council plays. He stated that the varied programs of the Regional Council creates a great opportunity for collaboration on the things we do for the public, consolidate in some cases, and have a regional focus where we have not had in the past. There is a key role that the NEFRC will play in that effort, and he looks forward to good work from the Council to make those things happen. The role is challenging, but don't ever discount what the Council does; we depend on you. He closed with his congratulations to the new NEFRC Board Officers.

PRESENTATION OF FY 26-27 BOARD OFFICERS

The NEFRC's FY 26-27 Board Officers were introduced with Commissioner Condon as the Secretary/Treasurer, Councilmember Ken Amaro as the 2nd Vice President, Commissioner John Martin as the 1st Vice President, and Commissioner Andy Dance as President.

FY 26-27 COMMITTEE ASSIGNMENTS

Due to the upcoming changes in Board Members, the committee assignments are provided as a draft and will be finalized following the new appointments. However, the Personnel, Budget & Finance Committee remains the same; therefore, this committee will meet in November as represented on the draft committee assignment. It was also mentioned that Commissioner Huppman will chair the Legislative Committee.

*ACTION ITEMS

DRAFT

*Consent Agenda

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

* Resolution 2026-12

Ms. Payne presented Resolution 2026-12, honoring the service of Commissioner Iverson on the Northeast Florida Regional Council Board of Directors.

President Dance called for a motion on Resolution 2026-12. Commissioner Huppman motioned to approve Resolution 2026-12 as presented; seconded by Commissioner Martin. Motion carried.

* Resolution 2026-13

Ms. Payne presented Resolution 2026-13, honoring the service of Councilmember Charles Gambaro Jr. on the Northeast Florida Regional Council Board of Directors.

President Dance called for a motion on Resolution 2026-13. Commissioner Huppman motioned to approve Resolution 2026-13 as presented; seconded by Commissioner Condon. Motion carried.

Councilmember Gambaro stated he was honored for the opportunity to serve on such a collaborative body. He is very thankful for the resiliency study that was done for Flagler County, which helped in planning efforts going forward. Great work comes out of this council, and he is thankful to have had the opportunity to be a part of it. Although he will no longer be a public official, he is still willing to support and help any way that he can. Please continue to use him as a resource.

* Resolution 2026-14

Ms. Payne presented Resolution 2026-14, honoring the 15-year service of President Jimmy Anderson on the Northeast Florida Regional Council Board of Directors. Ms. Payne read the resolution. A correction was recommended to correct the spelling of President Anderson's name.

President Dance called for a motion on Resolution 2026-14. Commissioner Martin motioned to approve Resolution 2026-14 as amended; seconded by Commissioner Huppman. Motion carried.

*August 2026 Financial Report

Ms. Starling stated that the Council posted a net income of $4,626 for the month of August with a year-to-date net income of $31,452. She also provided a brief overview of the financial package and highlighted the income statement, balance sheet, report of state and federal programs, investment report, vendor report for the month, and bank statements. A brief discussion followed.

President Dance called for a motion on the August 2026 Financial Report. Commissioner Renninger motioned to approve the August 2026 Financial Report; seconded by Commissioner Huppman. Motion carried.

*RFP: Brownfields Assessment Coalition Grant Consultant Selection

DRAFT

Mr. Shad reminded the Members that the Regional Council applied for and was awarded a $1.5 million grant from the U.S. EPA this year; with a 4-year timeline. This was achieved through a partnership with the City of Palatka and Nassau County. The grant requires the Council to engage a qualified environmental professional firm to conduct phase I and II assessments. Therefore, the Council issued a Request for Proposal on August 17, 2026 that was due on September 16, 2026. Six (6) responses were received and, with one disqualified for incomplete response, five (5) were reviewed and scored by a committee consisting of representatives from the City of Palatka, Nassau County, and Council staff. Based on the scoring, staff requests authorization for the CEO to negotiate and contract with the top scoring respondent, PPM Consultants; if unsuccessful, authorize the CEO to negotiate and contract with the second ranked respondent, APTIM. Discussion followed.

President Dance called for a motion on the Brownfields Assessment Coalition Grant Consultant Selection. Commissioner Martin motioned to approve staff's recommendation as presented; seconded by Commissioner Renninger. Motion carried.

Commissioner Martin stepped out of meeting

*Regional Community Institute FY 26-27 Membership

Mr. Nolen provided an overview of the Regional Community Institute (RCI), a 501c3 under the umbrella of the NEFRC. He stated that the RCI membership is made up of NEFRC Board members and Regional Leadership Academy graduates. As RCI is under the NEFRC, the NEFRC Board of Directors must approve its membership. He presented the FY 26-27 RCI membership for consideration and recommends approval.

President Dance called for a motion on the Regional Community Institute FY 26-27 Membership. Commissioner Condon motioned to approve the Regional Community Institute Membership as presented; seconded by Councilmember Gambaro Motion carried.

PRESENTATIONS & REPORTS

Flagler County Highlights

President Dance stated that one of his goals for the upcoming year is to show each county why regionalism matters and the impacts of the Regional Council by joining Ms. Payne in making a presentation at all member Board of County Commission meetings, and as many municipalities as possible. He stated that the presentations will include county specific benefits of the Regional Council, their return on investment, and make the case that the Regional Council is important and critical to what local governments do.

Using Flagler County as an example, **President Dance** provided a presentation highlighting the County's transition from a small to a medium sized county, the challenge caused by the growth beyond their borders. He also spoke about how the Northeast Florida Regional Council (NEFRC) connects not only Flagler County, but the Region by connecting member counties to expertise, shared experiences, collaboration and resources such as Transportation, Infrastructure, Water, Land Use and Environmental, and Coastline and Resilience. Examples of what regionalism looks in Flagler County includes the compound flooding work done for the County; development of the City of Bunnell's Vision Plan; conducting the City of Palm Coast's Economic Prosperity Outreach; coordination of the Transportation Disadvantaged program; the Regional Leadership Academy;

and Environmental lands. He stated that the value of Flagler County's NEFRC membership extends beyond the County organization and into the communities within it.

He added that as our communities grow, the challenges become more interconnected. Transportation patterns cross county lines. Water, drainage and flooding cross political boundaries. Infrastructure systems serve a growing region. Land-use decisions can affect neighboring communities and wildlife corridors. And along the coast, storms, flooding and beach erosion do not stop at a jurisdictional line. Growth compounds the demands and makes it even more important that we use our resources wisely, learn from one another, and don't duplicate efforts unnecessarily. The Regional Council know what is happening in our neighboring counties; they work with our cities. They have relationships with state and federal agencies, and they can connect us with people who may already have experience with the challenge we are facing.

He stated that while each county has its own identity and make their own local decisions, we are also part of a larger system. Our transportation networks, watersheds, economy, natural systems and, professional relationships all connect us. Regionalism is not giving up our local identity or independence. It is recognizing where cooperation, shared expertise and strong relationships can help all of us do a better job serving our communities; that is the value of the Northeast Florida Regional Council. Different communities. Shared challenges. Stronger connections. He stated that this is message he and Beth will share around the Region.

Presentation: Military Installation Readiness Review Roll Out/Closeout

Ms. Susie Torriente, Global Principal, Jacobs, provided background information on the Military Installation Readiness Review project that began in spring of 2025. Through the Office of Local Defense Community Cooperation, the purpose of the project was 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 installations that could be mitigated through investments and solutions outside the fence line in the community. She stated that Regional Councils statewide have taken the lead on this by working with the Department of Defense, visiting local and regional governments where these installations are located and looking at their vulnerabilities and assets through the mission lens.

Ms. Torriente highlighted the purpose, timeline, study area and boundary, and the process utilized for the project. The outcome includes 21 installation-specific comprehensive adaptation packages; each with a series of different recommendations, making it grant ready. She stated that the focus now shifts toward identifying funding opportunities and working with regional partners to advance these projects toward implementation. The Council now has a great combination of rich resources, tools, data, and the analysis to back it up.

Ms. Payne stated that this is a regional council project and program that is ours to carry forward. Council staff will begin distributing the information and providing education. We will be asking for some time on an agenda to brief your entire board and continue working with different departments. The best part is our military partners are excited to begin. It is a priority for the Region and the Board; we are excited to take it to the next step. Discussion followed.

Councilmember Gambaro stated that as a former military officer that served directly for multiple Secretaries of Defense, he still have a lot of friends that could help. Once staff is ready to move forward and present those grants, he would be happy to be an advocate.

Ms. Payne informed the Members that the coins at their places were created as part of the MIRR project and are for them to take as a memento of the project. One side is the Council logo, and the other is the logo for our military installation readiness review.

FY 25-26 Attendance Roster

Ms. Payne stated that the FY 25-26 attendance calendar is provided for the Members review and asked that they provide staff with any corrections they may find. Once finalized, the roster will be provided to each County appointing body and the Governor's office.

FY 25-26 Annual Report

Ms. Payne presented the Regional Council's FY 25-26 Annual Report, highlighting the Council's work throughout the seven-county region and its continued support of local programs.

Healthcare Coalition Update

Ms. Wilsey provided a brief overview of the Healthcare Coalition (HCC) program that serves 18 counties, highlighting the Council's history with the HCC and its funding through the Florida Department of Health.

Ms. Wilsey highlighted the Regional Healthcare Hazard and Vulnerability Assessment, which identifies potential threats to the healthcare system and evaluates their impacts, including facility evacuations and increased demand for medical services. The assessment helps identify gaps in regional healthcare preparedness and guides decisions on equipment and resources needed by healthcare partners. A Resourcing Gaps Working Group reviews these gaps and helps prioritize investments that would provide the greatest benefit to the Region. Staff then research potential solutions and bring proposed purchases to the Board for approval. Ms. Wilsey then directed the Members' attention to a flyer showing examples of equipment and resources the HCC has purchased for healthcare partners over the years.

Data Centers Update

Mr. Nolen reminded the Members that the Board adopted the Data Centers development as an issue of regional significance, which enables council staff to provide assistance to counties that are going through a variety of different processes and to keep informed of what's happening in the Region and the State. He provided a brief update on Nassau County's process, which has resulted in a draft report that, when finalized, will be displayed on the Nassau County Data Center public portal on their website.

Mr. Nolen also shared information on the moratoriums passed in the Region and discussed next steps. He stated that the Council will continue to support local government's initiatives in the Region and around the State. Discussion followed.

PUBLIC COMMENT

None.

LOCAL AND REGIONAL ISSUES DISCUSSION

Clay County – **Commissioner Condon** shared her concerns regarding the transportation cuts at the Jacksonville Transportation Authority and how it will affect Clay County's Transportation

Disadvantaged (TD) program. She also encourages the Members to begin thinking about educating their legislative representatives about their issues. **Commissioner Renninger** also commented on the JTA and the Clay TD issue; informed Members that the Blue Angels will make a special appearance for the 250th anniversary; they will host Speaker Designate, Sam Garrison in November.

Duval County – **Mayor Lynch** invited Members to the City of Baldwin's Founder's Day and 250th Anniversary celebrations.

