

NEFRC

EXECUTIVE COMMITTEE MEETING



Northeast Florida Regional Council
Hybrid Meeting
Virtual & In-Person



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BRINGING COMMUNITIES TOGETHER

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

MEMORANDUM

DATE: AUGUST 6, 2026

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 will be held on **Thursday, December 3, 2026**. The meeting will take place at the Northeast Florida Regional Council, 40 East Adams Street, Jacksonville, FL 32202.





Northeast Florida Regional Council **EXECUTIVE COMMITTEE**

A G E N D A

Zoom Link: <https://nefrc-org.zoom.us/j/87499770491>

Meeting ID: Meeting ID: 874 9977 0491

THURSDAY, AUGUST 6, 2026
10:00 a.m.

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

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1. Call to Order
2. Roll Call – President Anderson
3. Pledge of Allegiance and Invocation – President Anderson
4. Welcome/Introduction of Special Guests – President Anderson
5. Alternate Review of Comprehensive Plan Amendments (*Info Only*) 7
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 - o City of Jacksonville Transmitted Amendment 26-2ESR
 - o Flagler County Transmitted Amendment 26-1ESR
 - o Nassau County Transmitted Amendment 26-3SP
 - o Nassau County Transmitted Amendment ORD 2026-022
 - o Baker County Adopted Amendment 25-3 ESR
 - o City of Bunnell Adopted Amendment 26-1ESR
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 - o **City of Palatka Transmitted Amendment 26-2ESR**
 - o City of Jacksonville Adopted Amendment 25-4ESR
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14. Chief Executive Officer’s Report – Ms. Payne	
• 2026 Updated Strategic Regional Policy Plan (SRPP)	
• Strategic Communications Plan Update	
• Military Installation Readiness Review Exercise	
• FY 26/27 RLA Nominations Open	
15. Upcoming Meetings/Events:	
• August 11, 2026 – MIRR Steering Committee Meeting @ the Jessie	
• August 12, 2026 – Local Emergency Planning Committee Meeting @ the Jessie	
• August 12, 2026 – Fernandina Beach 2050 Neighborhood Vision Plan PAB Presentation	
• August 13, 2026 – COAD Meeting, Baker County	
• August 18, 2026 – Fernandina Beach 2050 Neighborhood Vision Plan BOCC Presentation	
• August 21, 2026 – Healthcare Coalition Alliance Board Workshop, NEFRC Office	
• August 26, 2026 – Regional Leadership Academy, Duval County	
• September 3, 2026 – NEFRC Board / Committee Meetings @ the Jessie	
• September 3, 2026 – Transportation Disadvantage LCB Meeting @ the Jessie	

14. Upcoming Meetings/Events (continued):

- September 8, 2026 – Transportation Disadvantage LCB, St Johns County
- September 9, 2026 – Transportation Disadvantage LCB Meeting, Flagler County
- September 10, 2026 – First Coast APA Legislative Round Table @ the Jessie
- September 17, 2026 – Transportation Disadvantage LCB Meeting, Baker County
- September 17, 2026 – Transportation Disadvantage LCB Meeting, Nassau County
- September 21, 2026 – Transportation Disadvantage LCB Meeting, Putnam County
- September 21, 2026 – Transportation Disadvantage LCB Meeting, Clay County

16. Next Board of Directors' Meeting: **September 3, 2026**

17. Nest Executive Committee Meeting: **December 3, 2026**

18. Adjournment

(*Denotes Action Required)

ExCom Agenda Item #5

Alternate Review Comprehensive Plan Amendments

MEMORANDUM

DATE: JULY 29, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: ROBERT JORDAN, SENIOR REGIONAL PLANNER 

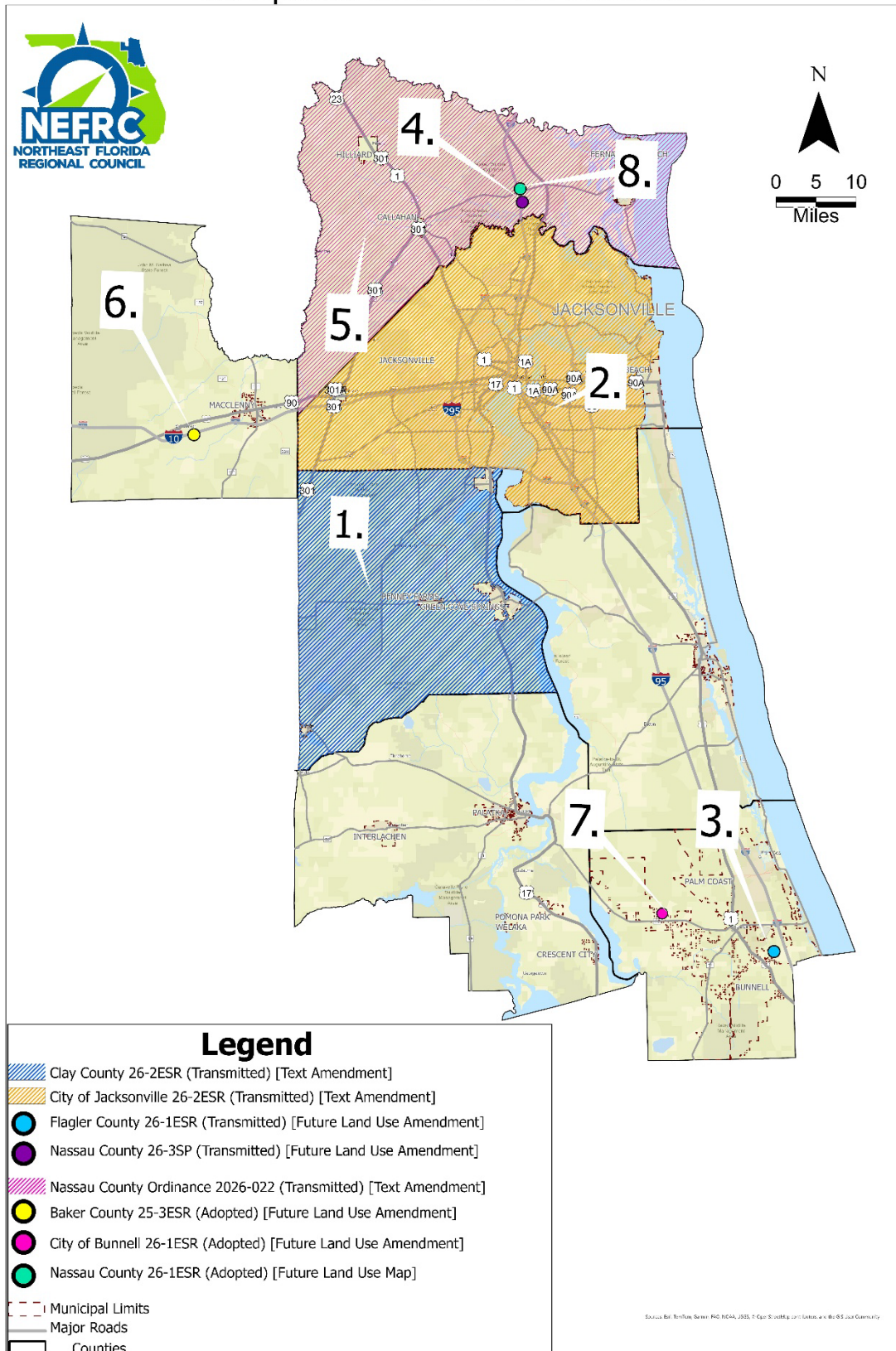
RE: LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT- ALTERNATE REVIEW

Due to the cancellation of the July 2026 Board of Directors Meeting, eight large-scale comprehensive plan amendments were reviewed by the Board President of the Northeast Florida Regional Council pursuant to the Council's Alternate Review Process. This process ensures continuity of regional review responsibilities when a regularly scheduled committee meeting does not occur, while maintaining consistency with established Council procedures.

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

REGIONAL MAP OF AMENDMENT LOCATION SITES

July 2026 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 26-2ESR	1	X		Clay	7-17-2026	COMP 26-0012
• Type: Text • Issue: This is a staff-initiated text amendment to the Comprehensive Plan to add Institutional land use to the Branan Field Master Plan. • Background: The Branan Field Future Land Use Map contains three (3) parcels designated BF Institutional. However, the BF Institutional land use category is not included as a land use category in the Comprehensive Plan or the Branan Field Master Plan. The proposed amendments would add BF Institutional to the list of land uses in Policy BF FLU 1.4.1 and would provide a new policy BF FLU 1.4.11, which describes the characteristics of the BF Institutional land use category. Please see Exhibit 1 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 County'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 26-2ESR	2	X		Duval	7-17-2026	Ordinance 2026-311-E
• Type: Text • Issue: This is a text amendment to the City's Future Land Use Element and the Definitions of the 2045 Comprehensive Plan. It also includes a new map to be adopted within the Future Land Use Map Series. The amendments would identify a Target Growth Area and establish a process to allow for increased residential densities and design flexibility for properties within the Target Growth Area, subject to criteria provided in the Land Development Regulations. The intent of the amendments is to promote and incentivize, not require, the construction of resilient and attainable housing. • Background: This amendment includes the adoption of a Target Growth Area Map that illustrates the Target Growth Area (TGA). The TGA will be designated as those areas within the Urban Priority and Urban Development Areas that have been determined to be lower flood risk areas by the City's Office of Resilience and are within a ½ mile buffer to either side of high-frequency transit corridors and the Emerald Trail. The TGA does not include areas that are within a Zoning Overlay, areas that are in an Airport Accidental Potential Zone, or areas that are in the Low Density Residential (LDR) land use category. Please see Exhibits 2-3 in the Appendix for additional information. • Impacts: There were no impacts to Resources of Regional Significance or extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected local government identified by Staff. • Recommended Intergovernmental Coordination: Considering that this is a text amendment to the County'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
Flagler County 26-1ESR	3	X		Flagler	7-17-2026	Seminole Woods

- **Type:** Future Land Use Map
- **Issue:** The applicant has proposed a Future Land Use Map amendment to change the present Future Land Use designations from 108+/- acres of Agriculture and Timberlands and 11+/- acres of Commercial Low Intensity to 119+/- acres of Mixed-Use High Intensity with a Parcel Limiting Policy limiting the maximum allowed density from 10 units per acre to 7 units per acre.
- **Background:** Under the existing Future Land Use designations of 108+/- acres of Agriculture and Timberlands and 11+/- acres of Commercial Low Intensity, the maximum allowed density would be 108 residential units, and the maximum allowed intensity would be 191,664 square feet of floor area. Based on the proposed Future Land Use designation and minimum and maximum allowed designation of residential, commercial, and open space use described in the Mixed-Use High Intensity Future Land Use designation, in tandem with the parcel limiting policy, the applicant has proposed that 71.44 acres will be allocated for residential and 47.62 acres will be allocated for commercial yielding a maximum total of 502 dwelling units and 829,730 square feet of commercial floor area. Between these allocations, at least 25% of the total project area must be allocated for open space. Please see Exhibits 4-5 in the Appendix for additional information.
- **Impacts:** There were no impacts to Resources of Regional Significance or extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected local government identified by Staff.
- **Recommended Intergovernmental Coordination:** Considering the proximity of the proposed development near the City of Palm Coast, Staff recommends coordination with the City's Planning and Zoning Division. The City was included in the transmittal of this amendment.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
Nassau County 26-3SP	4	X		Nassau	7-17-2026	Ordinance 2026-042

- **Type:** Future Land Use Map
- **Issue:** This proposed amendment to the Comprehensive Plan Future Land Use Map Series (FLUMS) encompasses 601 acres within the area known as Detailed Specific Area Plan 1 (DSAP1). The amendment area is located east of I-95, west of US 17, and generally south of SR 200. The property is currently designated on the FLUM as Multi-Use, which includes a number of customized future land use sub-categories. The applicant is requesting a map change to the FLUMS to change the Southern Planning Area sub-land use Employment Center category to Residential Neighborhood Tier 2 and to increase the Conservation Habitat Network (CHN) acreage.
- **Background:** This amendment includes the revision of the Future Land Use Map, specifically changes to the location and distribution of the land use sub-categories, as shown in Figure 5. Map changes include adjustments to sub-category areas as shown in Table 1. The proposed land use sub-category mix has increased the average 2.5 du/ac suburban Residential Tier 2 subcategory by 322 acres. The Employment Center sub-category has been reduced by 333 acres. The reduction in the Employment Center sub-category is due to the rebalancing and conversion of a portion of the overall entitlement in DSAP1 for Residential Tier 2 and the refinement of mapping for the CHN. County staff supports the final land use mix as it provides for a continuation of market-driven suburban development in a location adjacent to the existing and developing William Burgess Overlay District. Please see Exhibits 6-9 in the Appendix for additional information.
- **Impacts:** The Subject Site is located near I-95 and State Road 200, both Transportation Resources of Regional Significance. Specific traffic impacts or operational improvements are addressed at the time of site plan review.
- **Recommended Intergovernmental Coordination:** Considering the proximity of the proposed development near the City of Jacksonville, Staff recommends coordination with the City's Planning Department. The City was included in the transmittal of this amendment.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
Nassau County Ordinance 2026-022	5	X		Nassau	7-17-2026	Ordinance 2026-022
• Type: Text • Issue: This is a text amendment to the Future Land Use Element. • Background: Ordinance 2026-022 is an amendment to the Nassau County Comprehensive Plan, amending the Future Land Use Element, Policy FL.11.08.A to remove a parcel-specific policy requiring limited development. This policy affected the northeast quadrant of the I-95 and State Road 200 Interchange. Please see Exhibit 10 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 County'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
Baker County 25-3ESR	6		X	Baker	7-17-2026	Ordinance 2025-29
• Type: Future Land Use Map • Issue: The amendment to the Baker County Future Land Use Map changed approximately 113.61 acres from Agriculture A (AG A) to Agriculture B (AG B). The parcel is located at 7600 Nutty Buddy Lane. A private property element was also adopted. • Background: The subject site had a Future Land Use Designation of AG A, which was intended for agricultural activities. The adopted Future Land Use Designation is AG B, which is a transitional land use category because of the development potential for the location. Please see Exhibits 11-12 in the Appendix for additional information. • Impacts: The subject site is located adjacent to Reid Stafford Road, which itself is adjacent to I-10, a Transportation Resource of Regional Significance. A traffic study had not been conducted, but the County recommends that the companion rezoning ordinance incorporate recommendations from the Baker County Public Works Department regarding local traffic impacts. • Recommended Intergovernmental Coordination: Considering that this large-scale amendment is not adjacent to another community, 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 Bunnell 26-1ESR	7		X	Flagler	7-17-2026	Ordinance 2026-08

