

NEFRC

EXECUTIVE COMMITTEE MEETING



Northeast Florida Regional Council
Hybrid Meeting
Virtual & In-Person



📍 40 East Adams St., Ste 320, Jacksonville, FL 32202
📞 Phone: (904)-279-0880
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Proudly serving the communities of Baker, Clay, Duval, Flagler, Nassau, Putnam, and St. Johns Counties

MEMORANDUM

DATE: AUGUST 7, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: NEXT COMMITTEE MEETING

The next Northeast Florida Regional Council Executive Committee meeting is scheduled for **Thursday, December 4, 2025 at 10:00am**. The meeting will be held in person and virtually at the Northeast Florida Regional Council, Jessie Ball DuPont Center, 40 East Adams Street, Jacksonville, FL 32202.

Next Full Board Meeting/SWOT Exercise: September 4th @ 9:00am





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Northeast Florida Regional Council

EXECUTIVE COMMITTEE

A G E N D A

**40 East Adam Street, Room 202
Jacksonville, FL 32202**

**THURSDAY, AUGUST 7, 2025
1:00 p.m.**

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

TAB

1. Call to Order
2. Roll Call – President Renninger
3. Pledge of Allegiance and Invocation – President Renninger
4. Welcome – President Renninger
5. Invitation to Speak – President Renninger

Members of the public are welcome and encouraged to speak on any item brought before the Council. The public will be recognized during public comments.

6. Alternate Review of Comprehensive Plan Amendments1
 - City of Fernandina Beach Transmitted Amendment 25-1ESR
 - City of Flagler Beach Transmitted Amendment 25-2ESR (Ord. 2025-03)
 - City of Jacksonville Transmitted Amendment 25-4ESR
 - Clay County Adopted Amendment 25-2ESR
 - St. Johns County Adopted Amendment 25-2ESR
 - City of St. Augustine Beach Adopted Amendment 25-1ESR
 - City of Jacksonville Adopted Amendment 25-1ESR
 - City of Jacksonville Beach Adopted Amendment 25-1ESR
 - Nassau County Adopted Amendment 25-3ESR
 - Nassau County Adopted Amendment 25-4ESR
 - Nassau County Adopted Amendment 25-5ESR
 - Nassau County Adopted Amendment 25-6ESR



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*** 7. Consent Agenda**

A. August 7, 2024 Draft Meeting Minutes	2
B. Comprehensive Plan Amendment Reviews	3
• City of Green Cove Springs Transmitted Amendment 25-1ESR	
• City of Green Cove Springs Transmitted Amendment 25-2ESR	
• Flagler County Transmitted Amendment 25-2ESR	
• City of Flagler Beach Transmitted Amendment 25-2ESR	
• St. Johns County Transmitted Amendment 25-3ESR	
• City of St. Augustine Transmitted Amendment 25-1ESR	
• Town of Orange Park Adopted Amendment 25-1ER	
• City of Jacksonville Adopted Amendment 25-2ESR	

8. Other Reports/Action Items

* A. May 2025 Financial Report – Ms. Starling	4
* B. June 2025 Financial Report – Ms. Starling	5
* C. Officer Nominations – Ms. Payne	6
* D. CEO Evaluation Review – Mr. Register	7
E. FY 2024-2025 Return on Investment Summaries – Ms. Payne	8
F. FY 2025-2026 Budget Follow Up – Ms. Payne	9
G. Workplan Update: Solid Waste – Ms. Payne	10
H. 2026 Legislative Priorities – Ms. Payne	11

9. Public Comment – LIMITED TO 3 MINUTES PER SPEAKER

10. Local & Regional Issues Discussion – President Renninger

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

- 2025 Senate Bill 180 – Emergencies



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12. Upcoming Meetings/Events:

- Aug. 6, 2025 – Local Emergency Planning Committee Meeting, Duval County
- Aug. 13, 2025 – Military Installation Readiness Review Meeting, Camp Blanding
- Aug. 15, 2025 – Resilient First Coast Steering Committee Meeting, Duval County
- Aug. 20, 2025 – Healthcare Coalition Alliance Board Meeting, Duval County
- Aug. 27, 2025 – Regional Leadership Academy, Duval County
- **Sept. 1, 2025 – LABOR DAY, COUNCIL CLOSED**
- **Sept. 4, 2025 – NEFRC Board of Directors Meeting – Duval County**
- Sept. 9, 2025 – TD Local Coord. Board Meeting, St. Johns County
- Sept. 10, 2025 – TD Local Coord. Board Meeting, Flagler County
- Sept. 15, 2025 – TD Local Coord. Board Meeting, Putnam County
- Sept. 15, 2025 – TD Local Coord. Board Meeting, Clay County
- Sept. 17, 2025 - Northeast Florida Healthcare Coalition Meeting
- Sept. 18, 2025 – TD Local Coord. Board Meeting, Baker County
- Sept. 18, 2025 – TD Local Coord. Board Meeting, Nassau County
- Sept. 24, 2025 – North Central Healthcare Coalition Meeting
- Sept. 25, 2025 - TD Local Coord. Board Meeting, Duval County
- Sept. 25, 2025 – RLA Graduation/Regional Community Institute Meeting, Duval County
- Oct. 2, 2025 – NEFRC Board of Directors Meeting – Baker County

13. Next Board of Directors Meeting: September 4, 2025

START TIME: 9:00 a.m.

14. Next Executive Committee Meeting: December 4, 2025

15. Adjournment

(*Denotes Action Required)



Agenda

Item

Tab 1

Tab 1

Tab 1

Tab 1

Tab 1



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MEMORANDUM

DATE: JULY 30, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

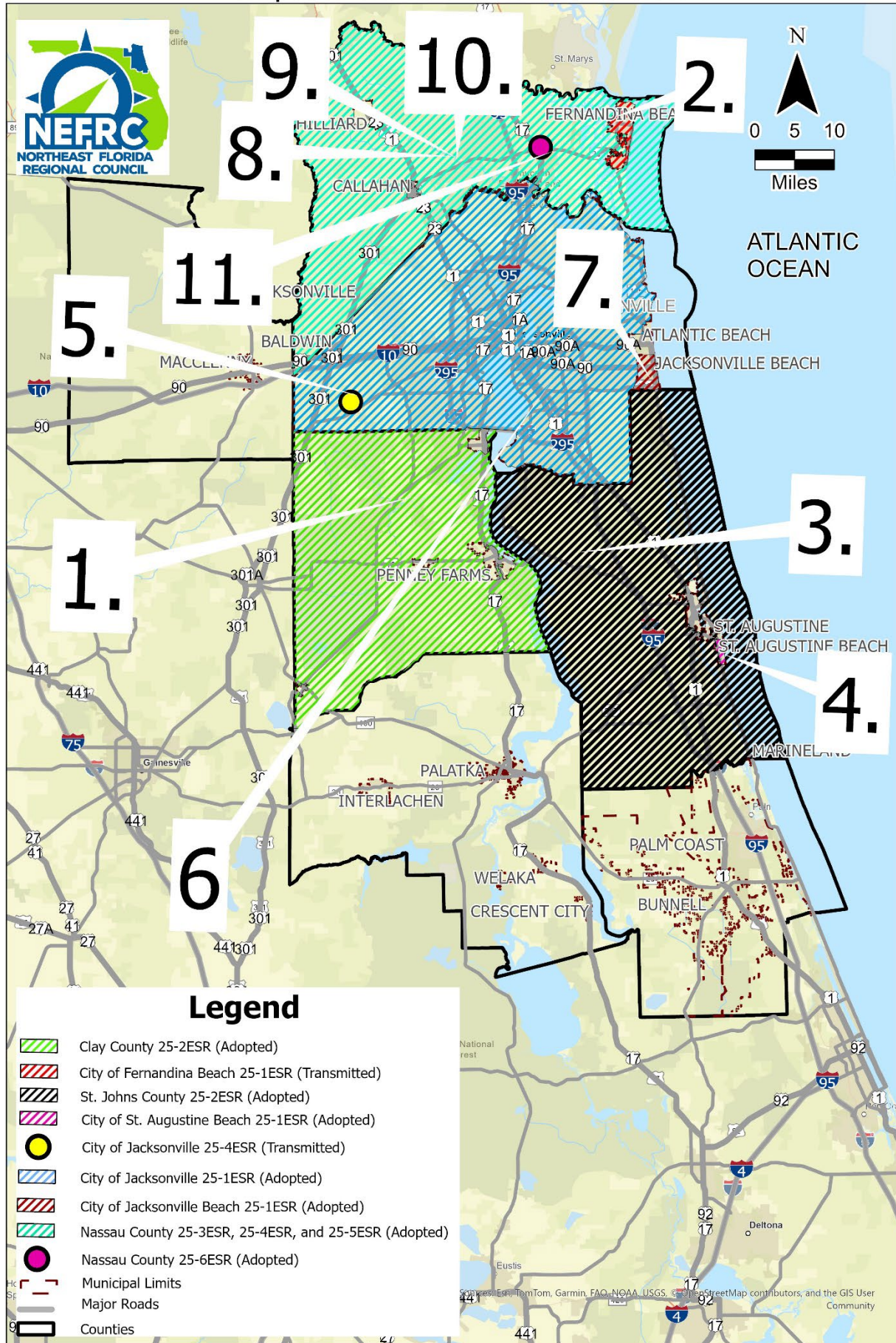
FROM: ROBERT JORDAN, SENIOR REGIONAL PLANNER *Robert C. Jordan*

RE: ALTERNATE REVIEW OF LOCAL GOVERNMENT COMPREHENSIVE PLAN
AMENDMENTS –APPROVED BY NEFRC PRESIDENT

The attached comprehensive plan amendments were received after the June meeting and during the month of July. These were addressed utilizing the alternate review process: reviewed by NEFRC staff, review report submitted to the President for review and comments. The President provided his approval and staff's comments were submitted to the State and local governments. This information is provided for information only.



June and July 2025 Alternate 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 25-2ESR	1		X	Clay	7-3-2025	Ordinance 2025-17

- **Type:** Text
- **Issue:** This application was a staff-initiated amendment to the Comprehensive Plan prompted by citizen requests to allow for the transfer of land to family members within the Master Plan areas.
- **Background:** The ‘heirs exemption’, as generally described in Future Land Use (FLU) Policy 1.9.6. and more specifically in Sec. 3-10(g) of the Land Development Code, allowed for the transfer of property, as designated as Agriculture, Agricultural/Residential, Rural Residential, Rural Fringe, Urban Fringe, and Urban Core land use, to a qualifying heir. When the Branan Field and Lake Asbury Master Plans were developed, the heirs exemption policies in the Comprehensive Plan and Land Development Code were not amended to include the new land use classifications. In response to citizen requests to allow the opportunity for heirs exemptions within the master plan areas, this application amended (FLU) Policy 1.9.6. to leave the general intent portion of the policy and remove land use classification specific language that is currently, and more appropriately, located in the land development code. An amendment to the Land Development Code policy followed the Comprehensive Plan amendment process to add specific requirements for the Branan Field and Lake Asbury land use classifications. The adopted amendment removed land use classification specific language from FLU Policy 1.9.6 while preserving the intent to allow for the transfer of land to family members via the heirs exemption process.
- **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:** 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 Fernandina Beach 25-1ESR	2	X		Nassau	7-3-2025	Ordinance 2025-8221

- **Type:** Text Amendment
- **Issue:** This text amendment to the City of Fernandina Beach's Comprehensive Plan updates the City's Water Supply Facility Work Plan (WSFWP) and associated policies.
- **Background:** The City's current 2020-2035 Water Supply Facilities Work Plan is referenced in the 2030 Comprehensive Plan. According to the Community Planning Act and the Water Resources Act, Sections 373.709 and 163.3177(6)(c)4, Florida Statutes (F.S.), each local government is required to amend its local government comprehensive plan every 5 years to include a minimum 10-year water supply facilities plan following the approval of an updated regional water supply plan. The mandated 10-year Water Supply Facilities Work Plan is specifically developed to address the following:
 - Projects for water supply.
 - Projects for water supply treatment, storage, and distribution facilities; and
 - Water conservation and reuse.

The City of Fernandina Beach Water Supply Facilities Work Plan and related Comprehensive Plan amendment aim to identify the water sources and facilities needed to serve the community for the next 10 years. Considering that the North Florida Regional Water Supply Plan (NFRWSP) was updated in December of 2023, the City updated the City's Water Supply Facility Work Plan and associated policies to comply with the Regional update.
- **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:** 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
St. Johns County 25-2ESR	3		X	St. Johns	7-3-2025	Ordinance 2025-13

- **Type:** Text
- **Issue:** This adopted amendment to the Comprehensive Plan changed text in the Infrastructure Element (in Policies D.4.1.17 and D.4.6.2) to address requirements of the 2023 North Florida Regional Water Supply Plan.
- **Background:** This amendment changed the Goals, Objectives, and Policies of the St. Johns County 2025 Comprehensive Plan to comply with Chapter 163, Florida Statutes. Chapter 163, Florida Statutes, requires local governments (St. Johns County) to amend their Comprehensive Plans to adopt a Water Supply Facilities Work Plan to provide consistency with the State’s Regional Water Supply Plans that were prepared by each Water Management District. On December 12, 2023, the governing boards of the St. Johns River and Suwanee River Water Management Districts approved the North Florida Regional Water Supply Plan 2020-2045 (NFRWSP), which covers several counties, including St. Johns County. Since the approval of the 2023 NFRWSP, St. Johns County staff have been preparing the revised St. Johns County Water Supply Facilities Work Plan 2025-2035 (Work Plan), included as Attachment 4, and the accompanying Comprehensive Plan amendments. Staff also amended two Policies within the Infrastructure Element – Potable Water Sub-Element to meet the requirements of the 2023 NFRWSP. Amended Policy D.4.1.17 updated the Work Plan reference to the 2025-2035 St. Johns County Water Supply Facilities Work Plan. Amended Policy D.4.6.2 revises references from “Integrated Water Resources Plans” to “water supply plans” that shall be updated once every five years at a minimum.
- **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:** 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 St. Augustine Beach 25-1ESR	4		X	St. Johns	7-3-2025	Ordinance 25-06

- **Type:** Text
- **Issue:** This adopted amendment to the City's Comprehensive Plan addressed compliance with the updated North Florida Regional Water Supply Plan (NFRWSP) approved in December 2023.
- **Background:** The City staff proposed the following amendments to reflect changes to the updated NFRWSP.
 1. Policy U.1.5.5. has been updated to include the new planning horizon for the City's Water Supply Facility Work Plan.
 2. Policy U.2.1. clarifying that the City shall ensure that adequate water supply and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent.
 3. Appendix A of the Infrastructure Element: City Water Supply Facilities Work Plan is updated to reflect changes to the timeframe of the planning period, updates reflecting the City's Consumptive Use Permit updates, and population and water demand projections based on updates from the NFRWSP.
- **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:** 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 25-4ESR	5	X		Duval	7-15-2025	Ordinance 2025-307-E

- **Type:** Future Land Use
- **Issue:** This proposed amendment to the City's Comprehensive Plan changes approximately 190.2 acres of land adjacent to Yellow Water Road south of Wells Road and north of Normandy Boulevard from Agriculture (AGR) and Rural Residential (RR) to Low Density Residential (LDR). The applicant requests this amendment to provide for low-density residential housing and further requests the extension of the Suburban Development Area to be bounded by Wells Road to the north, Normandy Boulevard to the south and east, and Loblolly Park to the west. The applicant intends to file a rezoning application later during the transmittal.
- **Background:** The approximately 190.29-acre subject site consists of twelve (12) parcels and is located along Yellow Water Road, a collector roadway, and is situated south of Wells Road, a local roadway, and approximately one mile north of Normandy Boulevard, an FDOT Principal Arterial roadway. Abutting the western property line of the subject site is Loblolly Park / Mitigation Preserve. The site is currently developed with single family dwellings and pasture lands. While the site is currently in the Rural Area, the applicant seeks to extend the Suburban Area boundary to include the site, concurrent with the request for a land use amendment. Additionally, the site is located within the Southwest Planning District (District 4) and Council District 12.

