

NEFRC

BOARD OF DIRECTORS Meeting



Northeast Florida Regional Council
Hybrid Meeting
Virtual & In-Person



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MEMORANDUM

DATE: MARCH 7, 2024

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: NEXT BOARD OF DIRECTORS' MEETING

The next Board of Directors meeting will be held on **May 2, 2024 at 10:00 a.m.** This will be a hybrid meeting, **virtual and in-person**, at Northeast Florida Regional Council Office, 100 Festival Park Avenue, Jacksonville, FL 32202.

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Northeast Florida Regional Council

BOARD of DIRECTORS

A G E N D A

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

Zoom Dial In #: 1-786-635-1003 (or) 1-470-250-9358

Meeting ID: 816 0095 0326

THURSDAY, MARCH 7, 2024

10:00 a.m.

(ADDED OR MODIFIED ITEMS IN BOLD)

(*Denotes Action Required)

TAB

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

Members of the public are welcome and encouraged to speak on any item brought before the Council. The public will be recognized during public comments. At that time, virtual attendees who would like to speak will be asked to raise their (electronic) hand and they will be recognized in the order of response.

*** 5. Consent Agenda – President Whitehurst**

- | | |
|---|---|
| A. February 1, 2024 Draft Meeting Minutes | 1 |
| B. January 2024 Financial Report | 2 |
| C. Comprehensive Plan Amendment Review Report | 3 |
- City of Green Cove Springs Transmitted Amendment 24-1ESR
 - City of Jacksonville Adopted Amendment 23-3ESR
 - City of Fernandina Beach Adopted Amendment 23-1ESR
 - City of Jacksonville Transmitted Amendment 24-1ESR (*Alt. Review–Info Only*)
 - Town of Pomona Park Transmitted Amendment 24-1ER (*NEFRC Prepared–Info Only*)

6. Other Reports/Action Items

- | | |
|---|---|
| A. Presentation: Chemical Attack on a Special Event Exercise – Lt. Shawn Hall, Intelligence Liaison, COJ Emergency Preparedness Division, Jacksonville Fire & Rescue Dept. | 4 |
|---|---|

B. Regional Community Institute Program Update: Heirs’ Property – Ms. Moehring; Ms. Deborah Thompson, Regional Community Institute; and Mr. Kristopher Smith, LISC Jacksonville	5
C. Community Resiliency Update – Ms. Ilami	6
D. Program Spotlight: City of Palatka Vision Plan – Mr. Shad/Ms. Taylor	7
E. Regional Leadership Academy: Baker & Putnam Counties – Mr. Nolen	8
7. Public Comment – <u>LIMITED TO 3 MINUTES PER SPEAKER</u>	
8. Local & Regional Issues Discussion – President Whitehurst	
9. Ex-Officio Members’ Reports:	
• Florida Department of Commerce – Mr. Register	
• Florida Department of Transportation – Mr. Dixon	
• St. Johns River Water Management District – Mr. Conkey	
10. Chief Executive Officer’s Report – Ms. Payne	
11. Upcoming Events:	
• Mar. 7, 2024 – City of Palatka Vision Plan Community Discussion #2, Putnam County	
• Mar. 20, 2024 – Northeast Florida Healthcare Coalition General Membership Meeting	
• Mar. 25, 2024 – Climate Pollution Reduction Grant Working Group Meeting, virtual	
• Mar. 25, 2024 – Regional Community Institute Board of Directors Meeting	
• Mar. 27, 2024 – North Central Florida Healthcare Coalition Board Meeting	
• Mar. 27, 2024 – Regional Leadership Academy, Flagler County	
• Mar. 27, 2024 – Resilient First Coast Collaborative Meeting, St. Johns County	
• Mar. 28, 2024 – TD Local Coordination Board / Public Hearing, Nassau County	
• Apr. 4, 2024 – NEFRC Executive Committee Meeting	
• Apr. 24, 2024 – Regional Leadership Academy, Nassau County	
12. Next Board Meeting:	
	THURSDAY, MAY 2, 2024
	Northeast Florida Regional Council
	100 Festival Park Avenue
	Jacksonville, FL 32202
13. Adjournment	

(*Denotes Action Required)

Agenda

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NORTHEAST FLORIDA REGIONAL COUNCIL
Board of Directors Meeting
February 1, 2024

MINUTES

The Northeast Florida Regional Council Board of Directors, pursuant to Chapter 120.525, F.S., held a hybrid meeting at 100 Festival Park Ave., Jacksonville, FL and virtually via Zoom, on Thursday, February 1, 2024, at 10:00 a.m.

President Whitehurst welcomed everyone and called the meeting to order with the following members present and in person unless otherwise noted:

BAKER: Mr. Griffis
Mr. Register

CLAY: Mr. Bourre
Commissioner Condon
Commissioner Renninger

DUVAL: Councilman Amaro
Mayor Lynch (virtual)

FLAGLER: Mayor Alfin (virtual)
Commissioner Dance
Commissioner Sullivan (virtual)

NASSAU: Commissioner Martin
Vice-Mayor Sturges

ST. JOHNS: Commissioner Alaimo (virtual)
Commissioner Horvath (virtual)
Commissioner Whitehurst

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

Excused: Commissioner Anderson, Commissioner Bennett, Mr. Drew, Mr. Kennedy,
Councilman Gay, and Commissioner Harvey

Absent: Commissioner Adamczyk and Mayor Brown

Presenters: **Zach Chalifour**, Partner, James Moore & Company

Anna Hopkins, North/Central Regional Coordinator, FDEP Division of Recreation & Parks, Office of Greenways and Trails

Guests: Mr. Matthew Dews (Senator Rubio's Ofc), Catherine Hannan (FWC), Holly Coyle, and other members of the public.

Staff: Eric Anderson, Fara Ilami, Tyler Nolen, Elizabeth Payne, Andrew Prokopiak, Annie Sieger, Donna Starling, and other members of staff.

INVITATION TO SPEAK

President Whitehurst stated that members of the public are welcome to speak on any item before the Board and will be recognized during public comment.

*CONSENT AGENDA

President Whitehurst called for a motion on the consent agenda. Mr. Register moved approval of the consent agenda; seconded by Commissioner Martin. Motion carried.

OTHER REPORTS/ACTION ITEMS

*FY 22/23 Audit

Mr. Zach Chalifour, auditor with James Moore & Company, provided an overview of the Council's FY 2022/2023 Audit, and thanked Ms. Starling for her assistance throughout the audit process.

He highlighted the audit process which included 1) required communications that entailed their responsibility in relation to financial statement audit, consideration of significant risks, significant estimates and/or disclosures – this year included a right-to-use office lease, corrected and/or uncorrected audit adjustments – there were none, and any significant difficulties performing the audit or disagreements with management – there were none; 2) three audit reports: a report on financial statements – which received an unmodified opinion, a single audit report on compliance for major federal programs – which received an unmodified opinion, and a report on internal control and compliance – no material weaknesses were revealed; and 3) financial highlights of grant revenues, total fund balance and total net position. He stated that the Council is in good shape. A brief discussion followed.

President Whitehurst called for a motion on the FY 22/23 Audit. Mr. Register moved approval of the FY 22/23 Audit; seconded by Commissioner Martin. Motion carried.

Ms. Payne acknowledged Ms. Starling's 30 years of service to the Regional Council.

Presentation: Florida Department of Environmental Protection (FDEP) Trail Towns Program

Ms. Anna Hopkins provided a presentation on the FDEP's Trail Towns program. She highlighted the Florida Greenways and Trails Council, Florida's Greenways and Trails System, Florida's designated Trail Towns, Trail Town goals, what makes a Trail Town and the process involved in becoming one. Discussion followed.

Community Resiliency Update

Ms. Ilami provided an update on the Council's Resiliency program activities by highlighting the Steering Committee meeting held on January 31st; the next full Collaborative meeting is scheduled for March 27th. She also provided an update on the Regional Resilience Entity grant, and shared the intra- and inter-program connections of resiliency. A brief discussion followed.

Program Spotlight: Northeast Florida State Hospital REMI Project

Mr. Shad shared the process utilized by Council staff to analyze the impacts to Baker County of moving the Northeast Florida State Hospital (NEFSH), the largest employer in Baker County, outside the Region. Using REMI, an economic modeling tool, the analysis showed that the negative impacts on Baker County would be significant, and that there would be additional negative impacts throughout the Region. He stated that staff have performed many such analyses, utilizing REMI PI+, for many of our local governments to project the potential impacts of economic development projects, and also have used it for the Comprehensive Economic Development Strategy, and to model impacts of the COVID shutdown. Model results help local governments to make more informed decisions. As the Regional Council shares a license with the other nine Regional Planning Councils, NEFRC staff is able to provide this service to our member counties as needed. Discussion followed.

Opioid Settlement Status Update

Mr. Nolen provided an update on the Council's Opioid work; highlighting the Strengths, Weaknesses, Opportunities, Threats (SWOT) analysis completed for Baker, Clay, Duval and St. Johns Counties. Nassau County's SWOT is scheduled for later this month, but staff is currently assisting them with the implementation of their settlement funding; Flagler and Putnam County's SWOT will be scheduled in the near future. Council staff serves on Clay County's Opioid Settlement Task Force to assist in spending the first year's settlement funding, which must be spent by June 30th. Mr. Nolen highlighted additional opioid work that included, planning a Jacksonville Beaches (Atlantic, Neptune and Jacksonville Beaches) specific SWOT analysis, serving as an evaluator for the Clay County's Substance Abuse and Mental Health Service Administration First Responders Comprehensive Addiction and Recovery Act Grant, serving as a liaison between local governments and the Region's managing entity (LSF), and attending opioid meetings across Northeast Florida. Mr. Nolen also shared the Council's goals that includes completion of jurisdiction specific Substance Use Disorder SWOT analysis as well as a regional one, creation of a regional opioid task force, hosting a second opioid summit, and pursuing multi-jurisdictional projects using regional funds or unused settlement funds. Discussion followed.

