



City of Jacksonville, Florida

Donna Deegan, Mayor

Department of Public Works
Solid Waste Division
1031 Superior Street
Jacksonville, FL 32254
(904) 255-7500
www.jacksonville.gov

A NEW DAY.

TO: Nina C. Sickler, P.E., Director
Department of Public Works

FROM: Will Williams, M.B.A, Chief
Solid Waste Division

Cletus Kuhn, Solid Waste Environmental Specialist
Solid Waste Division

DATE: February 20, 2024

SUBJECT: Certificate of Public Convenience and Necessity Modification/Renewal Application
Greenland Biomass, LLC – Clean Debris & Yard Trash Recycling Facility
11651 Davis Creek Road East
Jacksonville, Florida 32256

The Greenland Biomass, LLC facility is located south of Interstate 295 and east of Philips Highway on Davis Creek Road East in the southeastern portion of the City. The facility lies within an area developed with business park/industrial type of uses and is currently zoned Planned Unit Development (PUD) with conditions and lies within the Heavy Industrial (HI) land use category. Greenland Biomass, LLC is currently permitted to accept and process yard trash and clean wood and is proposing to modify their existing certificate of public convenience and necessity (CON) to also accept and process clean debris at the facility.

In accordance with Chapter 380.105(b), City of Jacksonville Ordinance Code, the Solid Waste Division hereby forwards its comments and recommendations regarding the above referenced application:

(1) Whether the proposed method of operation will comply with the requirements of this Part and with the Florida Statutes and Florida Administrative Code.

The Greenland Biomass, LLC facility operation as described in the renewal application for Certificate of Public Convenience and Necessity, as submitted by Mechling Engineering & Consulting, Inc., will comply with current local, state and federal rules and regulations in regards to solid waste handling, storing, processing and disposal.

(2) Whether any hazard or menace to the public health would be created by the proposed use of the land involved or by the proposed method of operation.

The Greenland Biomass, LLC facility operation, when operated according to the approved operations plan submitted as part of the renewal application, will not create any hazard or menace to the public health.

(3) Whether the wastes to be disposed or managed are generated within Duval County.

Based upon the type of waste received by the facility and the location of the facility operations, the majority of the waste delivered to this facility is expected to be generated in Duval County.

(4) The rate at which the wastes to be disposed or managed are being generated in Duval County and the projected generation rate over the next five years.

The average rate of waste generated in Duval County for the yard trash waste stream over the past 5 years has been estimated at 275,000 tons per year. It is estimated that 271,395 tons of this waste stream is currently generated annually in Duval County.

The average rate of waste generated in Duval County for the Construction and Demolition Debris waste stream over the past 5 years has been estimated at 1,120,000 tons per year (not including asphalt). It is estimated that 1,189,555 tons of this waste stream is currently generated annually in Duval County (not including asphalt).

The projected generation rates of these waste streams over the next five years is anticipated to remain steady but may change depending on economic conditions or natural disasters in the area over this time period.

(5) The reasonably available means to reduce or eliminate the wastes requiring disposal or management.

The Greenland Biomass, LLC facility proposes to accept yard trash and clean debris for processing and subsequent recycling. Yard trash is typically generated by yard maintenance and land clearing projects. Clean debris is typically generated by construction and demolition projects. There currently exist no reasonable available means to reduce or eliminate these waste streams apart from recycling them as proposed by the facility operation.

Based upon review of the above listed solid waste related items, it is the recommendation of the Solid Waste Division that the modification/renewal application for a Certificate of Public Convenience and Necessity regarding the Greenland Biomass, LLC Clean Debris & Yard Trash Recycling Facility be **approved**.



ONE CITY. ONE
JACKSONVILLE.

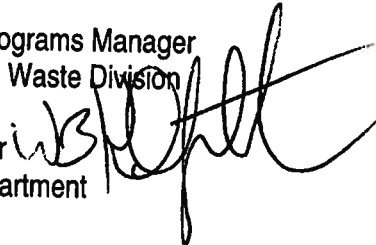
City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

MEMORANDUM

TO: Eric B. Fuller, Environmental Programs Manager
Public Works Department, Solid Waste Division

FROM: William B. Killingsworth, Director 
Planning and Development Department

RE: Application for Renewal of Certificate of Public Convenience and Necessity (CON)
Greenland Biomass
11651 Davis Creek Road East
Jacksonville, FL 32256

DATE: July 21, 2023

In accordance with the provisions of Section 380.105, Ordinance Code, the Planning and Development Department hereby forward its comments and recommendations regarding the above referenced application:

(1) Compliance with the Zoning Code.