The entire site is in the Rural Area, with approximately 160.23 acres of the site in the Agriculture (AGR) land use category and 30.06 acres of the site in the Rural Residential (RR) land use category. The entire site is in the AGR zoning district. The applicant proposes that the entire 190.29 acres of the site be amended to the Low Density Residential (LDR) land use category in the Suburban Area. The applicant is requesting an extension of the Suburban Area to cover the entirety of the subject site. The proposed Planned Unit Development (PUD) rezoning will be filed for legislation at the adoption round of the land use amendment.

The area around the subject site consists predominantly of residential and agricultural uses, as well as parks and preserves. Most of the properties designated for agricultural use include single-family dwellings. Through a series of land use amendments over the last twenty years, the properties east and south of the subject site have gradually transitioned from a rural, agricultural character area to a low-density, suburban character area. In addition to the influx of residential designations and developments, there are new commercially designated land uses along Normandy Boulevard to serve the surrounding residential communities. Overall, the pattern of development and character of the area have changed to accommodate suburban development.

- **Impact:** The subject site is 190.29 acres and is located on Yellow Water Road (County Road 217), a collector roadway and a Transportation Resource of Regional Significance. A daily trip generation comparison between the current and proposed comprehensive plan land uses and the potential transportation impacts on the roadway network was conducted during this transmittal phase. The current AGR and RR land use would result in 1,170 or 887 trips, depending on the scenario. If the land use is amended to allow for this proposed LDR development, this will result in 8,959 daily trips. The difference in daily trips for the proposed land use amendment is 7,789 or 8,072 net new daily trips when compared to

scenarios for the existing land use. The City's Transportation Planning Division recommends ongoing coordinating efforts with the City of Jacksonville Traffic Engineer to determine if a traffic operational analysis is needed.

The approximately 132 acres of the southern portion of the site are located within the 300-foot Height and Hazard Zone for Cecil Airport, a Transportation Resource of Regional Significance. Zoning will limit development to a maximum height of 300 and 500 feet for the respective zones, unless 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.

- **Recommended Intergovernmental Coordination:** Considering the proximity of the subject site to Baker County and Clay County, coordination with the Baker County Planning Department and the Clay County Planning and Zoning Department 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 25-1ESR	6		X	Duval	7-15-2025	Ordinance 2025-308-E

- **Type:** Text
- **Issue:** This adopted amendment to the Conservation and Coastal Management Element (CCME) and the Infrastructure Element (IE) of the 2045 Comprehensive Plan of the City of Jacksonville enacted, by reference, the State-mandated ten (10) year Water Supply Facilities Work Plan.
- **Background:** Ordinance 2025-308-E adopted a text amendment which amended Policy 2.12.2 of the Conservation Coastal Management Element and Policy 1.1.13 of the Infrastructure Element, Potable Water Sub-Element of the 2045 Comprehensive Plan, which enacted by reference the state-mandated 10-year water supply facilities work plan pursuant to Section 163.1377(6)(c)(4), Florida Statutes. The statute encourages local governments to cooperatively plan for the development of multijurisdictional water supply facilities that are sufficient to meet projected demands for established planning periods, including the development of alternative water sources to supplement traditional sources of groundwater and surface water supplies.

The Water Supply Facilities Work Plan (WSFWP) includes an evaluation of the present and projected growth and water demand, as well as an analysis of the existing production/treatment facilities and their capacities to meet the City's existing and projected water demands for a 10-year planning period, 2024-2034. To this end, the amendment to the Infrastructure Element, Potable Water Sub-Element Policy 1.1.13 adopts the City of Jacksonville 2024-2034 WSFWP by reference into the Comprehensive Plan, and the amendment to Conservation Coastal Management Element Policy 2.12.2 reflects the end date of the WSFWP's planning timeframe. The Planning and Development Department coordinated with the JEA and the St. Johns River Water Management District to update the WSFWP and the associated text amendments to provide compliance with the Florida Statutes.
- **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 to the City's Comprehensive Plan, no intergovernmental coordination is recommended by Staff.

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 Beach 25-1ESR	7		X	Duval	7-15-2025	Ordinance 2025-8221

- **Type:** Text
- **Issue:** This text amendment to the City of Jacksonville Beach's Comprehensive Plan updated the City's Water Supply Facility Work Plan (WSFWP).
- **Background:** In 2018, Jacksonville Beach adopted Ordinance 2018-8113 to adopt the required 10-Year Water Supply Facilities Work Plan (WSFWP) and update or add relevant comprehensive plan policies to comply with Chapter 163.3177(6)(c)3, Florida Statutes. On December 12, 2023, the governing boards of the St. Johns River and Suwanee River Water Management Districts approved the North Florida Regional Water Supply Plan 2020-2045 (NFRWSP), which covers several counties and municipalities, including the City of Jacksonville Beach. The governing bodies covered by the regional water supply plan are required to adopt an updated local plan within 18 months of the adopted regional plan.

Staff in the City's Planning and Development Department have coordinated with staff in the Public Works Department to update data and information contained within the City's WSFWP and maintain compliance with Florida Statutes.
- **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 to the City's Comprehensive Plan, no intergovernmental coordination is recommended by Staff.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
Nassau County 25-3ESR	8		X	Nassau	7-15-2025	Ordinances 2025-007

- **Type:** Text
- **Issue:** An adopted amendment to the 2030 Nassau County Comprehensive Plan which modified the Public Facilities Element, Potable Water Sub-Element (WAT), specifically amending Policy WAT.01.01 and Policy CI.02.01(D) to include Level Of Service (LOS) Standards for the City of Fernandina Beach and First Coast Regional Utilities and amending Policy WAT.06.03 to reflect the dates for the updated County Water Supply Facilities Work Plan and to remove the prior author.
- **Background:** The purpose of the Nassau County Water Supply Facilities Work Plan is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. Chapter 163, Part II, Florida Statutes, requires local governments to prepare and adopt Work Plans into their comprehensive plans after the Water Management District approves a regional water supply plan or its update. The North Florida Regional Water Supply Plan (NFRWSP) was approved by the St. John's River Water Management District (SJRWMD) in December 2023.

Section 163.3177(6)(c), Florida Statutes, requires local governments to adopt a water supply facilities work plan covering at least a 10-year planning period to meet existing and projected demand. The water supply work plan must incorporate the traditional and alternative water supply sources identified in the NFRWSP. The work plan should also identify conservation and reuse measures to meet future needs.

Also, Sections 163.3177(6)(d)(3) and 163.3177(3)(a)(4), Florida Statutes, requires local governments to assess current and projected water needs and sources for at least a 10-year planning period; to adopt principles and guidelines to be used to coordinate the comprehensive plan with the regional water supply authority (if applicable) and with the applicable regional water supply plan; and identify water supply projects necessary to achieve and maintain adopted level of service standards.

The adopted plan and recommended policies were prepared with assistance from an on-call consultant and reviewed by SJRWMD for compliance. To create consistency between the adopted Nassau County Water Supply Facilities Work Plan and Comprehensive Plan Policies WAT.01.01 and CI.02.01, the County adopted the following amendments:

1. Policies WAT.01.01 & CI.02.01(D): These policies only include Level of Service (LOS) standards for Nassau Amelia Utilities (NAU) and Jacksonville Electric Authority (JEA), but not for the City of Fernandina Beach (COFB), nor the new First Coast Regional Utilities (FCRU). This adopted amendment included LOS standards consistent for the two entities based on the City of Fernandina Beach Comprehensive Plan (which uses 350 gallons per day for an Equivalent Residential Unit (g/d/ERU)) and for FCRU's consumptive use permit (CUP) which establishes 85 gallons per day (gbd) per capita per day.
2. Policy WAT.06.03: This policy amendment provides a corrected planning horizon consistent with the draft Water Supply Facilities Work Plan. The prior plan included a time horizon of 2019-2030, while the adopted plan includes a time horizon of 2025-2040. This amendment also removes the prior entity that assisted in the preparation of the previous Water Supply Facilities Work Plan.

- **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:** 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
Nassau County 25-4ESR	9		X	Nassau	7-15-2025	Ordinance 2025-008

- **Type:** Text
- **Issue:** An adopted amendment to the 2030 Nassau County Comprehensive Plan modified the Public Facilities Element, Sanitary Sewer Sub-Element (SEW), specifically amending Policy SEW.03.05 to include design requirements for package treatment plants, added Policy SEW.04.04 to encourage advanced on-site treatment and disposal systems for development located within environmentally sensitive lands and added Policy SEW.04.05 to establish parameters for providing sanitary sewer services to certain developments and to set requirements and timeframes for the county to conduct feasibility analyses and updates to the schedule of capital improvements.
- **Background:** Sections 163.3177(3)(a) and 163.3177(6)(c), Florida Statutes, amended through CS/CS/HB1379 & SB1632 (effective date July 1, 2023) imposes new requirements and restrictions on local governments relating to pollutant load reduction, local government comprehensive plans, basin management action plans, onsite sewage treatment and disposal systems, mandatory connection to central sewer systems, septic system and wastewater treatment facility remediation plans and advanced waste treatment systems. It further requires a local government's comprehensive plan to include a plan to provide sanitary sewer services within a 10-year planning horizon and identify the name of the intended wastewater facility receiving sanitary sewer flows after connection and a timeline for connection for groups of more than 50 residential lots with a density greater than one septic system per acre. To create consistency between Sections 163.3177(3)(a) and 163.3177(6)(c), Florida Statutes and Comprehensive Plan Policy SEW.03.05, the County adopted the following amendment and inclusion of two (2) new policies, SEW.04.04 and SEW.04.05:
 1. Policy SEW.03.05: This policy only encouraged the use of small community and non-community treatment systems in clustered rural hamlets, rural employment centers, and in cases where failing septic systems create ground or surface water contamination. As adopted, the policy will allow these systems but also require them to be designed as transitional systems according to state or local standards. Additionally, this policy will require private wastewater systems to be decommissioned and connected to centralized utility systems, once available.
 2. Policy SEW.04.04: This policy addition is proposed to enable the County to encourage the use of advanced on-site treatment and disposal systems (OSTDS) for new development within Environmentally Sensitive Lands (ESLs) in areas where central sanitary sewer is not currently available. The use of advanced OSTDS would seek to replace the standard practice of utilizing wells and septic systems.
 3. Policy SEW.04.05: In accordance with Sections 163.3177(3)(a) and 163.3177(6)(c), Florida Statutes, this policy addition enables the County to consider the feasibility of providing sanitary sewer services within a 10-year planning horizon for developments in excess of 50 residential lots with more than one (1) existing or proposed onsite sewage treatment and disposal system (OSTDS) per one (1) acre. The policy includes the parameters for County consideration and a requirement for the County to update its feasibility analysis to account for future applicable developments. Lastly, this policy includes a requirement that the County include a list of projects for providing sanitary sewer to the development(s) as applicable with the Five-Year Schedule of Capital Improvement, with an annual update as necessary, by September 30, 2025.

- **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:** 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
Nassau County 25-5ESR	10		X	Nassau	7-15-2025	Ordinance 2025-009

- **Type:** Text
 - **Issue:** An adopted amendment to the 2030 Nassau County Comprehensive Plan which modified the Future Land Use Element, Policy, FL.01.02(A), (C) and (D) to include Solar Energy Facilities as a permitted use within the Agriculture Land Use Category and to include Resiliency Facilities as a permitted use within the Commercial and Industrial Land Use Categories.
 - **Background:** Section 163.3205, Florida Statutes, amended through CS/CS/SB896, Chapter 2021-178 (effective date July 1, 2021) imposes new requirements and restrictions on local governments pertaining to solar energy facilities. The approved legislation requires solar energy facilities to be a permitted use in all agricultural land use categories in a local government's comprehensive plan and all agricultural zoning districts within an unincorporated area. Section 163.3210, Florida Statutes, amended through CS/CS/SB1624/HB1645, Chapter 2024-186 (effective date July 1, 2024), imposes new requirements and restrictions on local governments pertaining to natural gas resiliency and reliability infrastructure. The legislation approved provides that a "resiliency facility" must be a permitted use in all commercial, industrial, and manufacturing land use categories in local government comprehensive plans and zoning districts. After July 1, 2024, a local government may not amend its local land regulations to conflict with a resiliency facility as an allowable use. A "resiliency facility" is defined as a facility owned and operated by a public utility for the purpose of assembling, creating, holding, securing, or deploying natural gas reserves for temporary use during a system outage or natural disaster."
- To create consistency between Sections 163.3205 and 163.3210, Florida Statutes, and Comprehensive Plan Policy FL.01.02, the County adopted the following amendments:
1. Policy FL.01.02(A) Agriculture (AGR): This policy originally did not address the permissibility of solar energy facilities within the Agriculture land use category. As adopted, solar energy facilities are listed as permitted uses within the Agriculture land use category.
 2. Policy FL.01.02(C) Commercial (COM): This policy did not address the permissibility of resiliency facilities within the Commercial land use category. As adopted, resiliency facilities are listed as permitted uses within the Commercial land use category.
 3. Policy FL.01.02(D) Industrial (IND): This policy originally did not address the permissibility for resiliency facilities within the Industrial land use category. As adopted, resiliency facilities are listed as permitted uses within the Industrial 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:** 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
Nassau County 25-6ESR	11		X	Nassau	7-15-2025	Ordinance 2025-11

- **Type:** Future Land Use Map Series
- **Issue:** This Comprehensive Plan Amendment (CPA25-001) adopted Future Land Use Map Series Map FLUMS-11, which serves as the regulating plan for the Timber to Tides Design Overlay (T2TDO). This amendment also formally incorporated the T2TDO Transects into the Future Land Use Element of the Nassau County 2030 Comprehensive Plan and established the policy framework necessary to implement the T2TDO through future zoning and land development regulations.
- **Background:** The T2TDO is intended to implement the recommendations of the SR 200/A1A Corridor Master Plan, adopted by the Board of County Commissioners (BOCC) on December 13, 2021, via Resolution No. 2021-214. The Corridor Master Plan identifies adoption of a transect-based land development code as a top priority to promote more sustainable, connected, and livable communities along the SR 200/A1A corridor. To support informed decision-making regarding the implementation of the Timber to Tides Design Overlay (T2TDO) and to evaluate its potential long-term impacts on economic vitality, community development, and sustainability, Staff retained GAI Consultants' Community Solutions Group to conduct an independent corridor impact analysis. The purpose of this study was to objectively assess how enhanced development standards, such as those proposed in the T2TDO, may influence market performance, employment, property values, and overall quality of life. By comparing Florida corridors with varying levels of regulatory oversight and urban design standards, the analysis provides a fact-based foundation for understanding the potential implications of adopting a form-based code framework in Nassau County.