Public Comment – None.

Local and Regional Issues Discussion

Commissioner Condon – Encourages everyone to follow the FRS discussions taking place in this Legislative Session.

EX-OFFICIO MEMBERS' REPORTS

Florida Department of Commerce

Mr. Register shared information from Area Development Magazine regarding the ranking of hot spots for economic growth in the U.S. He shared the categories considered for the ranking. Based on those categories, 16 Florida areas were ranked in the top 50, with the Miami/Ft. Lauderdale/Palm Beach ranked #4 and Jacksonville #31 in the U.S.

Florida Department of Transportation

Mr. Dixon – Nothing to report.

Florida Department of Environmental Protection

Ms. Craver highlighted the success of the Great Outdoors initiative, which recently ended in January. This was a collaboration between DEP Parks & Recreation and the Fish and Wildlife Commission. DEP's focus was on providing a 50% discount on annual state park passes, which was a huge success as it sold four times more passes over the same time period the prior year.

She shared the protocol for when an event occurs that could potentially lead to hazardous releases flowing into the St. Johns River, such as from the recent Rise Doro building fire. At this particular time, as it relates to the fire, there is no evidence of any hazardous waste running off into the River.

She informed the Members of a leadership change in their Jacksonville office, the Regulatory Compliance office, the Environmental Manager has retired. Mr. Christopher Azcuy has taken over that role and is overseeing the Air and Solid Waste Department.

St. Johns River Water Management District

Mr. Conkey encourages everyone to use this time to do maintenance checks for water conservation. The water is clearest this time of year so if anything bleeds off into the water it is easily seen. If seen it will be addressed by their permitting folks.

CHIEF EXECUTIVE OFFICER'S REPORT

Ms. Payne introduced a new staff member, Ms. Kenajawa Woody, Communication Specialist and Mr. Benjamin McKissick-Hawley – a Jacksonville University Intern assisting with the City of Jacksonville Special Committee on the JSO facilities. She reminded the Members of the new requirements for Financial Disclosures, and the upcoming renewal of the Strategic Regional Policy Plan. She thanked the Florida Regional Councils Association (FRCA) reps; Mayor Alfin, Mr. Register and President Whitehurst for attending the recent FRCA Policy Board Meeting in Tallahassee. The Council's Regional Leadership Academy resumed with the first class held on January 31st. These classes are typically held on the last Wednesday of the month. She directed the Members' attention to the handouts provided: the FRCA's Annual Report, and a flyer for an Heirs Property Convening meeting. She informed the Members that, relating to the budget, the Council has received grants and contracts that have exceeded the previously expected deficit.

Discussion followed .

Next Meeting Date: The next meeting will be March 7, 2024.

Meeting Adjourned: 11:50 a.m.

Christian Whitehurst
President

Elizabeth Payne
Chief Executive Officer

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MEMORANDUM

DATE: FEBRUARY 28, 2024

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

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

RE: JANUARY 2024 FINANCIAL REPORT

The Northeast Florida Regional Council posted a Net Income of \$7,820 for the month of January and a Year-to-Date Net Income of \$54,754.

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Regional Council - Agencywide	Adopted Budget 23/24	January 2024	YTD	Represents 33% of Fiscal Year	Budget Variance
Revenues					
County Dues	\$ 694,757	57,896	231,586	33%	0%
Local Government Technical Assistance	\$ 236,300	24,487	97,503	41%	8%
Transportation Disadvantaged (TD)	\$ 186,329	11,089	48,350	26%	-7%
Economic Development Administration (EDA)	\$ 70,000	5,050	21,574	31%	-2%
Hazardous Analysis	\$ 13,849	(113)	3,070	22%	-11%
Local Emergency Preparedness Committee (LEPC)	\$ 77,000	6,594	31,367	41%	8%
Hazardous Materials Emergency Preparedness (HMEP) Program	\$ 75,878	31,392	31,392	41%	8%
Small Quantity Generator (SQG) Program	\$ 5,000	-	-	0%	-33%
Healthcare Coalition	\$ 748,712	48,888	168,500	23%	-10%
CDBG North Florida Resiliency Plan	\$ 250,000	19,039	79,996	32%	-1%
CDBG Mitigation Assessment and Planning	\$ 106,000	3,422	13,881	13%	-20%
Florida Hospital Association	\$ 132,879	-	18,280	14%	-19%
Florida Department of Environmental Protection (FDEP)	\$ -	19,334	71,403	0%	-33%
Disaster Recovery Coordinator	\$ 87,000	5,781	27,606	32%	-1%
Regional Leadership Academy (RLA)	\$ 4,200	187	187	4%	-29%
Other Revenue	\$ 13,350	1,887	63,218	474%	441%
TOTAL REVENUES	\$ 2,701,254	\$ 234,932	\$ 907,911	34%	
TRANSFER FROM GENERAL FUND	\$ 100,466	\$ (7,820)	\$ (54,754)		
TOTAL REVENUE/GENERAL FUND	\$ 2,801,720	\$ 227,112	\$ 853,158	30%	
Expenses					
Salaries and Fringe	\$ 1,675,438	132,080	525,007	31%	-2%
Contract/Grant Direct Expenses	\$ 791,707	67,935	167,193	21%	-12%
Indirect - Allocated Expenses*	\$ 201,295	13,918	73,653	37%	4%
General Fund Expense*	\$ 133,280	13,180	87,305	66%	33%
TOTAL EXPENSES	\$ 2,801,720	\$ 227,112	\$ 853,158	30%	
Net Income (loss)	\$ (100,466)	7,820	\$ 54,754		

Northeast Florida Regional Council
Balance Sheet
January 2024

	FY 22/23	FY 23/24
	January 2023	January 2024
ASSETS		
Cash	2,516,530	2,330,658
Accounts Receivable	430,920	585,233
Pension Liability-Deferred Outflows	439,576	425,550
WJCT Security Deposit	7,400	7,400
Total Current Assets	3,394,427	3,348,841
Property and Equipment:		
Office Furniture and Equipment	277,765	306,421
Less Accumulated Depreciation	182,651	198,701
Total Property and Equipment, net	95,114	107,720
Total Assets	3,489,541	3,456,561
LIABILITIES		
Accounts Payable	16,357	20,959
Accrued Salaries and Leave	103,201	111,571
Deferred Revenue	426,484	287,229
Pension Liability	1,087,234	1,355,550
Pension Liability-Deferred Inflows	56,671	49,234
Total Liabilities	1,689,947	1,824,544
EQUITY		
Equity and Other Credits:		
Retained Earnings	1,799,594	1,632,018
Total Equity and Other Credits	1,799,594	1,632,018
Total Liabilities, Equity and Other Credits	3,489,541	3,456,561

YTD Comparison

	22/23	23/24	22/23	23/24
	Net Income (Loss)	Net Income (Loss)	Cash Balance	Cash Balance

AGENCYWIDE

October	\$ 3,147	\$ 9,014	\$ 2,480,421	\$ 2,430,628
November	\$ 10,292	\$ 28,148	\$ 2,548,733	\$ 2,442,307
December	\$ 21,445	\$ 46,934	\$ 2,427,805	\$ 2,254,171
January	\$ 29,526	\$ 54,754	\$ 2,516,530	\$ 2,330,658
February	\$ 44,710		\$ 2,488,934	
March	\$ 65,477		\$ 2,237,393	
April	\$ 82,390		\$ 2,354,111	
May	\$ 60,665		\$ 2,200,457	
June	\$ 75,043		\$ 1,807,496	
July	\$ 86,500		\$ 2,227,862	
August	\$ 98,379		\$ 2,360,077	
September	\$ 82,101		\$ 2,516,530	




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MEMORANDUM

DATE: FEBRUARY 28, 2024
TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS
THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 
FROM: ^{DS} DONNA STARLING, CHIEF FINANCIAL OFFICER
RE: JANUARY 2024 INVESTMENT REPORT

Bank Account Interest

	<u>FY 22/23</u>	<u>FY 23/24</u>
January Interest	\$ 824	\$ 1,455
Year to Date Interest	\$ 850	\$ 5,469

Florida Local Government Investment Trust

	<u>FY 22/23</u>	<u>FY 23/24</u>
Current Balance	\$17,820	\$18,694

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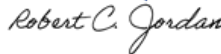
Bringing Communities Together

MEMORANDUM

DATE: FEBRUARY 27, 2024

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: ROBERT JORDAN, 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. The review is also limited to extra-jurisdictional impacts inconsistent with the comprehensive plan of any local government within the Region. Pursuant to Section 163.3184, Florida Statutes, a written report with an impact evaluation should be provided to the local government and the State land planning agency (Florida Commerce) within 30 calendar days of receipt (of the amendment).

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

The City of Jacksonville transmitted amendment 24-1ESR was reviewed and approved through the alternate review process and is provided for information only. The Town of Pomona Park transmitted amendment 24-1ER was prepared by the NEFRC and is available in the report as information only. Only the first three plan amendments need to be reviewed for the NEFRC staff recommendation.

Recommendation

Staff respectfully recommends that the NEFRC Board of Directors approve the staff review report for the City of Green Cove Springs transmitted amendment 24-1ESR and concur that the City of Jacksonville adopted amendment 23-3ESR and the City of Fernandina Beach 23-1ESR adopted amendment are consistent with the Strategic Regional Policy Plan.