- **Type:** Future Land Use Map
- **Issue:** This amendment changed the Future Land Use Map of the 2035 Comprehensive Plan for 242.45+/- acres of land from Flagler County's "Agriculture and Timberlands" designation to the City of Bunnell's "Agriculture and Silviculture" designation.
- **Background:** The applicant, Joly Farmlands LLC and Abaz West LLC, applied to amend the Future Land Use Map in the City of Bunnell for the subject properties, located at 261 County Road 45, to be redesignated to the City's Agriculture and Silviculture land use designation. The properties were recently voluntarily annexed into the City's limits on March 9, 2026. With the subject properties annexed into the City limits, it is required that the properties be incorporated into the City's Comprehensive Plan and Land Development Code. The Agriculture and Silviculture land use designation was suitable for the subject properties, as the surrounding areas consist of large acre tracts of land primarily used for agriculture. The property is currently used as a potato and sod farm, and the applicant intends to continue these agricultural operations. Please see Exhibits 13-15 in the Appendix below.
- **Impacts:** A data and analysis report was not provided during the transmittal, as the requested city Future Land Use designation is not more intensive than the County's land use designation, nor are there public facilities provided in the general area aside from County and State roadways. The roadways would not be affected, as the number of trips generated would not differ from what the property currently produces under the County land use designation. Staff found no impacts on Resources of Regional Significance in the Strategic Regional Policy Plan (SRPP) were identified.
- **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 26-1ESR	8		X	Nassau	7-17-2026	Ordinance 2026-021

- **Type:** Future Land Use Map
- **Issue:** This proposed amendment to the Comprehensive Plan FLUM is comprised of one parcel totaling approximately 55.27 acres located on the northeast corner of I-95 and SR200.
- **Background:** This amendment to the Comprehensive Plan FLUM is comprised of one parcel totaling approximately 55.27 acres located on the northeast corner of I-95 and SR200. This amendment to the previous FLUM designation from COM to T-4.5 will create consistency between the amended zoning district and land use category, in addition to creating consistency with the subject property's Timber to Tides Design Overlay (T2TDO) transect assignment. The T2TDO is a regulatory overlay district that enforces the principles and priority actions established in the SR200/A1A Corridor Master Plan. The T2TDO consists of Transect-Based Zoning (TBZ) standards, first established in the William Burgess District (WBD), and expands upon this foundation by employing Community-Based Design Standards (CBDS) and priority programs specific to the SR200/A1A Corridor. Transect zones depict the transition from rural to urban development, ranging from natural, preserved areas to urban cores, as shown in the graphic below, and allow for special districts that fall outside these typical transect designations. Land designated T-4.5 is intended for the Urban Corridor Zone (T-4.5). The Urban Corridor Zone is intended to consist of a mix of uses but can be primarily non-residential or multi-family with a density range of zero (0) to eighteen (18) dwellings per acre and a maximum floor area ratio of 2.0. Please see Exhibit 16-18 in the Appendix for additional information.
- **Impacts:** The subject site fronts State Road 200, a Transportation Resource of Regional Significance. The T2TDO includes a recommended mobility network to ensure that connectivity is provided and that alternatives to traveling along SR200 are available and well planned. Multiple activity centers and nodes exist along the corridor with the subject property falling within the Corridor Gateway Activity Center area.
- **Recommended Intergovernmental Coordination:** Considering the proximity of the subject site to the City of Jacksonville, staff recommend coordination with the City's Planning Department. The City was included in the correspondence.

Appendix: Comprehensive Plan Review Attachments

Exhibit 1: Clay County 26-2ESR (Amended Policy)

BF FLU POLICY 1.4.1

In order to implement the urban form identified by the Branan Field Master Plan, the Master Plan shall include the following land use categories: BF Activity Center (BF AC), BF Community Center (BF CC), BF Master Planned Community (BF MPC), BF Rural Suburb (BF RS), BF Rural Activity Center (BF RAC), BF Community Park (BF CP), Primary Conservation Network (BF PCN), BF Mixed Use (BF MU), ~~and~~ BF Rural Neighborhood Center (BF RNC) and BF Institutional (BF INST). The location and mix of development shall be consistent with the Master Plan Land Use Map.

BF FLU Policy 1.4.11

BF Institutional (BF INST)

The BF Institutional land use category is characterized by public and semi-public community serving infrastructure and facilities. This includes land and buildings dedicated to public, semi-public, or non-profit purposes that serve community social, educational, health, cultural, or religious needs. BF Institutional designation does not include commercial or industrial uses, except in such cases where commercial uses are clearly subordinate to and incidental to the public use(s).

The maximum floor area ratio for development within BF Institutional shall not exceed 50%. Development shall be further governed by standards adopted in the Branan Field Master Plan.

Exhibit 2: City of Jacksonville 26-2ESR (Future Land Use Element Text Amendment)

Future Land Use Element

Objective 3.6 The City will identify a Target Growth Area (TGA) to promote the construction of resilient and attainable housing and accommodate diverse housing options. The Target Growth Area will be designated as those areas within the Urban Priority and Urban Development Areas that have been determined to be lower flood risk areas by the City's Office of Resilience and are within a ½ mile buffer to either side of high frequency transit corridors and the Emerald Trail. The Target Growth Area does not apply to the Central Business District, Suburban Development Area, or Rural Area.

The City will establish a process for properties within the TGA to allow for increased residential densities and design flexibility subject to criteria provided in the Land Development Regulations. Lands within airport accident potential zones (APZs) or zoning overlays established before January 1, 2026 will not be included within the Target Growth Area to ensure that their specific land development regulations and processes do not conflict with those developed for the Target Growth Area.

Policies

3.6.1

The Target Growth Area Map, adopted into the Comprehensive Plan, will be re-evaluated at least every seven years with the required evaluation and appraisal review of the Comprehensive Plan to determine if map amendments are necessary.

3.6.2

The allowance of the density increase for development within the Target Growth Area will be contingent upon a development's consistency with standards and criteria identified in the Land Development Regulations.

Exhibit 3: City of Jacksonville 26-2ESR (Proposed Target Growth Area Map)

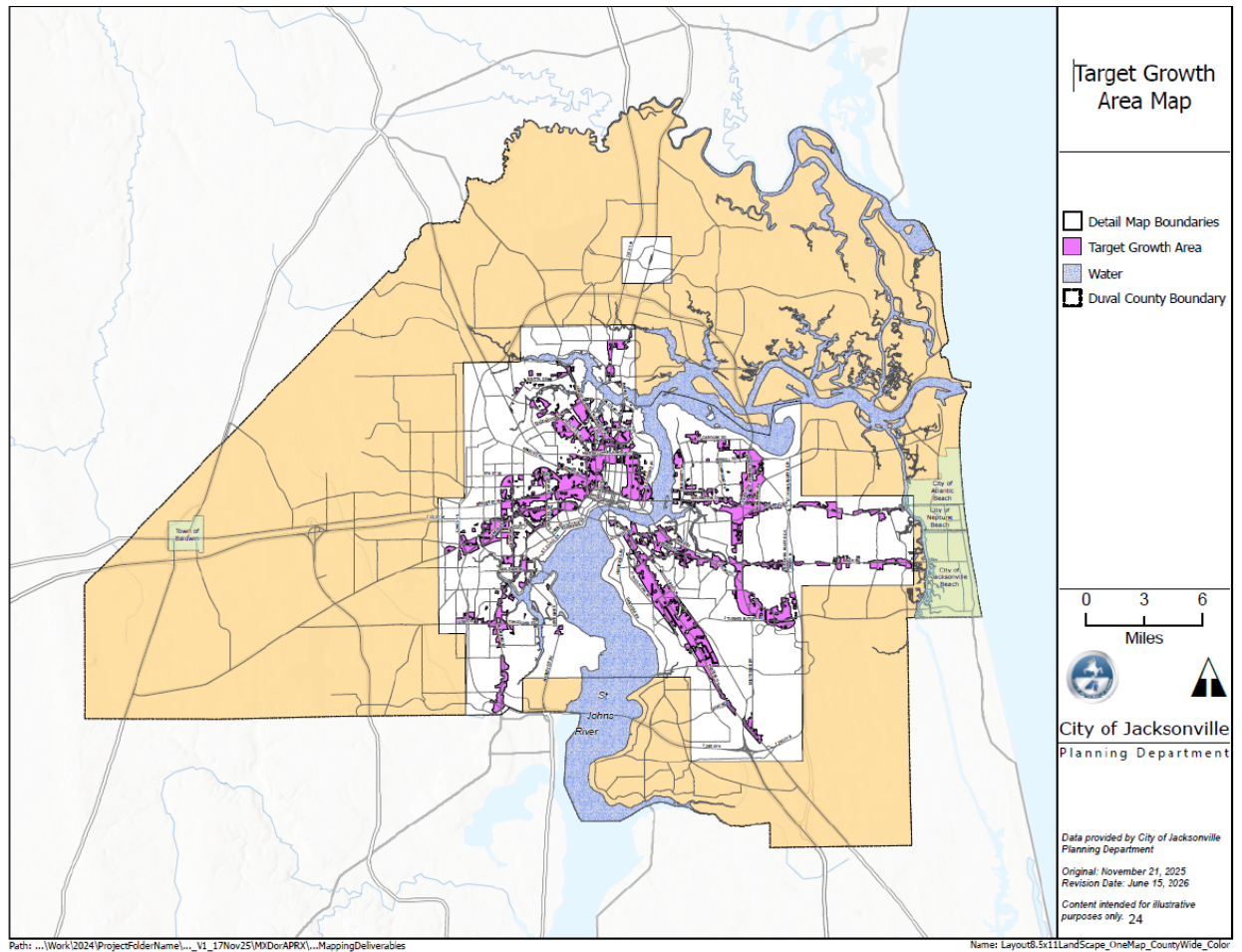


Exhibit 4: Flagler County 26-1ESR (Current Future Land Use Map)

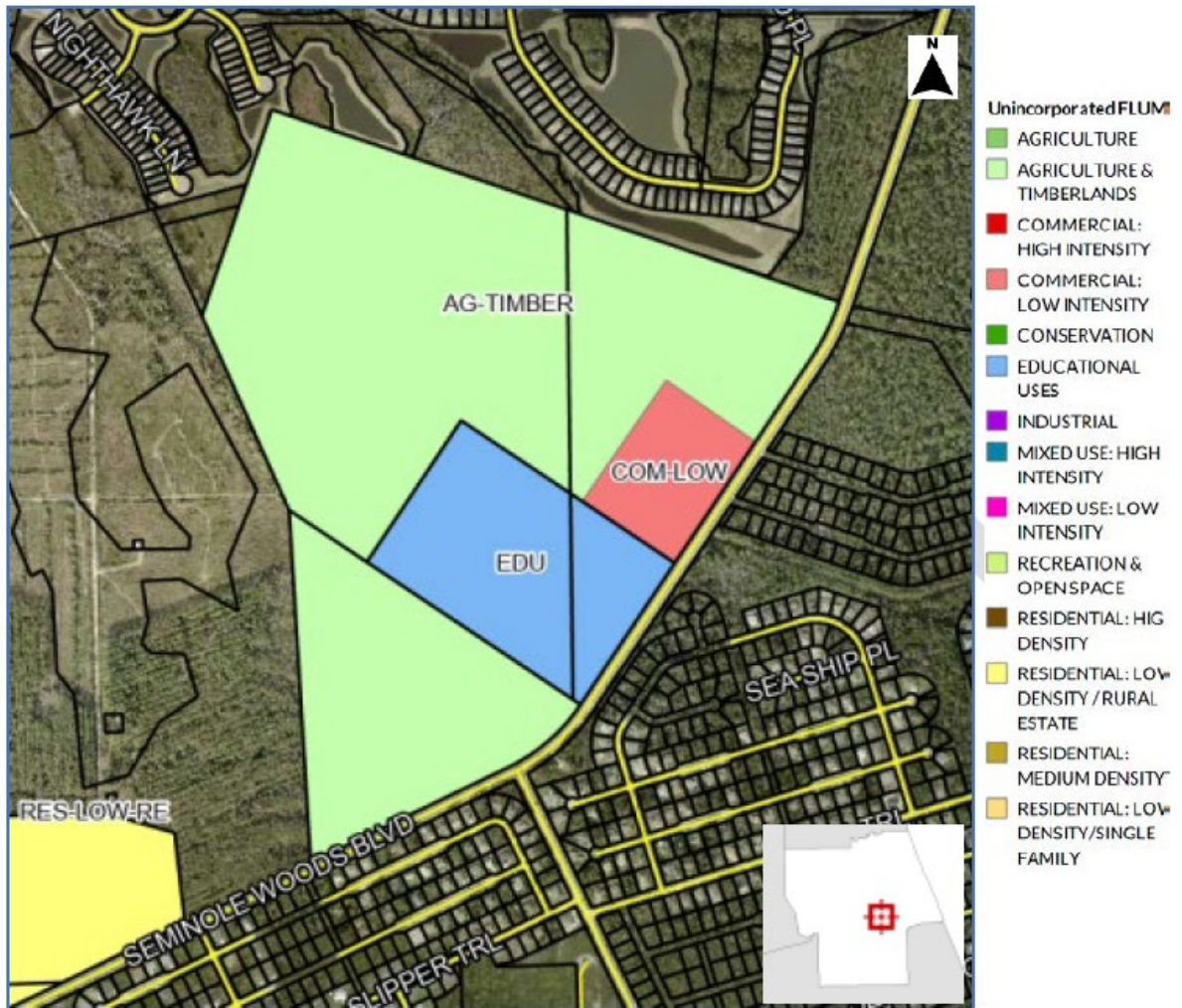


Exhibit 5: Flagler County 26-1ESR (Proposed Future Land Use Map)