The findings of the study indicate that the differences in economic and development outcomes between corridors with and without enhanced development standards were generally modest over the 15-year evaluation period. In most measured categories—such as employment growth, market inventory, rental rates, and property values—corridors with higher standards exhibited slightly higher compound annual growth rates (CAGRs) and might also reasonably be expected to provide a boost to long-term employment, wage-related economic growth, market performance, and property values over a 15- to 25-year period. That is, the presence of stronger design standards did not appear to hinder development in a significant way, while also promoting the long-term viability of the projects.

While the rate of development was relatively consistent across corridors, the study observed more pronounced differences in the resulting quality of place. Higher-standard corridors demonstrated stronger outcomes related to design cohesion, place-based identity, and overall community character. These findings suggest that while development activity may not be impacted by enhanced standards, the inclusion of a form-based approach like the T2TDO may play a meaningful role in shaping the long-term livability and functionality of the built environment.

This distinction is important for communities like Nassau County that are seeking not just to support development to meet current market demands, but intentional, place-sensitive development that balances mobility, economic opportunity, housing diversity, and a high quality of life.

Adoption of FLUMS-11 and Policy FL.02.06 formally established the T2TDO as a new planning and regulatory framework for the SR 200/A1A Corridor. The amendment includes:

1. A series of Future Land Use Transects (T-1 through T-7SD) that reflect a range of intensities from natural and rural landscapes to mixed-use urban centers;
2. Defined minimum and maximum residential densities and Floor Area Ratios (FARs) for each transect, supporting compact, walkable development patterns;
3. Integration of form-based principles that focus on the physical form and character of development, rather than conventional land use categories; and,
4. Requirements for connectivity, mobility, housing diversity, public spaces, and environmental stewardship in alignment with the County's Vision 2032 goals.

- **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:** No intergovernmental coordination is recommended.

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NORTHEAST FLORIDA REGIONAL COUNCIL
Executive Committee Meeting
April 3, 2025

MINUTES

The Northeast Florida Regional Council's Executive Committee held meeting on Thursday, April 3, 2025 at 10:03 a.m., at the Jessie Ball DuPont Center, 40 E. Adams Street, Jacksonville, FL 32202.

President Renninger called the meeting to order with the following members present, representing a quorum:

BAKER Mr. Register, Commissioner Bennett
CLAY Commissioner Renninger
DUVAL Councilmember Amaro
FLAGLER Commissioner Dance (Virtual)
NASSAU Commissioner Martin
PUTNAM Commissioner Harvey (Virtual)

Other Board Members Present: Commissioner Murphy, Doug Conkey

Guests: 904-679-2620 (via zoom)

Excused: Commissioner Joseph

Staff Present: Eric Anderson, Fara Ilami, Robert Jordan, Tyler Nolen, Elizabeth Payne, Annie Sieger, Donna Starling, Leigh Wilsey, and Kenajawa Woody

INVITATION TO SPEAK

President Renninger welcomed everyone to the meeting and stated that members of the public are welcome to speak on any item before the Board.

*CONSENT AGENDA

President Renninger called for a motion on the consent agenda. Councilmember Amaro motioned to approve the consent agenda; seconded by Mr. Register. Motion carried.

OTHER REPORTS/ACTION ITEMS

*February 2025 Financial Report

Ms. Starling stated that the Council posted a net income of \$2,382 for the month of February 2025 with a year-to-date net income of \$21,762. A brief discussion followed.

President Renninger called for a motion. Mr. Register moved approval of the February 2025 Financial Report; seconded by Councilmember Amaro. Motion carried.

*Flagler County TD Community Transportation Coordinator Recommendation

Ms. Jones stated that the Community Transportation Coordinator for the Transportation Disadvantaged is a five-year contract. Upon expiration, the current contractor can submit a letter of interest to continue in that role or a request for proposal would be advertised. She stated that the current contractor, the Flagler County Public Transportation, submitted a letter of interest stating they wanted to continue being the Community Transportation Coordinator for Flagler County. The Flagler County Administration also provided a letter indicating their interest in the current contractor continuing as such. As the Designated Official Planning Agency, staff recommend the Flagler County Public Transportation as the Community Transportation Coordinator for Flagler County. A brief discussion followed.

President Renninger called for a motion. Commissioner Bennett moved approval of the Flagler County Public Transportation as the Flagler County Transportation Disadvantaged Community Transportation Coordinator for recommendation to the Commission for the Transportation Disadvantaged; seconded by Commissioner Martin. Motion carried.

Resolution 2025-06

Ms. Payne presented Resolution 2025-06 supporting the Water Management Districts' designation of the month of April as Water Conservation Month.

Mr. Conkey thanked the Members for their continued support. He also shared some of the activities and efforts the Water Management District is currently working on related to conservation and education. Discussion followed.

President Renninger called for a motion. Mr. Register made the motion to approve Resolution 2025-06 recognizing the month of April as Water Conservation month; seconded by Councilmember Amaro. Motion carried.

Purchase of Emergency Evacuation Equipment for Long-Term Care Facilities: Sole Source

Ms. Wilsey provided a brief overview of the Healthcare Coalition (HCC) program, which was previously under the U.S. Department of Health and Human Services but has recently been moved under the Centers for Disease Control Prevention. The goal of the Hospital/Healthcare Preparedness Program (HPP) is to improve the capacity of the health care system to plan for and respond to large-scale emergencies and disasters. A function of the HPP is equipment purchasing for coalition member facilities; therefore, a working group was developed to identify gaps and recommend equipment purchases to address the gaps. The Working Group developed two focus areas for funding in fiscal year 2024-2025; long-term care facility evacuations and hospital surge capacity. The objective is to purchase like equipment to reduce the cost through volume discounts, similar training for the equipment and, deployment to other facilities if needed.

The working group, based on their review and identified gaps, recommended the purchase of evacuation mats and chairs for long-term facilities. Staff surveyed long-term care member facilities, which resulted in 27 facilities requesting 130 AlbacMats and 25 Bariatric Mats; 11 facilities requested EvacuTrac Chairs. The recommended vendor is a sole source vendor; therefore, staff did not publish a request for quotes. Therefore, staff requested authorization to purchase the equipment from Advanced Egress Solutions in the amount of \$95,025 for the evacuation mats and chairs. Discussion followed.

President Renninger called for a motion. Councilmember Amaro made the motion to authorize staff to purchase the AlbacMats and EvacuTrac chairs from the sole source vendor Advanced Egress Solutions in the amount of \$95,025; seconded by Mr. Register. Motion carried.

RFQ – Purchase of Disaster Stretchers for Hospitals

In continuation of the above item, the working group also recommended the purchase of disaster stretchers for hospitals. Ms. Wilsey stated that staff surveyed member hospitals to determine the need for the equipment. This survey resulted in 21 hospitals requesting at least one 5-pack stretcher with most wanting more than one. This will be a multi-year project for the Healthcare Coalition program. Ms. Wilsey stated that a request for quote was published as there were more than one distributor for this equipment; staff received four quotes, 1) Name Brands Direct Inc dBA Medicalproductsdirect.com, 2) Medicus Health Direct, Inc., 3) Technology International, Inc., and 4) CPR Savers and First Aid Supply. The quotes were reviewed based on cost and shipping.

Ms. Wilsey stated that, after reviewing the quotes, Name Brands Direct Inc dBA Medicalproductsdirect.com was selected as the first choice, with Medicus Health Direct, Inc second. Therefore, staff recommend authorization to purchase disaster stretchers from Name Brands Direct Inc dBA Medicalproductsdirect.com in an amount not to exceed \$86,000. If this vendor cannot meet the requirements, staff request authorization to purchase from Medicus Health Direct, Inc., or Technology International, Inc. if Medicus Health Direct, Inc. cannot meet the requirements. Discussion followed.

President Renninger called for a motion. Mr. Register made the motion to authorize staff to purchase disaster stretchers in an amount not to exceed \$86,000; seconded by Commissioner Martin. Motion carried.

NEFRC Workplan: Solid Waste Discussion

Discussion was held on the Council's Workplan: Tackling the Trash Together – Innovative Solutions to Solid Waste Management. Ms. Payne shared the phases of the workplan, which included identifying and engaging stakeholders, research and data collection, convening stakeholders, development of collaborative strategies and the final documentation. She stated that a meeting of stakeholders will be scheduled shortly to begin the process. Discussion followed.

Commissioner Murphy stated that biosolids are a huge challenge in St. Johns County and inquired if this will be included in the program. Discussion followed.

Commissioner Bennett stated that in addition to areas identified in the research and data collection, are identifying the challenges, which are different in a county versus a municipality. Also, what is the long-term use/availability of landfills?

Councilmember Amaro stated that the collecting of information has to include the full life cycle of trash: where it is generated, where it is going, and what happens afterwards.

Mr. Conkey commented on the advancement of technology and thinks the discussion would include looking at incineration for energy creation. Ms. Payne stated that while there are

innovations in this area, there is a cost for these innovations that far exceed what any one individual county can afford. New technology and innovation is a key component of this program. Ms. Payne stated that this is not an area the Regional Council works in, with this with this set of County staff, and asks for the Members' support in getting folks to the table.

Commissioner Harvey encouraged staff to avail themselves of the University of Florida's Dr. Townsend, a resident of Putnam County, who is the Director for the Center of Solid Waste Management with the Hinkley Center. He is an authority on landfills, alternative energy, waste energy, etc.

President Renninger shared that Clay County did a two-year study on solid waste and recycling services and learned that while 100% of residents pay for the service, only 30% actually recycle. Additionally, recycling has to be processed; they went from a \$6/ton rebate to an \$85 cost, so they cancelled the program. He believes that industries should be included in the discussions as well as education.

Ms. Payne stated that this workplan issue will be a multi-year process and that it is anticipated that the Regional Community Institute may assist us along the way. She asked the Members' assistance in making this initiative as robust as possible.

Legislative Issue Discussion

Ms. Payne reminded the Members of the bills filed this Session that includes the striking of the Regional Planning Council from Statute. The Florida Regional Councils Association, representing all 10 Councils, has a lobbyist who has been advocating for the Councils and have been successful in speaking with Legislators about the value of Regional Councils. The Bill was recently put on the Senate Commerce Committee agenda where Mayor Lynch and Mr. Register both attended and spoke to the Committee on behalf of the Regional Councils; along with other elected officials across the State. However, it was passed favorably out of the Committee.

Ms. Payne stated that the main concern is why it is important for us to remain in Florida Statute. A contingency plan is needed should Regional Councils be struck from Florida Statutes. While it does not mean we close our doors, there are many questions about how we move forward, as well as what the justification is of why we belong in State Statute. She believes that one of the reasons we need to stay in State Statute is because it requires Membership. Without it, there would be no legal statutory requirement for participation in the Council. With so many considerations, this issue may require a separate group or committee to be formed to discuss this issue further, outside of a regular meeting.

Public Comment

None.

Local and Regional Discussions

Baker County – Currently experiencing challenges with Clerk of Courts due to the 2023 audit still not yet submitted; but expects that to be done shortly.

Clay County – They received the DOGE letter; they have responded and provided their audit. The Clay County Fair opens today!

Duval County – While it may not have been initiated by a letter from the Governor’s office, the City of Jacksonville is doing its DOGE and have identified a number of projects that were on the Capital Improvement Projects list that had not been funded and will most likely be eliminated.

Nassau County – Shrimp Festival in May. The County receive the State’s DOGE letter and have complied and responded.

SJRWMD – North Florida Regional Water Supply Plan (NFRWSP) has a statutory requirement for a Water Supply Facilities Work Plans to be updated by June 12th; 18 months after approval of the NFRWSP and encourages counties and cities to ensure this is completed by the deadline.

CEO Report

Ms. Payne recognized Mr. Eric Anderson for his 15 years of service to the agency.

Ms. Payne shared with the Members the April 22nd kickoff meeting for the Military Installation Readiness Review project with a tour of MS Mayport. Invites were sent to all Board Members.

Next Meeting Date

The next regular meeting is scheduled for Thursday, August 7, 2025.

Adjournment

The meeting was adjourned at 11:44 a.m.

Jim Renninger
President

Elizabeth Payne
Chief Executive Officer

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BRINGING COMMUNITIES TOGETHER

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

MEMORANDUM

DATE: JULY 30, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

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

RE: LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEWS

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

A regional map of the listed amendments is provided on the next page, and the site-specific maps and policy texts are provided in the appendix herein. Upon approval of this report by the Northeast Florida Regional Council (NEFRC) Executive Committee for transmittal to the State land planning agency, a copy will be provided to the respective local government. The **Town of Baldwin Transmitted Amendment 25-1ESR** is provided for information only since the NEFRC provided technical assistance. The Committee's approval is required only for the first eight amendments.

Recommendation

Staff respectfully recommend that the NEFRC Executive Committee approve the staff review reports for the City of Green Cove Springs Transmitted Amendment 25-1ESR and 25-2ESR, the Flagler County Transmitted Amendment 25-2ESR, the City of Flagler Beach Transmitted Amendment 25-2ESR, the St. Johns County Transmitted Amendment 25-3ER, and the City of St. Augustine Transmitted Amendment 25-1ESR.

Staff also recommend that the NEFRC Executive Committee find the Town of Orange Park Adopted Amendment 25-1ESR and the City of Jacksonville Adopted Amendment 25-2ESR consistent with the Strategic Regional Policy Plan.



August 2025 Executive Committee- 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
City of Green Cove Springs 25-1ESR	1	X		Clay	8-8-2025	FLUL 2025-02

- **Type:** Text
- **Issue:** This text amendment to the City's Comprehensive Plan updates the Public Facilities Element, the Conservation Element, and the Water Supply Facility Work Plan in compliance with Chapter 163.3177(6), Florida Statutes.
- **Background:** The proposed amendment to the City's Public Facilities and Conservation Element is a staff-initiated amendment to the Comprehensive Plan prompted by the acceptance of the updated North Florida Regional Water Supply Plan (NFRWSP) by the St. Johns River Water Management District Board of Directors on December 12, 2023. Chapter 163, Part II Florida Statutes (F.S) requires local governments to prepare and adopt updated Work Plans into their Comprehensive Plans within 18 months after the St. Johns River Water Management District approves a regional water supply plan or its update. The NFRWSP is a joint effort between the Florida Department of Environmental Protection, the St. Johns River Water Management District, and the Suwannee River Water Management District. The Water Supply Plan provides potential sources of freshwater and population projections while tracking water quality and usage. Additional amendments to Policies 4.5.4. and 4.5.5. in the Public Facilities Element and Objective 5.3 and Policy 5.4.5. in the Conservation Element were proposed to address the updated Water Supply Plan.
- **Impact:** 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 to the City's Comprehensive Plan, no intergovernmental coordination is recommended by Staff.