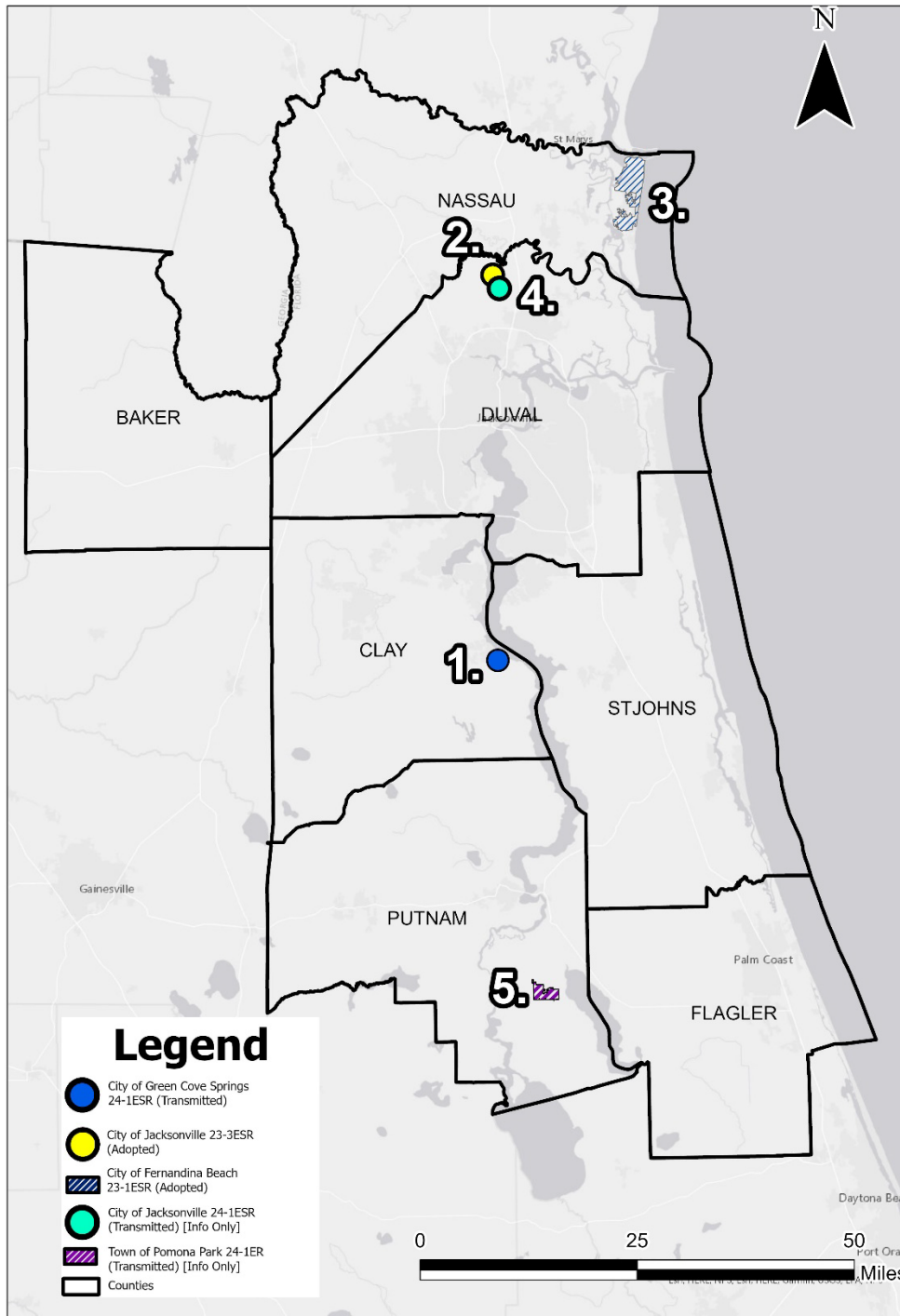
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REGIONAL MAP OF AMENDMENT LOCATION SITES

March 2024 Board Comprehensive Plan Amendments



Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
City of Green Cove Springs 24-1ESR	1	X		Clay	3-8-2024	Ordinance 0-01-2024

- **Type:** Future Land Use
- **Issue:** This is a proposed Future Land Use Map Amendment for a property located at the southeast corner of U.S. 17 and S.R. 16 for approximately 58.12 acres from Mixed-Use to Industrial.
- **Background:** The applicant has applied for a Future Land Use and Zoning Change for the subject property for the construction of industrial development. There is an existing building on the site that had been used for a manufacturing plant which was closed in 2010. However industrial businesses such as Woodford Plywood, Meever USA, and Front Runner Boatworks have been located at this location for nonconforming industrial uses.

Property access to SR 16 is provided through a vehicular and utility easement. To the south and east of the property, there is an extension of the CSX rail line that is owned by the City and has fallen into disrepair. The applicant has expressed an interest in entering an agreement with the City to repair the existing Rail line and add a Railroad spur to serve potential future Industrial users on the property. These actions would require a separate agreement to be approved by the City. The site is located within the City's Water, Sewer, and Electric Service Boundaries. The City's sanitation services will serve it. The applicant has agreed to submit a Future Land Use text amendment to address the following issues: land uses, site design, buffering, and traffic. A draft of the site-specific text amendment is included in the Appendix as Exhibit 1. For more information on the site, please look at Maps 1-3 in the Appendix.
- **Impacts:** Both U.S. 17 and S.R. 16 are considered Transportation Resources of Regional Significance. Staff recommended to the City's Local Governing Body approval with the condition that there be a comprehensive traffic study meeting the City Traffic Impact Analysis (TIA) for new development before approval of a subsequent development order.
- **Recommended Intergovernmental Coordination:** No intergovernmental coordination is recommended for the amendment.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
City of Jacksonville 23-3ESR	2		X	Duval	3-8-2024	Ordinance 2023-848-E

- **Type:** Future Land Use
- **Issue:** This Future Land Use Map (FLUM) amendment changed approximately 200 acres from Agriculture (AGR) to Light Industrial (LI) and Conservation (CSV).
- **Background:** The 200-acre site is located north of Arnold Road, between Arnold Road and Lannie Road. According to the City’s Functional Highways Classification Map, this segment of Arnold Road is an unclassified private road. The subject site currently includes undeveloped land. The applicant amended the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan from Agriculture (AGR) in the Rural Development Area to Light Industrial (LI) and Conservation (CSV) in the Suburban Development Area to allow for industrial and conservation uses. While the subject property is located within the Rural Development Area, it is surrounded on three sides by land in the Suburban Development Area. The companion rezoning was submitted within the adoption round of this amendment. Please see maps 4 and 5 in the appendix for additional information.
- **Impacts:** The amendment is located within the 150-foot height and Hazard Zone for the Jacksonville International Airport, a Transportation Resource of Regional Significance. Zoning will limit development to a maximum height of less than 150 feet unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards, or other potential hazards to the safe navigation of aircraft.
- **Recommended Intergovernmental Coordination:** Intergovernmental coordination was recommended between the City of Jacksonville and Nassau County. The City Planning Department contacted the Nassau County Planning Department regarding the development, and the Nassau County Planning Department had no comment.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
City of Fernandina Beach 23-1ESR	3		X	Nassau	3-8-2024	Ordinance 2023-24

- **Type:** Text
- **Issue:** This adopted amendment to the City of Fernandina Beach’s 2030 Comprehensive Plan removes policies requiring pervious materials for parking lots relative to standards in the Land Development Code and a text amendment to the City’s Land Development Code. The developer and the City believe that this requirement hinders the commercial development’s ability to maintain and upgrade facilities. They believe the costs are prohibitive, hindering the developer’s ability to invest in other aspects for the maintenance or improvement of a project. As a result, properties are obligated to demonstrate a hardship to obtain a variance. Variances are considered a risky investment of time and money for developers, given municipal staff has difficulty recommending approval, including when a site or user-specific special conditions prevent full compliance with the Land Development Code.
- **Background:** In Fernandina Beach, “large-scale” commercial development has historically been concentrated along roadways leading to the Central Business District including Sadler Road, S. 14th Street, and 8th Street stemming from the late 1970s and 1980s. It was a time when typical commercial development patterns included large expanses of asphalt vehicle parking, to accommodate strip malls with one or more anchor tenants. Since then, the City’s established shopping centers have been maintained and updated several times including through façade and interior renovations as well as with new roofs and updates to mechanical aspects (Heating, Ventilation, and Air Conditioning (HVAC), electrical, and plumbing).