Nassau County – **Commissioner Martin** commented that Amendment 3 will be a disaster if passed and encourages Members to let their legislative representatives know the effects it will have on them.

St. Johns County – **Commissioner Taylor** commented on the devasting effects of SB 686, and that the County is having Town Halls on Amendment 3. **Commissioner Morgan** stated that the City passed an E-Bike Ordinance based off the City of Palm Coast's ordinance; they are now conducting a search for a new City Manager.

EX-OFFICIO MEMBERS' REPORT

Florida Department of Transportation – **Ms. Santana** stated that a public hybrid hearing for the tentative five-year work program for fiscal years 2028-2032 will be held on November 19, 2026 at the Florida Department of Transportation's Jacksonville Urban Office Training Facility. This will serve as the official public hearing for FDOT District Two. The online meeting link is https://attendee.gotowebinar.com/register/7821576533318399322.

St. Johns River Water Management District (WMD) – **Mr. Conkey** stated that the aquafer is still low and that they are still at a Level III Water Shortage. He added that the Lower Basin Plan is being put out for public comment and will then be up for approval by the Water Management District Board.

CHIEF EXECUTIVE OFFICER'S REPORT

Ms. Payne shared the final report and findings of the Strategic Communications Plan as provided by the consultant who will present this at the November meeting. She stated that the Regional Awards for Excellence, and the 2027 Regional Leadership Academy class are now accepting nominations online. She informed the Members that staff is assisting the City of Jacksonville's Special Committee on Drowning Prevention in retention ponds.

Next Meeting Date: November 5, 2026 Meeting Adjourned: 12:16 p.m.

Andy Dance President	Elizabeth Payne Chief Executive Officer

DRAFT

BOARD Agenda Item #6A-2

Financial Report
September 2026

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www.nefrc.org
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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: OCTOBER 27, 2026

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

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

FROM: DONNA STARLING, CHIEF FINANCIAL OFFICER

RE: **SEPTEMBER 2026 FINANCIAL REPORT**

The Northeast Florida Regional Council posted a Net Income of $2,365 for the month of September and a Year-to-Date Net Income of $33,817.

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Regional Council - Agencywide	Adopted Amended Budget 25/26	September 2026	YTD	Represents 100% of Fiscal Year	Budget Variance
Revenues					
County Dues	$ 694,757	57,896	694,757	100%	0%
Local Government Technical Assistance	$ 313,943	25,201	283,382	90%	-10%
Transportation Disadvantaged (TD)	$ 203,095	17,688	215,695	106%	6%
Hazardous Analysis	$ 9,317	944	9,317	100%	0%
Local Emergency Preparedness Committee (LEPC)	$ 90,000	19,806	78,210	87%	-13%
Hazardous Materials Emergency Preparedness (HMEP) Program	$ 75,557	5,250	44,063	58%	-42%
Florida Department of Enviromental Protection (FDEP)	$ 183,955	(8,775)	175,180	95%	-5%
Small Quantity Generator (SQG) Program	$ 4,998	-	4,760	95%	-5%
Healthcare Coalition	$ 751,974	46,287	734,431	98%	-2%
CDBG North Florida Resiliency Plan	$ 18,532	-	18,533	100%	0%
CDBG Mitigation Assessment and Planning	$ 43,647	-	35,648	82%	-18%
Military Installation Resilience Review (MIRR)	$ 744,556	123,968	744,557	100%	0%
Pinecastle MIRR-East Central Florida RPC	$ 35,000	1,765	41,249	118%	18%
National Fish Wildlife Foundation (NFWF) Aquatic Connectivity	$ 55,000	16,574	39,581	72%	-28%
NFWF South Atlantic Salt Marsh Initiative (SASMI)	$ 154,917	6,319	102,115	66%	-34%
Economic Development Administration (EDA)-CEDS	$ 72,988	5,494	84,143	115%	15%
Economic Development Administration (EDA)-Visioning	$ 91,000	6,078	76,818	84%	-16%
USDA Shrimp Grant	$ 20,000	7,427	38,408	192%	92%
Community Foundation	$ 25,000	7,471	13,163	53%	-47%
Regional Leadership Academy (RLA)	$ 11,250	-	11,250	100%	0%
Other Revenue	$ 48,087	3,887	49,460	103%	3%
TOTAL REVENUES	$ 3,647,573	$ 343,279	$ 3,494,721	96%	
TRANSFER FROM GENERAL FUND	$ (26,206)	$ (2,365)	$ (33,817)		
TOTAL REVENUE/GENERAL FUND	$ 3,621,367	$ 340,914	$ 3,460,904	96%	
Expenses					
Salaries and Fringe	$ 1,801,552	112,851	1,767,356	98%	-2%
Contract/Grant Direct Expenses	$ 1,362,181	171,813	1,248,812	92%	-8%
Indirect - Allocated Expenses*	$ 205,748	15,637	196,985	96%	-4%
General Fund Expense*	$ 251,886	40,612	247,750	98%	-2%
TOTAL EXPENSES	$ 3,621,367	$ 340,914	$ 3,460,904	96%	
Net Income (loss)		2,365	$ 33,817		

Northeast Florida Regional Council
Balance Sheet
September 2026

	FY 24/25 September 2025	FY 25/26 September 2026
ASSETS		
Cash	2,169,810	2,089,884
Accounts Receivable	821,963	865,499
Pension Deferred Outflows	498,205	410,690
Prepaid Expenses	-	8,885
Total Current Assets	3,489,978	3,374,957
Property and Equipment:		
Office Furniture and Equipment	267,564	269,962
Less Accumulated Depreciation	183,792	201,794
Total Property and Equipment, net	83,773	68,167
Total Assets	**3,573,751**	**3,443,125**
LIABILITIES		
Accounts Payable	126,247	70,408
Accrued Salaries and Leave	112,608	107,635
Deferred Revenue	30,051	13,935
Pension Liability	1,417,225	1,195,979
Pension Deferred Inflows	124,127	237,876
Total Liabilities	**1,810,258**	**1,625,833**
EQUITY		
Equity and Other Credits:		
Retained Earnings	1,763,493	1,817,291
Total Equity and Other Credits	**1,763,493**	**1,817,291**
Total Liabilities, Equity and Other Credits	**3,573,751**	**3,443,125**

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	$ 33,817	$ 2,169,810	$ 2,089,884

Program Detail Report, September 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	748,712	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

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THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

FROM: DONNA STARLING, CHIEF FINANCIAL OFFICER

RE: **SEPTEMBER 2026 INVESTMENT REPORT**

Bank Account Interest

	FY 24/25	FY 25/26
September Interest	$ 2,703	$ 3,208
Year to Date Interest	$ 18,054	$ 37,434

Florida Local Government Investment Trust

	FY 24/25	FY 25/26
Current Balance	$ 20,332	$20,684

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Vendor Payments-September 2026

Check Date	Check#	Vendor	Amount
09/01/2026	2542	Retirement	18,432.42
09/04/2026	2544	AFLAC	1,016.00
09/04/2026	2545	Auto-Owners Insurance	231.94
09/04/2026	2546	Auto-Owners Insurance	85.00
09/04/2026	2547	Empower Retirement	260.00
09/04/2026	2548	Shell Fleet Plus	163.54
09/04/2026	2549	TeamKeeper, Harris Systems USA Inc	109.82
09/04/2026	2550	T-Mobile	353.28
09/04/2026	516031	Jewish Family and Community Services, Inc	3,658.42
09/04/2026	516032	Nassau County Sheriff's Office	3,812.84
09/04/2026	516033	STS Safety Training Systems, Inc.	5,250.00
09/04/2026	516034	University of North Florida	15,000.00
09/04/2026	DD-462	SGS Technologie, LLC	380.00
09/04/2026	DD-463	Kairos Digital LLC	270.00
09/04/2026	DD-464	JB duPont Center, LLC	8,884.80
09/04/2026	DD-465	Jacobs Engineering Group, Inc.	57,075.65
09/04/2026	DD-466	Dell Marketing LP	8,698.03
09/04/2026	DD-467	City of Jacksonville - Employee Benefits	7,624.62
09/09/2026	516035	Florida Department of Health	187,178.00
09/09/2026	516036	Florida Department of Health	123.99
09/11/2026	2551	FICA & Federal Tax Payment	10,287.33
09/15/2026	2543	Regions Bank	8,717.51
09/18/2026	2552	Empower Retirement	260.00
09/18/2026	2553	Grants Management Systems	360.00
09/18/2026	516037	Florida Department of State	44.10
09/18/2026	516038	Indian Springs Manufacturing Co. Inc.	3,598.43
09/18/2026	516039	Smart North Florida	10,000.00
09/18/2026	DD-468	The St. Augustine Record	42.80
09/18/2026	DD-469	The Florida Times Union	228.92
09/18/2026	DD-470	Raftelis Financial Consultants, Inc.	4,460.00
09/18/2026	DD-471	Panera Bread LLC	103.07
09/18/2026	DD-472	Palatka Daily News	66.24
09/18/2026	DD-473	Nimnicht Chevrolet Company	97.85
09/18/2026	DD-474	News Leader	153.05
09/18/2026	DD-475	Iventure Solutions Inc.	4,818.64
09/18/2026	DD-476	Florida Regional Councils Association	6,250.00
09/18/2026	DD-477	Douglas Law Firm	3,000.00
09/18/2026	DD-478	Daytona Beach News-Journal	16.72
09/18/2026	DD-479	Clay Today	32.40
09/18/2026	DD-480	City of Jacksonville - Employee Benefits	7,624.62
09/18/2026	DD-481	Baker County Press	30.80
09/18/2026	DD-482	Apex Workplace Solutions	205.02
09/25/2026	2554	FICA & Federal Tax Payment	9,872.22
09/29/2026	2555	Retirement	18,028.03
		September 2026 Vendor Payments	**406,906.10**

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 10

PUBLIC FUNDS ANALYZED CHECKING
September 1, 2026 through September 30, 2026

SUMMARY

Beginning Balance	**$1,044,669.39**		Minimum Balance	$839,530
Deposits & Credits	$316,597.21	+		
Withdrawals	$282,541.12	–		
Fees	$231.90	–		
Automatic Transfers	$0.00	+		
Checks	$228,699.38	–		
Ending Balance	**$849,794.20**			

DEPOSITS & CREDITS

09/03	State of Florida Payments 0008northeast 175262680126512	187,178.00
09/09	State of Florida Payments 0008northeast 175262680135556	123.99
09/11	Hhs2 Treas 310 Misc Pay Northeast Flor 591745473750105	19,380.35
09/15	National5096 EFT Northeast Flor G20279	18,223.79
09/16	Deposit - Thank You	11,201.74
09/21	Clay County Boar Vendor Northeast Flor Sup-1000187	6,000.00
09/25	State of Florida Payments 0008northeast 175262680170957	45,450.00
09/30	Deposit - Thank You	29,039.34
	Total Deposits & Credits	$316,597.21