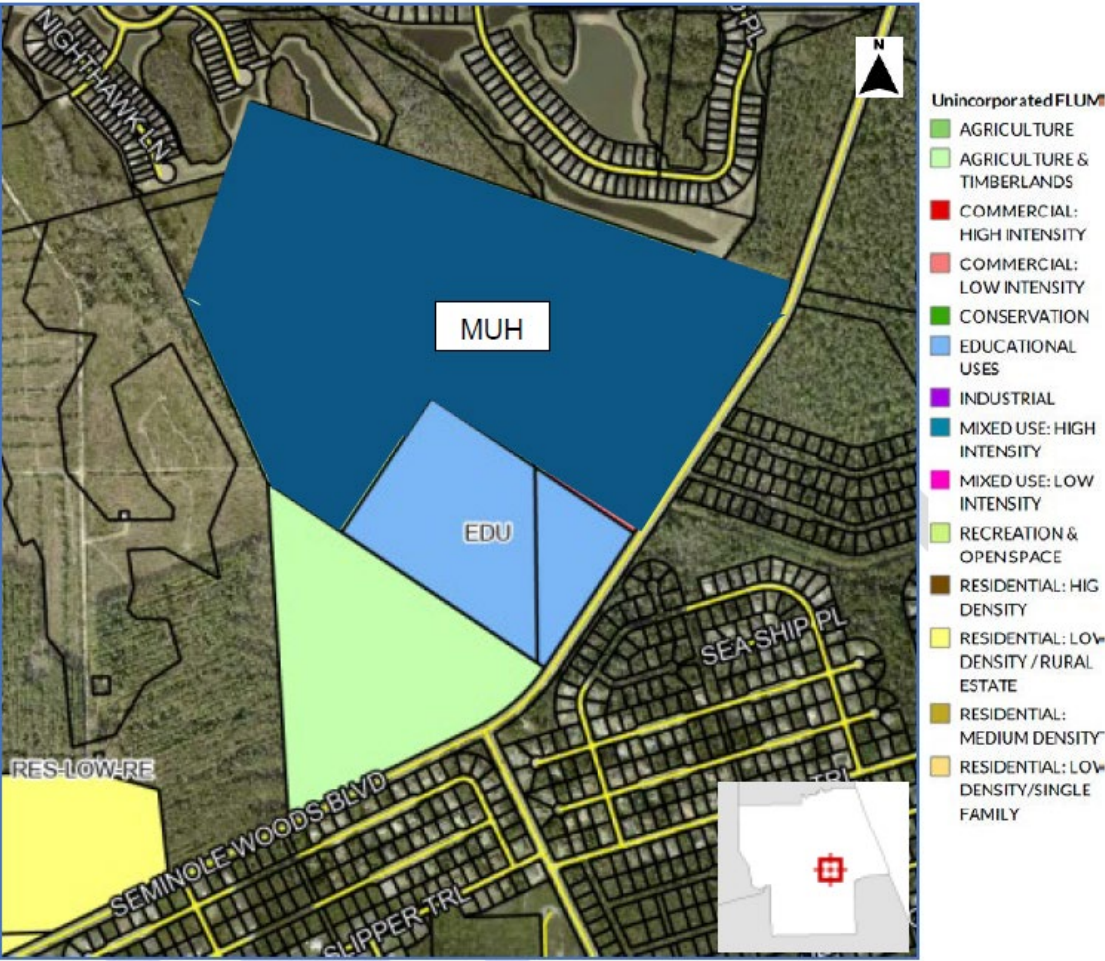


Exhibit 6: Nassau County 26-3SP (Location Map)

May 5, 2026



Figure 2: Aerial Location Map

Exhibit 7: Nassau County 26-3SP (Current Future Land Use Map)

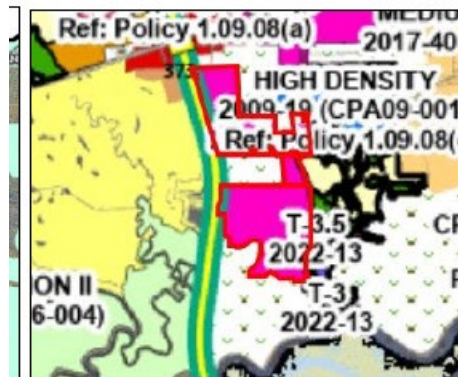


Figure 4: Current Future Land Use

Exhibit 8: Nassau County 26-3SP (Proposed Future Land Use Map)



Exhibit 9: Nassau County 26-3SP (Adopted and Proposed Land Use Sub-categories for the Southern Planning Area)

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

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

Exhibit 10: Nassau County Ordinance 2026-022 (Proposed Changes to FLU Policy 11.08)

Policy FL.11.08

Notwithstanding the entitlements provided under this Comprehensive Plan, certain property owners have voluntarily proffered, and Nassau County does hereby accept, an agreement to limit the development of their property in accordance with the adopted policies under this objective and subject to compliance with all applicable development standards and procedures.

Voluntary proffered agreements to limit development on specific property shall be approved by the County through the Comprehensive Plan amendment process and memorialized in an adopted policy that specifies the location and ownership of the property at the time of amendment adoption. The policy shall specify the maximum development program to be allowed on the subject property and any other limitations agreed upon with the county. Unless otherwise specified, the limitations shall remain on the subject property regardless of ownership or future subdivision of the property.

The location of the subject property of an approved voluntary proffered agreement shall be delineated on the Future Land Use Map (FLUM) and annotated with a description of the maximum development program for the property. *This Policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(a-f).*

~~A) CPA06-007 Corporate Realty Advisors (Ordinance 2008-09): Approximately 25 acres in Section 39, Township 2N, Range 26 East and Section 44, Township 2N, Range 27 East located in the northeast quadrant of the interchange of Interstate 95 and S.R. 200 lying north of the electric transmission line easement recorded in O.R. 123 at page 284. This property was the subject of CPA06-007 (Ordinance 2008-09) and is owned by Corporate Realty Advisors of Jacksonville Beach. Said parcel is limited to 250,000 square feet of shopping center, ITE Code 820 or an equivalent commercial use, or combination of uses, generating no more than 982 new p.m. peak hour trips (total trips minus pass-by trips). This policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(a).~~

A8) CPA08-005 17/95 RV Park LLC (Ordinance 2008- 20): Approximately 149.88 acres lying in Section 35, Township 4N, Range 26 East and Section 02, Township 3N, Range 26 East located in the northwest quadrant of the interchange of Interstate 95 and U.S. Highway 17. This property was the subject of CPA08-005 (Ordinance 2008- 20) and is owned by 17/95 RV Park LLC of Fernandina Beach. Said parcel is limited to 1,209,300 square feet of general light industrial, ITE Code 110 or an equivalent combination of industrial uses generating no more than 1,572 p.m. peak hour trips. This policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(b).

Additions = red underline
Deletions = ~~red strikethrough~~
Relocated = green double underline

Exhibit 11: Baker County 26-3ESR (Location Map)

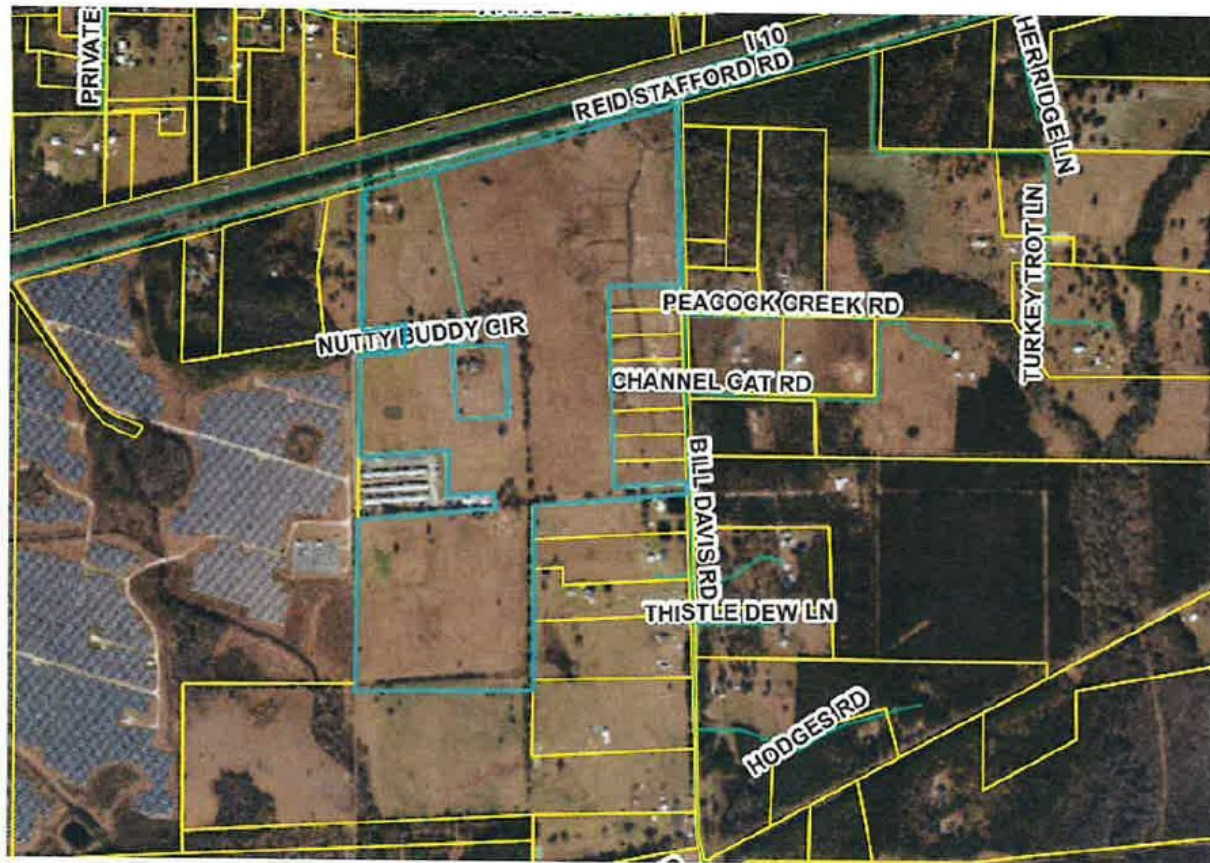


Exhibit 12: Baker County 26-3ESR (Proposed Future Land Use Map)



Exhibit 13: City of Bunnell 26-1ESR (Location Map)

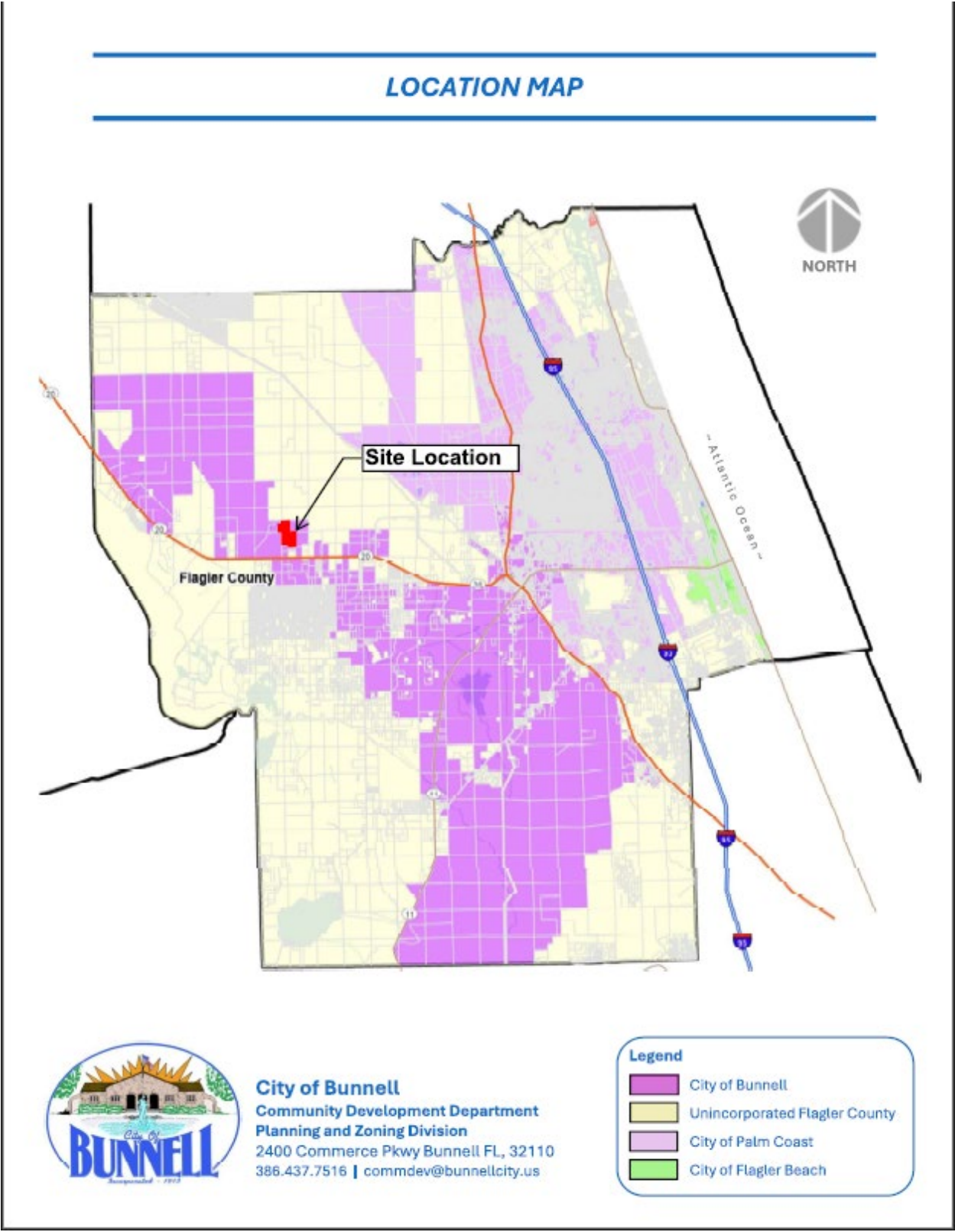


Exhibit 15: City of Bunnell 26-1ESR (Proposed Future Land Use Map)