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 Green Cove Springs 25-2ESR	2	X		Clay	8-8-2025	Ordinance 0-09-2025 and Ordinance 0-10-2025

- **Type:** Future Land Use Map and Site-Specific Text Amendment
- **Issue:** This proposed amendment to the City's Comprehensive Plan amends the Future Land Use Map designation for a property located on Cooks Lane from Mixed-Use to Industrial. In addition to the Future Land Use Map Amendment, a separate ordinance for a site-specific text amendment creates Future Land Use Policy 1.8.2.
- **Background:** The applicant, Fleet & Associates Architects/Planners, Inc., has requested a future land use map amendment for the property located on the southern edge of Green Cove Ave, for all of parcel 016562-000-00, from Mixed-Use to Industrial. The applicant has also submitted a companion site-specific Future Land Use text amendment (Ordinance O-10-2025) that provides specific development restrictions on this property. There is ongoing construction on the southern portion of the site. Construction consists of two buildings approved in November of 2023, SPL-23-006. In 2021, the property was approved for a Future Land Use change from MUH (Mixed Use Highway) to HDR (High Density Residential), FLUS-21-003. At the same time, Zoning was changed from MUH to Residential High Density. The FLU designation of HDR was updated to Mixed-Use for all properties. The property is part of the Energy Cove Industrial Park. The proposed Land Use and Zoning change is consistent with the surrounding Energy Cove uses. Access to the site will be permitted from Energy Cove Ct only. No access will be allowed from Cooks Ln. The site is located within the City's Water, Sewer, and Electric Service Boundaries. The City's sanitation services will serve it. The property covers approximately 5.08 acres and is located on Cooks Ln, east of the CSX rail line. Currently, the property is vacant with some tree coverage. Please see Exhibits 1, 2, 3, and 4 in the Appendix for additional information.
- **Impact:** The subject site is located less than a mile from U.S. 17, a Transportation Resource of Regional Significance. A traffic impact analysis was submitted with the transmittal package and provides estimated peak daily trips for the current and proposed future land use designation. The proposed future land use map designation would have a net decrease of approximately 6,926 net new daily trips. There are no development plans at this time, and as a result, the traffic impacts were calculated on the total acreage of the property multiplied by the maximum FAR of 0.6.
- **Recommended Intergovernmental Coordination:** Considering the proximity of the location to unincorporated Clay County, staff recommend coordination with the County Planning and Zoning Division. The County is one of the reviewing entities of the transmittal package.

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
Town of Orange Park 25-1ER	3		X	Clay	8-8-2025	

- **Type:** Text
- **Issue:** The adopted Comprehensive Plan Amendment Package is part of the Town's Evaluation and Appraisal Review (EAR) Process and was reviewed in the State Coordinated Review Process.
- **Background:** Some of the major EAR updates to the Town's Comprehensive Plan during the transmittal phase included the following;
 1. Modifications to Policy 1.1.5. in the Future Land Use Element, stating that mixed uses within the Interstate Impact Area may have a maximum building height of six levels or 75 feet.
 2. Policy 1.1.12 addressing residential density bonuses for mixed-use development projects on a point system.
 3. Objective 2.7. and associated policies addressing the Complete Streets approach to roadway design and safety. Complete streets are a multimodal approach that considers all users of transportation infrastructure.
 4. An adopted Property Rights Element.

Florida Commerce identified one objection and two comments during the transmittal phase. The Town changed the planning horizon to reflect state requirements, the Town adopted a Five-Year Capital Improvements update, and a new policy to address state requirements listing projects necessary to achieve pollutant reductions since the city is within the Lower St. Johns Basin Management Action Plan (BMAP). Please see Exhibits 5-8 in the Appendix for additional information.
- **Impacts:** There were no impacts to Resources of Regional Significance or extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected local government identified by Staff.
- **Recommended Intergovernmental Coordination:** Considering that this is a text amendment to the City's Comprehensive Plan, no intergovernmental coordination is recommended by Staff.

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 25-2ESR	4		X	Duval	8-8-2025	Ordinance 2025-363-E

- **Type:** Future Land Use Map
- **Issue:** This adopted amendment changed the Future Land Use designation to 79.33 acres from Rural Residential (RR) to Low-Density Residential (LDR).
- **Background:** The approximately 79.33-acre subject site is located in the Suburban Development Area, the Southwest Planning District (District 4), and Council District 12. The site is located north of Branan Field Road, a local roadway, between Dawsons Creek Drive and Rippa Valley Way, which are both local roads. The site is approximately 0.75 miles northwest of Oakleaf Plantation Parkway, a minor arterial road, and is west of Cecil Commerce Center Parkway, an FDOT Expressway.

The site abuts Low Density Residential (LDR) to the east, and this amendment would extend the LDR land use westward. The site abuts Rural Residential (RR) and Mixed Use (MU) to the west, and MU to the north. The area south of the site across Branan Field Road is in the Recreation and Open Space (ROS) land use category. This ROS-designated area is part of the Hunting Preserve in the Argyle Forest DRI and a portion of a future City park. The DRI is over 8000 acres and includes a mix of uses extending to Blanding Boulevard. The MU designation that surrounds the site on the west and north is part of the Cecil Field and Commerce Center that was established pursuant to Ordinance 2002-669-E. The amendment site abuts but is not part of the Argyle Forest Development of Regional Impact (DRI) south of the site, across Branan Field Road. The site is close to Cecil Airport. Approximately 40 acres are in a 50-foot height restriction zone, and the rest of the site is in the 150-foot height restriction zone. At its closest, the site is also 250 feet from a runway protection zone. While the site is in close proximity to the airport, only approximately 2.15 acres on the south side of the site is in a Civilian Notice Zone.

The site was within the Rural Residential (RR) land use category, and the applicant requested a land use change from RR to Low Density Residential (LDR). The RR category allows 2 units/acre when both centralized potable water and wastewater are available to the site, as provided in the application. The LDR land use category will allow 7 units/acre with full urban services. The proposed Planned Unit Development (PUD) rezoning was filed for legislation at the adoption round of the land use amendment and indicates that the applicant intends to build a maximum of 283 single-family dwelling units. Please see Exhibits 9 and 10 in the Appendix for additional information.

- **Impacts:** The subject site is northwest of the intersection between Oakleaf Plantation Parkway, a minor arterial that crosses into Clay County, and Cecil Commerce Center Parkway (State Road 23), an FDOT expressway. Both of these roadways are Transportation Resources of Regional Significance. A daily trip generation comparison between the current and proposed comprehensive plan land uses and the potential transportation impacts on the roadway network was conducted during the transmittal phase. The current RR land use would result in 1,490 trips. If the land use is amended to allow for the proposed LDR development, this will result in 3,734 trips. The difference in daily trips for the proposed land use amendment has 2,244 net new daily trips when compared to the existing land use. The City's Transportation

Planning Division recommends ongoing coordinating efforts with the City of Jacksonville's Traffic Engineer to determine if a traffic operational analysis is needed.

Approximately 40 acres of the north portion of the site are in the 50-foot height restriction zone for Cecil Airport, a Transportation Resource of Regional Significance. Also, approximately 40 acres on the south portion of the site are in the 150-foot height restriction zone. Zoning will limit development to a maximum height of 50 feet or 150 feet, depending on the location of development, unless 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 the safe navigation of aircraft.

- **Recommended Intergovernmental Coordination:** Considering that this amendment is close to Clay County, the NEFRC recommends coordination with the Clay County Planning and Zoning Division. The County's Planning and Zoning Division was notified of the amendment on May 2, 2025.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
Flagler County 25-2ESR	5	X		Flagler	8-8-2025	Comprehensive Plan Update

- **Type:** Text
- **Issue:** This amendment is an update to the Flagler County Comprehensive Plan. These changes were prepared through the work of the County staff with assistance provided by the County's consultant, Inspire Placemaking Collective, Inc.
- **Background:** Flagler County contracted with Inspire Placemaking Collective, Inc., to update the County's Comprehensive Plan to integrate the Plan with relevant elements of the County's Strategic Plan, along with an update to the Comprehensive Plan to meet statutory changes and best planning practices. Inspire and County Staff sought the input of the public, stakeholders, the County's Planning and Development Board, and the Board of County Commissioners throughout the update process.
- **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 to the City's Comprehensive Plan, no intergovernmental coordination is recommended by Staff.

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 Flagler Beach 25-2ESR	6	X		Flagler	8-8-2025	Ordinance 2025-09, 2025-10, and Ordinance 2025-11

- **Type:** Text
- **Issue:** Ordinance 2025-09 amends the City's Comprehensive Plan to incorporate the updated Water Facilities Supply Work Plan, updates policies within the Public Facilities Element to reflect the updated North Florida Regional Water Supply Plan, and updates the City's Capital Improvements Schedule. Ordinance 2025-10 amends the City's Comprehensive Plan to incorporate and make reference to certain state legislation, including the State's adoption of and amendments to the Live Local Act and other state legislation related to affordable housing, energy resources, and resilience. Ordinance 2025-11 amends the City's Comprehensive Plan to add a Property Rights Element.
- **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 to the City's Comprehensive Plan, no intergovernmental coordination is recommended by Staff.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
St. Johns County 25-3ER	7	X		St. Johns	8-8-2025	COMPAMD 2025-02

- **Type:** Text
- **Issue:** On August 29, 2024, the County informed Florida Commerce, the State Planning Agency, that the Evaluation and Appraisal of the County's Comprehensive Plan indicated that amendments were necessary to reflect changes in state requirements and to meet the minimum planning period per Florida Statutes. After conducting an extensive analysis of data collected from the public, County staff, and local agencies and organizations, the County's consultant, Inspire Placemaking Collective, prepared the 2050 Comprehensive Plan that was voted on at the July 22nd Board of County Commissioners Meeting. The adoption is anticipated to take place in November 2025.
- **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 to the County's Comprehensive Plan, no intergovernmental coordination is recommended by Staff.

Appendix

Exhibit 1: City of Green Cove Springs 25-2ESR (Location Map)

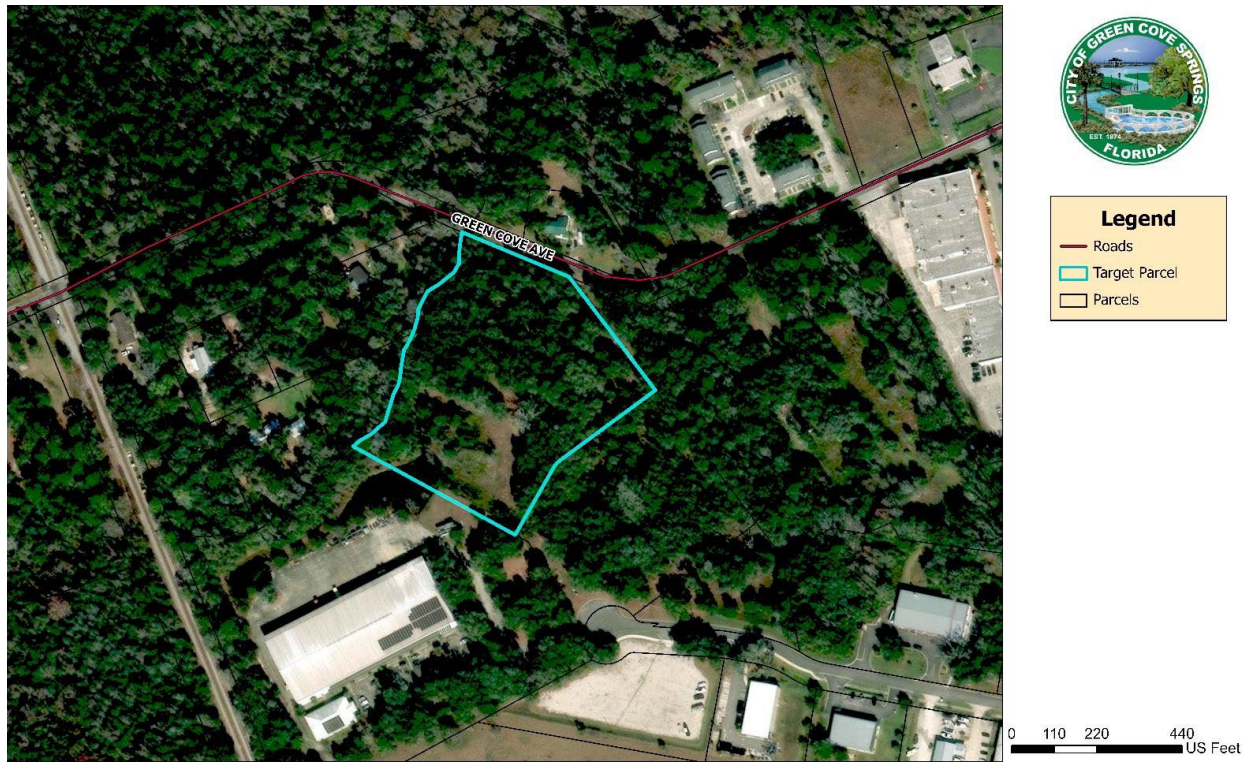


Exhibit 2: City of Green Cove Springs 25-2ESR (Current Future Land Use Map)

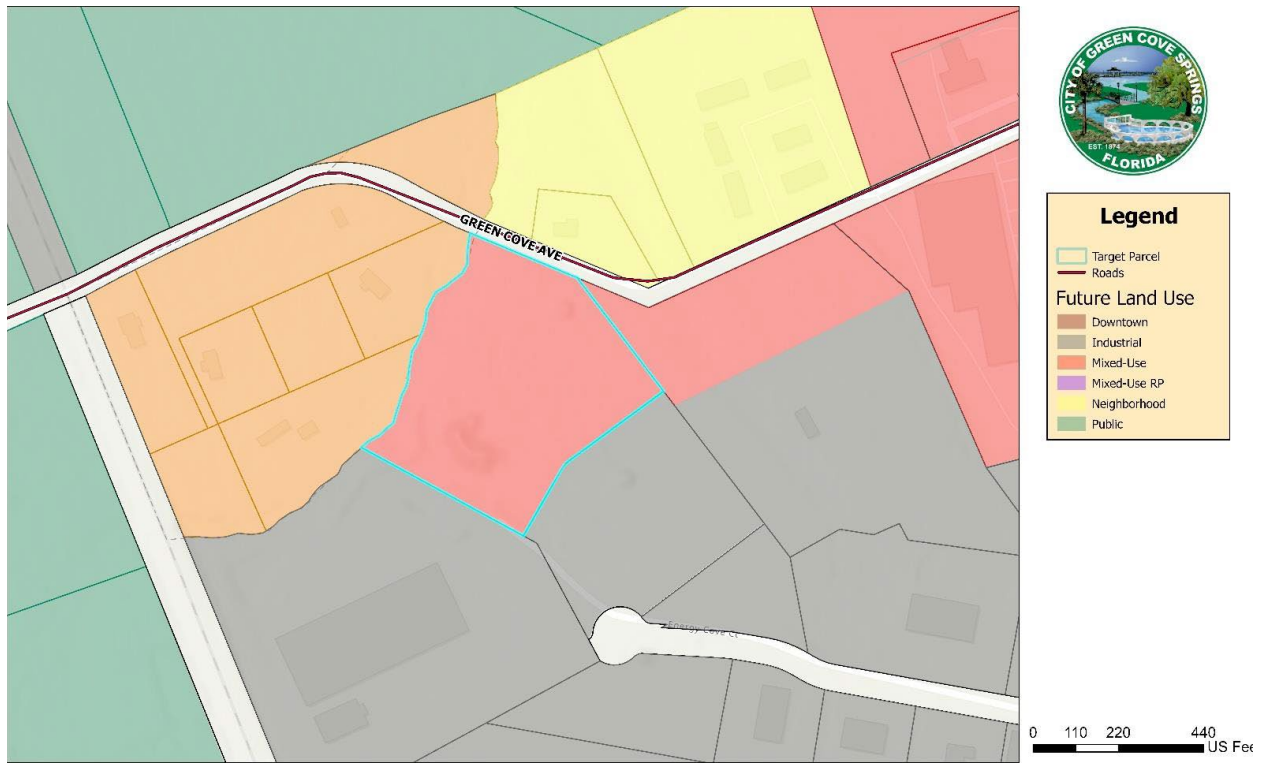


Exhibit 3: City of Green Cove Springs 25-2ESR (Proposed Future Land Use Map)

