



JEB BUSH
GOVERNOR

STATE OF FLORIDA

DCN 8066

Office of the Governor

THE CAPITOL
TALLAHASSEE, FLORIDA 32399-0001

August 20, 2005

The Honorable Anthony J. Principi
Chairman
BRAC Commission
2521 South Clark Street, Suite 600
Arlington, Virginia 22202

Dear Chairman Principi:

On behalf of the State of Florida and City of Jacksonville, I am pleased to offer a comprehensive proposal to reopen Naval Air Station (NAS) Cecil Field to serve as the location for the U.S. Navy's Atlantic Fleet Master Jet Base.

Florida's leaders recognize the importance of the military to our state and nation and publicly declared their commitment to the successful reopening of Cecil Field as a Master Jet Base. The President of the Florida Senate Tom Lee and the Speaker of the Florida House of Representatives Allan Bense have committed to assist in making this relocation a success. (See Exhibit A.) The Jacksonville City Council and Jacksonville Aviation Authority have passed resolutions supporting efforts to reopen Cecil Field, committing to take "all associated governmental action required to effectively make such a transition." (See Exhibits B and C.)

The State of Florida and City of Jacksonville Commit to Transferring Ownership of Cecil Field to the U.S. Navy by October 31, 2005.

If the BRAC Commission selects and the U. S. Government approves Cecil Field as the Navy's Atlantic Fleet Master Jet Base, the City of Jacksonville (a consolidated city/county government) and Jacksonville Aviation Authority will transfer ownership of Cecil Field – a 17,686 acre base with extensive aviation infrastructure valued at more than \$1.66 billion – to the U.S. Navy by October 31, 2005, or at such other time as the Navy may require.

In a Special Session called this fall to address these issues, I will ask the Florida Legislature to provide \$150 million to match \$50 million in commitments made by the City of Jacksonville and the Jacksonville Aviation Authority to terminate leases, relocate tenants, and clear the flight line and the base as necessary. All tenants will be cleared from the base by December 31, 2009.

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The Navy will be able to commence construction as soon as they desire during this relocation phase. Under Florida Statutes, the establishment, relocation, or expansion of any military installation is exempt from the Development of Regional Impact (DRI) review process. To support construction, Florida's Expedited Permitting Review Process allows significant economic projects, as determined by the Governor's Office, to obtain expedited review of all required state and regional permit applications, as well as local permits, orders, and comprehensive plan amendments.

The base has four operational 200-foot wide runways, three of which measure 8000 feet in length and one that stretches 12,500 feet in length, an active control tower and aviation fuel systems. The complex has eight hangars with more than 900,000 square feet of space (the equivalent of 28 modules), 548,000 square yards of ramp space, 175 major buildings with 2.9 million square feet, more than 425,000 square feet of warehouse, industrial and general use space, and 225,000 square feet of general office and support facilities. The location of the base provides easy access to the interstate highway system, a deep-water seaport, and air and rail connections.

Since 1999, approximately \$133 million in federal, state and local funding has been invested in upgrades to the control tower, eight hangars, utilities, drainage, and roads throughout the complex. The improvements are included in the proposed transfer of ownership of Cecil Field at no cost to the U.S. Department of Defense.

The State of Florida and City of Jacksonville Own Land and Have a Plan to Acquire Additional Land to Prevent Encroachment of Cecil Field.

Nearly 57 percent of the land – 52,309 of 91,846 acres – within the Air Installation Compatible Use Zone (AICUZ) is publicly owned or identified for acquisition by the State of Florida for conservation. The AICUZ encompasses 12,518 acres within the boundaries of Cecil Field and the entire 1907 acres of Navy Outlying Landing Field, (NOLF) Whitehouse. The State of Florida and City of Jacksonville own 18,623 acres in conservation lands within the AICUZ. An additional 19,261 acres of land within the AICUZ are part of approved land acquisition projects under Florida Forever, our state's \$3 billion, 10-year land conservation program. The State has already signed contracts to acquire 1,651 acres of land, known as the Norfolk Southern parcel, adjacent to the eastern boundary of NOLF Whitehouse, and nearly 1000 acres of land adjacent to the western boundary of NOLF Whitehouse are part of an active acquisition project.