WITHDRAWALS

09/01	Fla Dept Revenue Crc Northeast Flor 293417072	18,432.42
09/02	Regions Bank Prefunddbt 591745473 Cmain	82,933.10
09/08	Regions Bank Prefunddbt 591745473 Dstarling	34,199.49
09/08	Harris Systems U N Harris C Northeast Flor Kj34znpp6z	109.82
09/08	Wright Express Fleet Debi NE FL Regional 9100006246306	163.54
09/08	Empower Empower 0005northeast 703996740812	260.00
09/08	T-Mobile Fdc Paymen Northeast Flo 4171147	353.28
09/08	AFLAC Columbus Achpmt Y567906908301 127411927	1,016.00
09/09	Auto-Owners Ins. Prem Northeast Flor	85.00
09/09	Auto-Owners Ins. Prem Northeast Flor	231.94
09/11	IRS USATAXPYMT Northeast Flor 220665481221948	10,287.33
09/15	Regions Bank Achautopay NE FL Regional 471575999707336	8,717.51
09/16	Regions Bank Prefunddbt 591745473 Cmain	27,130.13

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 10

WITHDRAWALS (CONTINUED)

09/21	Empower	Empower 0005northeast 701433569648	260.00
09/22	Gmsinc	Webpayment Northeast Flor	360.00
09/23	Regions Bank	Prefunddbt 591745473 Dstarling	33,775.81
09/25	IRS	USATAXPYMT Northeast Flor 220666891532640	9,872.22
09/29	Fla Dept Revenue	Crc Northeast Flor 23941385	18,028.03
09/30	Regions Bank	Prefunddbt 591745473 Cmain	36,325.50

Total Withdrawals $282,541.12

FEES

09/09	Analysis Charge	08-26	231.90

CHECKS

Date	Check No.	Amount
09/01	516029	33.60
09/11	516031 *	3,658.42
09/14	516032	3,812.84
09/08	516033	5,250.00
09/11	516034	15,000.00
09/16	516035	187,178.00
09/16	516036	123.99
09/23	516037	44.10
09/24	516038	3,598.43
09/22	516039	10,000.00

Total Checks $228,699.38

* Break In Check Number Sequence.

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
09/01	1,026,203.37	09/14	1,075,293.05	09/23	843,129.04
09/02	943,270.27	09/15	1,084,799.33	09/24	839,530.61
09/03	1,130,448.27	09/16	881,568.95	09/25	875,108.39
09/08	1,089,096.14	09/21	887,308.95	09/29	857,080.36
09/09	1,088,671.29	09/22	876,948.95	09/30	849,794.20
09/11	1,079,105.89				

REGIONS DEPOSIT AGREEMENT IS REVISED 9-1-26, EXCEPT AS OTHERWISE NOTED, FOR CHANGES RELATED TO ELECTRONIC BANKING, TRANSACTION POSTING, CHECK CASHING, INTEREST PAYMENT, STOPPING CHECK PAYMENT, TELEPHONE TRANSACTIONS, AUTO RENEWAL OF AND EARLY WITHDRAWAL PENALTIES FOR TIME DEPOSITS, AND AVAILABILITY OF FUNDS FROM REAL-TIME ELECTRONIC PAYMENTS. VISIT REGIONS.COM/AGREEMENTS FOR DETAILS.

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

September 1, 2026 through September 30, 2026

SUMMARY

Beginning Balance	**$102,744.13**		Minimum Balance	$105,997
Deposits & Credits	$3,253.26	+	Annual Percentage Yield Earned	0.01%
Net Interest Earned	$0.87	+	Interest This Period	$0.87
Withdrawals	$0.00	–	Average Collected Balance	$105,997.39
Fees	$0.00	–	2026 YTD Interest	$7.83
Automatic Transfers	$0.00	+		
Checks	$0.00	–		
Ending Balance	**$105,998.26**			

DEPOSITS & CREDITS

09/01	Mutual Fund Dividend	Ctre03 Fidelity Treasury Only Portfol	3,253.26

INTEREST

09/30	Interest Payment	0.87

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance
09/01	105,997.39	09/30	105,998.26

REGIONS DEPOSIT AGREEMENT IS REVISED 9-1-26, EXCEPT AS OTHERWISE NOTED, FOR CHANGES RELATED TO ELECTRONIC BANKING, TRANSACTION POSTING, CHECK CASHING, INTEREST PAYMENT, STOPPING CHECK PAYMENT, TELEPHONE TRANSACTIONS, AUTO RENEWAL OF AND EARLY WITHDRAWAL PENALTIES FOR TIME DEPOSITS, AND AVAILABILITY OF FUNDS FROM REAL-TIME ELECTRONIC PAYMENTS. VISIT REGIONS.COM/AGREEMENTS FOR DETAILS.

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

BOARD Agenda Item #6A-3

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: NOVEMBER 2, 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 current amendments (Clay County 26-6ESR and the City of Jacksonville 26-5ESR and 26-6ESR) 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 25-1ER,
- The City of Keystone Heights Transmitted Amendment 26-1ER,
- 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

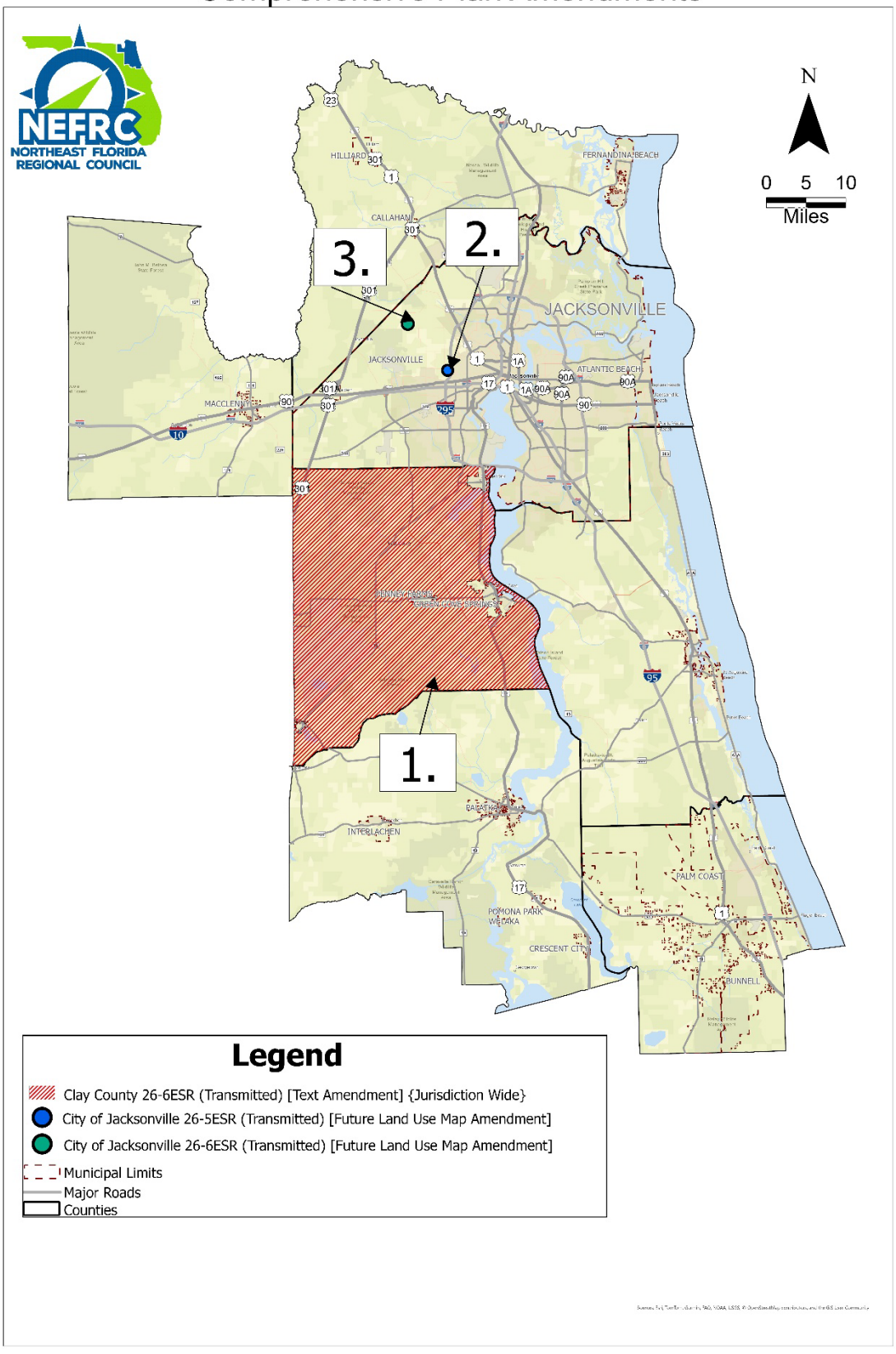
These were all determined to be more restrictive or burdensome by Florida Commerce and ruled null and void ab initio (Senate Bill 180) since the legislation has become law. For more information on these amendments, please see Appendix B of the Report.

Recommendation

Staff respectfully recommends that the NEFRC Board of Directors approve the staff review reports for the Clay County Transmitted Amendment 26-6ESR, the City of Jacksonville Transmitted Amendment 26-5ESR and the City of Jacksonville Transmitted Amendment 26-6ESR.

REGIONAL MAP OF AMENDMENT LOCATION SITES

November 2026 Board Review- Comprehensive Plan Amendments



Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
Clay County 26-6ESR	1	X		Clay	11/06/2026	COMP 26-0028

- **Type:** Text Amendment

- **Issue:** This is a staff-initiated amendment to the 2045 Comprehensive Plan prompted by the requirements of House Bill 399, which requires local governments in Florida to "include factors for assessing the compatibility of allowable residential uses within a residential zoning district and future land use category."

- **Background:** HB 399, Section 6 introduced language into the legal status of comprehensive plans that requires both the local government comprehensive plan and the local land development regulations to include factors for assessing the compatibility of residential uses. In addition, the land development regulations must include measures for mitigating or minimizing potential incompatibilities. Under this bill, before recommending denial of an application for rezoning, subdivision, or site plan approval on compatibility grounds, local government staff must now identify the specific area of incompatibility and may recommend mitigation measures to the applicant. If the applicant proposes mitigation measures, the local government may not deny an application on compatibility grounds unless the denial includes written findings stating that the proposed mitigation measures are inadequate and that feasible mitigation measures do not exist. Denial of an application on compatibility grounds must state the area(s) of incompatibility, including applicable standards and an explanation of any mitigation measures considered and declined by the applicant, or the basis for determining that feasible mitigation measures do not exist. References to "community character" or "neighborhood feel" are not sufficient, in and of themselves, to support a denial of an application on compatibility grounds. A local government's approval of an application may include requirements or conditions to mitigate or minimize compatibility concerns.
  What do the changes above NOT apply to:
  1. Compatibility between uses in different future land use categories, including rural, agricultural, conservation, open space, mixed-use, industrial, or commercial use.
  2. Applications for development within planned unit developments or master planned communities.
  3. Applications for development within historic districts designated before January 1, 2026.