Exhibit "A"
Amended Future Land Use Map

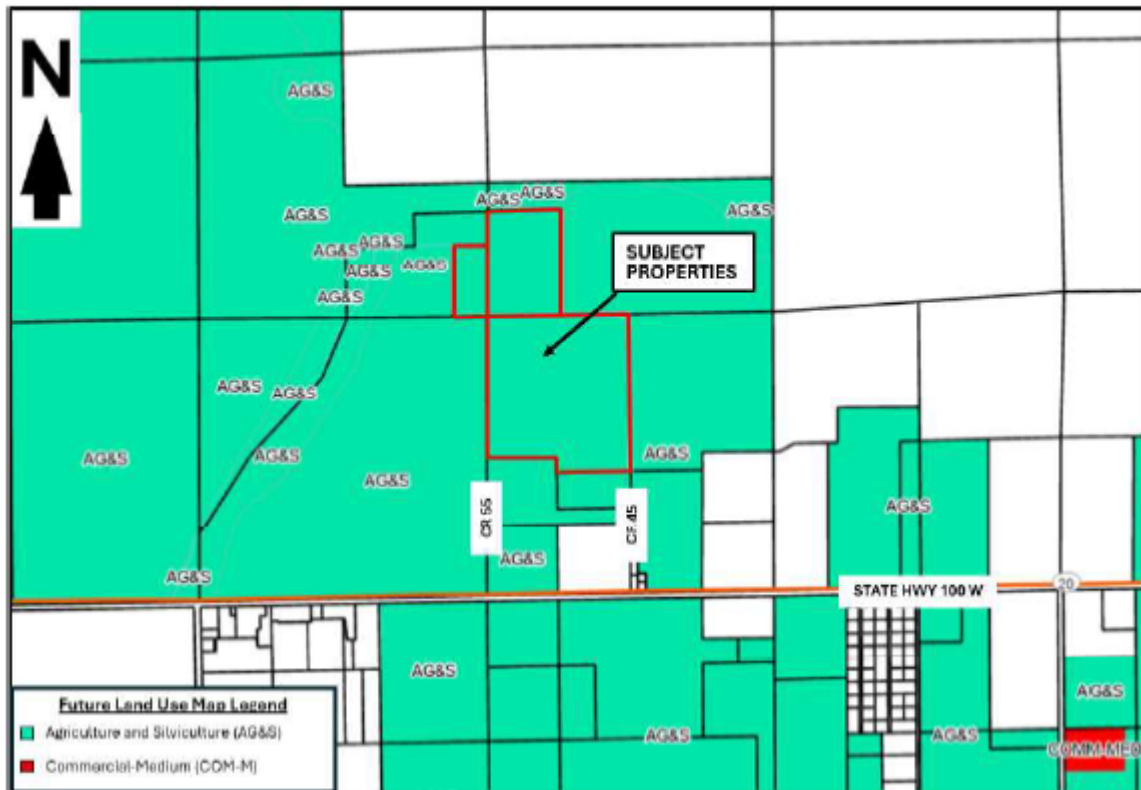


Exhibit 16: Nassau County 26-1ESR (Location Map)



Exhibit 17: Nassau County 26-1ESR (Existing Future Land Use Map)

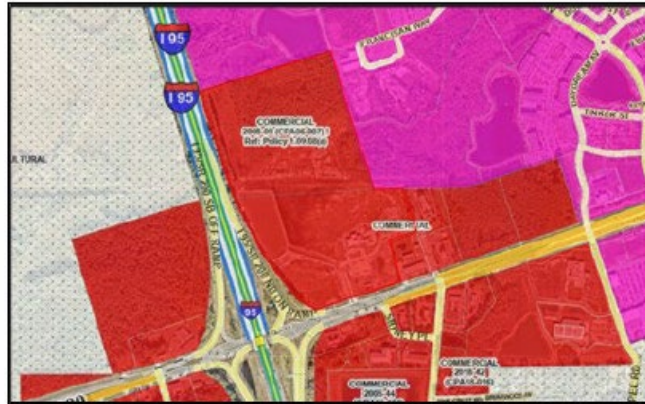


Figure 2: Future Land Use

Timber to Tides Overlay
CPA25-029 - FLUM
R25-023 - Zoning
02/03/2026

Transect

- T1 Natural Area
- T2.5 Rural Transitional Zone
- T3 Sub-Urban Zone
- T3.5 Urban Transitional Zone
- T4 Urban Edge Zone
- T4.5 Urban Corridor Zone**
- T5 Urban Center Zone
- T7.3 Special District - Industrial Park
- T7.4 Special District - Flying M Acres
- T7.5 Special District - CNEC
- Timber_to_Tides_Overlay

Proposed

T4.5

HCA Florida Yulee Emergency

SR 200

SR 195

Trancian Way

Daydream Av

Baptist Nassau Crossing ER

Sidney Pl

Mentoria Rd

Briarwood Av

Pine Crest Rd

Hardy Chapel Rd

ExCom Agenda Item #6A-1

DRAFT Minutes



NORTHEAST FLORIDA REGIONAL COUNCIL
Executive Committee Meeting
December 4, 2025

MINUTES

The Northeast Florida Regional Council's Executive Committee held meeting on Thursday, December 4, 2025 at 10:00 a.m., at the Jessie Ball DuPont Center, 40 E. Adams Street, Room 320, Jacksonville, FL 32202.

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

BAKER Commissioner Bennett, Mr. Register

FLAGLER Commissioner Dance

NASSAU Commissioner Martin

ST. JOHNS Commissioner Murphy

Excused: Councilmember Amaro, Commissioner Harvey, Commissioner Renninger

Staff Present: Eric Anderson, Robert Jordan, Tyler Nolen, Elizabeth Payne, Donna Starling, and Sheron Forde

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

Mr. John Nooney, 8356 Bascom rd., Jacksonville, FL 32216, addressed the Board regarding the Pottsburg Creek Public park efforts.

*CONSENT AGENDA

President Bennett called for a motion on the consent agenda. Commissioner Martin motioned to approve the consent agenda; seconded by Commissioner Dance. Motion carried.

OTHER REPORTS/ACTION ITEMS

*October 2025 Financial Report

Ms. Starling presented the Council's financial report for the month of October 2025, which is the first month of the fiscal year. The Council posted a net income of \$4,791.

President Bennett called for a motion. Commissioner Murphy moved approval of the October 2025 Financial Report; seconded by Mr. Register. Motion carried.

Secretary/Treasurer Position Discussion

Ms. Payne stated that Mr. Register is stepping away from the Treasurer position, which requires a nomination for someone to fill that position. Currently, the President can sign checks during this vacancy, which allows the Council to continue with no interruptions to processes. She added that

this is being brought before the Committee for their input to be brought to the full Board to vote on. Discussion followed.

By the consensus of the Committee, President Bennett directed staff to ask Mr. Doug Conkey if he would be interested in serving as the Secretary/Treasurer for the Regional Council. If Mr. Conkey is unable to serve in this role, consider speaking with Commissioner Whitehurst to see if he would be interested. If neither is able to, this item will be brought back to the Board for further consideration.

President Bennett recommended that the Committee put forth its recommendation at the January Board meeting to give the Board a chance to weigh in, get their guidance and thoughts and bring it back in February for a full vote.

Strategic Planning SWOT Follow-up

Ms. Payne shared some of the findings of the two strategic planning sessions; one with staff and one with Board Members. She highlighted the shared opportunities and threats, which centered around marketing, outreach, and public understanding of the work of the Council. Based on the similarity between staff and the Board, it is clear the Council needs to work on community engagement. With that, she stated she would like to act on this priority right away by bringing on a firm to help with a communication strategy through a Request for Proposal. Discussion followed.

By consensus, the Committee recommended that staff provide a draft of the Request for Proposal for the Presidents review prior to going out for bid.

2025 Workplan Update: Solid Waste

Mr. Nolen provided an update on the Council's workplan on solid waste. He highlighted some activities staff have been involved in such as coordination calls to solid waste professionals, the Department of Environmental Protection and University of Florida. Staff learned that Northeast Florida does not have a capacity issue and that there is no game changing piece of technology. He stated that going forward, staff will continue periodic collaboration efforts, conduct discussions about recycling, research waste to energy facilities, and have discussions on lithium-ion battery disposals. A brief discussion followed.

*Awards Selection

Mr. Nolen presented an overview of the awards nominations received and staff's recommendations. He highlighted the Leadership and Special Recognition awards. Discussion followed.

President Bennett shared his appreciation to staff for their efforts in reaching this point in the awards selection process. **Commissioner Dance** shared the same appreciation.

Commissioner Martin motioned to accept the 2025 award recommendations as presented by staff include the Regional Awards of Excellence, the Leadership Award and the Special Recognition Awards; seconded by Commissioner Murphy. Motion carried.

Public Comment

Mr. John Nooney (address on file) stated that he commends staff on the selection of Allison DeFoor for the Leadership Award. He fully supports the choice and will share the information with others.

Local and Regional Discussions

Baker County – Regarding property tax reform, **Commissioner Bennett** stated that counties, especially smaller ones, will be reliant on the State for everything and would struggle to make sure they receive their share of the funding. It takes away home rule and prohibits the ability to make their own decisions on what is best for their counties. This is where he has concerns.

Flagler County – **Commissioner Dance** agreed with the conversation on the property tax reform. He also thanked staff for their recognition for Jorge Salinas.

Nassau County – **Commissioner Martin** commented on the property tax reform bill and encouraged Members to reach out to their Sheriffs, as their association is opposed to it, and ask them to chime in.

St. Johns County – **Commissioner Murphy** added that if property tax goes away, emergency responses to situations such as auto accidents will need to be paid up front.

CEO Report

Ms. Payne presented a revised staff county assignment to the Members.

President Bennett suggested that when staff attend the BOCC meetings, they should be prepared to provide a brief (two to three minutes) comment or update on the Regional Council; during public comments.

Ms. Payne stated that the Council was recently awarded a Fish & Wildlife Foundation grant for environmental work on the connectivity of waterways and salt marshes, which furthers our resiliency work. She also stated that the Council is once again applying for the US EPA Brownfields grant to address sites in our region.

Next Meeting Date

The next regular meeting is scheduled for Thursday, April 2, 2026.

Adjournment

The meeting was adjourned at 11:29 p.m.

Jimmy Anderson
President

Elizabeth Payne
Chief Executive Officer

ExCom Agenda Item #6A-2

Comprehensive Plan Amendment Review Report

MEMORANDUM

DATE: AUGUST 4, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: ROBERT JORDAN, SENIOR REGIONAL PLANNER 

RE: LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEWS

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

A regional map of the listed amendments is provided on the next page, and site-specific maps and policy texts are provided in 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.

Recommendation

Staff respectfully recommend that the NEFRC Executive Committee approve the staff review report for the Flagler County Transmitted Amendment 26-2ER and the City of Palatka 26-2ESR.

Staff also respectfully recommend that the NEFRC Executive Committee find the City of Jacksonville Adopted Amendments 25-4ESR and 26-1ESR consistent with the Strategic Regional Policy Plan.

August 2026 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
Flagler County 26-2ER	1	X		Flagler	08-07-2026	EAR Update
• Type: Text • Issue: This amendment to the Flagler County Comprehensive Plan is submitted based on an Evaluation and Appraisal Report and is therefore subject to the State Coordinated Review Process. • Background: The County contracted with Inspire Placemaking Collective, Inc., to update the current 2035 Comprehensive Plan to integrate relevant elements of the County's Strategic Plan, along with an update 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. This Comprehensive Plan Update transmittal was originally heard at the July 14, 2025, regular meeting and was approved. Following transmittal and after discussions with Florida Commerce, the state land planning agency, staff determined that the update would not be consistent with Senate Bill 180 (Chapter No. 2025-190, Laws of Florida), which prohibits the adoption of more burdensome regulations. As such, the transmittal was withdrawn on August 8, 2025. Over the past year, numerous jurisdictions have challenged the state land planning agency's authority to determine what is 'more burdensome' and have had their comprehensive plan updates both transmitted and adopted. Following this pattern of successful plan transmittals and adoptions, a re-transmittal of Flagler County's Comprehensive Plan Update is requested. • 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, considering that this is a text amendment.						

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
The City of Palatka 26-2ESR	2	X		Putnam	08-07-2026	Ordinance 2026-31

- **Type:** Text
- **Issue:** This amendment to the City’s Comprehensive Plan amends in its entirety the previously adopted Comprehensive Plan.
- **Background:** The proposed City of Palatka Comprehensive Plan 2045 is the culmination of a visioning process initiated by the City in 2023. The Vision Plan, completed in 2024, served as the basis of the amendments to the comprehensive plan. The updated Comprehensive Plan was approved by the City Commission on December 11, 2025, and transmitted to the Florida Department of Commerce for a State-Coordinated Review. On February 6, 2026, the City received notification that the comprehensive plan, as adopted, was rendered null and void. The City revised the Comprehensive Plan Update accordingly and removed three policies determined by Florida Commerce to be more burdensome. These policies with the City’s Housing Element would have required affordable housing to be integrated throughout the community and designed similarly to market-rate housing, directed the City to track changes in existing affordable housing, and encouraged the pursuit of funding to preserve and improve affordable housing units. Several policies were revised to reduce potential regulatory burdens while maintaining the City's overall planning objectives. The changes primarily clarified existing practices, added flexibility where appropriate, and removed references to requirements or initiatives that could be interpreted as creating new obligations. Examples include removing references to climate change and potential future recreation impact fees, clarifying that development standards that refine existing regulations are not considered more restrictive, providing flexibility in coordination requirements with outside agencies, and revising transportation policies to avoid mandatory traffic studies or bicycle and pedestrian facility requirements in all circumstances. Additional changes updated references to outdated plans and reinforced compliance with existing regulations and established City practices.
- **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, considering that this is a text amendment.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
The City of Jacksonville 25-4ESR	3		X	Duval	08-07-2026	Ordinance 2026-289-E

- **Type:** Future Land Use
- **Issue:** This adopted amendment to the City's Comprehensive Plan changed 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 requested 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.
- **Background:** The approximately 190.2-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 requested an amended 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 applicant proposed that the entire 190.2 acres of the site be amended to the Low Density Residential (LDR) land use category in the Suburban Area. The applicant requested an extension of the Suburban Area to cover the entirety of the subject site.

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. Please see Exhibits 1-2 in the Appendix for additional information.

- **Impacts:** 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 original and adopted comprehensive plan land uses, and the potential transportation impacts on the roadway network, was conducted during the transmittal phase. The current AGR and RR land use would result in 1,170 or 887 trips, depending on the scenario. With the land use amended to allow for this LDR development, this will result in 8,959 daily trips. The difference in daily trips for the adopted 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 coordination 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 or 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 was recommended after transmittal. An email to the County Planning Department was sent during the transmittal phase.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
The City of Jacksonville 26-1ESR	4		X	Duval	08-07-2026	Ordinance 2026-365-E

- **Type:** Future Land Use
- **Issue:** This amendment changed the Future Land Use Designation for approximately 338 Acres on the Yellow Water Road from Rural Residential (RR) to Low-Density Residential (LDR).
- **Background:** The approximately 338-acre subject site is located at the southeastern intersection of Wells Road and Yellow Water Road, north of Normandy Boulevard. According to the City's Functional Highway Classification Map, Wells Road is a local road, Yellow Water Road is a collector Road, and Normandy Boulevard is a Florida Department of Transportation Principal Arterial Road. The applicant proposed that the entire site be amended to the LDR land use category and the extension of the Suburban Development Area Boundary to include the subject site. The subject site for this amendment is adjacent to the subject site with the previous amendment (The City of Jacksonville 25-4ESR). For more information, please see Exhibit 3-4 in the Appendix.
- **Impacts:** The subject site is located along Yellow Water Road and less than two miles from Normandy Boulevard, and both roads are considered Transportation Resources of Regional Significance. A Trip Generation Analysis was conducted during the amendment's transmittal phase. Under the former RR designation, the site would generate approximately 6,127 and 3,063 daily trips, depending on the existing scenario. With the land use amended to allow for this proposed LDR development, it could generate approximately 15,326 daily trips, representing a net increase between 9,199 and 12,263 daily trips, depending on the existing scenario. The Jacksonville Transportation Planning Division recommended ongoing coordinating efforts with the City of Jacksonville Traffic Engineer to determine if a traffic operation analysis will be required to evaluate potential site-specific impacts.