Additionally, the State of Florida is prioritizing grant funding for land acquisition projects within three miles of any military installation, subject to the purview of s.163.3175, F.S., under Florida Communities Trust, a grant program that assists local governments in acquiring land for conservation and recreation.

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The State of Florida and City of Jacksonville Currently Are and Will Continue to Limit Development to Prevent Encroachment of Cecil Field.

Although NAS Cecil Field was closed in 1999, the City of Jacksonville continues to regulate development within the AICUZ to ensure compatibility with military uses. The City prohibits all residential development in the Accident Probability Zone (APZ) and bans multi-family development, group care homes, rooming homes, or boarding homes in the entire AICUZ. While single-family development at extremely low densities (1/2 acre minimum lot size) is permitted outside the APZ but within the AICUZ, the City requires enhanced construction standards to attenuate noise. The current population within the Cecil Field AICUZ is 10,129 due, in large part, to existing regulatory standards.

The City enforces all existing regulations within Chapter 656, Part 10 of the Ordinance Code, that limit and restrict development surrounding airports. In addition, the City enforces existing requirements for building height standards, requires approval of the Navy and Federal Aviation Authority for new telecommunication towers, mandates enhanced building construction standards to attenuate exterior noise, and requires disclosure of the impacts inherent to military installations, including noise, similar nuisances and accident potential risks, to prospective property owners or leasers within the AICUZ.

The City will continue to limit comprehensive plan amendments and re-zonings that may increase gross residential densities or adversely effect military operations at Cecil Field. If desirable for military use, the City will deed back property zoned Public Buildings and Facilities to create a buffer along the western boundary of Cecil Field. The City will establish a Transfer of Development Rights program to direct development away from Cecil Field and seek avigation easements within the AICUZ.

In consultation and cooperation with the Navy, the City will continue to enforce and revise as necessary existing outdoor lighting standards, implement additional glare control requirements to promote flight safety, and eliminate frequency spectrum interference problems at Cecil Field. To ensure the long-term viability of Cecil Field, the City will sponsor a Joint Land Use Study to identify additional land use regulations to permanently prevent encroachment.

In short, the City will strengthen existing APZ and AICUZ limitations and conditions on development while initiating new legislation to expand limitations and conditions necessary to prevent encroachment. The City expects new legislative and regulatory changes to be in effect by March 31, 2006, consistent with Section (e) of City Council Resolution 2005-1010, passed unanimously on August 19, 2005.

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The State of Florida Commits to Providing Significant Funding for Military Housing.

The State of Florida is committed to providing significant financial resources for public-private ventures (PPVs) to build affordable housing to ensure junior and mid-grade enlisted and officer families assigned to NAS Cecil Field are able to purchase or rent a home.

The Florida Housing Finance Corporation has bonding capacity to issue \$500 million of mortgage revenue bonds to support the financing of off-base multi-family and single family housing near Cecil Field. (See Exhibit D.) These tax-exempt bonds will provide primary low interest mortgage loans for eligible homebuyers and financing for the construction of affordable rental housing. Additionally, in a Special Session called this fall to address these issues, I will ask the Florida Legislature to provide \$100 million in additional subsidy from our affordable housing trust funds to augment proceeds of these bonds and to support PPVs for on-base housing.

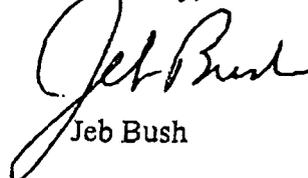
The State of Florida is Improving Infrastructure Surrounding Cecil Field on a Schedule that Supports the Reopening of Cecil Field.

Florida is accelerating the investment of more than \$130 million to meet the growing transportation needs of Cecil Field. By December 31, 2009, Florida will open to traffic a high-speed, four-lane access road, Branam Field/Chaffee Road, from New World Avenue at the front gate of Cecil Field to Interstate-10 and a new interchange on Interstate-10 for the road. In addition, by July 30, 2010, Florida will open to traffic two additional lanes on Interstate-10 between the new interchange and Interstate-295.