The retrofit of parking areas to incorporate additional landscaping has occurred incrementally but mostly remains far from compliant with current standards. One of the issues addressed by this amendment that impacts commercial re-investment is a requirement within the City’s Comprehensive Plan and Land Development Code which says that all new development and redevelopment projects must include parking with 75 percent pervious materials. This standard was adopted in late 2012 when Florida was considering changes in stormwater regulations through water management districts to recognize low-impact development strategies and reduce stormwater runoff. Due to administrative shifts following the gubernatorial election, the respective rulemaking process stopped between 2013 and 2014. Subsequently, today, stormwater calculations have not been updated and there is no credit for incorporating pervious materials in site design. Further, there is no incentive to incorporate alternative paving materials to reduce land/surface for stormwater management.
- **Impacts:** No adverse impacts to Resources of Regional Significance were identified in the Strategic Regional Policy Plan and no adverse impacts to adjacent jurisdiction’s comprehensive plans have been identified.
- **Recommended Intergovernmental Coordination:** No intergovernmental coordination is recommended for this amendment.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
City of Jacksonville 24-1ESR [Info Only]	4	X		Duval	3-1-2024	Ordinance 2023-821-E

- **Type:** Future Land Use
- **Issue:** The proposed amendment to the Comprehensive Plan Future Land Use Map (FLUM) encompasses 229.01 acres. The amendment area is located between Arnold Road and Jacksonville International Airport. The property is currently designated on the FLUM as Agriculture (AGR) and Public Buildings and Facilities (PBF). The applicant is requesting a map change to Light Industrial (LI) to facilitate light industrial development.
- **Background:** The 229.01 acres subject site is located south of Arnold Road and north of Jacksonville International Airport (JIA) off Pecan Park Road. While the site has an Arnold Road address, the site does not abut Arnold Road; a small portion of the site abuts Pecan Park Road. According to the City’s Functional Highways Classification Map, this segment of Arnold Road to the north of the site is a minor arterial roadway and Pecan Park Road is a collector roadway. The subject site currently includes undeveloped land. The applicant seeks an amendment to the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan from Agriculture (AGR) and Public Buildings and Facilities (PBF) in the Suburban Development Area to Light Industrial (LI) to allow for industrial uses. The companion rezoning is not required for the transmittal review of this large-scale land use amendment and will be submitted with the adoption round of the amendment. Please see Maps 6 and 7 in the Appendix for additional information.
- **Impacts:** The site abuts the Jacksonville International Airport to the south. A portion of the site is located in the 0-foot Height Restriction Zone for the Jacksonville International Airport (JIA). Section 656.1005.1 would require a maximum height of 0 feet unless approved by the Jacksonville Aviation Authority (JAA) or the Federal Aviation Administration. This portion of the Height Restriction Zone for JIA was put into place with the anticipation of a future runway for the airport. According to the JAA, plans for a future runway in this location have been changed allowing for compatible development north of the JIA. JAA does not object to the development of the property with Light Industrial uses as long as the height restrictions under the Title 14 Code of Federal Regulations (CFR) Part 77 are adhered to for the property and wildlife hazard management practices are reasonably implemented. According to the JAA Height Limit Zone according to Title 14 Code of Federal Regulations (CFR) Part 77, the property has a 180’ MSL (Mean Sea Level) height restriction. The applicant provided an analysis indicating that 180’ MSL is equivalent to a 156-foot maximum height of development on the property.
- **Recommended Intergovernmental Coordination:** No intergovernmental coordination is recommended for this amendment.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
Town of Pomona Park 24-1ER [Info Only]	5	X		Putnam	3-8-2024	Ordinance 2024-02

- **Type:** Text
- **Issue:** This proposed amendment is a compliance update within the Town’s Evaluation and Appraisal Review Period for the Town’s Comprehensive Plan. The Northeast Florida Regional Council assisted the Town with the compliance update.
- **Background:** In the amendment, the Town’s Planning time frame was updated to 2035 to reflect the Shimberg Center’s most recent projections. An updated map series was included as an appendix to the Future Land Use Element. A Water Supply Facility Work Plan was updated to address changes to the Regional Water Supply Plan, and updated policies are proposed to address recent statutory changes including a proposed Town Property Rights Element.

Appendix

Map 1: City of Green Cove Springs 24-1ESR (Location Map)



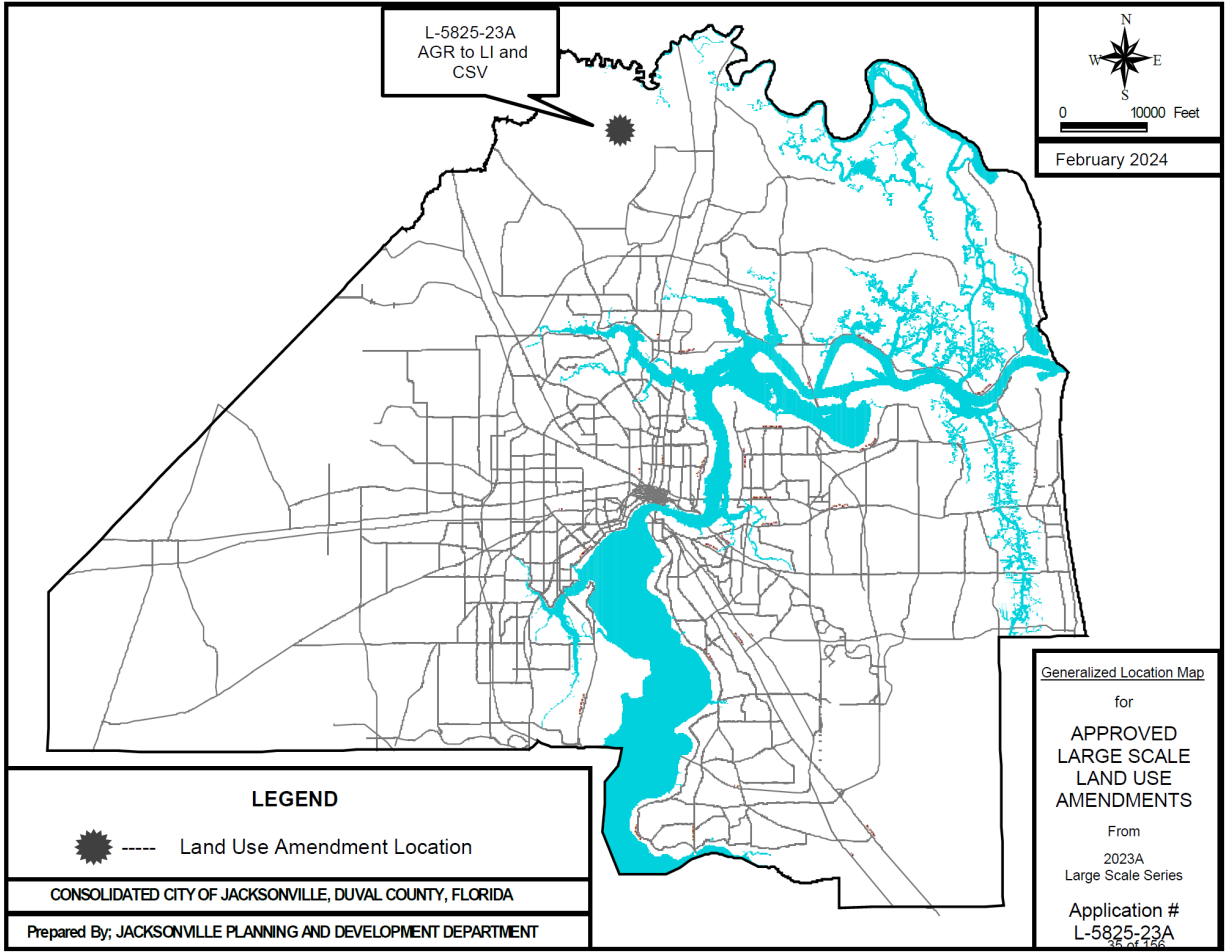
Map 2: City of Green Cove Springs 24-1ESR (Existing Future Land Use Map)



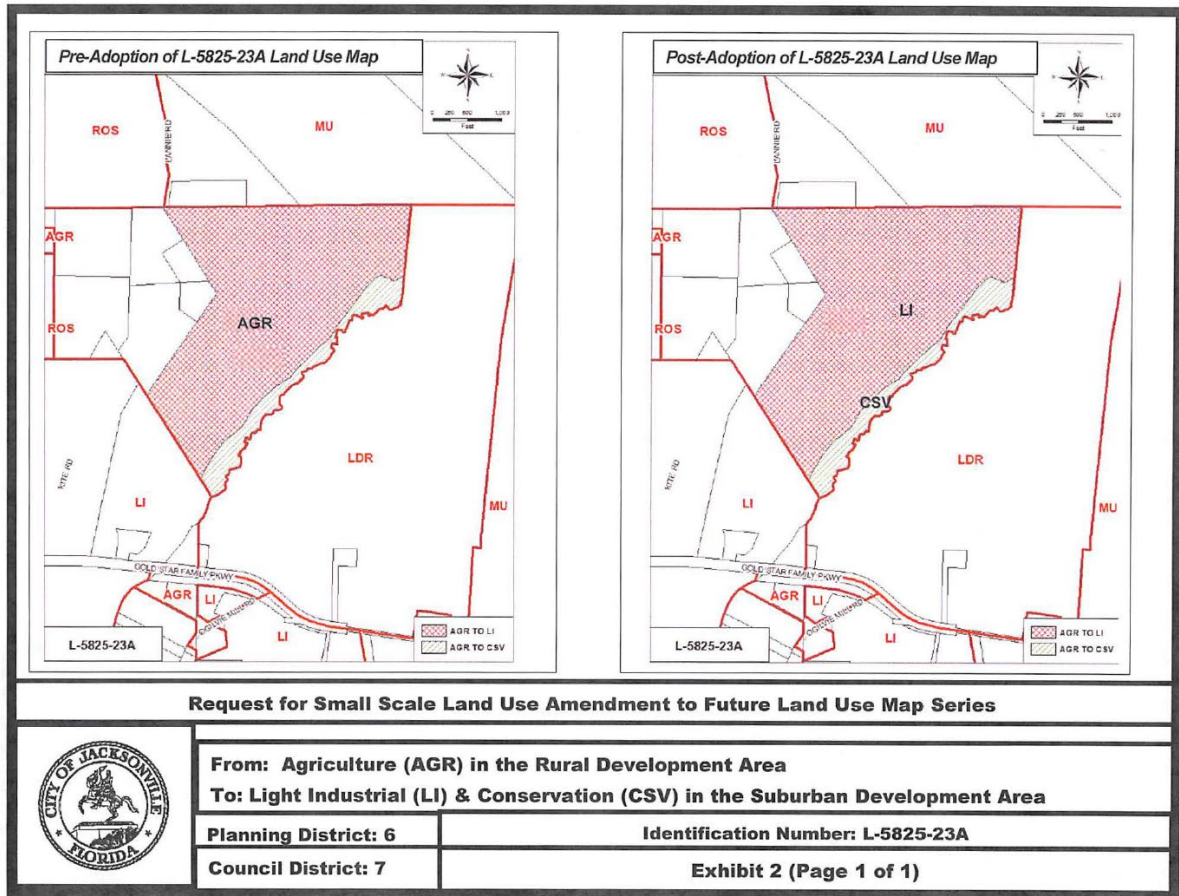
Map 3: City of Green Cove Springs 24-1ESR (Proposed Future Land Use Map)



