

Print

## Technical Review Committee (TRC): First Step Meeting Request (formerly TRC Pre-Application) - Submission #15129

Date Submitted: 12/5/2024

# Technical Review Committee (TRC) First Step Meeting Request (formerly TRC Pre-Application)

USE THIS FORM TO Submit a project for input and guidance from the Technical Review Committee, the City group responsible for reviewing site plans and commercial projects. First Step meetings are a free service provided by the City of Fernandina Beach to help guide a project through the development review and permitting process. The First Step meeting is a meeting between an applicant and representatives of City departments responsible for reviewing applications for the purpose of exchanging information on the potential development of a site. This may include providing information on permissible uses of the site; required improvements; infrastructure requirements; any applicable design standards; any potential regional, state or federal standards; requirements for supporting plans, documents and studies; and any applicable design standards.

### Fees

None

### 2025 FIRST STEP MEETINGS + DEADLINES - AIRPORT CONFERENCE ROOM

| Application Deadline (4:30pm) | Dec 05 2024 | Jan 02 2025 | Feb 06 2025 | Mar 06 2025 | Apr 03 2025 | May 01 2025 | June 05 2025 | July 03 2025 | Aug 07 2025 | Sept 04 2025 | Oct 02 2025 | Nov 06 2025 | Dec 04 2025 | Jan 01 2026 |
|-------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|-------------|--------------|-------------|-------------|-------------|-------------|
| Meeting Date                  | Dec 12 2024 | Jan 09 2025 | Feb 13 2025 | Mar 13 2025 | Apr 10 2025 | May 08 2025 | June 12 2025 | July 10 2025 | Aug 14 2025 | Sept 11 2025 | Oct 09 2025 | Nov 13 2025 | Dec 11 2025 | Jan 08 2026 |

## IMPORTANT NOTES

A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use will require a First Step meeting as set forth in 11.01.02. A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

**\*\*Please note that First Step meetings will be held at 10:00 AM on the second Thursday of each month (unless otherwise indicated) at the City of Fernandina Beach Municipal Airport 2nd floor conference room.\*\***

Please see the Land Development Code (LDC) for detailed information:

- Local Development Orders for a Change of Use – see LDC Section 11.00.05
- Pre-Application Conference – see LDC section 11.01.02

The LDC is available for review at

[www.fbfl.us/LDC](http://www.fbfl.us/LDC)

### Application Requirements

The First Step application and all required documents must be submitted no later than seven (7) days before the schedule meeting. All required documents are as follow:

- A complete application.
- Site plans or scaled drawings;
- Any other files that illustrate the proposed project; and
- A signed an notarized Agent Authorization form (if applicable).

### PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's Website → Map Search](#)

#### Site Address\*

10 Gum Street

#### City\*

Fernandina Beach

#### State\*

FL

#### Zip\*

32034

#### Parcel ID #(s)\*

00-00-31-1840-0000-0000

#### Lot

#### Block

#### Subdivision

#### Zoning District\*

I-2

#### Future Land Use Designation\*

Industrial

#### Overlay District

None

#### Size of Property (acres)\*

2.5

#### Present Property Use\*

pulp mill

#### Wetlands\*

No

#### Flood Zone\*

X, area of minimal floor

#### Coastal Construction Control Line (CCCL)\*

No

### CONTACT INFORMATION

Applicant or interested party who will be present at the meeting.

**First Name\***

Mark

**Last Name\***

Homans

**Company (if applicable)**

RYAM

**Telephone Number\***

904-277-1414

**E-mail Address\***

mark.j.homans@ryam.com

## PROJECT INFORMATION

**Project Name**

RYAM Fernandina 2G Bioethanol Project

**Project Type\***

Commercial

**Please choose your preferred method of conducting your First Step meeting\***

In-person (FB Municipal Airport 700 Airport Rd.)

**Project Description\***

Rayonier Performance Fibers, LLC (RYAM) – Fernandina Mill Proposed 2G Bioethanol Process Addition

Describe your project in detail

**Proposed Access Road\***

Gum Street

**Rd Maintenance Jurisdiction \***

City Maintained

**Certification\***

- By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.
- I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

**Applicant First Name\***

Mark

**Applicant Last Name\***

Homans

Today's Date\*

12/5/2024

Upload Supporting Documentation\*

RYAM Fernandina Bioethanol TRC First Step Meeting Presentation.pdf

Upload 2

TRC Pre Meeting Site Plan  
Sheet 1.pdf

Upload 3

TRC Pre Meeting Site Plan  
Sheet 2.pdf

Upload 4

No fi...sen

Upload 5

No fi...sen



## DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 |  
[www.fbfl.us/planning](http://www.fbfl.us/planning)



**Proposed Bioethanol Project**  
**TRC Pre-Meeting Dec 12<sup>th</sup>, 2024**

# Proposed 2G Bioethanol Project Overview

- RYAM is seeking issuance of a Development Order to install equipment that will allow RYAM to produce 2G Bioethanol from an existing byproduct stream.
- 2G Bioethanol means bioethanol produced from woody biomass or non-food based sources.
- The project creates a higher and better use of spent sulfite liquor (SSL) stream from the pulping operations.
- This is a significant investment through innovation to diversify economics.
- The project will have a maximum capacity of 7.5 million gallons of 2G Bioethanol per year.
  - Actual production will depend on annual pulp production – which is limited by the existing process permit
- The product will be transported offsite by truck, up to 3 per day.