  The bill also noted that the regulations above do not require approval of an application that is otherwise inconsistent with the applicable local government comprehensive plan or land development regulations. In response to the provisions outlined above, two changes are proposed to the 2045 Comprehensive Plan. The first is the addition of FLU Policy 1.4.10 to the Future Land Use Element. The second is an amendment of LA FLU Policy 1.4.3 in the Lake Asbury Master Plan Element. Please see Exhibit 1 of Appendix A 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 that this is a text amendment, no intergovernmental coordination is recommended.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
City of Jacksonville 26-5ESR	2	X		Duval	11/06/2026	Ordinance 2026-647-E

- **Type:** Future Land Use Map

- **Issue:** This amendment to the City's Future Land Use Map changes approximately 89.17 acres off Picketville Road from Light Industrial (LI) in Situational Compatibility to Heavy Industrial (HI) in Industrial Sanctuary to allow for heavy industrial uses.

- **Background:** The 89.17-acre subject site consists of one (1) parcel, located on the northwest corner of Picketville Road and Commonwealth Avenue, approximately a quarter mile west of the I-295 West Beltway (SR-9A). Picketville Road is classified as a collector roadway, Commonwealth Avenue as a minor arterial roadway, and the I-295 West Beltway as an FDOT Interstate. The CSX Transportation Railroad runs along the north and west of the property lines. Approximately one mile west, the railway has been abandoned and converted to the Baldwin Rail Trail. Currently, the subject site has a retention pond at the north end of the property that extends almost the full width of the property. The remainder of the property is currently used for timber. The entire site is located within an Industrial Situational Compatibility Area, as identified on the Industrial Preservation Map of the Future Land Use Map Series. The area extends to the east, west and south of the site. Situational Compatibility areas are identified as areas that may be suitable for industrial use under certain conditions. In addition to the land use amendment, the applicant has made a companion request to change the classification of the site to Industrial Sanctuary. The Industrial Sanctuary Overlay includes existing industrial areas that are strategically located for future industrial expansion and economic development. The subject site is surrounded by other industrial sites. Please see Exhibits 2-3 of Appendix A for additional information.

- **Impacts**: The subject site is located at the northwest quadrant of the intersection of Pickettville Road and Commonwealth Avenue, which is considered a Transportation Resource of Regional Significance. Based on the ITE Trip Generation Manual, the proposed amendment would generate 513 new net daily trips compared to the existing land use designation. The Transportation Planning Division recommends ongoing coordination with the City of Jacksonville Traffic Engineer to determine whether a traffic operational analysis will be required to evaluate potential site-specific impacts.

- **Recommended Intergovernmental Coordination:** Since the subject site is not near an adjacent jurisdiction, 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
City of Jacksonville 26-6ESR	3	X		Duval County	11/06/2026	Ordinance 2026-648-E

- **Type:** Future Land Use Map

- **Issue:** This amendment to the City's Future Land Use Map changes approximately 300.87 acres on Plummer Road from Agriculture (AGR) to Rural Residential (RR) to allow for residential development.

- **Background:** The subject site is 300.87 acres and is made up of portions of six (6) parcels. The area stretches from north to south, between Plummer Road and Garden Street, approximately four (4) miles west of the I-295 / New Kings Road interchange and approximately three (3) miles east of the Duval / Nassau County line. According to the City's Functional Highway Classification Map, Plummer Road and Garden Street are both collector roadways. The subject site has an access point along Garden Street to the south. The site is primarily undeveloped, and the Trout Creek / River flows through the middle of the site. The applicant is seeking the land use change to develop single-family residential. Please see Exhibits 4-5 in Appendix A for more information.

- **Impacts:** The site is located within both the 300- and 500-foot Height and Hazard Zones for the Naval Outlying Field Whitehouse (OLF) and the 500-foot Height and Hazard Zone for the Jacksonville International Airport (JIA), both considered Transportation Resources of Regional Significance. Zoning will limit development to a maximum height of 300 or 500 feet with respect to the appropriate zone, unless otherwise approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards, or other potential hazards to safe navigation of aircraft. The Trout River, a Natural Resource of Regional Significance, flows through the middle of the subject site. According to the St. Johns River Water Management District website, the applicant submitted for an Environmental Resource Permit #123825-5 on April 3, 2026, for a Formal Wetlands Boundary Determination on a portion of the application site. The application for the Determination is pending. An additional application for future development will need to be submitted.

- **Recommended Intergovernmental Coordination:** Considering the proximity of the proposed amendment to Nassau County, NEFRC staff recommend coordination with the Nassau County Planning Department.

Appendix A: Comprehensive Plan Review Attachments

Exhibit 1: Clay County 26-6ESR (Proposed Policies)

FLU Policy 1.4.10 – Residential Compatibility

Within the Rural Residential, Rural Reserve, Rural Fringe, Urban Fringe, Urban Core (10) and Urban Core (16) Future Land Use categories, the compatibility of a proposed residential development to the surrounding community shall be achieved through land development code regulations such as: use of natural vegetative open space buffers, physical barriers such as berms, hedges or other landscape cover, lot dimensions, building setbacks, building orientation and configuration, lot coverage, building height and massing, building façade and architectural elements, maximum building size, roof pitch, exterior finishing materials, minimum living space, foundation enclosure, attached structures, lighting and glare, parking, access points, loading/service areas, refuse areas and outdoor activity areas.

LA FLU Policy 1.4.3 – Residential Compatibility

Land use transition between lower and higher intensity uses shall be achieved through the use of natural vegetative open space buffers, physical barriers such as berms, hedges or other landscape cover, setbacks and height limitations.

Within the LA Master Planned Community, LA Rural Fringe, LA Rural Community and LA Rural Reserve Future Land Use categories, the compatibility of a proposed residential development to the surrounding community shall be achieved through land development code regulations such as: use of natural vegetative open space buffers, physical barriers such as berms, hedges or other landscape cover, lot dimensions, building setbacks, building orientation and configuration, lot coverage, building height and massing, building façade and architectural elements, maximum building size, roof pitch, exterior finishing materials, minimum living space, foundation enclosure, attached structures, lighting and glare, parking, access points, loading/service areas, refuse areas and outdoor activity areas.

Exhibit 2: City of Jacksonville 26-5ESR (Location Map)

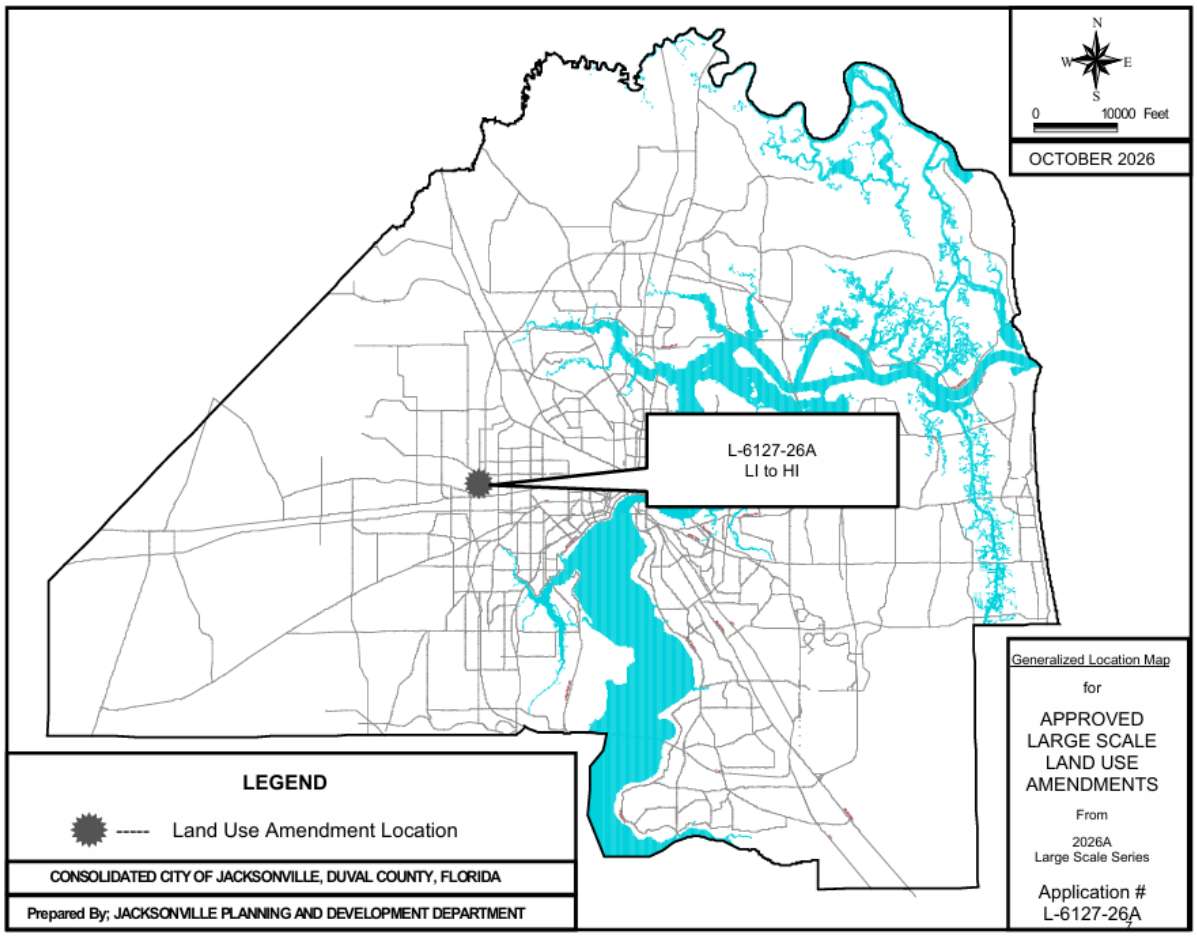


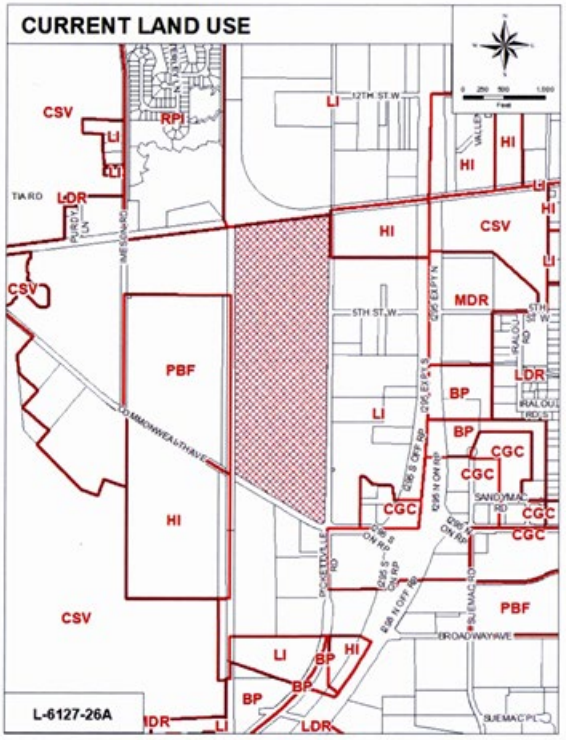
Exhibit 3: The City of Jacksonville 26-5ESR (Existing and Proposed Future Land Use Map)