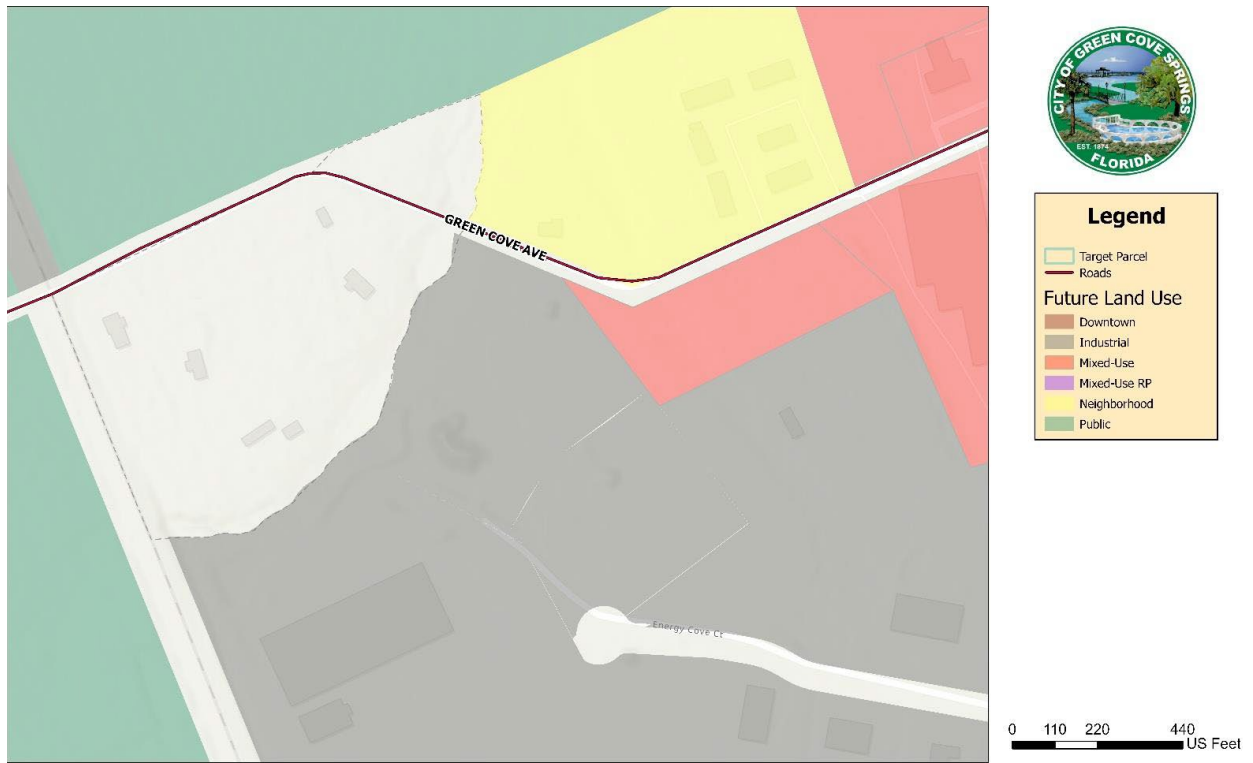


Exhibit 4: City of Green Cove Springs 25-2ESR (Proposed Policy 1.8.2.)

Policy 1.8.2: Future Land Use Map (FLUM) Amendment adopted by Ordinance Number O-09-2025 on October 7, 2025 changes the future land use on the amendment area from Mixed Use to Industrial. Development shall meet the requirements of all applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by the FLUM Amendment Ordinance O- 09-2025 is hereby limited based on the following:

- A 20' Tree preservation/landscape buffer shall be provided along Cooks Lane. The tree preservation/landscape buffer shall be a combination of preservation of existing tree preservation and landscape planting, including a continuous hedge row and small trees pursuant to the landscape buffer specifications set forth in Sec. 113-244(f)(8) of the City Land Development Regulations, combined with a 6' high brick, stone or concrete block wall, sufficient to screen the proposed development activity from a public view along Cooks Lane. Alternatives to the wall requirement such as wood or vinyl fencing can be approved by the site development committee. The tree preservation /landscape buffer shall be approved as part of the site development plan for the development.
- A 25' landscape buffer / tree preservation buffer pursuant to the landscape buffer specifications set forth in Sec. 113-244(f)(8) of the City Land Development Regulations, shall be provided along the western boundary of the site adjacent to the residentially zoned properties.
- Tree preservation mitigation shall be met for both parcel # 016562-000-00 and 016562-002-00 at the time of site development approval.
- Access for this parcel shall be only on Energy Cove Court with access being provided through parcel RE# 016562-002-00. Any development on both parcels will have cross access easements and such easements shall be recorded in the Official Records of the Clay County Clerk's Office prior to site development approval.
- Record easement for existing water main across property prior to site development approval.
- Construction on access shall be limited to Energy Cove Court.

Exhibit 5: Town of Orange Park 25-1ER (Proposed Changes to Future Land Use
Policy 1.1.5(j)8)

8. Maximum building height shall be four (4) levels or 55 feet. Properties within the Interstate Impact Area may have a maximum building height of six (6) levels or 75 feet.

Exhibit 6: Town of Orange Park 25-1ER (Proposed Future Land Use Policy 1.1.12)

A residential density bonus is permitted for mixed-use development projects based on a point system. The number of additional units per acre depends on the number of points a development qualifies for based on the performance standards listed in the table below. The maximum allowed density is based on the following:

- Ten (10) points allows for up to fifteen (15) dwelling units per acre
- Twenty (20) points allows for up to twenty (20) dwelling units per acre

Points Performance Standards

3 Designed to encourage bicycle and pedestrian connections with surrounding areas. 4

Distinguishing and appropriate architectural features

2 Building oriented toward street with parking at the rear of building

1 Consistent and contiguous building edge along public sidewalk

3 Parking in structured deck with appropriate architectural façade

- Enhancing the street environment with hardscape elements
- Public plaza integrally connected with public transit stop
- Stormwater management system capable of being shared by other developments (one large pond versus several small ponds and/or vault system)

3 Designed for greater energy efficiency through use of Energy Star

3 Develop and maintain in conformance to the Florida Water Star program, enforced through covenant or deed restrictions.

4 Consolidate existing driveways/parking entries (curb cuts) reducing the potential conflicts with pedestrians and travel lanes.

5 Installation of solar Energy System

5 Preservation of historic trees and/or planting of Town preferred species

Exhibit 7: Town of Orange Park 25-1ER (Proposed Transportation Element
Objective 2.7. and associated policies)

Objective 2.7

Complete Streets. The Town will consistently plan, design, construct, and maintain transportation facilities that are safe, reliable, efficient, convenient, and connected, and that enable secure and comfortable access and mobility for users of all ages, abilities, income levels, and transportation modes.

Policy 2.7.1

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, prioritizing safe access for vulnerable users and underinvested and underserved communities and ensuring social equity through improved access to jobs, health care, and other community amenities.

Policy 2.7.2

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, including pedestrians, bicyclists, public transit users, emergency responders, transporters of commercial goods, motor vehicles, and freight providers.

Policy 2.7.3

The Town shall create a transportation system that includes integrated networks of connected facilities accommodating all modes of travel. Create, develop, and support facilities within the transportation system to allow for the use of charging electric vehicles, electric bicycles, golf carts, and scooters.

Policy 2.7.4

The Town shall create a transportation system that encourages walking, bicycling, and public transit by providing safe, comfortable, and convenient mobility options.

Policy 2.7.5

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.

Policy 2.7.6

The Town shall create a transportation system that reduces automobile dependency and improves environmental and community health. Examples include reducing fossil fuel consumption and greenhouse gas emissions; decreasing air and noise pollution; improving air quality; encouraging social interaction and physical activity through biking and walking which can help prevent heart disease and other chronic health conditions; and preserving the natural environment.

Exhibit 8: Town of Orange Park 25-1ER (Proposed Town Property Rights Element)

GOAL 10: THE TOWN OF ORANGE PARK WILL MAKE ALL DECISIONS WITH RESPECT FOR PROPERTY RIGHTS AND WITH RESPECT FOR CITIZENS' RIGHTS TO PARTICIPATE IN DECISIONS THAT AFFECT THEIR PROPERTY AND LIVELIHOOD.

Objective 10.1

The Town of Orange Park will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes. Local decision-making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 10.1.1

The Town will consider in its decision-making the right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights.

Policy 10.1.2

The Town will consider in its decision-making the right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 10.1.3

The Town will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 10.1.4

The Town will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

Policy 10.1.5

The Town shall ensure, in accordance with the applicable Florida Statutes, and consistent with applicable law, that nothing contained in the Comprehensive Plan shall be interpreted to limit or modify the right of:

1. Any person to complete a development which has been properly issued a final local development order and development has commenced and is continuing in good faith prior to the effective date of this Property Rights Element.2. Any person to complete a development in accordance with vested rights for such completion under applicable federal, state, constitutional, statutory, or common law.

Policy 10.1.6

Nothing in this Property Rights Element is intended to grant additional rights not already in existence or to supersede existing rights in accordance with the law.

Objective 10.2

The Town's decision-making will be transparent so that all citizens may participate in decisions that affect their lives and property.

Policy 10.2.1

The Town shall adopt land development regulations that are consistent with the protection of private property rights and shall not take private property without just compensation.

Policy 10.2.2

The Town shall regulate the use of land only for valid public purposes in a reasonable manner, in accordance with due process, and as allowed by law.

Policy 10.2.3

Consistent with Chapter 125 and Chapter 163, Florida Statutes, the Town shall give adequate public notice to landowners of any application to change the Future Land Use Map designation or zoning category of their land.

Policy 10.2.4

Any person may seek a Town determination of vested rights to complete a development in accordance with previously effective laws, ordinances, or regulations; including but not limited to this Comprehensive Plan.

Policy 10.2.5

The Town must conduct their decision-making in a duly noticed public hearing whenever it amends the Comprehensive Plan; changes the future land use or zoning designation of property; or approves a development order, variance, or conditional use. Any affected party may participate in any such duly noticed public hearing.

An affected party is defined as:

- The Owner, Developer, or Applicant seeking the Town's decision.
- Any person or local government that will suffer an adverse effect to an interest protected or furthered by the Comprehensive Plan, including interests related to health and safety, police and fire protection service systems, densities or intensities of development, transportation facilities, equipment or services, and natural resources.

The Town will provide every affected party ample time to be heard, to present and rebut evidence, and to be informed of all information on which the Town bases its decision.

Exhibit 9: City of Jacksonville 25-2ESR (Location Map)

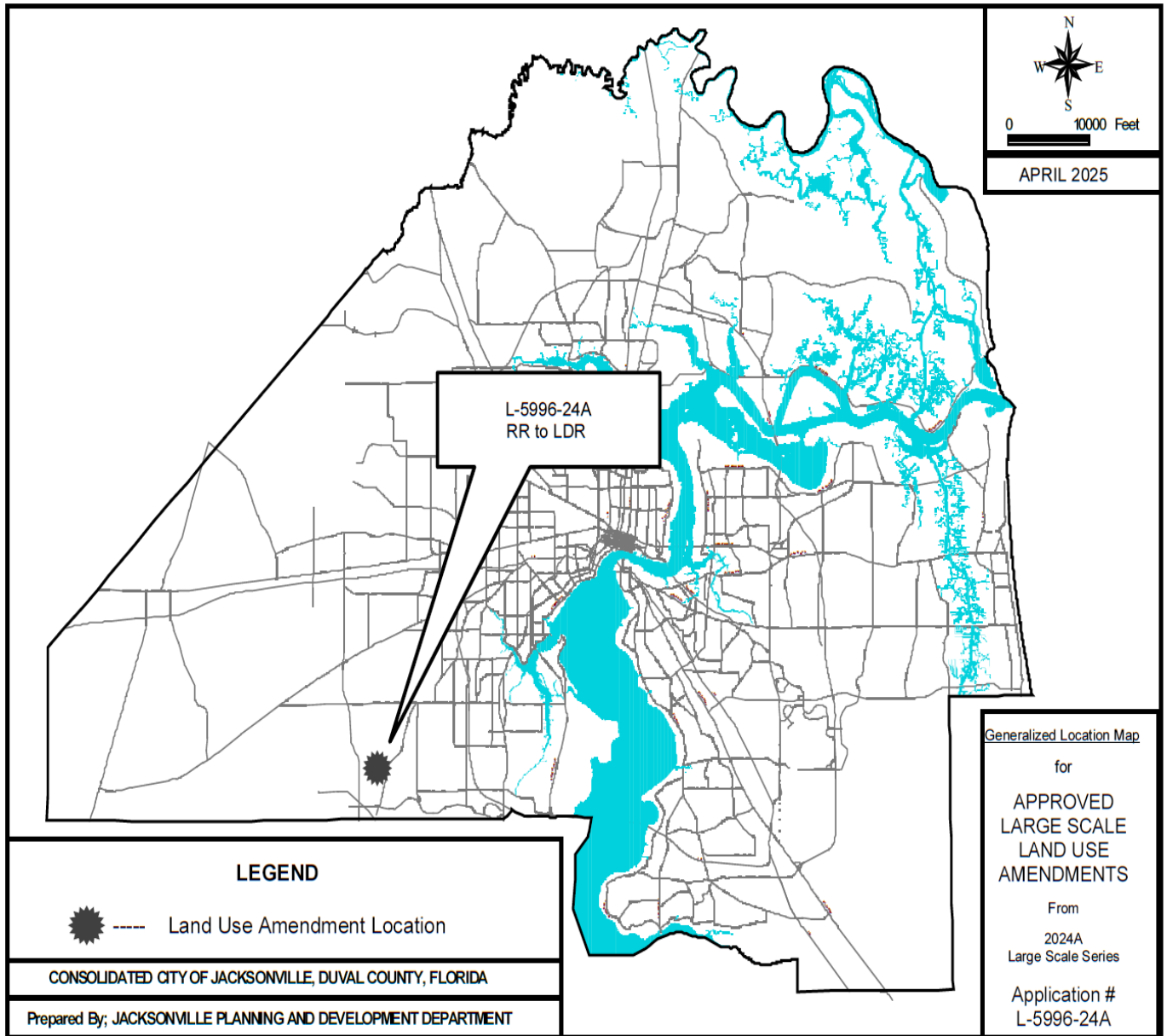
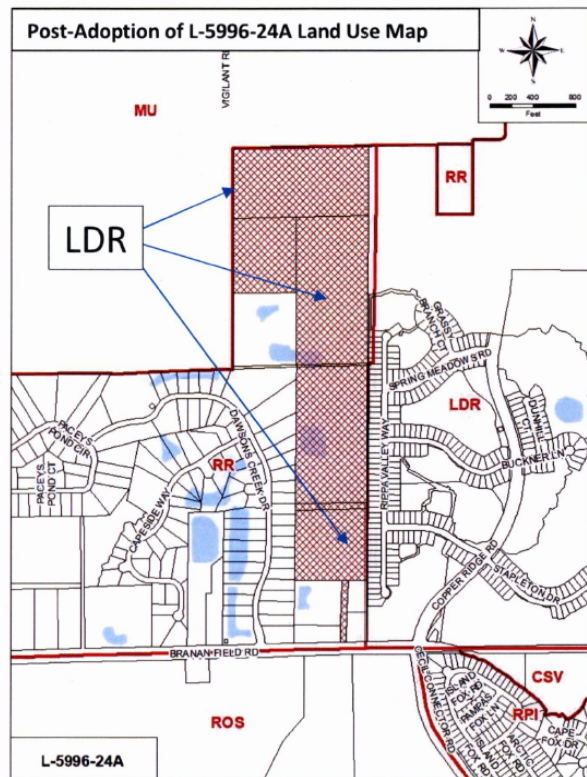
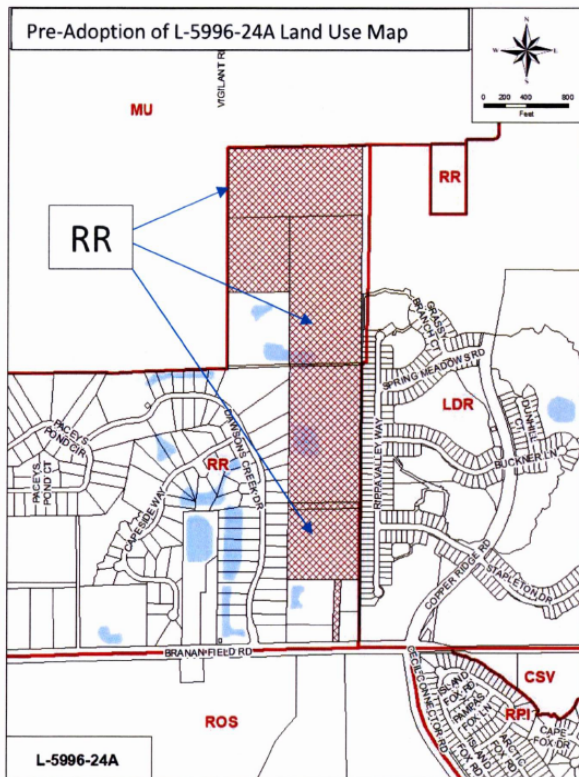