In conclusion, the State of Florida and City of Jacksonville are committed to the success of Cecil Field as the U.S. Navy's Atlantic Fleet Master Jet Base. With the support of the Florida Congressional Delegation, Florida Legislature, the Jacksonville City Council, the Jacksonville Aviation Authority, and the Florida Housing Finance Corporation, Jacksonville Mayor John Peyton and I are committed to providing the necessary resources to enhance the relevance of our nation's military.

We certify that the information in this submission to the BRAC Commission is accurate and complete to the best of our knowledge and belief as required by Section 2909(a)(5)(A) of the Defense Base Closure and Realignment Act of 1990.

Sincerely,



Jeb Bush

THE FLORIDA LEGISLATURE



TOM LEE
President of the Senate



ALLAN BENSE
*Speaker of the House of
Representatives*

August 19, 2005

The Honorable Jeb Bush
Governor
State of Florida
PL 05, The Capitol
400 South Monroe Street
Tallahassee, Florida 32399-0001

Dear Governor Bush:

This letter is to express our support for looking at the issue of Cecil Field in Jacksonville, Florida as a replacement to Oceana Naval Air Station in Virginia.

NAS Cecil Field was the largest military base in the Jacksonville, Florida, area and the base officially closed September 30, 1999. Even though a financial commitment would be required from federal, state, and local governments, for the reopening of Cecil Field, reopening the base would be substantially less costly than building a new base.

Florida has a long standing commitment of supporting our military and the reopening would provide an economic boost to North Florida. In this regard, we are willing to look at what may be done to address issues during the next legislative session to include assistance in making this relocation a success. Such consideration would also include providing support, logistical assistance, and incentives.

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We understand that for the base to reopen, the state would have to make a commitment to the project. We commit to working with your office in exploring ways to make this valuable economic opportunity a reality.

Sincerely,



Tom Lee
President



Allan Bense
Speaker

1 Introduced by Council Members Alvarez, Brown, Clark, Copeland,
2 Corrigan, Daniels, Fullwood, Fussell, Graham, Hyde, Jenkins,
3 Johnson, Jones, Lockett-Felder, Ray, Self, Shad and Yates:
4

5 RESOLUTION 2005-1010 -A

6 A RESOLUTION EXPRESSING THE CITY'S SUPPORT AND
7 COMMITMENT TO A BASE REALIGNMENT AND CLOSURE
8 (BRAC) PROPOSAL TO CLOSE NAS OCEANA, VIRGINIA
9 BEACH, VIRGINIA AND THE REOPENING OF NAS CECIL
10 FIELD AS THE NAVY'S ONLY EAST COAST MASTER JET
11 BASE; COMMITTING TO SHARING WITH THE
12 JACKSONVILLE AVIATION AUTHORITY AND OTHER
13 LOCAL PARTNERS IN PROVIDING \$50,000,000 IN
14 DIRECT AND INDIRECT FINANCIAL AND IN-KIND
15 CONTRIBUTIONS TO REMOVING INCOMPATIBLE TENANT
16 OPERATIONS AND PROVIDING SINGLE AND MULTI
17 FAMILY HOUSING; COMMITTING TO TRANSFERING THE
18 CECIL COMMERCE CENTER PROPERTY TO THE NAVY BY
19 DECEMBER 31, 2009 OR EARLIER, AS REQUIRED BY
20 THE NAVY; PROVIDING AN EFFECTIVE DATE.
21

22 WHEREAS, the Base Realignment and Closure Commission (BRAC) is
23 currently considering the closure of Naval Air Station Oceana,
24 Virginia Beach, Virginia, and is presently considering reopening
25 NAS Cecil Field (Cecil Field) as the Navy's only east coast master
26 jet base; and

27 WHEREAS, reopening Cecil Field would bring 12,000 jobs and an
28 estimated annual payroll of \$800,000,000 to Cecil Field and the
29 City of Jacksonville; and

30 WHEREAS, the City of Jacksonville has a long and successful
31 relationship with the United States Navy, having donated land for

1 the construction and use of NAS Jacksonville and NS Mayport; and
2 the City opened NAS Cecil Field in 1943; and