Approximately 14 acres of the southeastern portion of the site are located within the 150-foot Height and Hazard Zone, and approximately 203 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. City zoning will limit development to a maximum height of 150 and 300 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.

The site also includes Yellow Water Creek in the northeast, which is considered a Natural Resource of Regional Significance. Planning staff at the City Waterways Commission indicated that the developers would submit a site plan to the City illustrating proposed stormwater retention facilities to be placed on the property, but do not anticipate increased flooding. City Planning Staff also indicated that if access roads crossed wetlands, then mitigation would be pursued either on-site or at the nearby Loblolly Mitigation Bank.

- **Recommended Intergovernmental Coordination:** Considering the proximity of the site to Clay County, staff recommend coordination with the Clay County Planning and Zoning Department. The City notified adjacent counties via email correspondence in November of 2025.

Appendix

Exhibit 1: City of Jacksonville 25-4ESR (Location Map)

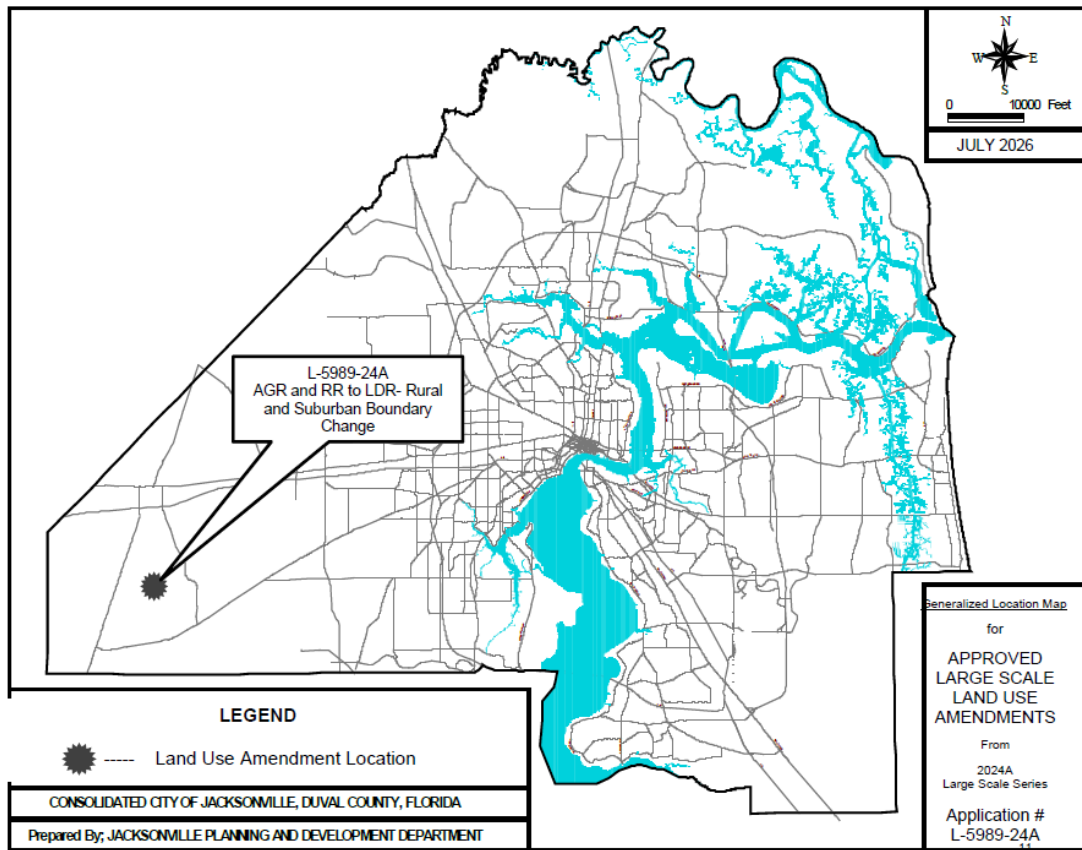


Exhibit 2: City of Jacksonville 25-4ESR (Existing and Proposed Future Land Use Map)

Exhibit 2

L-5989-24A – Request for Large Scale Land Use Amendment to Future Land Use Map Series

From: Agriculture (AGR) and Rural Residential (RR) in the Rural Development Area
To: Low Density Residential (LDR) in the Suburban Development Area

Council District: 4
Planning District: 12

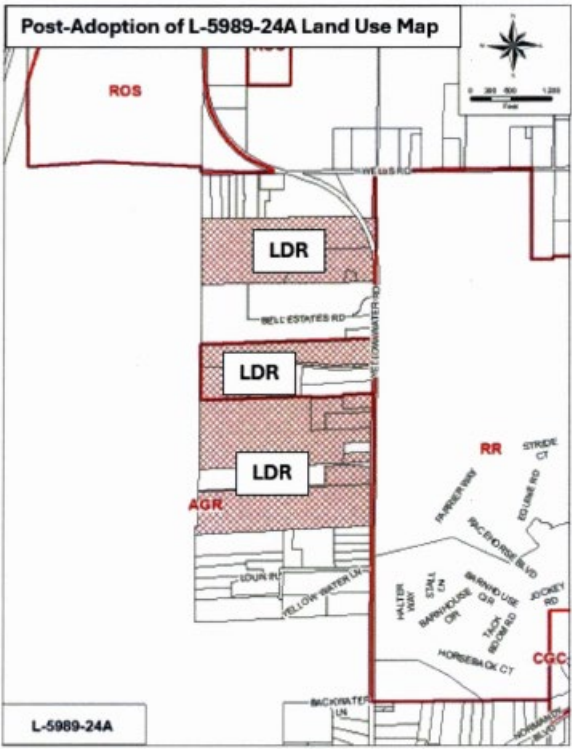
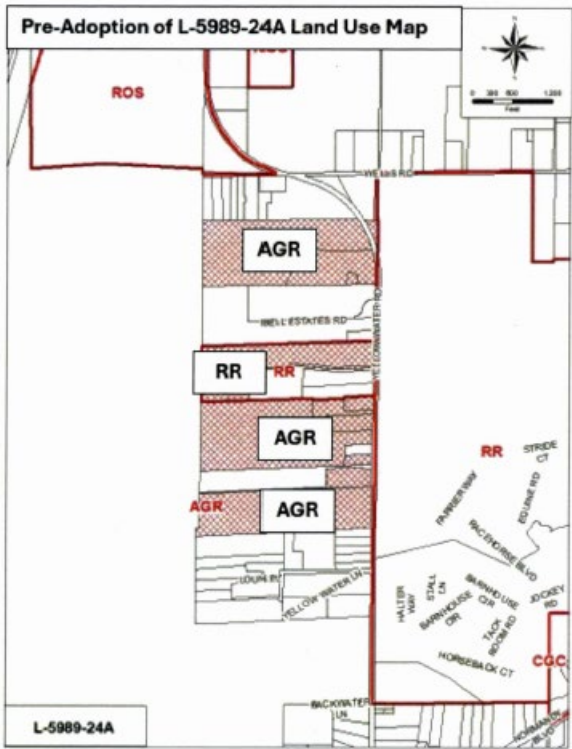


Exhibit 3: City of Jacksonville 26-1ESR (Location Map)

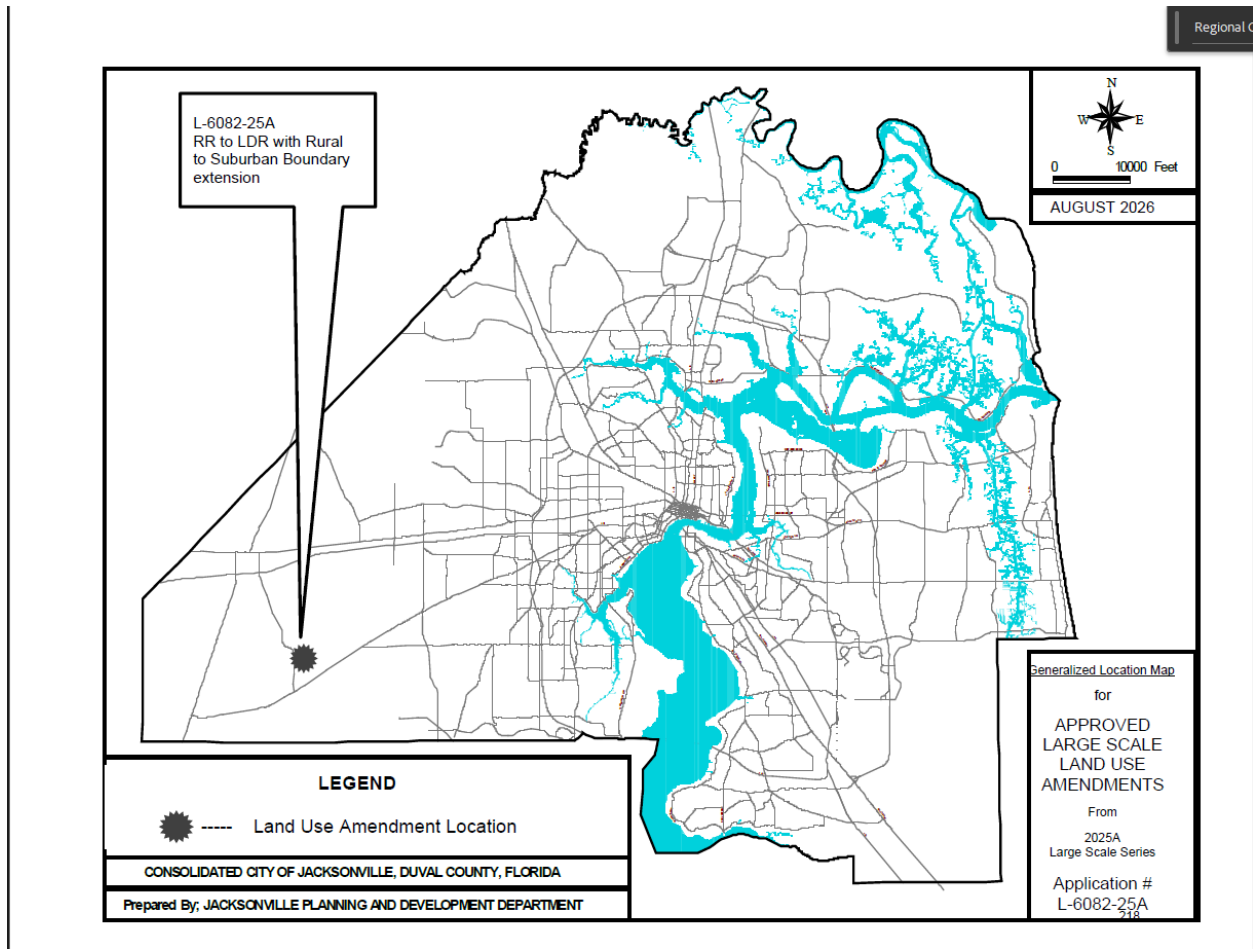


Exhibit 4: City of Jacksonville 26-1ESR (Proposed and Adopted Future Land Use Map)

Regional C

Exhibit 2

L-6082-25A – Request for Large Scale Land Use Amendment to Future Land Use Map Series

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

Council District: 12
Planning District: 4

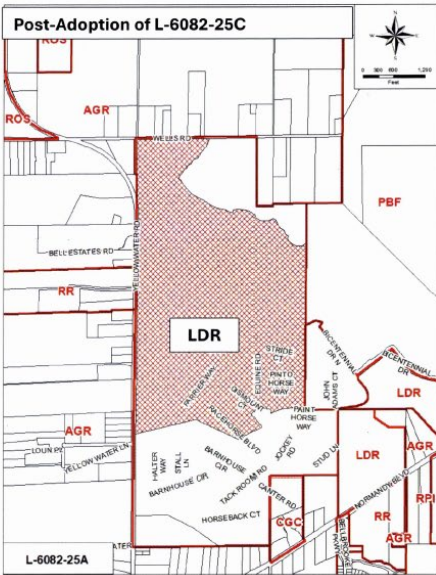
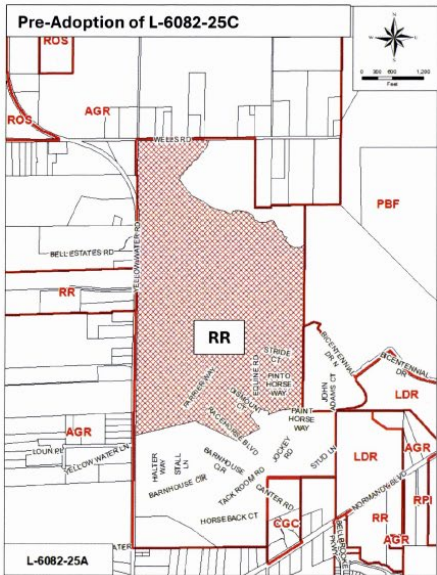


Exhibit 2
Page 1 of 1

ExCom Agenda Item #6B

**Financial Report
May 2026**

MEMORANDUM

DATE: JULY 29, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

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

RE: MAY 2026 FINANCIAL REPORT

The Northeast Florida Regional Council posted a Net Loss of \$6,336 for the month of May and a Year-to-Date Net Income of \$22,788.

The loss is largely attributed to fleet vehicle maintenance costs and consultant payments for the development of the strategic communications plan.