Exhibit 10: City of Jacksonville 25-2ESR (Existing and Proposed Future Land Use Map)



Request for Large Scale Land Use Amendment to Future Land Use Map Series



From: Rural Residential (RR)
To: Low Density Residential (LDR)

Planning District: 4

Council District: 12

Identification Number: L-5996-24A

Exhibit 2 (Page 1 of 1)

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MEMORANDUM

DATE: JULY 30, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

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

RE: MAY 2025 FINANCIAL REPORT

The Northeast Florida Regional Council posted a Net Income of \$17,987 for the month of May and a Year-to-Date Net Income of \$87,552.



Regional Council - Agencywide		Adopted Budget 24/25	May 2025	YTD	Represents 67% of Fiscal Year	Budget Variance
Revenues						
County Dues	\$	694,757	57,896	463,171	67%	0%
Local Government Technical Assistance	\$	400,684	15,331	150,511	38%	-29%
Transportation Disadvantaged (TD)	\$	212,000	12,326	153,134	72%	5%
Hazardous Analysis	\$	14,417	635	7,357	51%	-16%
Local Emergency Preparedness Committee (LEPC)	\$	90,000	3,016	52,394	58%	-9%
Hazardous Materials Emergency Preparedness (HMEP) Program	\$	84,959	7,600	56,882	67%	0%
Small Quantity Generator (SQG) Program	\$	5,000	4,500	4,500	90%	23%
Florida Department of Health	\$	17,000	3,313	10,846	64%	-3%
Healthcare Coalition	\$	748,712	110,606	485,015	65%	-2%
CDBG North Florida Resiliency Plan	\$	113,000	10,409	75,349	67%	0%
CDBG Mitigation Assessment and Planning	\$	105,000	8,789	66,491	63%	-4%
Military Installation Resilience Review (MIRR)	\$	290,000	10,927	56,327	19%	-48%
National Coastal Resilience Program	\$	42,617	1,865	14,296	34%	-33%
Florida Department of Environmental Protection (FDEP)	\$	148,000	38,305	115,262	78%	11%
Florida Commerce	\$	40,369	4,033	40,369	100%	33%
Economic Development Administration (EDA)-CEDS	\$	60,000	4,870	40,448	67%	0%
Economic Development Administration (EDA)-Visioning	\$	20,000	(20)	3,692	18%	-49%
Disaster Recovery Coordinator	\$	89,167	7,861	60,368	68%	1%
Regional Leadership Academy (RLA)	\$	5,950	670	3,273	55%	-12%
Other Revenue	\$	16,467	1,405	12,397	75%	8%
TOTAL REVENUES	\$	3,198,099	\$ 304,338	\$ 1,872,082	59%	
TRANSFER FROM GENERAL FUND	\$	(81,717)	\$ (17,987)	\$ (87,552)		
TOTAL REVENUE/GENERAL FUND	\$	3,116,382	\$ 286,351	\$ 1,784,530	57%	
Expenses						
Salaries and Fringe	\$	1,740,309	141,024	1,143,185	66%	-1%
Contract/Grant Direct Expenses	\$	924,236	103,761	381,888	41%	-26%
Indirect - Allocated Expenses*	\$	201,354	20,859	134,402	67%	0%
General Fund Expense*	\$	250,483	20,707	125,055	50%	-17%
TOTAL EXPENSES	\$	3,116,382	\$ 286,351	\$ 1,784,530	57%	
Net Income (loss)	\$	81,717	17,987	\$ 87,552		

Northeast Florida Regional Council
Balance Sheet
May 2025

	FY 23/24 May 2024	FY 24/25 May 2025
ASSETS		
Cash	2,136,499	2,146,440
Accounts Receivable	647,311	716,001
Pension Deferred Outflows	425,550	498,205
WJCT Security Deposit	7,400	-
Total Current Assets	3,216,760	3,360,646
Property and Equipment:		
Office Furniture and Equipment	323,000	261,430
Less Accumulated Depreciation	209,645	173,952
Total Property and Equipment, net	113,355	87,478
Total Assets	3,330,116	3,448,124
LIABILITIES		
Accounts Payable	5,092	1,102
Accrued Salaries and Leave	116,604	126,968
Deferred Revenue	134,711	95,184
Pension Liability	1,355,550	1,417,225
Pension Deferred Inflows	49,234	124,127
Total Liabilities	1,661,192	1,764,606
EQUITY		
Equity and Other Credits:		
Retained Earnings	1,668,924	1,683,518
Total Equity and Other Credits	1,668,924	1,683,518
Total Liabilities, Equity and Other Credits	3,330,116	3,448,124

YTD Comparison

	23/24		24/25		23/24		24/25
	Net Income (Loss)		Net Income (Loss)		Cash Balance		Cash Balance

AGENCYWIDE

October	\$ 9,014	\$ 7,921	\$ 2,430,628	\$ 2,105,273
November	\$ 28,148	\$ (10,020)	\$ 2,442,307	\$ 2,091,118
December	\$ 46,934	\$ 10,233	\$ 2,254,171	\$ 2,012,370
January	\$ 54,754	\$ 19,381	\$ 2,330,658	\$ 2,407,132
February	\$ 70,318	\$ 21,762	\$ 2,188,836	\$ 2,277,517
March	\$ 86,943	\$ 38,434	\$ 2,021,882	\$ 2,198,028
April	\$ 79,901	\$ 69,564	\$ 2,077,251	\$ 2,278,340
May	\$ 91,660	\$ 87,552	\$ 2,136,499	\$ 2,146,440
June	\$ 105,330		\$ 1,780,669	
July	\$ 117,153		\$ 1,940,218	
August	\$ 120,255		\$ 1,876,280	
September	\$ 82,616		\$ 2,013,847	



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BRINGING COMMUNITIES TOGETHER

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MEMORANDUM

DATE: JULY 30, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: ^{D.S.} DONNA STARLING, CHIEF FINANCIAL OFFICER

RE: MAY 2025 INVESTMENT REPORT

Bank Account Interest

	<u>FY 23/24</u>	<u>FY 24/25</u>
May Interest	\$ 1,397	\$ 1,398
Year to Date Interest	\$ 10,881	\$ 11,099

Florida Local Government Investment Trust

	<u>FY 23/24</u>	<u>FY 24/25</u>
Current Balance	\$ 18,829	\$19,926



Agenda Item

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MEMORANDUM

DATE: JULY 30, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

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

RE: JUNE 2025 FINANCIAL REPORT

The Northeast Florida Regional Council posted a Net Income of \$23,069 for the month of June and a Year-to-Date Net Income of \$110,620.



Regional Council - Agencywide	Adopted Budget 24/25	June 2025	YTD	Represents 75% of Fiscal Year	Budget Variance
Revenues					
County Dues	\$ 694,757	57,896	521,068	75%	0%
Local Government Technical Assistance	\$ 400,684	77,512	228,023	57%	-18%
Transportation Disadvantaged (TD)	\$ 212,000	10,977	164,111	77%	2%
Hazardous Analysis	\$ 14,417	1,513	8,870	62%	-13%
Local Emergency Preparedness Committee (LEPC)	\$ 90,000	21,082	73,476	82%	7%
Hazardous Materials Emergency Preparedness (HMEP) Program	\$ 84,959	-	56,882	67%	-8%
Small Quantity Generator (SQG) Program	\$ 5,000	-	4,500	90%	15%
Florida Department of Health	\$ 17,000	760	11,606	68%	-7%
Healthcare Coalition	\$ 748,712	172,888	657,903	88%	13%
CDBG North Florida Resiliency Plan	\$ 113,000	7,750	83,099	74%	-1%
CDBG Mitigation Assessment and Planning	\$ 105,000	3,863	70,354	67%	-8%
Military Installation Resilience Review (MIRR)	\$ 290,000	65,496	121,823	42%	-33%
National Coastal Resilience Program	\$ 42,617	1,919	16,215	38%	-37%
Florida Department of Environmental Protection (FDEP)	\$ 148,000	32,301	147,563	100%	25%
Florida Commerce	\$ 40,369	-	40,369	100%	25%
Economic Development Administration (EDA)-CEDS	\$ 60,000	5,245	45,693	76%	1%
Economic Development Administration (EDA)-Visioning	\$ 20,000	266	3,959	20%	-55%
Disaster Recovery Coordinator	\$ 89,167	7,659	68,027	76%	1%
Regional Leadership Academy (RLA)	\$ 5,950	844	4,117	69%	-6%
Other Revenue	\$ 16,467	1,595	13,993	85%	10%
TOTAL REVENUES	\$ 3,198,099	\$ 469,568	\$ 2,341,650	73%	
TRANSFER FROM GENERAL FUND	\$ (81,717)	\$ (23,069)	\$ (110,620)		
TOTAL REVENUE/GENERAL FUND	\$ 3,116,382	\$ 446,499	\$ 2,231,029	72%	
Expenses					
Salaries and Fringe	\$ 1,740,309	142,795	1,285,980	74%	-1%
Contract/Grant Direct Expenses	\$ 924,236	281,527	663,415	72%	-3%
Indirect - Allocated Expenses*	\$ 201,354	9,215	143,616	71%	-4%
General Fund Expense*	\$ 250,483	12,962	138,017	55%	-20%
TOTAL EXPENSES	\$ 3,116,382	\$ 446,499	\$ 2,231,029	72%	
Net Income (loss)	\$ 81,717	23,069	\$ 110,620		

Northeast Florida Regional Council
Balance Sheet
June 2025

	FY 23/24 June 2024	FY 24/25 June 2025
ASSETS		
Cash	1,780,669	1,850,194
Accounts Receivable	957,185	1,007,874
Pension Deferred Outflows	425,550	498,205
WJCT Security Deposit	7,400	-
Total Current Assets	3,170,805	3,356,273
Property and Equipment:		
Office Furniture and Equipment	328,898	263,274
Less Accumulated Depreciation	212,435	176,383
Total Property and Equipment, net	116,463	86,891
Total Assets	3,287,267	3,443,164
LIABILITIES		
Accounts Payable	34,368	10,904
Accrued Salaries and Leave	117,428	133,053
Deferred Revenue	48,094	51,268
Pension Liability	1,355,550	1,417,225
Pension Deferred Inflows	49,234	124,127
Total Liabilities	1,604,674	1,736,577
EQUITY		
Equity and Other Credits:		
Retained Earnings	1,682,594	1,706,587
Total Equity and Other Credits	1,682,594	1,706,587
Total Liabilities, Equity and Other Credits	3,287,267	3,443,164

YTD Comparison

	23/24		24/25		23/24		24/25
	Net Income (Loss)		Net Income (Loss)		Cash Balance		Cash Balance

AGENCYWIDE

October	\$ 9,014	\$ 7,921	\$ 2,430,628	\$ 2,105,273
November	\$ 28,148	\$ (10,020)	\$ 2,442,307	\$ 2,091,118
December	\$ 46,934	\$ 10,233	\$ 2,254,171	\$ 2,012,370
January	\$ 54,754	\$ 19,381	\$ 2,330,658	\$ 2,407,132
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March	\$ 86,943	\$ 38,434	\$ 2,021,882	\$ 2,198,028
April	\$ 79,901	\$ 69,564	\$ 2,077,251	\$ 2,278,340
May	\$ 91,660	\$ 87,552	\$ 2,136,499	\$ 2,146,440
June	\$ 105,330	\$ 110,620	\$ 1,780,669	\$ 1,850,194
July	\$ 117,153		\$ 1,940,218	
August	\$ 120,255		\$ 1,876,280	
September	\$ 82,616		\$ 2,013,847	



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MEMORANDUM

DATE: JULY 30, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: ^{D.S.} DONNA STARLING, CHIEF FINANCIAL OFFICER

RE: JUNE 2025 INVESTMENT REPORT

Bank Account Interest

	<u>FY 23/24</u>	<u>FY 24/25</u>
June Interest	\$ 1,263	\$ 1,446
Year to Date Interest	\$ 12,144	\$ 12,546

Florida Local Government Investment Trust

	<u>FY 23/24</u>	<u>FY 24/25</u>
Current Balance	\$ 18,714	\$20,075



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MEMORANDUM

DATE: JULY 30, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: FY 2025-2026 OFFICER NOMINATIONS

The Executive Committee will take nominations for the 2025-2026 NEFRC Board Officers. Consistent with the adopted NEFRC leadership rotation schedule, Baker County will hold the President position, Flagler County will hold the 1st Vice President position, and the City of Jacksonville will hold the 2nd Vice President position.

A slate of officers will be recommended to the full Board of Directors for approval and seated at the Board Meeting held on October 2, 2025.



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MEMORANDUM

DATE: AUGUST 5, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: 2024-2025 CEO EVALUATION SUMMARY

Per the Chief Executive Officer's (CEO) contract, "*The agreement will be reviewed by the **COUNCIL** and the **CEO** no later than September 30 of each year. The review of the agreement, and any adjustments, shall occur after the annual evaluation of the **CEO** by the Executive Committee of the Council. All members will complete a written evaluation of the **CEO** each year.*"

A questionnaire was sent to the entire Board of Directors on June 27, 2025 for completion and comments. As the Executive Committee is charged with the annual evaluation, this will occur at the August 7, 2025 Committee meeting.



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MEMORANDUM

DATE: JULY 30, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: **FY 24-25 RETURN ON INVESTMENT SUMMARIES**

Each year, the Executive Committee is presented with the Return on Investment (ROI) summaries for each of the seven county members. This includes county and municipal work completed in each county; regional projects; and a ROI calculation on the value of their dues. This information is used to provide elected officials and county administration with a snapshot of the NEFRC's work over the last year.