3 WHEREAS, the Governor and the State of Florida are making a
4 financial commitment to the City of Jacksonville and Navy to
5 provide \$150,000,000 to transition Cecil Field from a commerce
6 center to its former role as an important naval air station, and
7 insure adequate housing for Navy personnel and their families; and

8 WHEREAS, the Governor and the State of Florida are providing
9 resources to ensure new housing for Navy personnel and their
10 families; and

11 WHEREAS, the City now believes it would be in the public
12 interest to demonstrate a full public commitment to returning Cecil
13 Field to the Navy and committing to an allocation of resources that
14 will enable the navy to return to Cecil Field; now therefore

15 BE IT RESOLVED by the Council of the City of Jacksonville:

16 Section 1. In the event the BRAC votes to close NAS Oceana,
17 Virginia, the City does hereby resolve to work with BRAC, the Navy,
18 and the United States Government as follows:

19 (a) The City commits to returning Cecil Field to the Navy
20 and taking all associated governmental action required to
21 effectively make such a transition; and

22 (b) The City will join Governor Bush's commitment to clear
23 the flight line of incompatible tenant operations; and to provide
24 new single and multi-family housing for Navy personnel and their
25 families; and

26 (c) The City, working in coordination with the
27 Jacksonville Aviation Authority and other local partners commits to
28 providing \$50,000,000 in direct and indirect financial and in-kind
29 contributions toward transitioning Cecil Field back to the Navy;
30 and

31

1 (d) The City commits returning the Cecil Commerce Center
2 land to the Navy by December 31, 2009, or earlier if the Navy
3 requires: and

4 (e) The City commits, through its ongoing efforts to protect
5 industrial and aviation-related properties, to enforce existing
6 Accident Potential Zone (APZ) and Air Installation Compatible Use
7 Zones (AICUZ) regulations and to enact further measures to
8 strengthen APZ and AICUZ restrictions; and in the future, to enact
9 land use protections necessary to prevent encroachment and ensure
10 the long term viability of Cecil Field as a naval air station in
11 Jacksonville.

12 Section 2. Effective Date. This resolution shall become
13 effective upon signature by the Mayor or upon becoming effective
14 without the Mayor's signature.

15
16
17

18 Form Approved:

19
20 

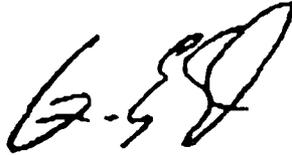
21 Office of General Counsel

22 Legislation Prepared By: Steven E. Rohan

23 8/19/2005: G:\shared\LEGIS.CC\2005\res\BRAC Request 08.19.1.18.doc

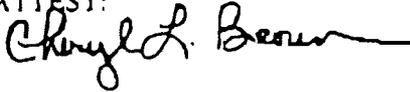
RESOLUTION 2005-1010-A
CERTIFICATE OF AUTHENTICATION
DECLARED AN EMERGENCY MEASURE AND
ADOPTED BY THE COUNCIL.

AUGUST 19, 2005



KEVIN E. HYDE
COUNCIL PRESIDENT

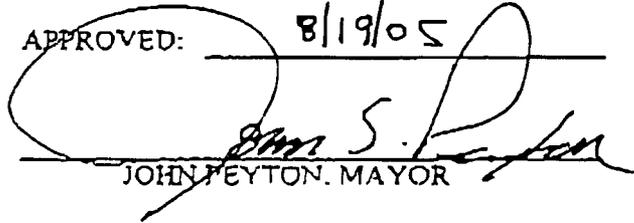
ATTEST:



CHERYL L. BROWN
COUNCIL SECRETARY

APPROVED: _____

8/19/05



JOHN PEYTON, MAYOR



Exhibit C

RESOLUTION OF THE JACKSONVILLE AVIATION AUTHORITY

WHEREAS, the Base Realignment and Closure Commission (BRAC) is currently considering the closure of Naval Air Station Oceana, Virginia Beach, Virginia, and is presently considering reopening Cecil Field as the Navy's east coast master jet base; and

WHEREAS, reopening Cecil Field would bring 12,000 jobs and an estimated annual payroll of \$800,000,000 to Cecil Field and the City of Jacksonville community; and