Exhibit 2

L-6127-26A – Request for Small Scale Land Use Amendment to Future Land Use Map Series

From: Light Industrial (LI)
To: Heavy Industrial (HI)

Council District: 12
Planning District: 5



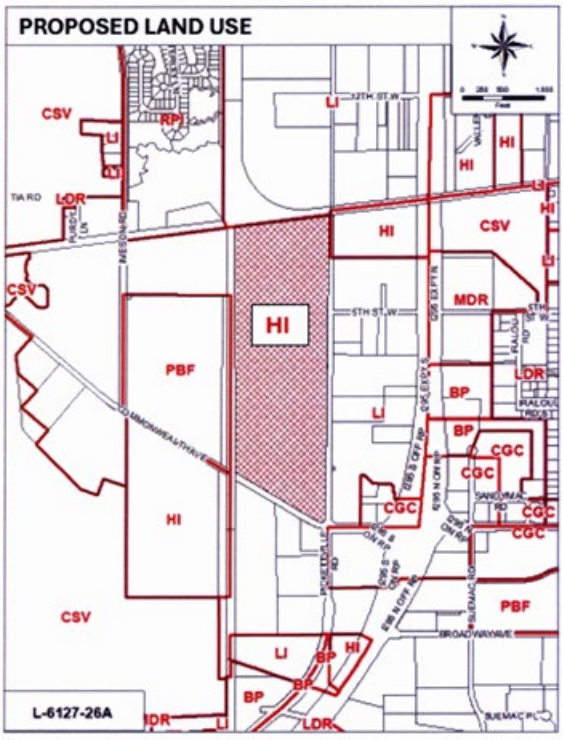


Exhibit 4: The City of Jacksonville 26-6ESR (Location Map)

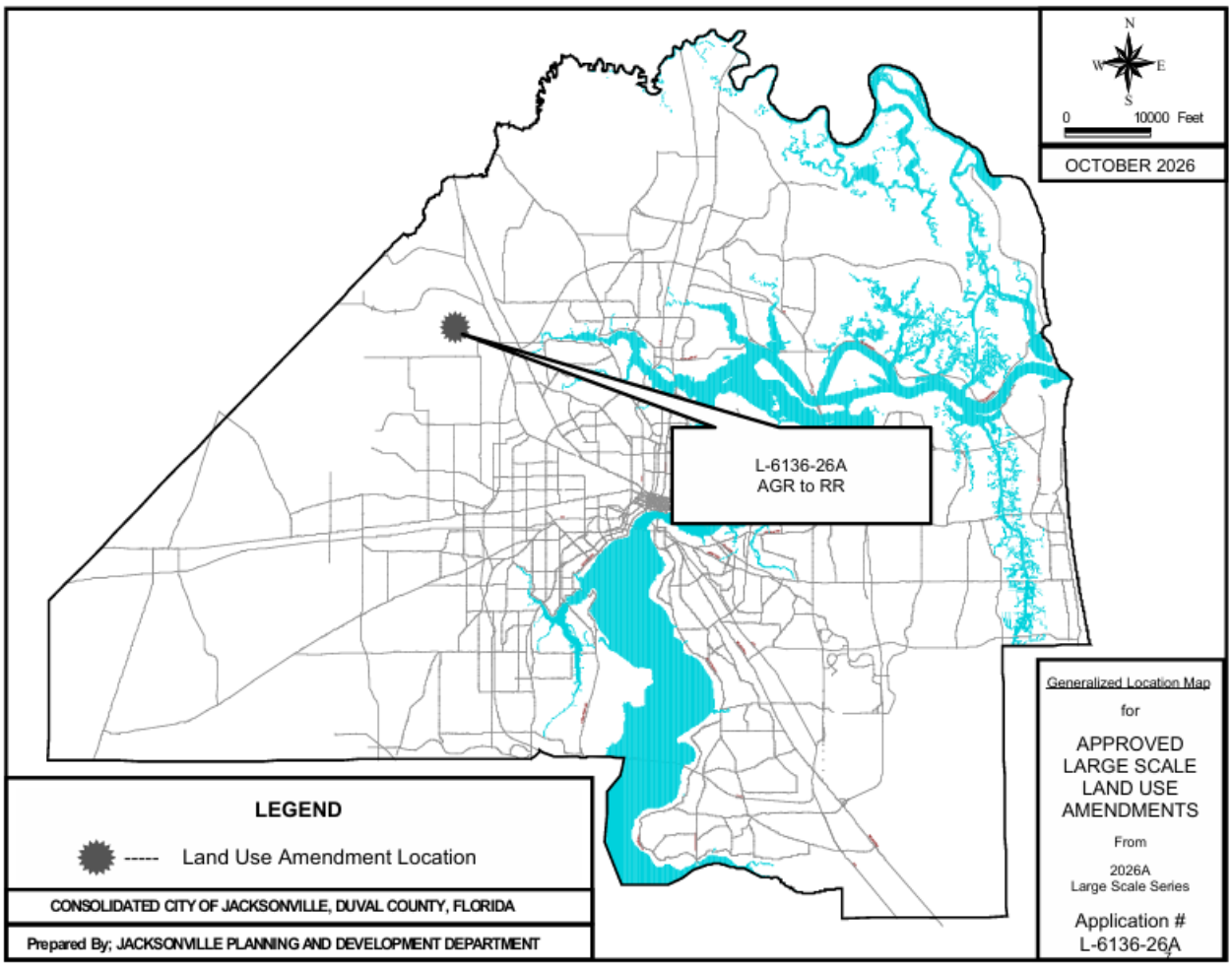


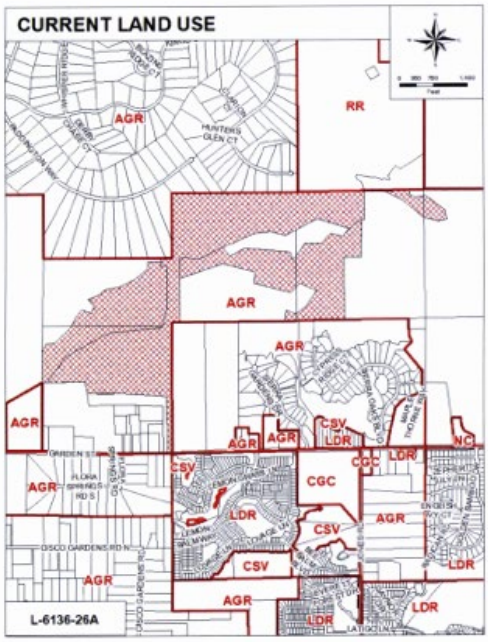
Exhibit 5: The City of Jacksonville 26-6ESR (Existing and Proposed Future Land Use Map)

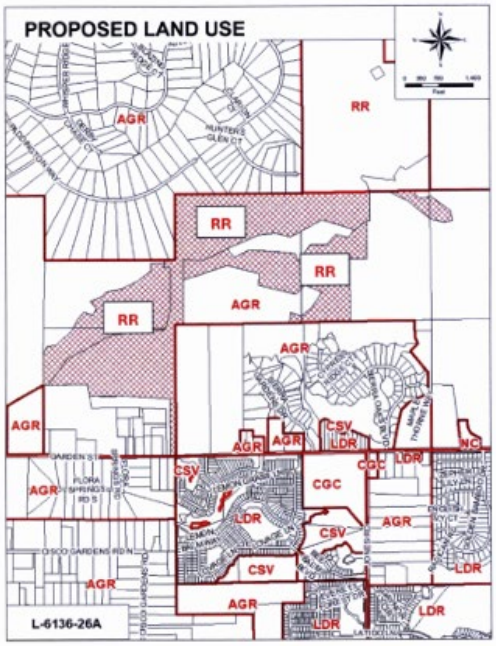
Exhibit 2

L-6136-26A – Request for Large Scale Land Use Amendment to Future Land Use Map Series

From: Agriculture (AGR)
To: Rural Residential (RR)

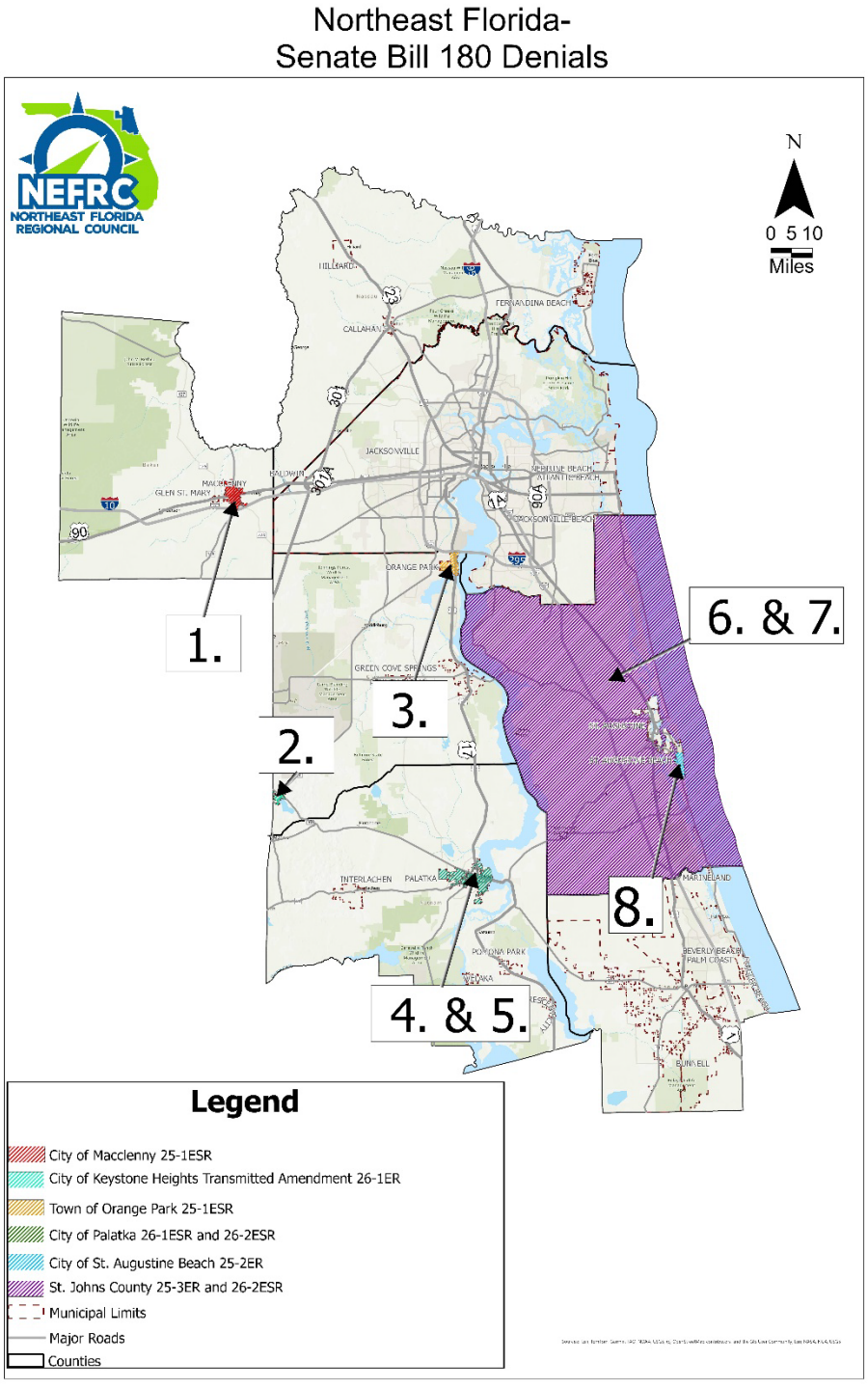
Council District: 12
Planning District: 5





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



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

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

- City of Keystone Heights 26-1ER (Transmitted)
  - The amendment of an existing policy stating that the City shall require all development with driveway/access to State Road 21 and State Road 100 to acquire an appropriate permit with the Florida Department of Transportation. [Potentially 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 shared 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 #6B

FY 26-27 Budget
Proposed Amendment

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 29, 2026

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

THRU: **NEFRC PERSONNEL, BUDGET AND FINANCE COMMITTEE**

FROM: DONNA STARLING, CHIEF FINANCIAL OFFICER DS

RE: **FY 26/27 PROPOSED BUDGET AMENDMENT #1**

Staff will present the attached Proposed Budget Amendment #1 for the first quarter of fiscal year 2026-2027 at the November 5th Committee meeting.