The ROIs are being finalized and will be provided at the upcoming Committee meeting.



Baker County FY 24 - 25 Return on Investment Report



Return on Investment

101:1

County Investment

\$22,674

Investment Impact

\$2,287,693



*This information reflects data from FY 23-24 and FY 24-25

Projects Completed

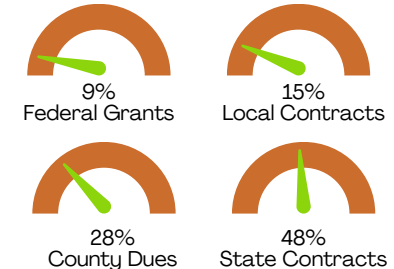
- ✓ Conducting Countywide Vulnerability Assessment to Identify Local Flooding Risks and Provide a Basis for Enhancing Resilience through FDEP Resilient Florida Grant
- ✓ Updated Baker County's 2025 Local Mitigation Strategy to Strengthen Disaster Preparedness
- ✓ Supported Accessible Transportation Services through the Transportation Disadvantaged Program
- ✓ Facilitated Six Virtual Emergency Preparedness Table-Top Exercises and Dialysis Workshop for Healthcare Facilities through Healthcare Coalition
- ✓ Purchased MAGNASEAL Equipment to Enhance Hazmat Response Capabilities through LEPC Funding
- ✓ Ongoing Work with the National Park Service on Developing and Enhancing the St. Marys Water Trail, including conducting design charrettes and producing conceptual plans for St. Marys Shoals Park
- ✓ Conducted 14 Hazardous Waste Streams Site Visits to Ensure Proper Disposal of Hazardous Waste
- ✓ Completed Hazardous Materials Risk Assessments for Two Critical Facilities

Regional Projects

- ✓ Conducting **Military Installation Readiness Review (MIRR)**: A Regional Review to Support Military Mission Readiness
- ✓ Manage **Local Emergency Planning Committee (LEPC)**
- ✓ Manage **Regional Healthcare Coalition** that provided \$200K+ in Funding for Emergency Preparedness with 550+ Members
- ✓ Designated **Economic Development District** for EDA
- ✓ Launched **Community Visioning Program**
- ✓ Leads the **Resilient First Coast Collaborative** with 450+ Members
- ✓ Enhanced Healthcare System Resilience through **CDBG-Funded Regional Project**
- ✓ Developed **Regional Resiliency Action Plan** through FDEP Resilient Florida Grant
- ✓ Conducted **Extreme Rainfall Analysis and Mitigation Project**
- ✓ Conducted **Rail Emergency Response Training** in Partnership with CSX through LEPC
- ✓ Coordinated **Regional Disaster Preparedness Planning** through NEFL COAD Working Group
- ✓ Formed the **Regional Leadership Academy in 2006** resulting in 330+ graduates as of 2025

Funding Sources

The NEFRC's work in communities throughout Northeast Florida is funded by a variety of state & federal grants, state service contracts, discounted local service contracts, and county membership dues



2024 - 2025 Officers

Commissioner Jim Renninger - President - Clay County
Commissioner James Bennett - 1st Vice President - Baker County
Councilmember, Ken Amaro - 2nd Vice President - City of Jacksonville
Mr. Darryl Register - Secretary/Treasurer - Baker County

2024 - 2025 Board Members

Commissioner Jimmy Anderson
Commissioner James Bennett
Mr. Michael Griffis - City of Macclenny
Mr. Darryl Register - Gubernatorial Appointee

Clay County 24-25 Return on Investment Report



Return on Investment

13:1

County Investment

\$173,868

Investment Impact

\$2,320,715



*This information reflects data from FY 23-24 and FY 24-25

Projects Completed

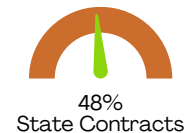
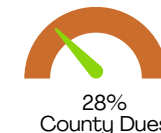
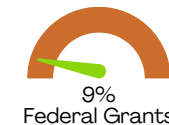
- ✓ Conducting Military Installation Readiness Review for Naval Air Station Jacksonville, Naval Station Mayport, Marine Corps Support Facility Blount Island, and Camp Blanding Joint Training Facility
- ✓ Supported Accessible Transportation Services through the Transportation Disadvantaged Program
- ✓ Served as Evaluator for the Community Paramedicine Program's SAMHSA grant
- ✓ Provided Administrative Support to Clay County Opioid Abatement Task Force
- ✓ Distributed Disaster Stretchers, Evacuation Mats, and Stair Chairs to Six Healthcare Facilities via Healthcare Coalition
- ✓ Facilitated Six Virtual Emergency Preparedness Table-Top Exercises and Dialysis Workshop for Healthcare Facilities through Healthcare Coalition
- ✓ Delivered Hazardous Materials Training to 71 Local Responders through LEPC, Valued at \$19,000. Trainings Included: Florida HazMat Symposium, Advanced HazMat Life Support, 180-hr Hazardous Materials Technician Course, and Alternative Fuels Response.
- ✓ Updated Local Mitigation Strategy Plan to Strengthen Disaster Preparedness
- ✓ Purchased MAGNASEAL Equipment Funding to Enhance Hazmat Response Capabilities through LEPC
- ✓ Provided Administrative Support to the Local Mitigation Strategy Taskforce
- ✓ Secured Early Access for Fire Personnel Participation in Pilot Maritime HazMat Course through FDEM Funding
- ✓ Conducted Economic Impact Modeling (REMI) for Thrasher-Horne Center and Project Niagara

Regional Projects

- ✓ Conducting **Military Installation Readiness Review (MIRR)**: A Regional Review to Support Military Mission Readiness
- ✓ Managed **Local Emergency Planning Committee (LEPC)**
- ✓ Managed **Regional Healthcare Coalition** that provided \$200K+ in Funding for Emergency Preparedness with 550+ Members
- ✓ Designated **Economic Development District** for EDA
- ✓ Launched **Community Visioning Program**
- ✓ Leads the **Resilient First Coast Collaborative** with 450+ Members
- ✓ Enhanced Healthcare System Resilience through **CDBG-Funded Regional Project**
- ✓ Developed **Regional Resiliency Action Plan** through FDEP Resilient Florida Grant
- ✓ Conducted **Extreme Rainfall Analysis and Mitigation Project**
- ✓ Conducted **Rail Emergency Response Training** in Partnership with CSX through LEPC
- ✓ Coordinated **Regional Disaster Preparedness Planning** through NEFL COAD Working Group
- ✓ Formed the **Regional Leadership Academy in 2006** resulting in 330+ graduates as of 2025

Funding Sources

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2024 - 2025 Officers

Commissioner Jim Renninger - President - Clay County
Commissioner James Bennett - 1st Vice President - Baker County
Councilmember, Ken Amaro - 2nd Vice President - City of Jacksonville
Mr. Darryl Register - Secretary/Treasurer - Baker County

2024 - 2025 Board Members

Commissioner Betsy Condon
Commissioner Jim Renninger
Mr. Steve Kennedy - City of Green Cove Springs
Mr. Michael Bourre - Gubernatorial Appointee

Duval County 24-25 Return on Investment Report



Return on Investment
3:1

County Investment
\$781,346

Investment Impact
\$2,457,777



*This information reflects data from FY 23-24 and FY 24-25

Projects Completed

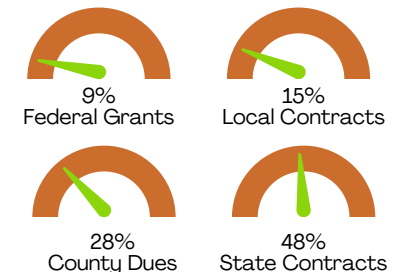
- ✓ Conducting Military Installation Readiness Review for Naval Air Station Jacksonville, Naval Station Mayport, Marine Corps Support Facility Blount Island, and Camp Blanding Joint Training Facility
- ✓ Supported Access to Essential Transportation Services through Transportation Disadvantaged Program
- ✓ Conducted Shrimping Industry Market Study for Northeast Florida
- ✓ Coordinated JEA Hurricane Response Exercise with 85 Participants
- ✓ Distributed Disaster stretchers, Evacuation Mats, and Stair Chairs to 11 Healthcare Facilities via Healthcare Coalition
- ✓ Facilitated Six Virtual Emergency Preparedness Table-Top Exercises and Dialysis Workshop for Healthcare Facilities through Healthcare Coalition
- ✓ Supported City of Jacksonville's Climate Pollution Reduction Grant (CPRG) Planning for Comprehensive Climate Action
- ✓ Collaborated with South Atlantic Salt Marsh Initiative (SASMI) to Select Sites for Nature-Based Solutions Funded by National Fish and Wildlife Foundation
- ✓ Conducted Economic Impact Modeling (REMI) for Project Link
- ✓ Supported a 12-Month Opioid & Substance Use Awareness Campaign for Town of Baldwin
- ✓ Delivered Hazardous Materials Training to 72 Local Responders through LEPC, Valued at \$15,000. Trainings Included: Florida HazMat Symposium, Advanced HazMat Life Support, and Railway Emergencies
- ✓ Secured Early Access for Fire Personnel Participation in Pilot Maritime HazMat Course through FDEM Funding
- ✓ Purchased MAGNASEAL Equipment to Enhance Hazmat Response Capabilities through LEPC Funding
- ✓ Completed Evaluation & Appraisal Review, Comprehensive Plan Update, and Updated Water Supply Facilities Work Plan for Town of Baldwin

Regional Projects

- ✓ Conducting **Military Installation Readiness Review (MIRR)**: A Regional Review to Support Military Mission Readiness
- ✓ Manage **Local Emergency Planning Committee (LEPC)**
- ✓ Manage **Regional Healthcare Coalition** that provided \$200K+ in Funding for Emergency Preparedness with 550+ Members
- ✓ Designated **Economic Development District** for EDA
- ✓ Launched **Community Visioning Program**
- ✓ Leads the **Resilient First Coast Collaborative** with 450+ Members
- ✓ Enhanced Healthcare System Resilience through **CDBG-Funded Regional Project**
- ✓ Developed **Regional Resiliency Action Plan** through FDEP Resilient Florida Grant
- ✓ Conducted **Extreme Rainfall Analysis and Mitigation Project**
- ✓ Conducted **Rail Emergency Response Training** in Partnership with CSX through LEPC
- ✓ Coordinated **Regional Disaster Preparedness Planning** through NEFL COAD Working Group
- ✓ Formed the **Regional Leadership Academy in 2006** resulting in 330+ graduates as of 2025

Funding Sources

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2024 - 2025 Officers

Commissioner Jim Renninger - President - Clay County
Commissioner James Bennett - 1st Vice President - Baker County
Councilmember, Ken Amaro - 2nd Vice President - City of Jacksonville
Mr. Darryl Register - Secretary/Treasurer - Baker County

2024 - 2025 Board Members

City Councilmember Ken Amaro
City Councilmember Mike Gay
Mayor Sean Lynch - Town of Baldwin
Ms. Elaine Brown - Gubernatorial Appointee

Flagler County 24-25 Return on Investment Report



Return on Investment

29:1

County Investment

\$88,160

Investment Impact

\$2,559,018



*This information reflects data from FY 23-24 and FY 24-25

Projects Completed

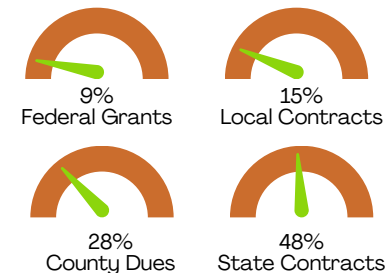
- ✓ Conducting Compound Flooding Vulnerability Analysis and Adaptation Plan Funded through FDEP Resilient Florida Grant
- ✓ Supported Access to Essential Transportation Services through Transportation Disadvantaged Program
- ✓ Collaborated with South Atlantic Salt Marsh Initiative (SASMI) to select sites for nature-based solutions funded by National Fish and Wildlife Foundation
- ✓ Conducted Two Department of Health-Flagler Point-of-Dispensing with 100 Participants
- ✓ Completed Substance Use Disorder Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis and Delivered Comprehensive Findings Report
- ✓ Developed Conceptual Stormwater Mitigation Plan for a Neighborhood South of Marineland
- ✓ Facilitated Six Virtual Emergency Preparedness Table-Top Exercises for Healthcare Facilities through Healthcare Coalition
- ✓ Hosted Dialysis-Specific Emergency Response Workshop for Healthcare Providers through Healthcare Coalition
- ✓ Distributed Disaster Stretchers, Evacuation Mats, and Stair Chairs to Two Healthcare Facilities through Healthcare Coalition
- ✓ Updated Water Supply Facilities Work Plan and Provide Ongoing Town Planning Services to the Town of Beverly Beach
- ✓ Purchased MAGNASEAL Equipment to Enhance Hazmat Response Capabilities through LEPC Funding

Regional Projects

- ✓ Conducting **Military Installation Readiness Review (MIRR)**: A Regional Review to Support Military Mission Readiness
- ✓ Managed **Local Emergency Planning Committee (LEPC)**
- ✓ Managed **Regional Healthcare Coalition** that provided \$200K+ in Funding for Emergency Preparedness with 550+ Members
- ✓ Designated **Economic Development District** for EDA
- ✓ Launched **Community Visioning Program**
- ✓ Leads the **Resilient First Coast Collaborative** with 450+ Members
- ✓ Enhanced Healthcare System Resilience through **CDBG-Funded Regional Project**
- ✓ Developed **Regional Resiliency Action Plan** through FDEP Resilient Florida Grant
- ✓ Conducted **Extreme Rainfall Analysis and Mitigation Project**
- ✓ Conducted **Rail Emergency Response Training** in Partnership with CSX through LEPC
- ✓ Coordinated **Regional Disaster Preparedness Planning** through NEFL COAD Working Group
- ✓ Formed the **Regional Leadership Academy in 2006** resulting in 330+ graduates as of 2025

Funding Sources

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2024 - 2025 Officers

Commissioner Jim Renninger - President - Clay County
Commissioner James Bennett - 1st Vice President - Baker County
Councilmember, Ken Amaro - 2nd Vice President - City of Jacksonville
Mr. Darryl Register - Secretary/Treasurer - Baker County

2024 - 2025 Board Members

Commissioner Andy Dance
Commissioner Leann Pennington
City Councilmember Charles Gambaro - City of Palm Coast

Nassau County 24-25 Return on Investment Report



Return on Investment

33:1

County Investment

\$67,854

Investment Impact

\$2,261,040



*This information reflects data from FY 23-24 and FY 24-25

Projects Completed

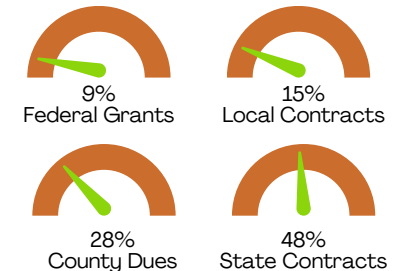
- ✓ Supported Access to Essential Transportation Services through Transportation Disadvantaged Program
- ✓ Conducted Shrimping Industry Market Study for Northeast Florida
- ✓ Collaborated with South Atlantic Salt Marsh Initiative (SASMI) to select sites for nature-based solutions funded by National Fish and Wildlife Foundation
- ✓ Ongoing work with the National Parks Service on developing and enhancing the St. Marys Water Trail.
- ✓ Provided Administrative Support to Nassau County Opioid Abatement Task Force
- ✓ Facilitated Six Virtual Emergency Preparedness Table-Top Exercises for Healthcare Facilities through Healthcare Coalition
- ✓ Hosted Dialysis-Specific Emergency Response Workshop for Healthcare Providers through Healthcare Coalition
- ✓ Sent 6 Local Responders through LEPC to the Florida HazMat Symposium, Valued at \$3,475.
- ✓ Purchased MAGNASEAL Equipment to Enhance Hazmat Response Capabilities through LEPC Funding
- ✓ Completed Hazardous Materials Risk Assessments for Two Critical Facilities

