STATE OF FLORIDA
DIVISION OF ADMINISTRATIVE HEARINGS

IN RE:	**JEA ST. JOHNS RIVER POWER PARK UNIT 3 POWER PLANT SITING APPLICATION PA81-13A2**	**DOAH CASE No.: 26-2894EPP**

CITY OF JACKSONVILLE'S LAND USE AND ZONING DETERMINATION FOR JEA'S ST. JOHNS RIVER POWER PARK UNIT 3

Pursuant to section 403.50665, Florida Statutes (F.S.), the City of Jacksonville (City), Florida, hereby issues the City's determination that the site for the proposed JEA St. Johns River Power Park Unit 3 Project (SJRPP Unit 3 or Project) is consistent with the existing land use plans and zoning ordinances of the City.

1. On June 5, 2026, JEA filed its application for site certification for the Project under the Florida Power Plant Siting Act, Chapter 403, Part II, F.S. The Project site (Site) is comprised of approximately 194 acres located in the City of Jacksonville, Florida.

2. The City has received and reviewed the Project application as it relates to the City's land use plan and zoning ordinances and is otherwise familiar with the Project and its Site within the City.

3. Pursuant to section 403.50665(2), F.S., the City is required to issue its determination on the consistency of the Site and associated facilities that constitute "development" under chapter 163 and section 380.04, F.S., with existing land use plans and zoning ordinances of the City that were in effect on the date the application was filed. The City hereby makes that determination.

4. The Project will be located on a Site that is designated Public Building and Facilities (PBF) on the future land use map of the adopted City of Jacksonville Comprehensive Plan. The proposed Project and its Site are consistent with this future land use designation.

5. The Project Site is zoned PBF-1 under the City's zoning ordinances. Pursuant to section 656.332, City of Jacksonville Code of Ordinances, "Essential Services" including electric, are permissible in the PBF-1 zoning district by exception. Following a public hearing on November 20, 2025, the City of Jacksonville Planning Commission approved Zoning Exception #E-25-54 on December 4, 2025, approving the construction, operation, and maintenance of a natural gas electrical generation facility, other utilities, associated facilities, and ancillary activities and equipment, on the Project Site. A copy of Zoning Exception #E-25-54 is attached hereto as **Exhibit A**.

6. In addition, the Project Site is located within the City's Industrial Sanctuary Overlay Zone. This zone was designated by the City Council for the purpose of protecting and preserving those areas from fragmentation by intrusive residential and commercial uses and promoting the expansion of industrial uses, such as SJRPP Unit 3.

Accordingly, the City of Jacksonville submits its determination that the SJRPP Unit 3 Project is consistent with the land use plans and zoning ordinances of the City of Jacksonville.

Respectfully submitted this 1st day of July, 2026.

Director, Planning Department
City of Jacksonville / Planning Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202