Agencywide	Orginal Budget 10/01/26-9/30/27	Proposed Budget Amendment #1 10/01/26-9/30/27	Budget Change
Revenues			
County Dues	$ 694,757	$ 694,757	$ -
Local Government Technical Assistance	$ 176,500	$ 163,234	$ (13,266)
Transportation Disadvantaged (TD)	$ 206,186	$ 206,186	$ -
Economic Development Administration (EDA)-CEDS	$ 70,000	$ 70,000	$ -
Economic Development Administration (EDA)-Visioning	$ 100,000	$ 100,000	$ -
United States Department of Agriculture (USDA) Shrimp Grant	$ 50,000	$ 50,000	$ -
Environmental Protection Agency (EPA) Brownfield Grant	$ -	$ 375,000	$ 375,000
Florida Department of Enviromental Protection (FDEP)	$ 150,000	$ -	$ (150,000)
Hazardous Analysis	$ 9,317	$ 8,904	$ (413)
Local Emergency Preparedness Committee (LEPC)	$ 90,000	$ 90,000	$ -
Hazardous Materials Emergency Preparedness (HMEP) Program	$ 75,557	$ 106,847	$ 31,290
Small Quantity Generator (SQG) Program	$ 4,998	$ 4,998	$ -
Healthcare Coalition	$ 809,077	$ 748,712	$ (60,365)
Community Foundation	$ -	$ 11,836	$ 11,836
Pinecastle MIRR	$ 115,000	$ 108,750	$ (6,250)
National Fish and Wildlife Foundation (NFWF) Aquatic Connectivity	$ 145,810	$ 225,000	$ 79,190
NFWF South Atlantic Salt Marsh Initiative (SASMI)	$ -	$ 45,609	$ 45,609
Regional Leadership Academy (RLA)	$ 11,250	$ 11,250	$ -
Other Revenue	$ 36,615	$ 36,615	$ -
TOTAL REVENUES	**$ 2,745,067**	**$ 3,057,698**	**$ 312,631**
Expenses			
Salaries/Fringe	$ 1,723,614	$ 1,641,227	$ (82,387)
Contract/Grant Direct Expenses*	$ 748,815	$ 1,143,211	$ 394,396
Indirect Allocated Expenses*	$ 206,830	$ 206,095	$ (735)
General Fund Expenses*	$ 238,329	$ 217,963	$ (20,367)

***Excludes Salaries & Fringe**

TOTAL EXPENSES	**$ 2,917,588**	**$ 3,208,495**	**$ 290,907**
TRANSFER FROM /(TO) GENERAL FUND	**$ 172,521**	**$ 150,797**	**$ (21,724)**

NORTHEAST FLORIDA REGIONAL COUNCIL

PROPOSED AMENDED BUDGET #1

FISCAL YEAR 2026/2027

Presented November 5, 2026

Northeast Florida Regional Council
Proposed Amended Budget #1 Narrative
FY 26/27

REVENUES

County Dues
The seven member governments of the Northeast Florida Regional Council jointly participate financially in the annual operation of the Council. Calculations are based on a rate of $0.41 per capita, using 2018 BEBR population tables.

Baker	$11,337
Clay	$86,934
Duval	$390,673
Flagler	$44,080
Nassau	$33,927
Putnam	$29,922
St. Johns	$97,884

TOTAL FY 26/27: $694,757

Agency Programs
The budget is based on numerous programs within the Council. Most programs fall within Community Development, Emergency Preparedness and Resiliency.

Community Development (Planning and Economic Development) includes:
Local Government Technical Assistance $163,234, Transportation Disadvantaged (TD) $206,186, Economic Development Administration (EDA) for CEDS $70,000, Economic Development Administration (EDA) For Visioning $100,000, United States Department of Agriculture (USDA) Shrimp Grant $50,000, EPA Brownfield Grant $375,000

Emergency Preparedness includes:
Hazardous Analysis $8,904, Local Emergency Preparedness Committee (LEPC) $90,000, Hazardous Materials Emergency Preparedness (HMEP) $106,847, Small Quantity Generator (SQG) Program $4,998, the Healthcare Coalition $748,712, and Community Foundation $11,836

Resiliency includes:
Pinecastle MIRR $108,750, National Fish and Wildlife Foundation (NFWF) Aquatic Connectivity $225,000, NFWF South Atlantic Salt Marsh Initiative (SASMI) $45,609,

The Regional Leadership Academy (RLA) $11,250 is a special project for the Council.

TOTAL FY 26/27: $ 2,326,326

Other Revenue
Other revenue is revenue from interest income and other miscellaneous sources.

TOTAL FY 26/27: $36,615

EXPENDITURES

Salaries/Fringe
This line item consists of all staff salaries, leave and fringe benefits which include the employer's share of Social Security, Medicare, health/life insurance, Florida Retirement System contributions, worker's compensation, unemployment compensation, and group disability.

TOTAL FY 26/27: $1,641,227

Contract/Grant Direct Expenses
This line item includes all expenses charged directly to a contract or grant such as program-specific supplies, cellphones, printing, travel, advertising, equipment, training, and consultant/professional services.

TOTAL FY 26/27: $1,143,211

Indirect – Allocated Expenses
Includes such expenses as telephone service, technology services, office maintenance, copier usage, lease and storage space rental, depreciation, general supplies and printing, postage, periodicals/subscriptions, liability insurance, audit expense, and accounting system maintenance. (Excludes salaries/fringe)

TOTAL FY 26/27: $206,095

General Fund Expenses: Includes all expenses related to the Chief Executive Officer (excluding salary/fringe), Council Board expenses, publications, and initiatives, Council membership dues, vehicle fleet maintenance, and other expenses that are not allowable charges to contracts or grants.

TOTAL FY 26/27: $217,963

Budget Format

Historically, the Council has presented its budget in essentially the same format each year. It is considered a "flexible" budget as allowed for enterprise funds where it is sometimes difficult to estimate the demand for services and, therefore, the level of spending needed to meet demand.

The budget is adopted by the Board of Directors each year in June (to meet the requirements of the Interlocal Agreement); however, the NEFRC fiscal year begins October 1st.

The Council is currently projecting a budget shortfall; owever, staff is actively pursuing various funding opportunities to offset the shortfall.

Budget Assumptions Related to Significant Changes from FY 26/27 Original Budget

REVENUES

- **The current per capita rate for County Dues is $ .41 per capita.** County Dues will remain at level funding for fiscal year 2026/2027, using 2018 Bureau of Economic Business Research (BEBR) per capita population tables.
- The Council local government technical assistance line item has decreased with a reduction in local emergency preparedness contracts.
- The Council anticipated increased funding for the Healthcare Coalition but received level funding.
- The Council did not receive any funding from FDEP's Resilient Florida Program due to the Governor's line-item veto of the entire share of the Regional Resilience Entity (RRE) funding.
- Funding for the NFWF SASMI and Community Foundation agreements was extended until December 2026.
- **NEW REVENUE**: The Council was awarded a 4-year, $1.5 million Environmental Protection Agency (EPA) Brownfield Assessment Grant to support local environmental site assessments and redevelopment planning.

EXPENDITURES

- Salaries/Fringe overall costs decreased with the reduction of one staff position and three intern positions. However, fringe benefit costs increased due to higher health insurance costs.
- Contract/Grant Direct Services Expenses are expected to increase significantly due to contractual services related to resiliency contracts and the Brownfield grant.
- Indirect Allocated Expenses are expected to remain relatively constant.
- General Fund Expenses are expected to decrease based on auto insurance premiums and regional partnership agreements.

BOARD Agenda Item #6C

Comprehensive Economic Development Strategy Update w/ Resolution 2026-15

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MEMORANDUM

DATE: OCTOBER 29, 2026

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

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

FROM: JACK SHAD, ECONOMIC DEVELOPMENT PROJECT MANAGER

RE: **2026 CEDS ANNUAL UPDATE**

Staff will provide a presentation on the 2026 Comprehensive Economic Development Strategy (CEDS) annual update. The update includes an accompanying resolution. Once the annual update is approved, staff will submit it to the US Economic Development Administration as a required element of the Partnership Planning Grant.

Recommendation

Staff recommends approval of Resolution 2026-15; thereby updating the 2026 Comprehensive Economic Development Strategy

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Resolution

Northeast Florida Regional Council

2026-15

Approving the 2026 Update to the Northeast Florida Comprehensive Economic Development Strategy

WHEREAS, the Northeast Florida Regional Council is the District Organization for the Economic Development Administration (EDA) designated Economic Development District (EDD) in Northeast Florida, and as such is charged with:

- The development of the Comprehensive Economic Development Strategy (CEDS) for the Region, as appropriate;
- Utilization of the CEDS and CEDS process to foster collaborative regional economic development efforts;
- Providing EDA program outreach to local member governments to facilitate project development and implementation of strategies to ensure the Region's capacity to provide the necessary infrastructure and workforce to attract private investment and encourage the creation and expansion of higher-paying-jobs;
- Implementation of the Action Plan of the CEDS including grant writing, planning and technical assistance, other economic development assistance, training, travel, and other related activities, if directly associated to CEDS implementation;
- Coordination of federal, state, local, and not-for-profit resources/funds to optimize the implementation of the CEDS action plan and progress toward attainment of regional goals, objectives, and vision; and

NOW, THEREFORE, BE IT RESOLVED that the Northeast Florida Regional Council Board of Directors hereby approves the 2026 update to the Northeast Florida Comprehensive Economic Development Strategy.