Regional Projects

- ✓ Conducting **Military Installation Readiness Review (MIRR)**: A Regional Review to Support Military Mission Readiness
- ✓ Manage **Local Emergency Planning Committee (LEPC)**
- ✓ Manage **Regional Healthcare Coalition** that provided \$200K+ in Funding for Emergency Preparedness with 550+ Members
- ✓ Designated **Economic Development District** for EDA
- ✓ Launched **Community Visioning Program**
- ✓ Leads the **Resilient First Coast Collaborative** with 450+ Members
- ✓ Enhanced Healthcare System Resilience through **CDBG-Funded Regional Project**
- ✓ Developed **Regional Resiliency Action Plan** through FDEP Resilient Florida Grant
- ✓ Conducted **Extreme Rainfall Analysis and Mitigation Project**
- ✓ Conducted **Rail Emergency Response Training** in Partnership with CSX through LEPC
- ✓ Coordinated **Regional Disaster Preparedness Planning** through NEFL COAD Working Group
- ✓ Formed the **Regional Leadership Academy in 2006** resulting in 330+ graduates as of 2025

Funding Sources

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2024 - 2025 Officers

Commissioner Jim Renninger - President - Clay County
Commissioner James Bennett - 1st Vice President - Baker County
Councilmember, Ken Amaro - 2nd Vice President - City of Jacksonville
Mr. Darryl Register - Secretary/Treasurer - Baker County

2024 - 2025 Board Members

Commissioner A.M. Huppman
Commissioner John Martin
Commissioner Genece Minshaw - City of Fernandina Beach

Putnam County 24-25 Return on Investment Report



Return on Investment
39:1

County Investment
\$59,844

Investment Impact
\$2,324,615



*This information reflects data from FY 23-24 and FY 24-25

Projects Completed

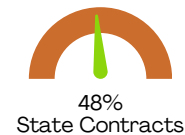
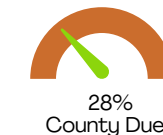
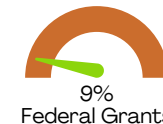
- ✓ Completed Evaluation and Appraisal Review and Comprehensive Plan Update for Putnam County
- ✓ Supported Access to Essential Transportation Services through Transportation Disadvantaged Program
- ✓ Distributed Disaster Stretchers to a Hospital through Healthcare Coalition
- ✓ Facilitated Six Virtual Emergency Preparedness Table-Top Exercises and Dialysis Workshop for Healthcare Facilities through Healthcare Coalition
- ✓ Developed Conceptual Stormwater Mitigation Plan for Area Along CR 309 in Southern Putnam apart of a Multi-Regional CDBG Grant
- ✓ Participated in National Park Service Site Visits for Collaborative Recreation Planning
- ✓ Conducted Historic Property Survey for the Town of Welaka
- ✓ Provided Technical Assistance and Rezoning Staff Report to the Town of Interlachen
- ✓ Provide Ongoing Town Planning Services to the Towns of Interlachen and Pomona Park
- ✓ Completed Substance Use Disorder Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis and Delivered Comprehensive Findings Report
- ✓ Completed Hazardous Materials Risk Assessments for Three Critical Facilities
- ✓ Delivered Hazardous Materials Training to Nine Local Responders through LEPC, Valued at \$5,000. Trainings Included: Florida HazMat Symposium, and 180-hr Hazardous Materials Technician Course.
- ✓ Purchased MAGNASEAL Equipment to Enhance Hazmat Response Capabilities

Regional Projects

- Conducting **Military Installation Readiness Review (MIRR)**: A Regional Review to Support Military Mission Readiness
- Manage **Local Emergency Planning Committee (LEPC)**
- Manage **Regional Healthcare Coalition** that provided \$200K+ in Funding for Emergency Preparedness with 550+ Members
- Designated **Economic Development District** for EDA
- Launched **Community Visioning Program**
- Leads the **Resilient First Coast Collaborative** with 450+ Members
- Enhanced Healthcare System Resilience through **CDBG-Funded Regional Project**
- Developed **Regional Resiliency Action Plan** through FDEP Resilient Florida Grant
- Conducted **Extreme Rainfall Analysis and Mitigation Project**
- Conducted **Rail Emergency Response Training** in Partnership with CSX through LEPC
- Coordinated **Regional Disaster Preparedness Planning** through NEFL COAD Working Group
- Formed the **Regional Leadership Academy in 2006** resulting in 330+ graduates as of 2025

Funding Sources

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2024 - 2025 Officers

Commissioner Jim Renninger - President - Clay County
Commissioner James Bennett - 1st Vice President - Baker County
Councilmember, Ken Amaro - 2nd Vice President - City of Jacksonville
Mr. Darryl Register - Secretary/Treasurer - Baker County

2024 - 2025 Board Members

Commissioner Larry Harvey
Commissioner Leota Wilkinson

St. Johns County 24-25 Return on Investment Report



Return on Investment

11:1

County Investment

\$195,768

Investment Impact

\$2,238,881



*This information reflects data from FY 23-24 and FY 24-25

Projects Completed

- ✓ Conducted Countywide Annual Hurricane Exercise with 190 Participants
- ✓ Supported Access to Essential Transportation Services through Transportation Disadvantaged Program
- ✓ Conducted Shrimping Industry Market Study for Northeast Florida
- ✓ Finalized City of St. Augustine Vision Plan to Support Long-Term Community Growth
- ✓ Collaborated with South Atlantic Salt Marsh Initiative (SASMI) to select sites for nature-based solutions funded by National Fish and Wildlife Foundation
- ✓ Led Vulnerability Assessment Knowledge-Building Sessions for Local Stakeholders
- ✓ Distributed Disaster stretchers, evacuation mats, and stair chairs to Four Healthcare Facilities through Healthcare Coalition
- ✓ Facilitated Six Virtual Emergency Preparedness Table-Top Exercises for Healthcare Facilities through Healthcare Coalition
- ✓ Hosted Dialysis-Specific Emergency Response Workshop for Healthcare Providers through Healthcare Coalition
- ✓ Trainings Included: Florida HazMat Symposium, 180-hr Hazardous Materials Technician Course, and Alternative Fuels Response.
- ✓ Purchased MAGNASEAL Equipment to Enhance Hazmat Response Capabilities through LEPC Funding
- ✓ Ongoing Partnership with Foundation for the Museum of Black History

Regional Projects

- ✓ Conducting **Military Installation Readiness Review (MIRR)**: A Regional Review to Support Military Mission Readiness
- ✓ Manage **Local Emergency Planning Committee (LEPC)**
- ✓ Manage **Regional Healthcare Coalition** that provided \$200K+ in Funding for Emergency Preparedness with 550+ Members
- ✓ Designated **Economic Development District** for EDA
- ✓ Launched **Community Visioning Program**
- ✓ Leads the **Resilient First Coast Collaborative** with 450+ Members
- ✓ Enhanced Healthcare System Resilience through **CDBG-Funded Regional Project**
- ✓ Developed **Regional Resiliency Action Plan** through FDEP Resilient Florida Grant
- ✓ Conducted **Extreme Rainfall Analysis and Mitigation Project**
- ✓ Conducted **Rail Emergency Response Training** in Partnership with CSX through LEPC
- ✓ Coordinated **Regional Disaster Preparedness Planning** through NEFL COAD Working Group
- ✓ Formed the **Regional Leadership Academy in 2006** resulting in 330+ graduates as of 2025

Funding Sources

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9%
Federal Grants



15%
Local Contracts



28%
County Dues



48%
State Contracts

2024 - 2025 Officers

Commissioner Jim Renninger - President - Clay County
Commissioner James Bennett - 1st Vice President - Baker County
Councilmember, Ken Amaro - 2nd Vice President - City of Jacksonville
Mr. Darryl Register - Secretary/Treasurer - Baker County

2024 - 2025 Board Members

Commissioner Krista Joseph
Commissioner Clay Murphy
Commissioner Virginia Morgan, City of St. Augustine Beach

Agenda Item

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Tab 9



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


BRINGING COMMUNITIES TOGETHER

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

MEMORANDUM

DATE: JULY 30, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: FY 25-26 BUDGET FOLLOW UP

Staff will share additional information on the upcoming FY 25-26 Budget, which was adopted at the June NEFRC Board meeting. As the FY 25-26 budget year does not begin until October 1st, new projects and information often arise during the months of July, August and September causing changes in the budget. An update will be provided to the Executive Committee.



Agencywide	Original Budget 10/01/25- 9/30/26	Amended Budget 10/01/25- 9/30/26	Budget Change
Revenues			
County Dues	\$ 694,757	\$ 694,757	\$ -
Local Government Technical Assistance	\$ 302,632	\$ 344,132	\$ 41,500
Transportation Disadvantaged (TD)	\$ 212,000	\$ 212,000	\$ -
Hazardous Analysis	\$ 8,500	\$ 9,317	\$ 817
Local Emergency Preparedness Committee (LEPC)	\$ 90,000	\$ 90,000	\$ -
Hazardous Materials Emergency Preparedness (HMEP) Program	\$ 80,000	\$ 80,000	\$ -
Florida Department of Environmental Protection (FDEP)	\$ 100,000	\$ 175,000	\$ 75,000
Small Quantity Generator (SQG) Program	\$ 5,000	\$ 5,000	\$ -
Florida Department of Health	\$ 17,000	\$ 17,000	\$ -
Healthcare Coalition	\$ 748,712	\$ 748,712	\$ -
Department of Commerce	\$ -	\$ -	\$ -
CDBG North Florida Resiliency Plan	\$ 18,265	\$ 18,265	\$ -
CDBG Mitigation Assessment and Planning	\$ 43,075	\$ 43,075	\$ -
Military Installation Resilience Review (MIRR)	\$ 719,099	\$ 719,099	\$ -
National Coastal Resilience Program	\$ 150,774	\$ 150,774	\$ -
Economic Development Administration (EDA)-CEDS	\$ 80,000	\$ 80,000	\$ -
Economic Development Administration (EDA)-Visioning	\$ 160,000	\$ 160,000	\$ -
Disaster Recovery Coordinator	\$ -	\$ -	\$ -
Community Foundation	\$ 25,000	\$ 25,000	\$ -
Regional Leadership Academy (RLA)	\$ 5,950	\$ 5,950	\$ -
Other Revenue	\$ 15,650	\$ 15,650	\$ -
TOTAL REVENUES	\$ 3,476,414	\$ 3,593,731	\$ 117,317
Expenses			
Salaries/Fringe	\$ 1,749,282	\$ 1,749,282	\$ -
Salaries/Fringe-Merit Increase	\$ 34,501	\$ 51,752	\$ 17,251
Contract/Grant Direct Expenses*	\$ 1,341,025	\$ 1,341,025	\$ -
Indirect Allocated Expenses*	\$ 211,280	\$ 211,280	\$ -
General Fund Expenses*	\$ 215,027	\$ 215,027	\$ -
*Excludes Salaries & Fringe			
TOTAL EXPENSES	\$ 3,551,115	\$ 3,568,366	\$ 17,251
Projected Net Income (loss)	\$ (74,701)	\$ 25,365	\$ 100,066

Large Grant/Project Opportunities

Award Status	Program, Product or Service	Type	Total Revenue	Term	Start Date	Current End Date	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Notes
Awarded	Regional Resiliency Entity Grant (RRE)	FDEP	\$ 194,000		7/1/25	6/30/26	\$ 194,000					Awarded 7/2025
Recalled	North Florida Resiliency Plan for the Health and Medical Lifeline	FLCommerce	\$ 115,000		12/9/25	12/8/26	\$ 95,000	\$ 20,000				Grant Extension in Process as of 6/16/2025
	Aquatic Barrier Survey	National Fish and Wildlife Foundation	\$ 400,000				\$ 250,000	\$ 150,000				Submitted 7/2025, 10% Local Match
	COAD/VOAD - Community Outreach Support	Foundation of NE FL	\$ 25,000		8/1/25	6/1/26	\$ 25,000					Submitted, Awards in 8/25
	COAD/VOAD - Program Support - Nat'l Conference	Foundation of NE FL	\$ 25,000		12/1/25	6/30/26	\$ 25,000					Will submit in 1/2026
	Brownfields Coalition Grant	US EPA	\$ 1,200,000	4 Yrs	7/1/26	6/30/30		\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	Will submit again, Awards in 5/2026
	MIRR - Pine Castle	DOD & OLDCC	\$ 150,000		9/1/25	3/1/27	\$ 120,000	\$ 30,000				Through ECRPC
	I-10/US 90 Corridor Study	EDA Supplimental	\$ 100,000				\$ 50,000	\$ 50,000				10% Local Match
	Shrimping Study Advancement	USDA	\$ 100,000				\$ 50,000	\$ 50,000				25% Local Match (NEFRC 10k, COJ 15k)

Possible
Awarded

	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30
Possible	\$ 520,000	\$ 580,000	\$ 300,000	\$ 300,000	\$ 300,000
Awarded	\$ 194,000	\$ -			

As of 8/1/2025

Future Considerations	Award Status	Program, Product or Service	Type	Total Revenue	Term	Start Date	Current End Date	FY 25/26	FY 26/27	FY 27/28	FY 28/29		Notes
		Thriving Communities	USDOT			Due 7/2024							
		CDBG - Florida Small Cities				4/1/24							
		Resilient Communities: vulnerability analyses and risk assessments, improving community resiliency to coastal hazards	FDEP - Coastal Partnership Initiative Grant Program	Awaiting NOFA									
		Activities	USDOT										
		Statewide Regional Evacuation Study Program Update (FDEM)	FDEM Contract	\$ 1,500,000									Scope & Request in Development

Agenda Item

Tab 10

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

DATE: JULY 30, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

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

RE: SOLID WASTE UPDATE

At the direction of the Board, staff have initiated a series of information-gathering meetings to explore how the NEFRC can best support local governments with solid waste management and disposal.

Early in the process, staff identified four primary categories within this field: solid waste, recycling, biosolids, and debris management. To ensure the most relevant and actionable information is provided to our local governments, staff have prioritized efforts on solid waste and debris management.

To date, staff have met with county solid waste departments, the Florida Department of Environmental Protection, and with subject matter experts from the University of Florida to gain a deeper understanding of the complexities and requirements of effective solid waste management.

These fact-finding efforts will continue over the coming months. Staff will report back to the Board of Directors with additional findings and recommendations as potential opportunities for NEFRC support are identified.



Agenda Item

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BRINGING COMMUNITIES TOGETHER

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

MEMORANDUM

DATE: JULY 30, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: 2026 LEGISLATIVE PRIORITIES

The 2026 Legislative Session begins on Tuesday, January 13, 2026. With an early start date, NEFRC will request counties and cities submit their legislative priorities by the end of September/early October with a draft for approval by the Board at the November Board meeting.

The Legislative Committee will convene in the fall, with additional virtual meetings held as needed. Membership of the Legislative Committee will be discussed.