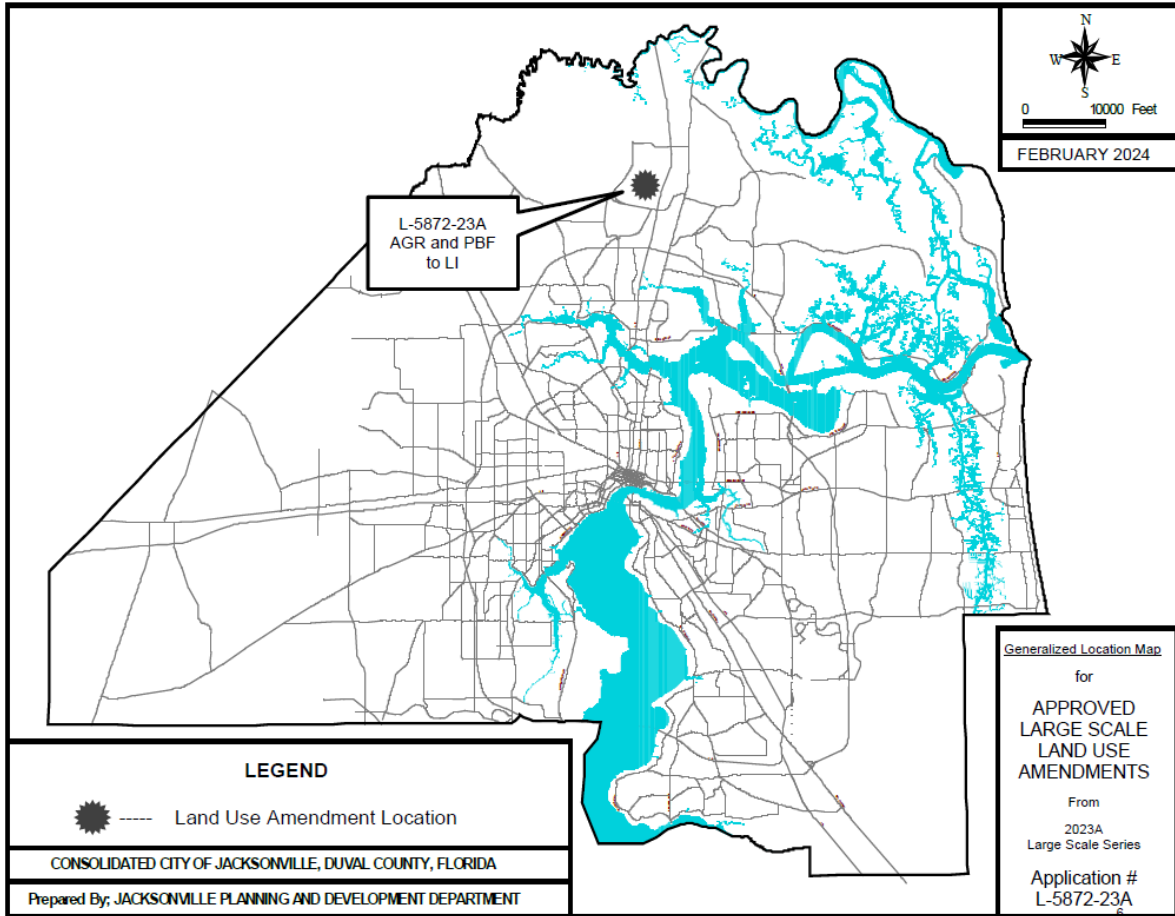
Map 4: City of Jacksonville 23-3ESR (Subject Site)



Map 5: City of Jacksonville 23-3ESR (Existing and Proposed Future Land Use Map)



Map 6: City of Jacksonville 24-1ESR (Location Map)



Map 7: City of Jacksonville 24-1ESR (Existing and Proposed Future Land Use Map)

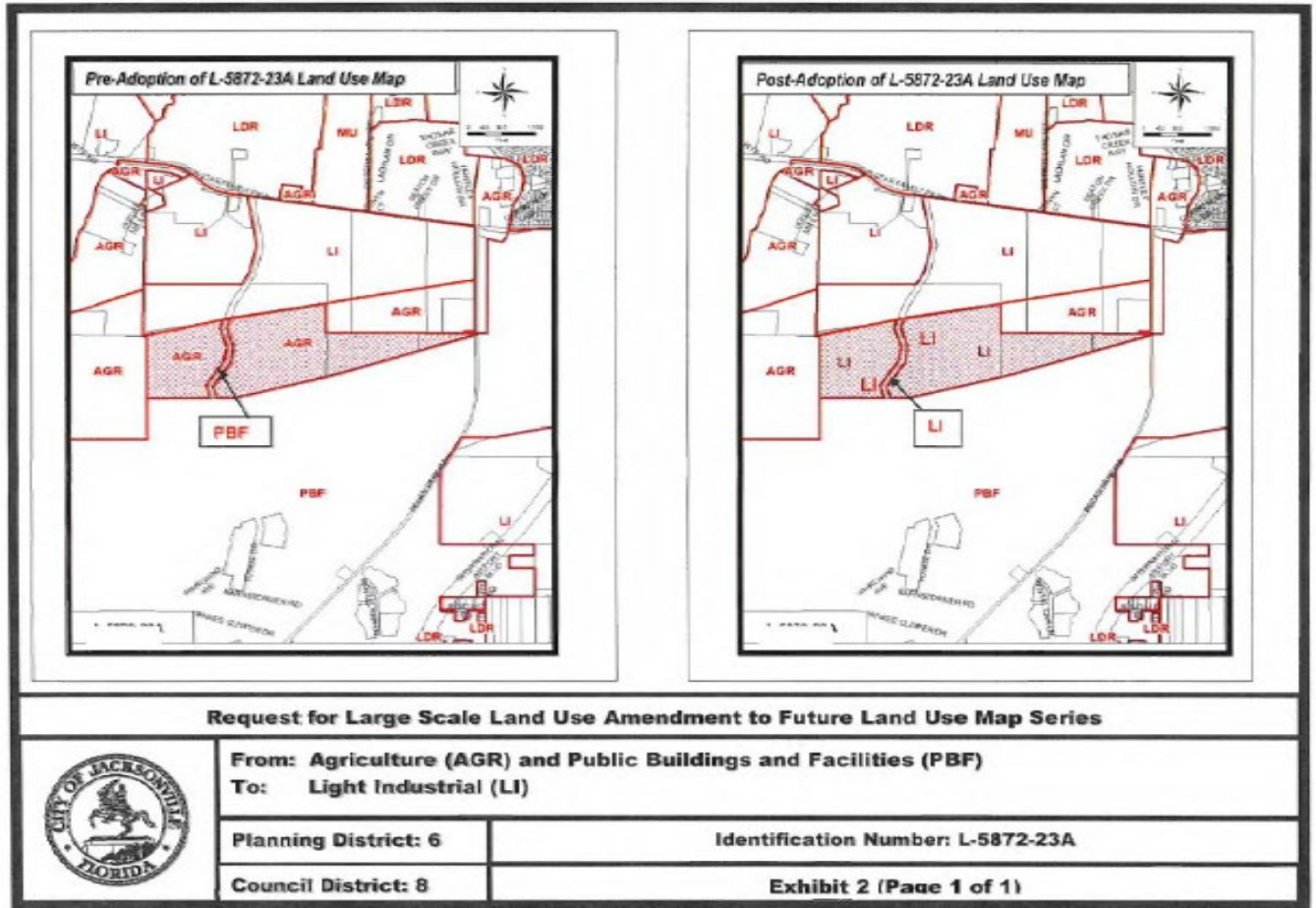


Exhibit 1: City of Green Cove Springs 24-1ESR (Proposed Site Specific Text Amendment)

Objective 1.8 The City shall adopt, as necessary, Future Land Use Map Amendments with specific development conditions that are consistent with the City's adopted Level of Service (LOS) standards and Future Land Use Element, and compatible with the surrounding uses.

Policy 1.8.1: Future Land Use Map (FLUM) Amendment adopted by Ordinance Number O-01-2024 on XXX,XX, 2024 changes the future land use on the amendment area from Mixed Use to Industrial. Development shall meet the requirements of all applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by the FLUM Amendment Ordinance O-01-2024 is hereby limited based on the following:

1. Prior to the approval of a subsequent development order such as but not limited to a subdivision or site development plan, the property owner/developer must submit a developer's agreement addressing the following development requirements for the Amendment parcels that is currently owned by HLM Investments that is adjacent to SR 16 and US 17:
 - a) Address screening and buffering requirements between the Amendment parcels or portion thereof and the remaining portion of parcel 016451-0000 and SR 16 and US 17.
 - b) Address Building, site and streetscape design requirements for the Amendment parcels or portion thereof and the remaining portion of parcel 016451-0000 adjacent to SR 16 and US 17. These requirements shall include but are not limited to:
 - a. Block Standards
 - b. Building Placement
 - c. Building Typology and Massing
 - d. Building Frontage Design
 - e. Façade Articulation
 - f. Entrances
 - g. Building Materials
 - h. Lighting
 - i. Service Area and Mechanical Equipment Screening
 - j. Signage
2. Prior to approval of a subsequent development order, such as but not limited a zoning, subdivision or site development plan, the property owner/developer will be required to provide an Access Management Plan and Traffic Impact Analysis and to address site access and traffic capacity, the plan must be developed in cooperation with Florida Department of Transportation, Clay County and the City of Green Cove Springs. The Access Management Plan and traffic capacity plan shall be completed prior to the approval of a subsequent development order such as a Zoning, Subdivision or Site Development Plan for the Amendment Parcels that is currently owned by HLM Investments that is adjacent to SR 16 and US 17;
3. Limit uses on the Amendment Parcels by allowing M-1 Uses by right and M-2 uses as a special exception.
4. Property shall be rezoned to a Planned Unit Development (PUD). A conceptual plan and written description shall be included with the PUD submittal.