Unanimously adopted by the Northeast Florida Regional Council in a regular meeting assembled in the City of Jacksonville, the 5th day of November 2026.

Hon. Andy Dance
President

Elizabeth Payne
CEO

DRAFT

BOARD Agenda Item #7A

Presentation: Strategic Communications Plan Report

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MEMORANDUM

DATE: OCTOBER 29, 2026

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

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

RE: **STRATEGIC COMMUNICATIONS PLAN**

The Northeast Florida Regional Council (NEFRC) engaged Raftelis to develop a Strategic Communications Plan that clarifies the Council's regional value, strengthens intergovernmental relationships, and supports long-term organizational sustainability.

Nick Zoller, Senior Manager at Raftelis, will provide an overview of the final draft Strategic Communications Plan, which is a based on findings from the assessment completed earlier this year. The Plan is a three-year Strategic Communications and Engagement Plan, which will apply the PESO Model (Paid, Earned, Shared, and Owned) to identify the channels most effective for NEFRC's communications needs.

BOARD OF DIRECTORS BRIEFING

From great work to well-known work

Northeast Florida Regional Council
Strategic Communications and Engagement Plan

RAFTELIS

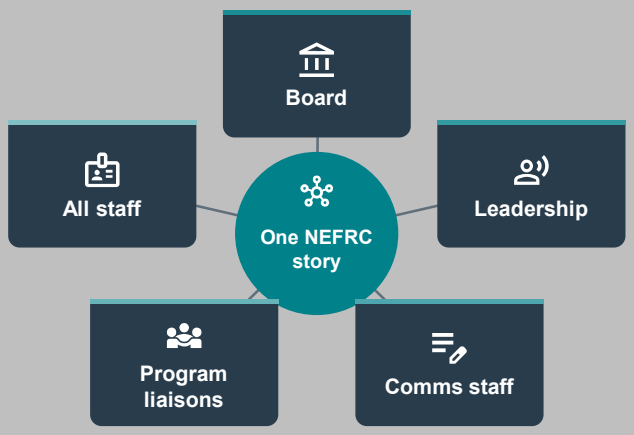
Five goals turn NEFRC's value into a story the region knows

- Tell the value story
- Focus limited capacity
- One consistent brand
- Standard processes
- Convene the region

1. Year 1: Foundation
2. Year 2: Habits
3. Year 3: Results

ALL HANDS ON DECK

Everyone who represents NEFRC tells its story



Communications cannot rest on one person.

- Onboarding
- Pitch practice
- Liaisons
- Workshops

Board members are NEFRC's most credible messengers

Champion the plan	Use the elevator pitch	Carry the ROI story home
Amplify and connect	Show up as a partner	Check the results

What success looks like in three years

What we heard in 2026

- Value known in pockets, program by program
- Staff describe NEFRC in different ways
- Materials look and sound different
- Updates arrive mostly at budget time

Where the plan leads

- **NEFRC is the region's first call**
- Staff and Board tell **one NEFRC story**
- **More counties and cities** at the table
- **ROI more obvious** at budget time

IN THEIR WORDS

Stakeholders value NEFRC and want others to know it

"Connective tissue that holds the region together."
County manager

"They deliver well, but nobody knows what they do."
NEFRC Board member

"Water and disaster doesn't know county boundaries."
Elected official

"They do great work. I hope we can find a way to better sell it."
Elected official

THANK YOU

One region. One NEFRC story.

Nick Zoller, APR | nzoller@raftelis.com

BOARD Agenda Item #7B

Highlighted Comprehensive Plan Amendments

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MEMORANDUM

DATE: NOVEMBER 2, 2026

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

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

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

RE: **HIGHLIGHTED COMPREHENSIVE PLAN AMENDMENTS**

Staff will highlight a City of Jacksonville Comprehensive Plan Amendment. The amendment addresses the adoption of the City's development review practices as it relates to HB 399, which regulates how planners can look at compatibility.

The City of Jacksonville Comprehensive Plan Amendment 26-4ESR (Ordinance 2026-632-E), updates the City's Comprehensive Plan to comply with HB 399 by establishing residential compatibility criteria that will guide future residential land use and zoning decisions.

House Bill 399 was approved by the Governor in March of 2026. This Bill revised various provisions related to local government land use and development regulations; including application fees, residential compatibility review procedures, housing regulation standards, development approvals, and certain permitting requirements. The City's amendment addresses their residential compatibility review procedures. The amendment does not change allowable land uses or development rights but provides a consistent review framework for future residential proposals.

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Policy Issue Comprehensive Plan Update

City of Jacksonville 26-4ESR

HB 399

- **Components**
  - Planning Fee Basis
  - Compatibility Standards as Defined
  - Resort Use – Administrative Reviews
  - Composts
  - School Access
  - Off-site Constructed Housing



HB-399 – Compatibility Standards

What's in the Bill?

- Adds section 3194(7)(a) regarding compatibility standards and findings for residential development
- Local governments must adopt factors in Comprehensive Plans and Land Development Regulations for assessing compatibility of allowable residential uses within Residential FLU category and zoning districts.
- LDR's must incorporate measures for mitigating or minimizing potential incompatibilities.
- Staff must specify each area of incompatibility and suggest ways to resolve the incompatibility before recommending denial of a development application.
- If the development application is denied, the government must provide written justification with specificity and cannot rely on "community character" or "neighborhood feel."
- Does not apply to "compatibility between uses in different FLU categories"(named categories are not residential) or in a PUD or master planned community, or within historic districts designated before Jan 1, 2026



HB 399 – Compatibility Standards

What does it mean?

- Local governments must define "compatibility" and provide transparent, clear reasoning for determinations regarding why something is/is not compatible.

Adoption process

- Review how your Comprehensive Plan or LDR's defines compatibility and other measures.
- Are they metric based?
- Is there predictability?
- Consider categories that define "community character" or "neighborhood feel"
- Is the non-compatibility as defined mitigatable? In what way?

City of Jacksonville 26-4ESR

Policy 1. 1. 26

The Planning Department will consider the following factors when assessing the compatibility of residential uses associated with proposed changes to residential land use categories or zoning districts.

- Proximity to residential developments of similar scale
- Development trends
- Road access classification
- Transition of densities and lot sizes Availability of public facilities and services
- Environmental impacts Plans or studies
- Traffic impact

NEFRC Actions

- We continue to monitor denied/rejected amendments as a result of SB 180
- We continue to add lost agricultural lands in the region to the Land Use Dashboard
- We continue to monitor trends within Comp Plan Amendments that show patterns of development.

BOARD Agenda Item #7C

Town of Hilliard Visioning

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MEMORANDUM

DATE: OCTOBER 29, 2026

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

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

FROM: JENNI BRYLA, COMMUNITY DEVELOPMENT MANAGER

RE: **PROGRAM SPOTLIGHT: TOWN OF HILLIARD VISIONING**

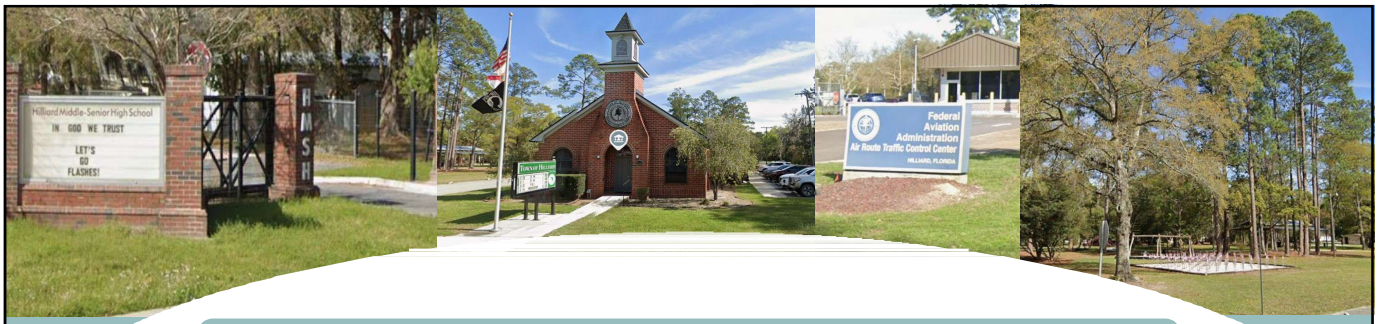
Staff will provide a presentation on the 2026/2027 Visioning exercise for the Town of Hilliard. The Hilliard 2050 Vision Plan serves as a guiding framework to manage growth thoughtfully by supporting economic vitality, protecting natural resources, and enhancing the quality of life for both current and future residents. This Visioning exercise also includes coordination with Nassau County in order to explore the area outside of the town limits for the possibility of creating an interlocal agreement with the County for annexation and infrastructure purposes. This plan will outline the public engagement process, summarize community input, and present recommendations to move the town in a unified direction. This plan is intended to be a flexible guide that evolves with the community to inform public policy and investment, helping leaders and residents work together towards the community's shared vision.

The plan will be developed through community collaboration. The Hilliard 2050 Vision Plan will reflect the shared values, priorities, and aspirations of the community. Upon completion, the vision outlined in this plan will not be a fixed endpoint, but a living guide designed to evolve as community needs change.

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COMMUNITY VISIONING

A Program of the Northeast Florida Regional Council
In partnership with the Economic Development Administration



TOWN OF HILLIARD VISION

Board Report

November 5, 2026

How will Hilliard Grow?!

Three community engagements so far

- Town Council
- Homecoming parade
- Veteran Day Breakfast

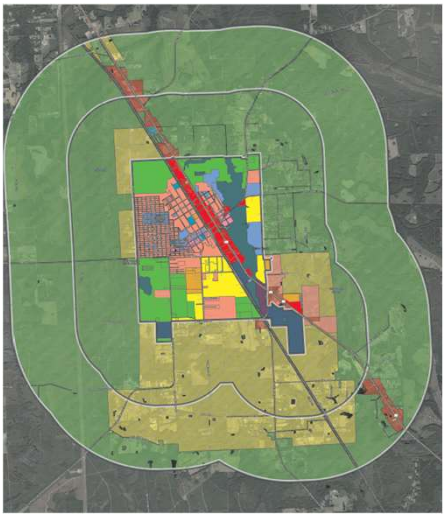
What we have heard

- Community not opposed to growing footprint
- Peace and quiet to remain
- Increase pedestrian connectivity

The Town of Hilliard Vision Plan

The final Vision Plan will include: Vision Statement, Public Engagement Results, Recommendations for Inclusion into the Town's Comprehensive Plan

NEFRC is, in conjunction with this Vision, working with Nassau County to determine boundaries for an interlocal agreement for the area surrounding Hilliard. This could regulate annexations, service agreements and densities surrounding the town.



Hometown Hilliard



Off to Green Cove Springs!



BOARD Agenda Item #7D

Shrimp Marketing Plan Update

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MEMORANDUM

DATE: OCTOBER 29, 2026

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

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

FROM: BENJAMIN BENNETT, SENIOR REGIONAL PLANNER

RE: **USDA SHRIMP MARKETING GRANT**

Staff will present an update on the USDA Shrimp Marketing Grant project, which has recently completed three public meetings in the Region. This project builds on a FY 24-5 Florida Commerce funded project that conducted a market study of the shrimping industry in the Region and provided several recommendations.