WHEREAS, the City of Jacksonville and the Jacksonville Aviation Authority has a long and successful relationship with the United States Navy, the City having donated land for the construction and use of NAS Jacksonville and Mayport; and the City having opened NAS Cecil Field in 1943; and

WHEREAS, the Governor and the State of Florida are making a commitment to the City of Jacksonville and Cecil Field to provide up to \$600,000,000 in resources to transition Cecil Field from a commerce center to its former role as an important naval air station; and

WHEREAS, the Jacksonville Aviation Authority believes it would be in the public interest to demonstrate a full public commitment to returning Cecil Field to the navy and committing

to an allocation of resources that will enable the navy to return to Cecil Field; now therefore

BE IT RESOLVED by the Board of Directors of the Jacksonville Aviation Authority:

Section 1. In the event BRAC votes to close NAS Oceana, Virginia Beach, Virginia, the Jacksonville Aviation Authority does hereby resolve to work with the City, the State, BRAC, the Navy, the United States Government, and the City of Jacksonville as follows:

(a) The Jacksonville Aviation Authority commits to working with the City in returning the Cecil Field to the Navy and taking all associated governmental action required to effectively make such a transition; and

(b) The Jacksonville Aviation Authority will support Governor Bush's commitment to clear the flight line of incompatible tenant operations and provide new single and multi family housing for Navy personnel and their families; and

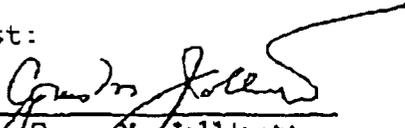
(c) The Jacksonville Aviation Authority, working in coordination with the City of Jacksonville, commits to sharing in \$50,000,000 in direct and indirect financial and in-kind contributions toward transitioning Cecil Field back to a master jet base; and

(d) The Jacksonville Aviation Authority commits to working with the City in returning the Cecil Field land to the Navy on or before December 31, 2009.

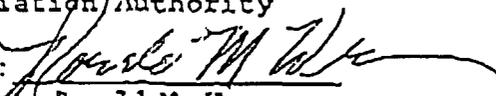
Section 2. Effective Date. This resolution shall become effective immediately upon its adoption.

Approved and adopted this 19th day of August, 2005.

Attest:

By: 
Name: Cyrus M. Jollivette
Title: Board Secretary

Jacksonville
Aviation Authority

By: 
Name: Ronald M. Weaver
Title: Board Chairman



Florida Housing
Finance Corporation

227 North Bronough Street, Suite 5000 • Tallahassee, Florida 32301
850.488.4197 • Fax 850.488.9809 • www.floridahousing.org

we make housing affordable

August 19, 2005

Governor Jeb Bush
Executive Office of the Governor
The Capitol
Tallahassee, Florida 32399-0001

RE: Housing Support for Cecil Field NAS

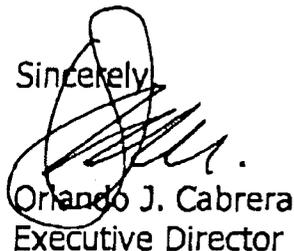
Dear Governor:

We have been asked to outline resources that would be available to develop both single and multi-family housing for military and civilian personnel that will be employed at Cecil Field in support of operations there. We understand how vitally important it is for military personnel to have adequate, decent, and safe housing and support the effort to make such housing available to both military and civilian personnel and our State's commitment that such housing be made available.

Accordingly, this letter confirms that Florida Housing Finance Corporation has the bonding capacity to issue \$500,000,000 of mortgage revenue bonds to support the financing of off-base multifamily and single family housing for Cecil Field. These tax exempt bonds will provide primary financing for affordable rental housing and low interest mortgage loans for eligible home buyers.

As always, if we can be of further assistance, please feel free to call me at your convenience.

Sincerely,



Orlando J. Cabrera
Executive Director

Jeb Bush, Governor

Board of Directors: Terry Santini, Chairman • Lynn M. Stultz, Vice Chairman • Thaddeus Cohen, Ex Officio
Cesar E. Calver • David E. Oellerich • Zully Ruiz • Robert J. Taylor • Sandra Terry

Orlando J. Cabrera, Executive Director