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Bringing Communities Together

MEMORANDUM

DATE: FEBRUARY 28, 2024

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

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

RE: TERRORISM EXERCISE: CHEMICAL ATTACK ON A SPECIAL EVENT

Lieutenant Shawn Hall, Intelligence Liaison with Jacksonville Fire and Rescue Department, will give a brief presentation on a two-part terrorism exercise that is being implemented in the City of Jacksonville in February and March 2024. The exercise series will address intelligence and information-sharing practices and capabilities in advance of a chemical attack on a special event, followed by the coordinated response and recovery from such an attack.

Federal, State, and local partners have been invited to attend and participate in this exercise series. The desire is to expand this exercise offering in other communities to assist with planning considerations for special events located across the Region.

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MEMORANDUM

DATE: FEBRUARY 28, 2024

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

FROM: MARGO MOEHRING, EXECUTIVE DIRECTOR, REGIONAL COMMUNITY INSTITUTE *Margo Moehring*

RE: REGIONAL COMMUNITY INSTITUTE HEIRS' PROPERTY UPDATE

An overview of the policy work and findings to date regarding Heirs' Property will be provided at the upcoming March 7th NEFRC Board meeting. At that time, staff will be honored to introduce Ms. Deborah Thompson, who is overseeing the work on Heirs' Property by the Regional Community Institute (RCI) Board of Directors, and Mr. Kristopher Smith of LISC Jacksonville, who has partnered with the RCI on this policy work.

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MEMORANDUM

DATE: FEBRUARY 28, 2024

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

VIA: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: FARA ILAMI, REGIONAL RESILIENCY MANAGER 

RE: COMMUNITY RESILIENCE UPDATE

Staff will provide an update on community resilience efforts being facilitated across Northeast Florida. This update will cover recent progress on the Regional Resiliency Action Plan and other components of the Regional Resiliency Entity grant, funded by the Florida Department of Environmental Protection, including inter-jurisdictional coordination and regional critical asset evaluation. It will also cover progress on local government Vulnerability Assessments being conducted by the NEFRC. The update will also focus on developments of the Climate Pollution Reduction Grant project being collaborated on with the City of Jacksonville, including some options for multiple Metropolitan Statistical Areas (MSAs) to collaborate on a larger Implementation Grant application.

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**NORTHEAST FLORIDA
REGIONAL COUNCIL**



Community Resiliency Update

NORTHEAST FLORIDA 2023-24 DEVELOPMENTS

Resilient First Coast



RESILIENT
First Coast

All Subcommittees have been meeting over past month

- Refining goals and objectives – to be completed by Mar 15
- Compiling best practices – to be completed by Mar 15
- Reviewing work of other subcommittees for consistency of form

Next Full Collaborative meeting Mar 27

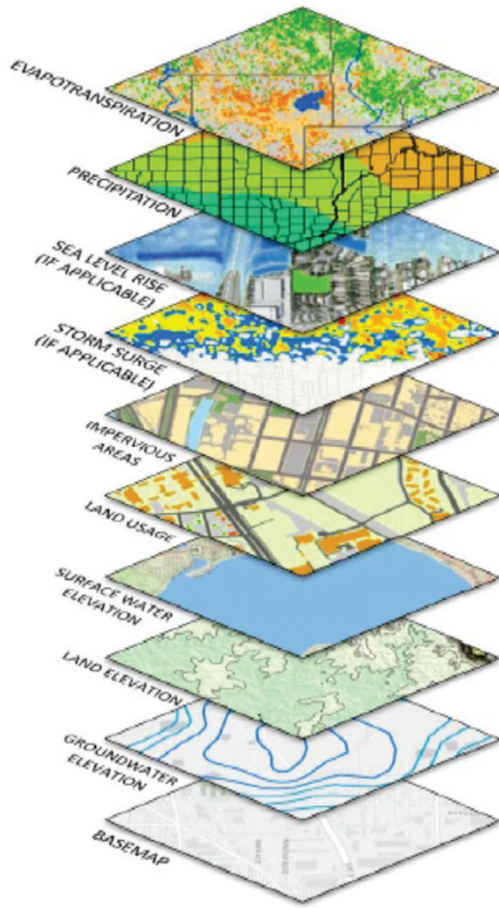
- Focus will be on gathering input on Regional Resiliency Action Plan
- Guest speaker to discuss regional resiliency plans with examples from regional coastal flood interventions and watershed wide flood resiliency plans related to inland flooding

Regional Resilience Entity Grant



- Standardization of methodologies for compound flooding
 - In process of scheduling **statewide** meeting with subject matter experts
 - Coordinating with City of Jacksonville's efforts with The Water Institute
- Vulnerability Assessment (VA) Coordination, Technical Assistance, and Knowledge Building
 - Updated status of all VAs in the region
 - Determined where to focus technical assistance efforts for new VAs
 - Met with working group to increase awareness of pending legislative items relevant to Vulnerability Assessments, coordinate on Vulnerability Assessments throughout the region, and discuss methods for **inland flooding** Vulnerability Assessments for the region.
 - Selected locations for knowledge-building sessions
- Validation of the region's critical facilities
 - GIS vendor to submit first deliverable of this task March 8

Local Government Assistance



- Flagler County
 - Exposure analysis complete; awaiting FDEP approval of deliverables
 - Sensitivity Analysis in progress
 - Request for Quote sent to GIS Qualified Vendor List for submittal of proposals for detailed compound flooding analysis
- Baker County
 - Deliverable 1 (data collection) completed and submitted to FDEP
 - Task 2 (exposure analysis) in progress
 - Compiling best practices for inland Vulnerability Assessments to aid in developing methodology for remainder of tasks

EPA Climate Pollution Reduction Grant



- NE FL submitted Priority Climate Action Plan on Mar 1
- NE FL to submit Implementation Grant application on April 1, including:
 - 1 regional project
 - 1 project for 2 MSAs in Florida
 - 1 “statewide” project for multiple MSAs

(see handout for additional information regarding these projects)



TBRPC

TAMPA BAY REGIONAL
PLANNING COUNCIL

Sunshine State Energy Resilience Coalition Project

Florida to Reduce Greenhouse Gas Emissions While Benefiting Low-Income Households

The Tampa Bay Regional Planning Council (TBRPC) is partnering with counties and cities across Florida to request \$199,999,999 in United States Environmental Protection Agency (US EPA) Climate Pollution Reduction Grant (CPRG) funding to implement the “**Sunshine State Energy Resilience Coalition**” (SSERC) Project. Florida’s growing population faces risks of rising sea levels, increased intensity of hurricanes, increased heat, and wildfires. Climate stressors are expected to impact communities of color and low-income communities disproportionately. The SSERC Project will reduce greenhouse gasses while creating more resilient communities for those most affected by climate change.



Downtown St. Augustine Flooding During Tropical Storm Ian

The State-Wide Partnership:

TBRPC will lead the SSERC Project for a historic coalition that includes the Tampa-St. Petersburg-Clearwater Metro Area MSA, the Jacksonville, FL Metro Area MSA*, the North Port-Sarasota-Bradenton MSA, and the Orlando- Kissimmee-Sanford MSA. **With over 8,600,000 residents, the SSERC Project represents almost 40% of Florida’s population.** Working together, the 15 counties and 91 cities will strategically deploy Federal resources and leverage existing grant funding to maximize the benefits of the CPRG grant funding.

**Jacksonville MSA only Includes: Nassau, Duval, St. John’s, Clay, and The City of Palm Coast*

The Project Scope:

The SSERC Project will reduce greenhouse gas emissions by providing home energy efficiency tools, installing solar and energy efficiency upgrades on municipal buildings and in community facilities in disadvantaged census tracts to create high-performing buildings that enhance community resilience, and deploying large scale solar to increase energy grid reliability. SSERC will implement a statewide and regional workforce training and hiring program to benefit low-income community members and expand the number of climate-smart jobs within the state.

Reduce Energy Usage and Costs: Energy efficiency tools combined with education are low-cost strategies that yield greenhouse gas reductions and reduce energy burden for low-income and disadvantaged community groups. To ensure these programs benefit low-income residents, educational workshops and toolkits will be provided in disadvantaged communities in trusted and easily accessible public or nonprofit facilities. Tool kits may include energy audit equipment, energy and water efficiency devices, and educational materials in multiple languages best reflecting those spoken in the regional area. Workshops will focus on bi-lingual (English and Spanish) energy efficiency education but will offer additional translation services as needed so all community members can learn resource-saving strategies. To increase the program's reach, SSERC will train and provide stipends to local trusted advocates to assist program staff with workshops and enable in-home evaluations and installations focusing on disadvantaged communities. Appropriate individuals will partner with local housing authorities and utility companies to perform energy sweeps in housing authority properties to offer residents tips on how to conserve energy and perform minor installation of LED bulbs.