Regional Council - Agencywide	Adopted Amended Budget 25/26	May 2026	YTD	Represents 67% of Fiscal Year	Budget Variance
Revenues					
County Dues	\$ 694,757	57,896	463,171	67%	0%
Local Government Technical Assistance	\$ 313,943	31,416	212,932	68%	1%
Transportation Disadvantaged (TD)	\$ 203,095	21,119	146,828	72%	5%
Hazardous Analysis	\$ 9,317	220	5,774	62%	-5%
Local Emergency Preparedness Committee (LEPC)	\$ 90,000	5,105	44,724	50%	-17%
Hazardous Materials Emergency Preparedness (HMEP) Program	\$ 75,557	3,227	34,956	46%	-21%
Florida Department of Environmental Protection (FDEP)	\$ 183,955	30,437	156,610	85%	18%
Small Quantity Generator (SQG) Program	\$ 4,998	2,547	4,760	95%	28%
Healthcare Coalition	\$ 751,974	33,853	483,368	64%	-3%
CDBG North Florida Resiliency Plan	\$ 18,532	-	18,533	100%	33%
CDBG Mitigation Assessment and Planning	\$ 43,647	737	25,919	59%	-8%
Military Installation Resilience Review (MIRR)	\$ 744,556	60,634	331,324	44%	-23%
Pinecastle MIRR-East Central Florida RPC	\$ 35,000	6,669	25,974	74%	7%
National Fish Wildlife Foundation (NFWF) Aquatic Connectivity	\$ 55,000	3,217	13,982	25%	-42%
NFWF South Atlantic Salt Marsh Initiative (SASMI)	\$ 154,917	4,579	26,591	17%	-50%
Economic Development Administration (EDA)-CEDS	\$ 72,988	11,585	53,875	74%	7%
Economic Development Administration (EDA)-Visioning	\$ 91,000	(56)	63,629	70%	3%
USDA Shrimp Grant	\$ 20,000	936	1,848	9%	-58%
Community Foundation	\$ 25,000	2,786	5,692	23%	-44%
Regional Leadership Academy (RLA)	\$ 11,250	1,104	5,834	52%	-15%
Other Revenue	\$ 48,087	3,915	31,117	65%	-2%
TOTAL REVENUES	\$ 3,647,573	\$ 281,926	\$ 2,157,441	59%	
TRANSFER FROM GENERAL FUND	\$ (26,206)	\$ 6,336	\$ (22,788)		
TOTAL REVENUE/GENERAL FUND	\$ 3,621,367	\$ 288,262	\$ 2,134,654	59%	
Expenses					
Salaries and Fringe	\$ 1,801,552	142,130	1,219,029	68%	1%
Contract/Grant Direct Expenses	\$ 1,362,181	95,906	617,717	45%	-22%
Indirect - Allocated Expenses*	\$ 205,748	24,839	145,018	70%	3%
General Fund Expense*	\$ 251,886	25,387	152,889	61%	-6%
TOTAL EXPENSES	\$ 3,621,367	\$ 288,262	\$ 2,134,654	59%	
Net Income (loss)		(6,336)	\$ 22,788		

Northeast Florida Regional Council
Balance Sheet
May 2026

	FY 24/25 May 2025	FY 25/26 May 2026
ASSETS		
Cash	2,146,440	2,174,215
Accounts Receivable	716,001	821,352
Pension Deferred Outflows	498,205	410,690
Prepaid Insurance	-	8,702
Total Current Assets	3,360,646	3,414,959
Property and Equipment:		
Office Furniture and Equipment	261,430	254,817
Less Accumulated Depreciation	173,952	192,071
Total Property and Equipment, net	87,478	62,745
Total Assets	3,448,124	3,477,704
LIABILITIES		
Accounts Payable	1,102	20,359
Accrued Salaries and Leave	126,968	129,920
Deferred Revenue	95,184	87,308
Pension Liability	1,417,225	1,195,979
Pension Deferred Inflows	124,127	237,876
Total Liabilities	1,764,606	1,671,442
EQUITY		
Equity and Other Credits:		
Retained Earnings	1,683,518	1,806,262
Total Equity and Other Credits	1,683,518	1,806,262
Total Liabilities, Equity and Other Credits	3,448,124	3,477,704

YTD Comparison

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

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



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



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

MEMORANDUM

DATE: JULY 29, 2026
TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE
THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*
FROM: *D.S.* DONNA STARLING, CHIEF FINANCIAL OFFICER
RE: MAY 2026 INVESTMENT REPORT

Bank Account Interest

	<u>FY 24/25</u>	<u>FY 25/26</u>
May Interest	\$ 1,398	\$ 3,146
Year to Date Interest	\$ 11,099	\$ 24,717

Florida Local Government Investment Trust

	<u>FY 24/25</u>	<u>FY 25/26</u>
Current Balance	\$ 19,926	\$20,718

Vendor Payments-May 2026

Check Date	Check#	Vendor	Amount
05/01/2026	2478	AFLAC	1,016.00
05/01/2026	2479	Auto-Owners Insurance	231.94
05/01/2026	2480	Auto-Owners Insurance	85.00
05/01/2026	2481	Empower Retirement	260.00
05/01/2026	2482	Hanover Insurance Company	186.82
05/01/2026	2483	Northwestern Mutual	593.62
05/01/2026	2484	Shell Fleet Plus	310.22
05/01/2026	2485	T-Mobile	403.44
05/01/2026	2486	Retirement	20,794.42
05/01/2026	516007	Jax Chamber	1,000.00
05/01/2026	516008	Progressive Business Systems, Inc.	290.00
05/01/2026	516009	Small County Coalition	500.00
05/01/2026	DD-398	Nimnicht Chevrolet Company	3,830.85
05/01/2026	DD-399	JB duPont Center, LLC	8,884.80
05/01/2026	DD-400	Jacobs Engineering Group, Inc.	55,798.72
05/01/2026	DD-401	City of Jacksonville - Employee Benefits	7,472.79
05/01/2026	DD-402	CFX Office Technology	91.09
05/08/2026	2488	FICA & Federal Tax Payment	12,253.92
05/15/2026	2487	Regions Bank	8,337.26
05/15/2026	2489	TeamKeeper, Computer Software Innovations LLC	121.38
05/15/2026	2490	Empower Retirement	260.00
05/15/2026	2491	Grants Management Systems	330.00
05/15/2026	516010	Florida Department of State	48.02
05/15/2026	516011	Florida Health Care Coalitions	3,600.00
05/15/2026	516012	Northeast Florida League of Cities Inc.	35.00
05/15/2026	516013	Presbyterian Social Ministries, Inc	1,683.80
05/15/2026	DD-403	The Florida Times Union	428.56
05/15/2026	DD-404	SGS Technologie, LLC	380.00
05/15/2026	DD-405	Publix	35.05
05/15/2026	DD-406	Palatka Daily News	66.24
05/15/2026	DD-407	News Leader	156.95
05/15/2026	DD-408	Kairos Digital LLC	270.00
05/15/2026	DD-409	Iventure Solutions Inc.	4,849.47
05/15/2026	DD-410	Douglas Law Firm	3,000.00
05/15/2026	DD-411	Daytona Beach News-Journal	17.64
05/15/2026	DD-412	Clay Today	32.40
05/15/2026	DD-413	City of Jacksonville - Employee Benefits	7,472.79
05/15/2026	DD-414	CFX Office Technology	34.00
05/15/2026	DD-415	Apex Workplace Solutions	190.91
05/22/2026	2492	FICA & Federal Tax Payment	11,781.04
05/29/2026	2493	AFLAC	1,016.00
05/29/2026	2494	Auto-Owners Insurance	85.00
05/29/2026	2495	Auto-Owners Insurance	231.94
05/29/2026	2496	Empower Retirement	260.00

Vendor Payments-May 2026

Check Date	Check#	Vendor	Amount
05/29/2026	2497	Hanover Insurance Company	186.82
05/29/2026	2498	Northwestern Mutual	596.93
05/29/2026	2499	Shell Fleet Plus	433.33
05/29/2026	2500	T-Mobile	403.44
05/29/2026	516014	Dell Marketing LP	2,028.43
05/29/2026	516015	Environmental Systems Research Institute, Inc (ESRI)	8,080.00
05/29/2026	516016	Florida Department of State	128.10
05/29/2026	516017	Florida Poison Information Center -Jacksonville	3,675.00
05/29/2026	516018	Raftelis Financial Consultants, Inc.	8,625.00
05/29/2026	DD-416	The St. Augustine Record	42.80
05/29/2026	DD-417	Tampa Bay Regional Planning Council	5,530.50
05/29/2026	DD-418	Nimnicht Chevrolet Company	98.95
05/29/2026	DD-419	City of Jacksonville - Employee Benefits	7,472.79
05/29/2026	DD-420	CFX Office Technology	6,822.90
05/29/2026	DD-421	Baker County Press	28.60
05/29/2026	DD-422	JB duPont Center, LLC	8,884.80
		May Vendor Payments	211,765.47



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

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

ACCOUNT #

Cycle 092
Enclosures 26
Page 6
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PUBLIC FUNDS ANALYZED CHECKING

May 1, 2026 through May 29, 2026

SUMMARY

Beginning Balance	\$1,015,418.45	Minimum Balance	\$916,011
Deposits & Credits	\$150,240.52 +		
Withdrawals	\$185,714.19 -		
Fees	\$229.55 -		
Automatic Transfers	\$0.00 +		
Checks	\$7,121.82 -		
Ending Balance	\$972,593.41		

DEPOSITS & CREDITS

05/01	Deposit - Thank You	575.00
05/06	State of Florida Payments 0008northeast 175262680627938	3,838.35
05/07	State of Florida Payments 0008northeast 175262680630279	24,785.28
05/07	State of Florida Payments 0008northeast 175262680630277	33,534.76
05/21	State of Florida Payments 0008northeast 175262680660730	11,925.00
05/22	Deposit - Thank You	5,500.00
05/28	South Florida Re Autopay Ortheast FL. R	3,500.00
05/28	Deposit - Thank You	10,000.00
05/29	State of Florida Payments 0008northeast 175262680678625	16,776.92
05/29	Asap Grant Pay 0007nefr 052826c0000093	39,805.21

Total Deposits & Credits \$150,240.52

WITHDRAWALS

05/01	Fla Dept Revenue Crc Northeast Flor 273538730	20,794.42
05/04	The Hanover Insu Billpay Northeast Flor The Hanover Ins	186.82
05/04	Empower Empower 0005northeast 693503192995	260.00
05/04	T-Mobile Fdc Paymen Northeast Flo 1599840	403.44
05/04	Northwestern_ach Web Pmt Planning Counc 943099773	593.62
05/04	AFLAC Columbus Achpmt Y567983236901 119621631	1,016.00
05/05	Regions Bank Prefunddbt 591745473 Dstarling	43,100.15
05/05	Auto-Owners Ins. Prem Northeast Flor	85.00
05/05	Auto-Owners Ins. Prem Northeast Flor	231.94
05/05	Wright Express Fleet Debi NE FL Regional 9100006246306	310.22
05/08	IRS USATAXPYMT Northeast Flor 220652811655109	12,253.92

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WITHDRAWALS (CONTINUED)

05/14	Regions Bank	Prefunddbt 591745473	Dstarling	16,934.01
05/15	Harris Systems	U N Harris C Northeast Flor	Uthhftu37w	121.38
05/18	Regions Bank	Prefunddbt 591745473	Dstarling	39,833.63
05/18	Empower	Empower 0005northeast	705162110989	260.00
05/18	Regions Bank	Achautopay NE FL Regional	471575999707336	8,337.26
05/19	Gmsinc	Webpayment Northeast Flor		330.00
05/22	IRS	USATAXPYMT Northeast Flor	220654291625760	11,781.04
05/28	Regions Bank	Prefunddbt 591745473	Cmain	19,996.54
05/28	Regions Bank	Prefunddbt 591745473	Cmain	8,884.80

Total Withdrawals \$185,714.19

FEES

05/11	Analysis Charge	04-26	229.55
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CHECKS

Date	Check No.	Amount	Date	Check No.	Amount
05/07	516007	1,000.00	05/20	516010	48.02
05/05	516008	290.00	05/20	516011	3,600.00
05/21	516009	500.00	05/19	516013 *	1,683.80

Total Checks \$7,121.82

* Break In Check Number Sequence.

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
05/01	995,199.03	05/11	997,396.76	05/20	926,248.66
05/04	992,739.15	05/14	980,462.75	05/21	937,673.66
05/05	948,721.84	05/15	980,341.37	05/22	931,392.62
05/06	952,560.19	05/18	931,910.48	05/28	916,011.28
05/07	1,009,880.23	05/19	929,896.68	05/29	972,593.41
05/08	997,626.31				

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

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

ACCOUNT #

092
Cycle 26
Enclosures 0
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PUBLIC FUNDS MONEY MARKET

May 1, 2026 through May 29, 2026

SUMMARY

Beginning Balance	\$100,300.18	Minimum Balance	\$103,342
Deposits & Credits	\$3,042.67 +	Annual Percentage Yield Earned	0.01%
Net Interest Earned	\$0.82 +	Interest This Period	\$0.82
Withdrawals	\$0.00 -	Average Collected Balance	\$103,342.85
Fees	\$0.00 -	2026 YTD Interest	\$4.22
Automatic Transfers	\$0.00 +		
Checks	\$0.00 -		
Ending Balance	\$103,343.67		

DEPOSITS & CREDITS

05/01	Mutual Fund Dividend	Ctre03 Fidelity Treasury Only Portfol	3,042.67
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INTEREST

05/29	Interest Payment	0.82
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DAILY BALANCE SUMMARY

Date	Balance	Date	Balance
05/01	103,342.85	05/29	103,343.67

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ExCom Agenda Item #6C

**Financial Report
June 2026**



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

DATE: JULY 29, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

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

RE: JUNE 2026 FINANCIAL REPORT

The Northeast Florida Regional Council posted a Net Loss of \$1,347 for the month of June and a Year-to-Date Net Income of \$21,440.

The loss is largely attributed to consultant payments for the development of the strategic communications plan and expenditures associated with the close-out of the State's fiscal year.