The subject property is located east-northeast of Philips Highway, is currently zoned Planned Unit Development (PUD) with conditions and is currently in use as a facility to process yard waste. The renewed CON seeks to add processing of clean construction debris including concrete. The proposed use is allowed in the written description of the revised PUD Zoning District (2023-0038-E) and is therefore in compliance with the City's zoning code subject to PUD verification and the following condition:

- In the event JEA notifies the operator in writing that fugitive dust and/or fumes from concrete crushing operations on the site are interfering with JEA operations at the Greenland Energy Center, the operator will cease concrete crushing operations until all issues are remedied.

(2) The impact of the proposed facility on surrounding and nearby land uses including those impacts caused by the anticipated traffic patterns associated therewith.

The subject property is located off Philips Highway in an area dominated by undevelopable lands. To the east of the subject property is a JEA energy generating facility. To the south and west of the facility are undevelopable lands.

To the north are warehouse and light industrial flex space uses. It is the opinion of the Planning and Development Department that the facility is generally consistent with the adjacent neighboring uses.

(3) The consistency of the proposed facility with any duly adopted Comprehensive Plan and all land use regulations related thereto.

The subject property is in the Heavy Industrial (HI) land use category. A facility located in this functional land use category is consistent with the Future Land Use Element (FLUE) of the City's 2045 Comprehensive Plan. This property is also located within the Industrial Sanctuary, Situational Compatibility Zone, enacted per Ordinance 2007-398-E.

(4) Whether the entity submitting an application is currently a registered business in the City and has a current Certificate of Use for the proposed facility operations.

According to the City of Jacksonville Zoning Administrator, there is a Certificate of Use (COU) on file for 11651 Davis Creek Road East for the processing of yard trash and concrete.

(5) Such considerations as he/she deems relevant.

The Planning and Development Director and the Current Planning Division Chief have identified no additional concerns.

Based on the preceding, it is the recommendation of the Planning and Development Department that the application for renewal of the "Certificate of Public Convenience and Necessity" for Greenland Biomass be **APPROVED**.

If there are any questions regarding this matter, please contact me at your convenience.

18309.0

Certificate of Use ID#

168068-1100

Real Estate #

**CERTIFICATE OF USE
Jacksonville, Florida**

This document certifies that GREENLAND BIOMASS, LLC, located

At 11651 DAVIS CREEK ROAD EAST

Street Address

, is registered as a

Unit #

RECYCLING OF YARD TRASH AND CONCRETE NOTE: COU IS FOR LAND USE ONLY

Type of Business/Use

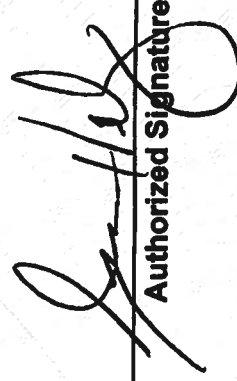
This Certificate of Use confirms that the subject business/use is in compliance with

The City's Zoning Code, Building Code, and Fire Code, Pursuant to

Ordinance 2005-1355-E

AUGUST 11, 2023

Date


Authorized Signature



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Neighborhoods Department
Environmental Quality Division
214 N. Hogan St., 5th Floor
Jacksonville, FL 32202
(904) 255-7100
www.jacksonville.gov

March 6, 2024

MEMORANDUM

TO: Steven Long, P.E., Operations Director
Department of Public Works

FROM: Melissa M. Long, P.E., Chief *p.p. Terry Carr*
Environmental Quality Division

SUBJECT: Application for Major Modification of Certificate of Public Convenience and Necessity
Greenland Biomass, LLC Facility
11651 Davis Creek Road East (RE# 168068-1100)

The Environmental Quality Division (EQD) has reviewed the additional information received on January 29, 2024, February 14, 2024, and February 16, 2024, for the Greenland Biomass, LLC Facility Application for Major Modification of Certificate of Public Convenience and Necessity. This facility is located at 11651 Davis Creek Road East. The EQD review was conducted in accordance with the requirements of 380.105(a) and (e), City of Jacksonville Ordinance Code.

EQD has determined that the applicant has provided all information needed to complete its review, and the application provides reasonable assurance that the proposed project will comply with the state and local environmental regulations that are under its jurisdiction.

EQD staff requests that Solid Waste Division provide a copy of the draft certificate conditions for review and comment.

If you need additional information, please contact Charles Hubsch of EQD, at telephone number (904) 255-7217.