High-Performing Buildings for Climate & Community Resilience:

Community-serving buildings assist with meeting low-income community members' social and economic needs and are among the first places people turn to for help after natural disasters. The project will identify community assets such as schools, community centers, critical facilities, and libraries that serve disadvantaged residents. Communities will deploy funding to retrofit these facilities, increasing their energy efficiency through operational decarbonization upgrades

and solar installation with backup batteries where feasible. These facilities will be more resilient, whether in blue or grey sky situations, and will improve services to community members. The community facilities will ensure vulnerable residents have access to safe spaces with services following events such as hurricanes, tornados, and electric grid failures.

Large Scale Solar: To significantly reduce greenhouse gasses while bolstering the energy grid, the SSREC Project will deploy large scale solar projects. Low-income residents will benefit from these investments through increased resilience in the energy grid and potential reduced utility costs, both of which impact low-income residents.

Statewide Workforce: To overcome the current lack of well-trained employees and create a workforce pipeline, project partners will work together to seek partnerships with existing workforce development groups to create a statewide workforce training program and regional programs focused on increasing opportunities for low-income community members in the green economy. Training will be held in community facilities within disadvantaged communities that are easily accessed. The project will integrate local contractors to provide participants with hands-on training in building energy audits, electrical upgrades, solar installation, and the construction skills required to implement the SSREC Project. As a condition of working on projects funded with CPRG, contractors will be required to hire local workers trained through the workforce development programs, creating more economically resilient communities.



With US EPA's investment, the SSERC Project will distribute federal funding to the participating MSAs equitably using a population model. The SSERC project is a holistic approach to addressing climate change by focusing on:

- 1) **GHG-Reduction:** Electric power generation and use account for roughly 40% of the state's GHG emissions. Renewable resources supply about 7% of Florida's total in-state electricity net generation. Energy efficiency technology and solar represent a large potential for significant GHG reduction in the state.
- 2) **Long-Term Sustainability:** The proposed scope reduces the state's reliance on non-renewable energy within the building and energy sectors. It implements structural changes that move the state closer toward a carbon-neutral future.
- 3) **Climate Change Adaptation:** High-performing community facilities will ensure Floridians (especially disadvantaged groups) will be better protected from the effects of climate change as the state works to reduce GHG emissions and implement further climate adaptation measures.
- 4) **Environmental Justice:** SSERC's focus on low-income communities and workforce development programming ensures vulnerable residents are not left behind as the state switches to a green economy.

Please join us in making the Sunshine State a leader in mitigating the impacts of global warming on our communities, creating a brighter future for us all.

For questions, put your contact Name, Title, at Phone Number or Email.



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MEMORANDUM

DATE: FEBRUARY 28, 2024

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

FROM: JACK SHAD, ECONOMIC DEVELOPMENT PROJECT MANAGER & *JS*
CASSIDY TAYLOR, POST-DISASTER ECONOMIC RECOVERY COORDINATOR *CT*

RE: PALATKA VISION PLAN

Staff will provide an update on the Palatka Vision Plan in anticipation of their upcoming Comprehensive Plan update. The update will include an overview of the engagement tools and preliminary results.

Follow Us.



EQUAL OPPORTUNITY EMPLOYER

PALATKA VISION PLAN

A presentation for the NEFRC Board of Directors

March 7, 2024



A Vision Plan for Palatka



The City of Palatka needs to update its Comprehensive Plan.



NEFRC was contracted to develop a vision plan to define the community's preferences and desires for the future 10 - 20 years of the City.



The vision will provide a "road map" for the comprehensive plan update.



The vision will help to develop goals, objectives, and policies.

Public Engagement

- ❖ Stakeholder Committee Workshop (1/23/24)
- ❖ Two Community Discussions (2/21/24 & 3/7/24)
- ❖ Online Survey Launched (will be open until May 27). A targeted email went out to the youth
 - ❖ Blue Crab Festival Pop-Up Event
 - ❖ Community Discussion to confirm visioning results
 - ❖ Draft Vision Plan Presentation to the Planning Board
 - ❖ Final Vision Plan Approval by City Commission



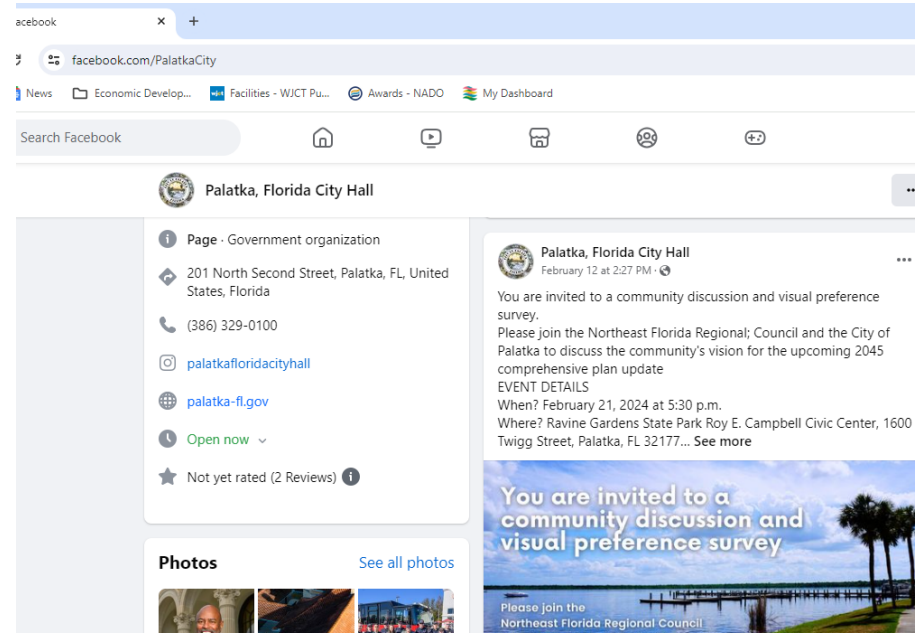
EVENT DETAILS

When?
 Tuesday, January 23rd,
 2024 at 5:30 p.m.

Where?
 Multi-Purpose Room,
 Jenkins Middle School
 1100 N 19th St.,
 Palatka, FL 32177



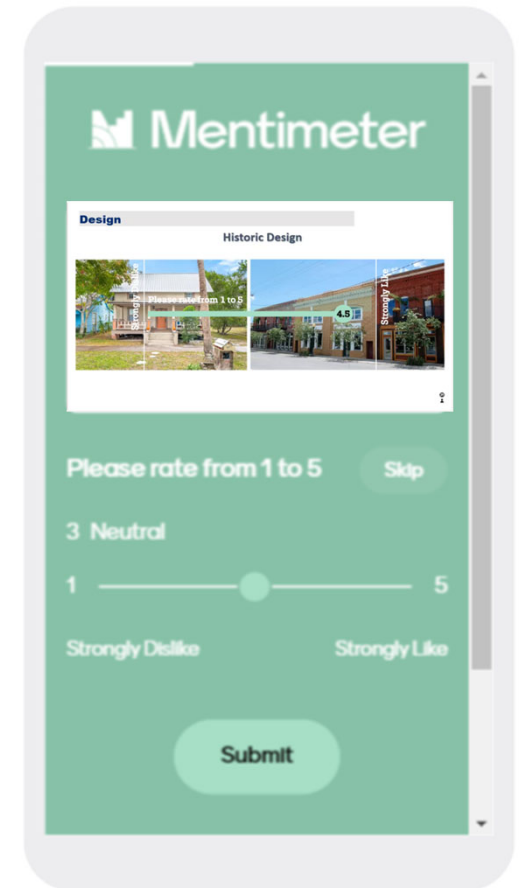
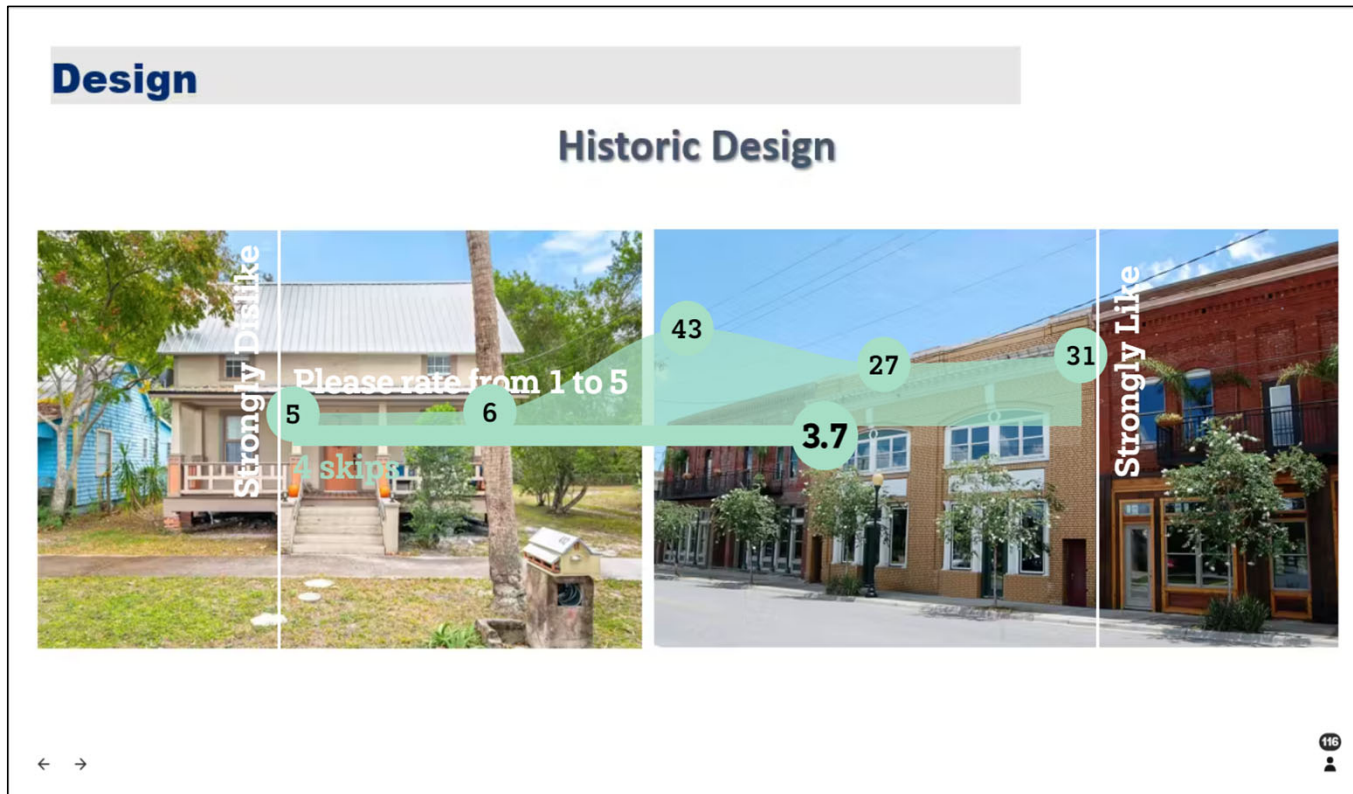
For more information, contact
 Monica Dominguez at PalatkaPlan@nefrc.org