Program Detail Report, June 2026

Program	Funding Source	Period of Performance	Amount	Description
Transportation Disadvantaged (TD)	State	07/01/26-06/30/27	206,186	Yearly contract with FDOT
Hazardous Analysis	State	07/01/26-06/30/27	8,904	Yearly contract with FDEM
Local Emergency Preparedness Committee (LEPC)	State	07/01/26-06/30/27	90,000	Yearly contract with FDEM
Hazardous Materials Emergency Preparedness (HMEP) Program	State	10/01/25-09/30/26	75,558	Yearly contract with FDEM
Small Quantity Generator (SQG) Program	State	04/23/26-06/04/27	5,000	Yearly contract with FDEP
Healthcare Coalition	State	07/01/26-06/30/27	809,077	Yearly contract as part of a multi-user agreement with FDOH
CDBG Mitigation Assessment and Planning	State	04/13/22-09/30/26	253,390	One time grant - funding through Florida Commerce, ECFRPC managing grant for six RPCs
Military Installation Resilience Review (MIRR)	Federal	09/01/24-09/30/26	1,009,099	One time grant from US Department of War
Pinecastle MIRR-East Central Florida RPC	Federal	10/01/25-06/30/27	150,000	One time grant -subcontract from ECFRPC
National Fish Wildlife Foundation (NFWF) Aquatic Connectivity	Federal	01/01/26-12/31/28	399,593	One time grant - three years, parntering with UNF and JU
NFWF South Atlantic Salt Marsh Initiative (SASMI)	Federal	03/01/24-09/30/26	196,733	One time grant - partnering with NFLT
Economic Development Administration (EDA)-CEDS	Federal	01/01/26-12/31/28	210,000	Ongoing - with three year grant agreement
Economic Development Administration (EDA)-Visioning	Federal	01/01/25-12/31/29	500,000	One time supplemental funding - 5 year grant
USDA Food Promotion-Shrimp Grant	Federal	03/01/26-02/29/28	100,000	One time grant - two year grant agreement

Regional Council - Agencywide	Adopted Amended Budget 25/26	June 2026	YTD	Represents 75% of Fiscal Year	Budget Variance
Revenues					
County Dues	\$ 694,757	57,896	521,068	75%	0%
Local Government Technical Assistance	\$ 313,943	16,595	229,527	73%	-2%
Transportation Disadvantaged (TD)	\$ 203,095	11,835	158,663	78%	3%
Hazardous Analysis	\$ 9,317	43	5,817	62%	-13%
Local Emergency Preparedness Committee (LEPC)	\$ 90,000	3,039	47,763	53%	-22%
Hazardous Materials Emergency Preparedness (HMEP) Program	\$ 75,557	3,857	38,813	51%	-24%
Florida Department of Environmental Protection (FDEP)	\$ 183,955	27,345	183,955	100%	25%
Small Quantity Generator (SQG) Program	\$ 4,998	-	4,760	95%	20%
Healthcare Coalition	\$ 751,974	139,154	622,523	83%	8%
CDBG North Florida Resiliency Plan	\$ 18,532	-	18,533	100%	25%
CDBG Mitigation Assessment and Planning	\$ 43,647	3,834	29,753	68%	-7%
Military Installation Resilience Review (MIRR)	\$ 744,556	112,939	444,262	60%	-15%
Pinecastle MIRR-East Central Florida RPC	\$ 35,000	(166)	25,808	74%	-1%
National Fish Wildlife Foundation (NFWF) Aquatic Connectivity	\$ 55,000	1,970	15,952	29%	-46%
NFWF South Atlantic Salt Marsh Initiative (SASMI)	\$ 154,917	2,300	28,891	19%	-56%
Economic Development Administration (EDA)-CEDS	\$ 72,988	4,794	58,668	80%	5%
Economic Development Administration (EDA)-Visioning	\$ 91,000	(154)	63,476	70%	-5%
USDA Shrimp Grant	\$ 20,000	6,821	8,668	43%	-32%
Community Foundation	\$ 25,000	-	5,692	23%	-52%
Regional Leadership Academy (RLA)	\$ 11,250	1,141	6,975	62%	-13%
Other Revenue	\$ 48,087	10,844	41,960	87%	12%
TOTAL REVENUES	\$ 3,647,573	\$ 404,086	\$ 2,561,528	70%	
TRANSFER FROM GENERAL FUND	\$ (26,206)	\$ 1,347	\$ (21,440)		
TOTAL REVENUE/GENERAL FUND	\$ 3,621,367	\$ 405,434	\$ 2,540,088	70%	
Expenses					
Salaries and Fringe	\$ 1,801,552	135,834	1,354,863	75%	0%
Contract/Grant Direct Expenses	\$ 1,362,181	240,439	858,156	63%	-12%
Indirect - Allocated Expenses*	\$ 205,748	7,747	152,764	74%	-1%
General Fund Expense*	\$ 251,886	21,414	174,304	69%	-6%
TOTAL EXPENSES	\$ 3,621,367	\$ 405,434	\$ 2,540,088	70%	
Net Income (loss)		(1,347)	\$ 21,440		

Northeast Florida Regional Council
Balance Sheet
June 2026

	FY 24/25 June 2025	FY 25/26 June 2026
ASSETS		
Cash	1,850,194	1,920,995
Accounts Receivable	1,007,874	994,712
Pension Deferred Outflows	498,205	410,690
Prepaid Insurance	-	6,526
Total Current Assets	3,356,273	3,332,924
Property and Equipment:		
Office Furniture and Equipment	263,274	261,264
Less Accumulated Depreciation	176,383	194,517
Total Property and Equipment, net	86,892	66,746
Total Assets	3,443,165	3,399,670
LIABILITIES		
Accounts Payable	10,904	1,819
Accrued Salaries and Leave	133,053	130,303
Deferred Revenue	51,268	28,779
Pension Liability	1,417,225	1,195,979
Pension Deferred Inflows	124,127	237,876
Total Liabilities	1,736,578	1,594,755
EQUITY		
Equity and Other Credits:		
Retained Earnings	1,706,587	1,804,915
Total Equity and Other Credits	1,706,587	1,804,915
Total Liabilities, Equity and Other Credits	3,443,165	3,399,670

YTD Comparison

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

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



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MEMORANDUM

DATE: JULY 29, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

FROM: *D.S.*
DONNA STARLING, CHIEF FINANCIAL OFFICER

RE: JUNE 2026 INVESTMENT REPORT

Bank Account Interest

	<u>FY 24/25</u>	<u>FY 25/26</u>
June Interest	\$ 1,446	\$ 3,057
Year to Date Interest	\$ 12,546	\$ 27,774

Florida Local Government Investment Trust

	<u>FY 24/25</u>	<u>FY 25/26</u>
Current Balance	\$ 20,075	\$20,752

Vendor Payments-June 2026

Check Date	Check#	Vendor	Amount
06/02/2026	2501	Retirement	20,466.81
06/05/2026	2502	FICA & Federal Tax Payment	12,948.84
06/15/2026	2503	Regions Bank	10,011.56
06/18/2026	2504	FICA & Federal Tax Payment	10,228.87
06/18/2026	2505	Empower Retirement	260.00
06/18/2026	2506	Grants Management Systems	495.00
06/18/2026	516019	Advanced Egress Solutions, Inc.	3,700.00
06/18/2026	516020	Center for Independent Living of N. Central FL	18,000.00
06/18/2026	516021	Ferno Washington, Inc.	23,726.25
06/18/2026	516022	Florida Department of State	18.20
06/18/2026	516023	Kuhn Flowers	82.90
06/18/2026	516024	Northeast Florida League of Cities Inc.	35.00
06/18/2026	516025	Wave Loop Media	3,800.00
06/18/2026	DD-423	SGS Technologie, LLC	380.00
06/18/2026	DD-424	Raftelis Financial Consultants, Inc.	9,900.00
06/18/2026	DD-425	Panera Bread LLC	124.42
06/18/2026	DD-426	Kairos Digital LLC	270.00
06/18/2026	DD-427	Jacobs Engineering Group, Inc.	42,631.93
06/18/2026	DD-428	Iventure Solutions Inc.	5,113.42
06/18/2026	DD-429	Douglas Law Firm	3,000.00
06/18/2026	DD-430	Clay Today	21.60
06/18/2026	DD-431	City of Jacksonville - Employee Benefits	7,180.27
06/18/2026	DD-432	CFX Office Technology	244.13
06/18/2026	DD-433	All Clear Emergency Management Group LLC	14,000.00
06/24/2026	2507	Retirement	19,925.69
06/26/2026	2508	Empower Retirement	260.00
06/26/2026	2509	Hanover Insurance Company	186.82
06/26/2026	2510	Northwestern Mutual	631.84
06/26/2026	2511	Shell Fleet Plus	255.21
06/26/2026	2512	TeamKeeper, Computer Software Innovations LLC	121.38
06/26/2026	516026	Henry Schein, Inc	39,432.00
06/26/2026	DD-434	Sentinel Crisis Solutions Inc.	18,750.00
06/26/2026	DD-435	Jacobs Engineering Group, Inc.	68,714.34
06/26/2026	DD-436	Dell Marketing LP	115.44
06/26/2026	DD-437	City of Jacksonville - Employee Benefits	6,873.42
		June Vendor Payments	341,905.34



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ACCOUNT #



Cycle 092
Enclosures 26
Page 14
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PUBLIC FUNDS ANALYZED CHECKING

May 30, 2026 through June 30, 2026

SUMMARY

Beginning Balance	\$972,593.41	Minimum Balance	\$656,701
Deposits & Credits	\$162,659.74 +		
Withdrawals	\$366,972.38 -		
Fees	\$213.36 -		
Automatic Transfers	\$0.00 +		
Checks	\$111,365.88 -		
Ending Balance	\$656,701.53		

DEPOSITS & CREDITS

06/05	State of Florida Payments 0008northeast 175262680692314	16,220.22
06/08	Deposit - Thank You	6,247.00
06/18	State of Florida Payments 0008northeast 175262680721379	1,863.43
06/22	ST. Johns County ACH Via Pw Northeast FL. Sup-001385	6,000.00
06/25	Hhs2 Treas 310 Misc Pay Northeast Flor 591745473750105	132,329.09
Total Deposits & Credits		\$162,659.74

WITHDRAWALS

06/01	The Hanover Insu Billpay Northeast Flor The Hanover Ins	186.82
06/01	Empower Empower 0005northeast 694436257637	260.00
06/01	T-Mobile Fdc Paymen Northeast Flo 1569077	403.44
06/01	Northwestern_ach Web Pmt Planning Counc 954399928	596.93
06/01	AFLAC Columbus Achpmt Y567914274801 121443526	1,016.00
06/02	Regions Bank Prefunddbt 591745473 Dstarling	41,609.06
06/02	Auto-Owners Ins. Prem Northeast Flor	85.00
06/02	Auto-Owners Ins. Prem Northeast Flor	231.94
06/02	Wright Express Fleet Debi NE FL Regional 9100006246306	433.33
06/02	Fla Dept Revenue Crc Northeast Flor 279218576	20,466.81
06/05	IRS USATAXPYMT Northeast Flor 220655693898516	12,948.84
06/15	Regions Bank Achautopay NE FL Regional 471575999707336	10,011.56
06/16	Regions Bank Prefunddbt 591745473 Dstarling	35,242.47
06/17	Regions Bank Prefunddbt 591745473 Dstarling	82,865.77
06/18	IRS USATAXPYMT Northeast Flor 220656925637731	10,228.87
06/22	Empower Empower 0005northeast 697470193740	260.00

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WITHDRAWALS (CONTINUED)

06/23	Gmsinc	Webpayment Northeast Flor	495.00
06/24	Fla Dept Revenue Crc	Northeast Flor 283068818	19,925.69
06/25	Regions Bank	Prefunddbt 591745473 Cmain	94,453.20
06/29	Regions Bank	Prefunddbt 591745473 Dstarling	33,796.40
06/29	Harris Systems U N Harris C	Northeast Flor Ym6zqkcu8	121.38
06/29	The Hanover Insu	Billpay Northeast Flor The Hanover Ins	186.82
06/29	Empower	Empower 0005northeast 630034337333	260.00
06/29	Northwestern_ach	Web Pmt Planning Counc 965601288	631.84
06/30	Wright Express	Fleet Debi NE FL Regional 9100006246306	255.21
Total Withdrawals			\$366,972.38

FEES

06/09	Analysis Charge	05-26	213.36
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CHECKS

Date	Check No.	Amount	Date	Check No.	Amount
06/01	516012	35.00	06/23	516020	18,000.00
06/03	516014 *	2,028.43	06/23	516021	23,726.25
06/01	516015	8,080.00	06/22	516022	18.20
06/02	516016	128.10	06/23	516023	82.90
06/09	516017	3,675.00	06/30	516024	35.00
06/04	516018	8,625.00	06/22	516025	3,800.00
06/24	516019	3,700.00	06/30	516026	39,432.00
Total Checks				\$111,365.88	

* Break In Check Number Sequence.

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
06/01	962,015.22	06/09	894,037.57	06/23	717,169.98
06/02	899,060.98	06/15	884,026.01	06/24	693,544.29
06/03	897,032.55	06/16	848,783.54	06/25	731,420.18
06/04	888,407.55	06/17	765,917.77	06/29	696,423.74
06/05	891,678.93	06/18	757,552.33	06/30	656,701.53
06/08	897,925.93	06/22	759,474.13		

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ACCOUNT #

Cycle 092
Enclosures 26
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PUBLIC FUNDS MONEY MARKET

May 30, 2026 through June 30, 2026

SUMMARY

Beginning Balance	\$103,343.67	Minimum Balance	\$106,488
Deposits & Credits	\$3,144.96 +	Annual Percentage Yield Earned	0.01%
Net Interest Earned	\$0.93 +	Interest This Period	\$0.93
Withdrawals	\$0.00 -	Average Collected Balance	\$106,292.07
Fees	\$0.00 -	2026 YTD Interest	\$5.15
Automatic Transfers	\$0.00 +		
Checks	\$0.00 -		
Ending Balance	\$106,489.56		

DEPOSITS & CREDITS

06/01	Mutual Fund Dividend	Ctre03 Fidelity Treasury Only Portfol	3,144.96
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INTEREST

06/30	Interest Payment	0.93
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DAILY BALANCE SUMMARY

Date	Balance	Date	Balance
06/01	106,488.63	06/30	106,489.56

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ExCom Agenda Item #6D

FY 25-26 CEO Evaluation



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

MEMORANDUM

DATE: JULY 29, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: 2025-2026 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 26, 2026 for completion and comments. As the Executive Committee is charged with the annual evaluation, this will occur at the August 6, 2026 Committee meeting.



ExCom Agenda Item #6E

CEO Contract Renewal



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MEMORANDUM

DATE: JULY 29, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: CEO CONTRACT RENEWAL

As recommended by the Executive Committee, Ms. Payne will meet with Council President Anderson to review and negotiate her new contract (current one expires 9/30/26). The result of the negotiations will be provided for approval at the upcoming Committee meeting.