Following that project, Northeast Florida Regional Council staff applied for a grant from the USDA's Local Food Promotion Program for marketing support. The project funds development of a marketing plan, creation of a logo, development of a website, and the purchase of marketing materials in support of the plan.

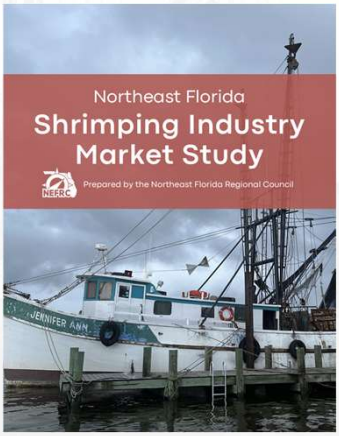
Project partners include the Jacksonville University Davis College of Business, the City of Jacksonville Office of Economic Development, Visit Jacksonville, Amelia Island Convention & Visitors Bureau, and the Mayport Waterfront Partnership.

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Northeast Florida Shrimping Industry Market Study

- 2024: Awarded a grant from Florida Commerce to conduct a Shrimping Industry Market Study for Duval, Flagler, Nassau, & St. Johns Counties.
- Conducted public meetings in early 2025.
- Developed a set of recommendations to help the shrimping industry.
- Secured funding for a shrimp industry marketing plan to optimize sales and pricing.



Current Accomplishments

- Phase I (COMPLETE): Background Research
  - Identify and analyze new or improved market opportunities.
  - Deliverable 1 submitted July 2026.
- Phase II (February 2027 Active and Finalizing)
  - Community Meetings and Develop Marketing Plan



Looking Forward To...



- Phase II (February 2027, Active and Finalizing)
  - Community Meetings and Develop Marketing Plan.
- Phase III (August 2027):
  - Design & Procure Marketing Material.
- Phase IV (January 2028):
  - Implement Marketing Plan.

Questions...



- **Contact:** Ben Bennett, Senior Regional Planner 904-637-9739



BOARD Agenda Item #7E

Healthcare Coalition Update

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MEMORANDUM

DATE: OCTOBER 29, 2026

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

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

FROM: ANNIE SIEGER, HEALTHCARE COALITION SENIOR PLANNER

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 of Florida. The NEFRC is one of ten (10) entities contracted by the Department to manage these Coalitions.

A brief presentation on the Federal Coordinating Center and the Hospital Expansion Project for medical surge will be provided at the upcoming Board meeting.

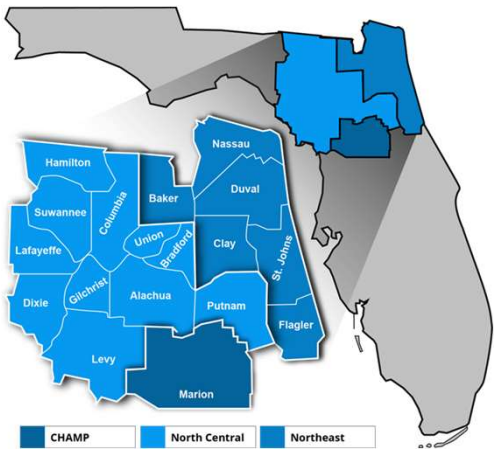
For more information visit Hotel2Hospital Project.

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
ASIEGER@NEFRC.ORG



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
- Other program specific requirements, including:
  - **Participation with Federal Coordinating Center (FCC), if applicable**

Federal Coordinating Center (FCC) Explained

- Department of War Planning Assumption →
  - *A medical surge of 1,000 combat casualties per day for 100 days returning to the US from overseas conflict*
- The mission of a FCC is to receive, triage, stage, track and transport inpatients, affected by a disaster or national emergency, to a participating National Disaster Medical System (NDMS) medical facility (i.e., area hospitals)
  - The HCC is required to participate and collaborate with the FCC here in Jacksonville
    - Including exercises and liaising between the FCC Coordinators and regional hospitals

What does this look like when hospitals are operating above census on a daily basis?

Expanding Hospital Medical Surge Capacity

- HCC staff were selected to attend a pilot course sponsored through the Department of War and Defense Health Agency in late August in Denver, CO
- Hotel2Hospital Project Overview
  - Training described the process of site selection when a hospital expansion is necessary for medical surge
    - Included soft-sided and hard-sided temporary structures and hotels
  - Educated on the details and requirements to convert a hotel with more than 150 rooms into an Alternate Care Facility capable of hospital-level care
    - Rapid development to be operational within 4 weeks and operate as a "wing" of the managing hospital for 3+ months



Next Steps

- Working with local FCC Coordinators and area hospitals regarding the tools and information from this training
- In-person training next spring for regional hospitals and FCC
- Continued engagement and participation with FCC, including the next exercise

Thank You

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

Questions?

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HEALTHCARE COALITION PROGRAM MANAGER
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ANNIE SIEGER
SENIOR REGIONAL PLANNER
ASIEGER@NEFRC.ORG

BOARD Agenda Item #7F

Data Centers Update

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MEMORANDUM

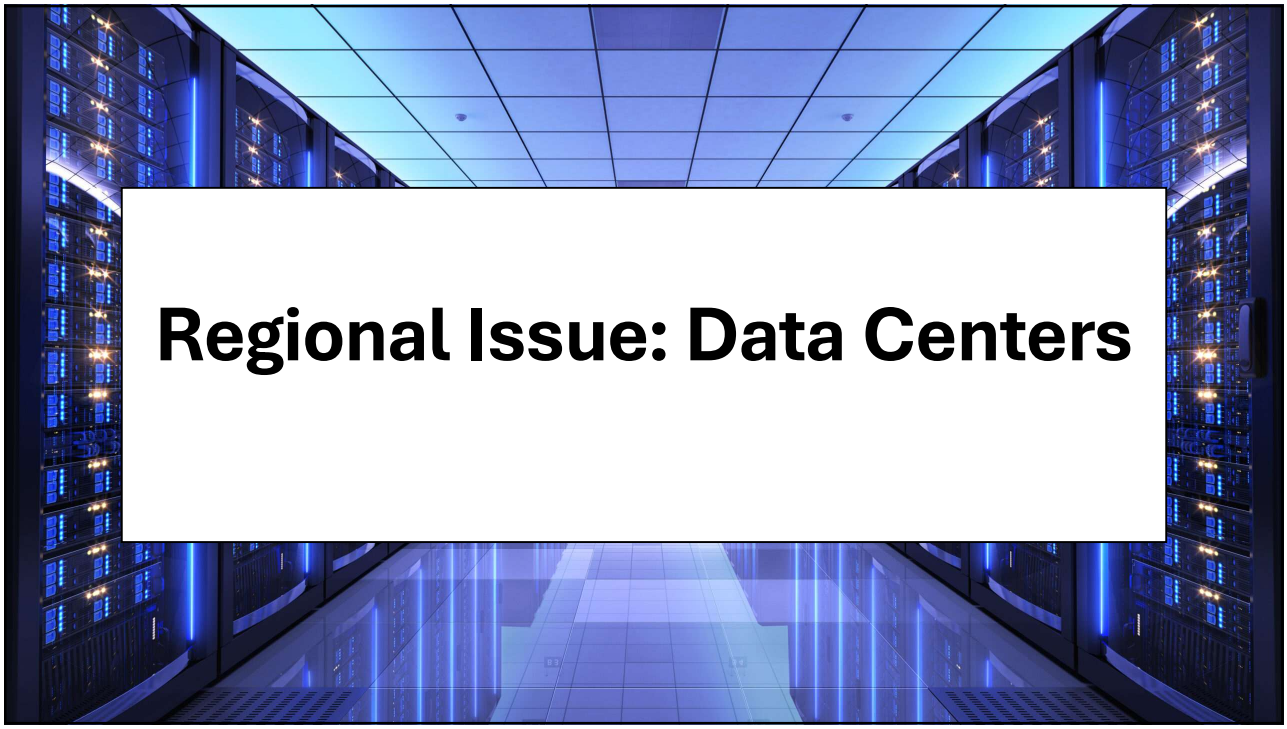
DATE: OCTOBER 29, 2026

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

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER

RE: **DATA CENTER UPDATE**

Staff continues to monitor activity around the Region regarding Data Centers. An update will be provided at the upcoming November 5th Board meeting.



Regional Issue: Data Centers

Nassau County Data Center Update

October 21, 2026 - Nassau County Fact-Finding Committee on Data Center Development Initial Draft Report, Recommendations, and Public Comment Portal Published

October 26, 2026 - Board of County Commissioners Workshop re: Nassau County Fact-Finding Committee on Data Center Development Initial Draft Report

November 9, 2026 - Board of County Commissioners Workshop re: Nassau County Fact-Finding Committee on Data Center Development Initial Draft Report

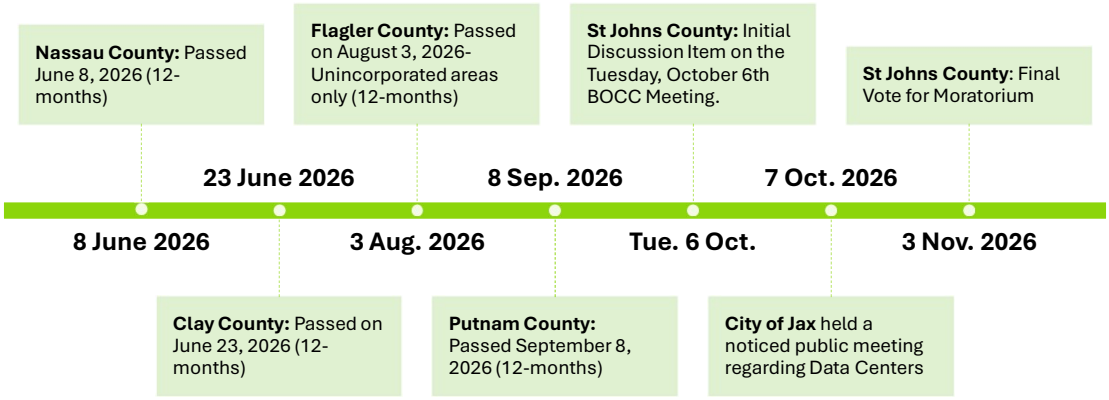
December 1, 2026 - Planning and Zoning Board Public Hearing on Nassau County Land Development Regulations

December 14, 2026 - Board of County Commissioners Public Hearing on Nassau County Land Development Regulations

January 25, 2027 - Board of County Commissioners Public Hearing on Nassau County Land Development Regulations

https://www.nassaucountyfl.com/1557/Fact-Finding-Committee-on-Data-Center-De

Data Center Mortarium in Northeast Florida



Next Steps?

- Continue to monitor data center mortarium and possible development around the state.
- Routinely provide updates to the NEFRC Board of Directors.