Survey Results - Word Cloud



Live Results from MentiMeter



Comments

We need public transportation

Promote Palatka history

More cultural things downtown

I love the small-town appeal of Palatka. That is why I moved here.

Preserving history, natural spaces, and enhancing the River experience – all are my development preferences. I moved here because Palatka is a bit of what I remember that Florida was.

More activities for the youth

Clean up and focus on all of Palatka, not just Downtown. Palatka has so much potential to be a cute, historic, destination town that people will want to visit!

Bicycle-friendly planning, please! We have the opportunity to attract fabulous outdoors-oriented visitors.

In my opinion, Palatka should focus more to the younger people.

Palatka will inevitably grow but my strong preference is for eco & history centric growth.



QUESTIONS?

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MEMORANDUM

DATE: FEBRUARY 28, 2024

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: TYLER NOLEN, SPECIAL PROJECTS COORDINATOR 

RE: 2024 REGIONAL LEADERSHIP ACADEMY UPDATE

The 2024 Regional Leadership Academy program will have completed its first two programs before the March Board of Directors meeting. In January, the group had its first program in Baker County. During the day, participants toured an innovative food/specialty truck design and manufacturing business, and Heritage Park. The class then convened at the Baker Chamber of Commerce for presentations by the Chamber Executive Director, Darryl Register, and a representative from Florida Power & Light.

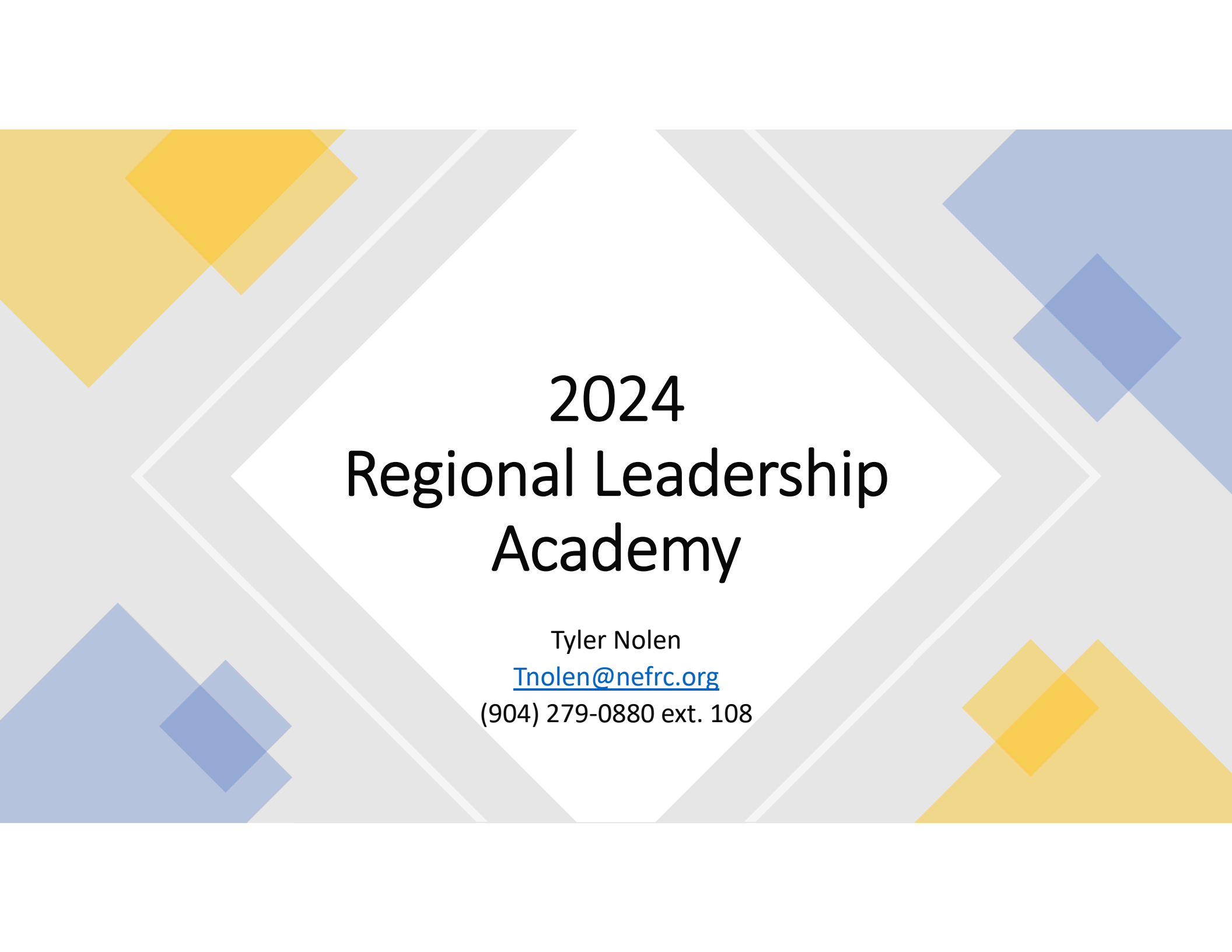
The second program will occur on the final Wednesday of February. The program will be in Palatka for their Putnam County Day. During the day, the group will be led on a walking tour of downtown Palatka, have time to experience the St. Johns River Center, and will capstone their day at Ravine Gardens State Park.

A presentation will be provided at the March Board of Directors meeting.

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EQUAL OPPORTUNITY EMPLOYER



2024 Regional Leadership Academy


Tyler Nolen

Tnolen@nefrc.org

(904) 279-0880 ext. 108

What is the Regional Leadership Academy?

- The Academy is a **seven-month program**, which hosts **one meeting per month in each of the seven counties** in Northeast Florida. Monthly meeting topics highlight relevant subjects affecting the quality of life in the Region and provide an opportunity to learn from local experts who participate in class programs.
- RLA Participants are leaders representing both large and small businesses, education, nonprofits, agriculture, governments, healthcare, elected officials, and media.
- The Regional Leadership Academy is for anyone who understand the importance of Regionalism and is committed to regional visioning and growth for the betterment of our communities.



Program #1: Baker County


*Making a Living, Making a Life:
Economy & Quality of Life*

Tour of Small Business:
M&R Specialty Trailers and Trucks

Tour of Heritage Park

Presentation from
Florida Power and Light on Solar Farms

Presentation from
Baker County Chamber of Commerce



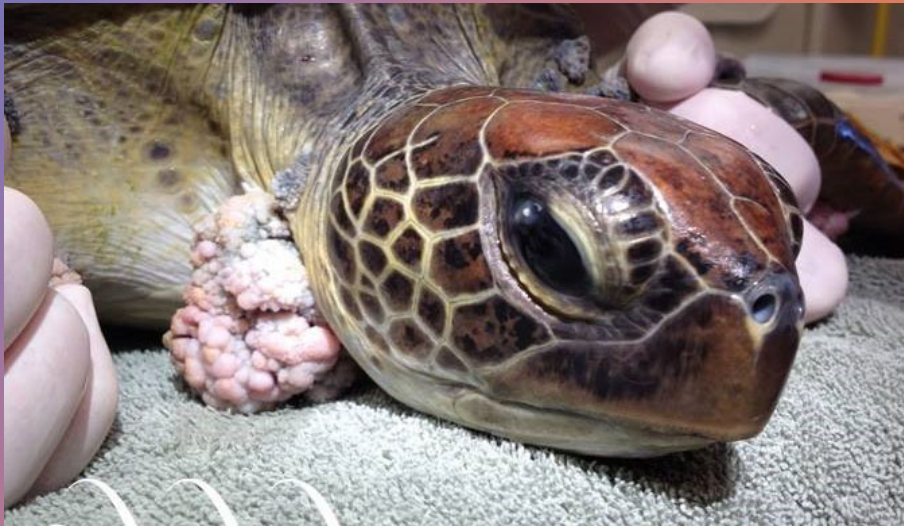


Program #2: Putnam County *Flourishing Environment & Revival*

- Tour of the River Front and Downtown Palatka
- Presentations by Azalea City Brewing Company
- Ravine Gardens State Park







What is Next???

Flagler County

Wednesday, March 27, 2024

UF Whitney Laboratory for
Marine Bioscience