EMPLOYMENT AGREEMENT

CHIEF EXECUTIVE OFFICER

NORTHEAST FLORIDA REGIONAL COUNCIL

This **EMPLOYMENT AGREEMENT** is made and entered into by and between the **NORTHEAST FLORIDA REGIONAL COUNCIL** (hereinafter called "**COUNCIL**") and **ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER** (hereinafter called "**CEO**");

The **COUNCIL** is authorized and directed to employ a chief staff person for the **COUNCIL**; and the **COUNCIL** has determined that the **CEO**, by virtue of education, training, and experience, is well qualified to discharge the duties and responsibilities of the office of Chief Executive Officer for the **COUNCIL**.

It is agreed by and between the **COUNCIL** and the **CEO**, that the **COUNCIL** hereby employs the **CEO** of the **COUNCIL**, subject to the following:

SECTION 1. DUTIES. The **CEO** shall work to carry out the policies of the **COUNCIL**. She shall perform duties which shall include, but not be limited to, coordination of all programs and projects undertaken by the **COUNCIL**, development and management of the annual budget and work program of the **COUNCIL**, apprising the **COUNCIL** of the status of all programs and projects, and other duties which are normally performed by a **CEO**.

SECTION 2. COMPENSATION. The **CEO** shall receive a salary at a rate of \$140,800.00, payable in equal biweekly installments. The **CEO** shall be entitled to the same sick leave benefits as are provided for other employees of the **COUNCIL**, shall participate in the same group life insurance, group health and hospitalization plans, and other group benefits as are sponsored by the **COUNCIL** for its employees, and shall be entitled to observe the same holidays as are fixed for observation by the **COUNCIL**. Additionally, the **CEO** is hereby designated in the Senior Management Service classification in the Florida Retirement System. The **CEO** shall accrue annual leave at the following rate per pay period: 7.69 hours.

It is understood that the hours of work pursuant to this **CONTRACT** will fluctuate; and, therefore no work week will be established nor will overtime be authorized; provided, however, that the **CEO** shall be required to work a minimum average of eighty (80) hours per pay period which shall include holidays and earned leave properly taken during any such pay period.

The **CEO** shall also receive, as additional salary, an annual sum of \$8,000 to invest in a qualified deferred compensation program of her choice for retirement purposes.

In addition, the **CEO** shall be provided the business and personal use of a **COUNCIL** supplied vehicle, including all preventative and routine maintenance, consistent with applicable tax laws and regulations. Furthermore, the **CEO** shall be reimbursed for out-of-pocket **COUNCIL** business related expenses based upon properly documented receipts.

SECTION 3. TERM. The term of this **agreement** shall commence on **October 1, 2023** and **be in effect for three years** and shall end or be extended on **September 30, 2026**.

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.

SECTION 4. TERMINATION.

The **CEO** shall be hired for a term of three years. Neither party shall terminate the period of employment with less than ninety (90) days written notice, unless the other party waives the rights to such notice. The **COUNCIL** retains the right to suspend said **CEO** pending investigation and hearings on charges before the **COUNCIL**.

The **COUNCIL** may terminate this agreement at any time for cause due to any of the following actions of the **CEO**:

- a. committing any criminal act, classified as a felony; or
- b. knowingly violating a state or federal law or regulation while managing the business of the **COUNCIL**; or
- c. failing to execute the duties detailed in Section 1 of this agreement.

The Board of the **COUNCIL**, by majority vote of a lawful quorum, shall have the right to terminate the **CEO** who shall receive salary and benefits only to the effective date of termination.

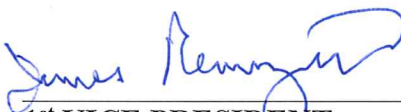
DATED in Jacksonville, Duval County, Florida, this 7th day of September 2023.

**NORTHEAST FLORIDA REGIONAL
COUNCIL**



PRESIDENT

ATTEST:



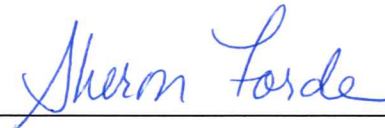
1st VICE PRESIDENT

CHIEF EXECUTIVE OFFICER



ELIZABETH PAYNE, AICP

WITNESSES:





ExCom Agenda Item #7

FY 26-27 Officer Nominations



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BRINGING COMMUNITIES TOGETHER

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MEMORANDUM

DATE: AUGUST 5, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: FY 2026-2027 OFFICER NOMINATIONS

The Executive Committee will take nominations for the 2026-2027 NEFRC Board Officers. Consistent with the adopted NEFRC leadership rotation schedule, Flagler County will hold the President position, Nassau County will hold the 1st Vice President position, and the City of Jacksonville will hold the 2nd Vice President position.

A discussion on the slate of officers will take place at the Committee meeting. Nominations will take place at the September 6th Personnel, Budget & Finance Policy Committee meeting. It will then go to the full Board of Directors for approval, with the 2026-2027 Officers being seated at the October 1, 2026 Board Meeting.

ExCom Agenda Item #8

FY 25-26 Return on Investment Summaries



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MEMORANDUM

DATE: JULY 29, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: FY 25-26 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.



ExCom Agenda Item #9

Data Centers Update



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MEMORANDUM

DATE: JULY 29, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

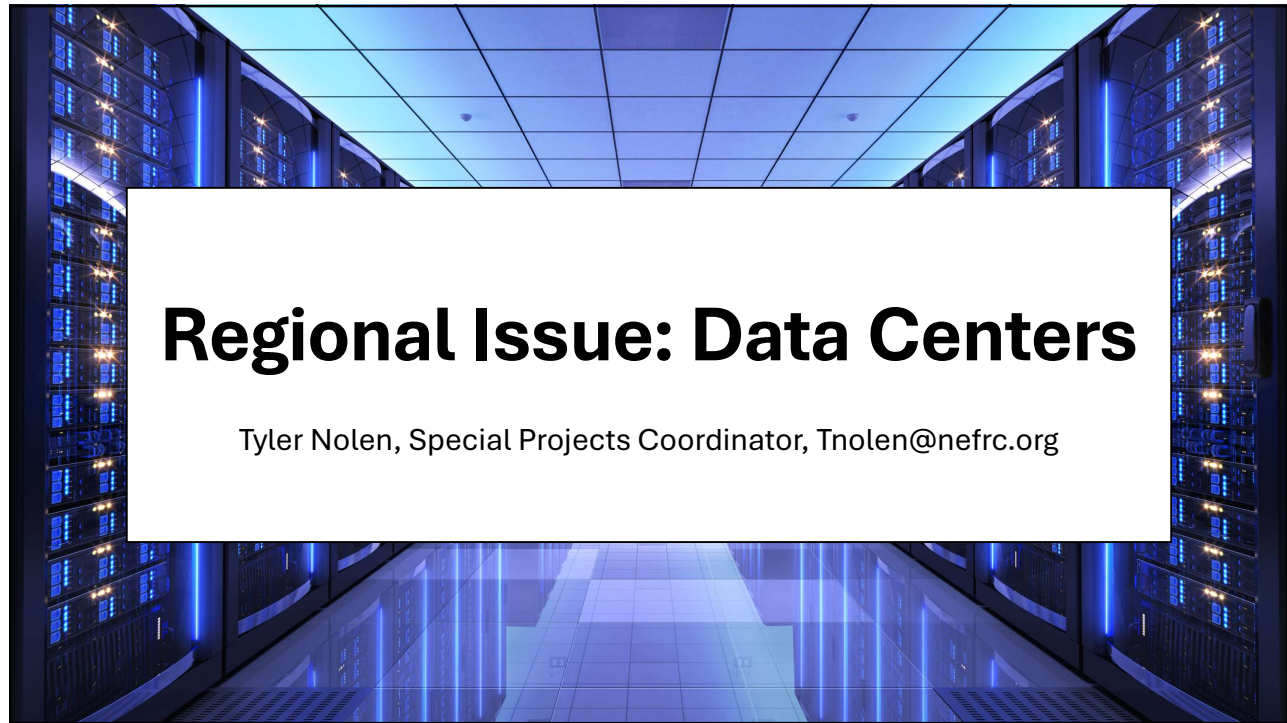
FROM: TYLER E. NOLEN, SPECIAL PROJECTS COORDINATOR *TN*

RE: DATA CENTER UPDATE

During the month of June, NEFRC staff provided administrative and technical support to the Nassau County Data Center Fact-Finding Committee. Staff participated in seven committee meetings throughout the month, assisting with coordination and providing subject matter support as the committee evaluated key issues related to data center development.

During these meetings, the committee received presentations from various subject matter experts and stakeholders on a range of topics, including but not limited to:

- Data center sizes and facility characteristics
- Economic impacts and potential benefits
- Energy and water consumption considerations
- Facility and equipment decommissioning processes
- Legal interpretations of Senate Bills 484 and 180
- Environmental impacts and considerations



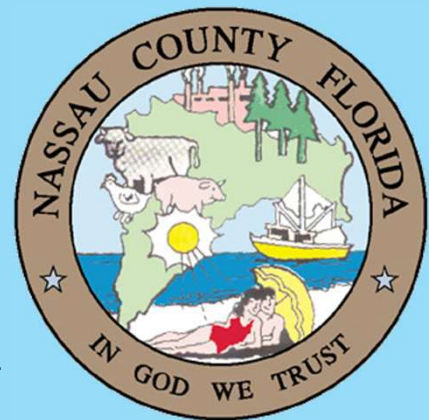
Regional Issue: Data Centers

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

1

Nassau County Fact Finding Committee:

- **Purpose:** To conduct independent research and facilitate public comment regarding data center development within Nassau County. Through research and a series of publicly noticed meetings, the Committee will receive testimony, public comment, and technical information from subject matter experts and stakeholders.
- **Intent:** to evaluate issues related to environmental impacts, water consumption, electrical demand and generation, land use compatibility, infrastructure capacity, economic and fiscal impacts, legal parameters of Florida State Law, and other issues associated with data center development.



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Fact Finding Committee Schedule

Monday, June 1, 2026: Environmental	Thursday, June 18, 2026: Water
Tuesday, June 2, 2026: Planning	Monday, June 29, 2026: Committee Brainstorming
Monday, June 8, 2026: Data Center Operators & Power	Tuesday, June 30, 2026: Legal (SB180 & 484)
Tuesday, June 9, 2026: Committee Brainstorming	



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Topics Discussed

- Facility Size
- Power: (Infrastructure, generation, & cost pass downs)
- Water: (Aquifer drainage, and discharge)
- Sound: (Vibrations and generator usage)
- Environmental Impacts/Runoff
- Animal Migrations
- Mental Health and Circadian Rhythms Impacts
- E-waste and Facility Decommissioning

4

SB 180 & SB 484

- Presentation by Law firm Nabors, Giblin & Nickerson
- SB484 did not expressly repeal or in any way address SB 180
- Temporary Moratoriums (one year or less) – likely, ok as long as it does not impact property damaged by the 2024 hurricanes

5

How Are Concerns Being Addressed?

Power

- Infrastructure build out
- State/Local Legislation to prevent cost sharing

Water

- Closed loop systems
- Use of reclaimed water
- Self treating ground water.

Sound

- Use of buffers
- Enclosing generators
- Limits on sound at the property line.

Environmental

- Adaptive Lighting
- Runoff prevention

6

Next Steps



Nassau Fact-Finding Committee is conducting several tours of facilities



NEFRC Staff is continuing to assist the Committee as needed in Report development



NEFRC will assist other government partners in the region with meeting support, information sharing, or staff meetings

7

Questions?

Tyler Nolen

Special Projects Coordinator

tnolen@nefrc.org



8

ExCom Agenda Item #10

Grants/Projects Update



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MEMORANDUM

DATE: JULY 29, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

FROM: BETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: GRANTS/PROJECTS UPDATE

Staff will share recent grant awards, including the announcement below:

*The Northeast Florida Regional Council (NEFRC) has been selected by the U.S. Environmental Protection Agency (EPA) to begin negotiations for a **\$1.5 million Brownfields Assessment Coalition Grant**. The four-year grant, awarded through EPA's Brownfields Program, will support environmental site assessments and redevelopment planning in partnership with **Nassau County** and the **City of Palatka**.*

The grant will help identify redevelopment opportunities, engage local communities, and prepare underutilized properties for future investment, creating a pathway for economic growth while protecting public health and the environment. This selection reflects NEFRC's continued commitment to regional collaboration and providing technical assistance that helps communities unlock new opportunities for revitalization.

The most recent version of the grants tracking spreadsheet will be provided.



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	Shrimping Study Advancement	USDA	\$ 100,000				\$ 50,000	\$ 50,000				25% Local Match (NEFRC 10k in kind, COJ 15k in kind)
Awarded	Brownfields Coalition Grant	US EPA	\$1.5 million	4 Yrs	10/1/26	9/30/30		\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	
Awarded	Baker County Watershed Management Plan	FDEP	\$ 58,000					\$ 58,000				Total Award is \$341, 383, 84k is NEFRC share for implementation
Submitted	I-10/US 90 Corridor Study	EDA Supplemental	\$ 100,000				\$ 20,000	\$ 80,000				10% Local Match
Submitted	Drone Incursion TTX	FDLE - SHSP	\$ 64,290					\$ 64,290				
Submitted	CPTA - CRS Pilot Project (Baker)	FLCommerce	\$ 55,000					\$ 55,000				
Submitted	Fish Habitat Partnership Projects - SARP	NOAA Fisheries Office of Habitat Conservation and Recreational Fisheries Initiative	\$ 75,000					\$ 50,000	\$ 25,000			Advance RRAP Objectives
Line Item VETO	Regional Resiliency Entity Grant (RRE)	FDEP	\$ 250,000					\$ 250,000				
Line Item VETO	Adaptation Plan -Town of Baldwin	FDEP	\$ 100,000					\$ 100,000				
Line Item VETO	Adaptation Plan - Baker County	FDEP	\$ 100,000					\$ 100,000				
Denied 6-1-26	NFWF-SASMI	NFWF	\$ 600,000					\$ 300,000	\$ 300,000			

							FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	
Submitted						Submitted	\$ 20,000	\$ 249,290	\$ 25,000	\$ -	\$ -	
Awarded						Awarded	\$ 50,000	\$ 483,000	\$ 375,000	\$ 375,000	\$ 375,000	
						as of 8-3-26						

ExCom Agenda Item #11

Potential Impacts of Property Tax Reform



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MEMORANDUM

DATE: JULY 29, 2026

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

FROM: BETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: PROPERTY TAX IMPACTS

Discussions will continue with the Executive Committee members on potential impacts of the proposed Amendment 3 regarding property tax reform. This discussion will center on services, programs and future funding and budgets for NEFRC.