# RYAM's Existing Operations

- RYAM operates a pulping process that utilizes biomass to produce high purity cellulose products.
- RYAM's operation is located at 10 Gum Street.
- RYAM's property, inclusive of property in tidal marsh, is ~660 acres.
- The pulping operation has been operating for 85 years at this location.
- RYAM's pulping process is a conforming use of its property.

# Proposed 2G Bioethanol Project Location ★

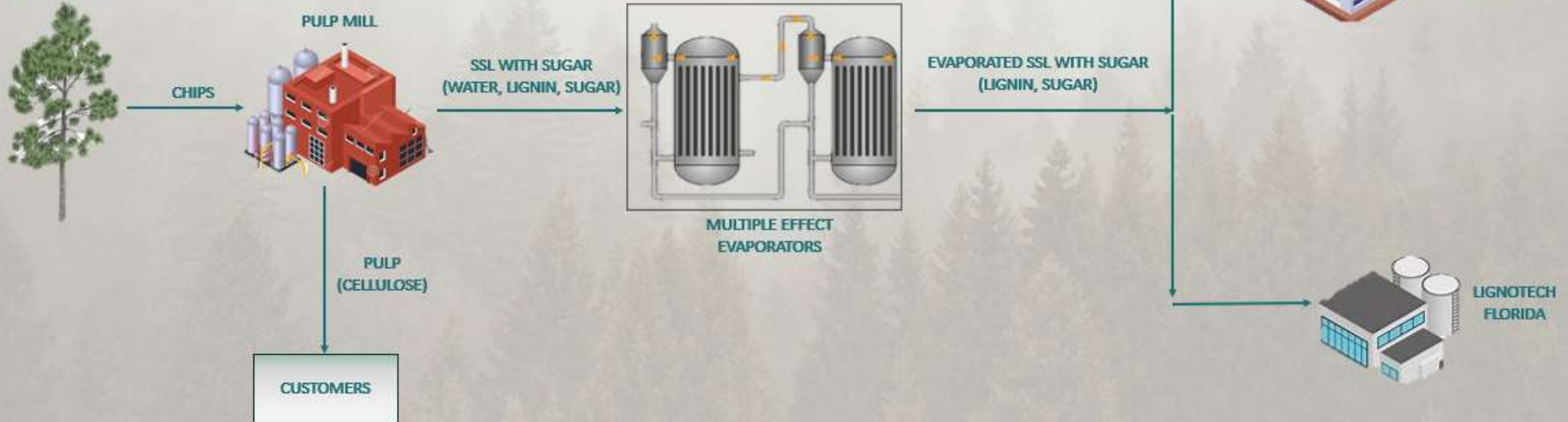


—  
Property  
Boundary

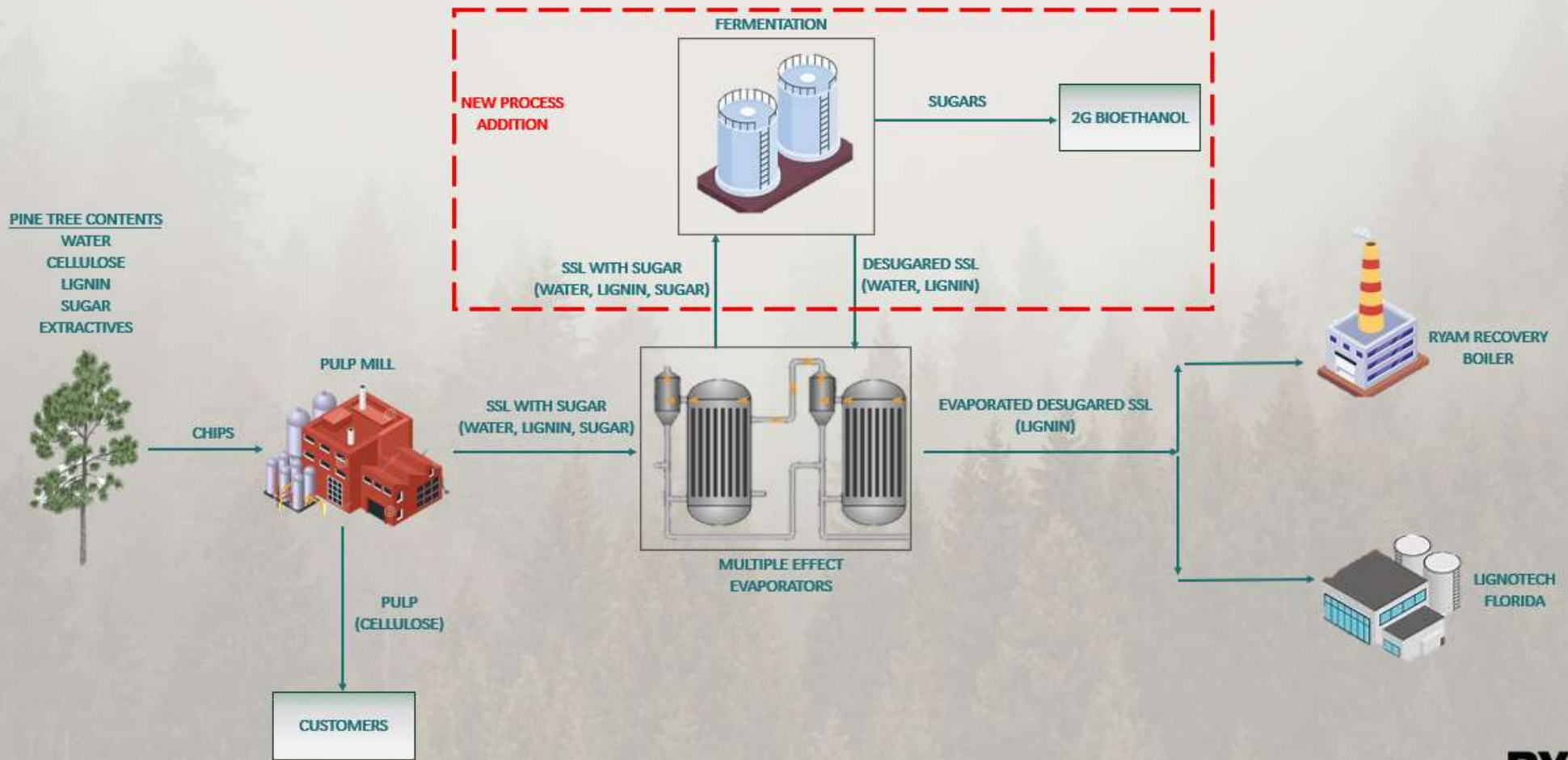


# Existing Fernandina Pulping Process

PINE TREE CONTENTS  
WATER  
CELLULOSE  
LIGNIN  
SUGAR  
EXTRACTIVES



# 2G Bioethanol Fits Into and Improves the Existing Pulping Process



- SSL will be “detoured” from the existing process and then de-sugared SSL will be sent back to the Recovery Boiler and LignoTech Florida (LTF)
- RYAM will use yeast to convert the sugars in the SSL to ethanol.
- Local emissions improve when LTF and/or 2G Bioethanol are running by reducing the amount of SSL that is burned in the Recovery Boiler

**The Project is Consistent with and Achieves the Goals of  
Comprehensive Plan and Land Development Code**

## **Consistent with Zoning and Ancillary Uses**

- Comp. Plan and LDC authorize manufacturing in the Heavy Industrial I-2 zoning district.
  - Definition of “Manufacturing and/or Assembly – Heavy” includes “uses involving ***intensive manufacturing and industrial operations, including the manufacturing, assembly, fabrication, compounding, processing and /or treatment of extracted or raw materials or other industrial products***; packaging and freight loading/unloading activities; utilization, ***handling and bulk storage of materials including raw materials, chemicals and hazardous materials associated with manufacturing processes; and all other associated or ancillary activities.***” (emphasis added)
- Project is an ancillary activity that uses SSL, a by-product of the principal pulping process
- Prohibitions against chemical manufacturing and chemical refining do not apply
  - Biological process using yeast to ferment sugars
  - Physical separation techniques to remove the water
  - Same processes used locally by breweries and distilleries

## ☑ Satisfies City's Safety Questions

- Primary concern of the project is the flammability of ethanol
- RYAM's expert safety consultant conducted independent analysis that demonstrates the siting of the project is at a safe distance from
  - Pulping operations and related chemical storage; and
  - Community
- RYAM has collaborated with local fire officials and our property insurer regarding the design of the fire safety systems
- Project is engineered to comply with rigorous safety and environmental standards including the following organizations to protect health, safety, welfare and environmental resources



FLORIDA  
NASSAU COUNTY



## Satisfies City's Safety Questions

- Key components of the safety measures
  - Utilizes the latest technology for distributed controls system including safety interlocks and alarm management systems
  - 24/7 automated process and ambient condition monitoring
  - Dedicated fire prevention technologies and fire suppression systems using onsite non-PFAS alcohol resistant foams
  - Concrete containment dikes around fermentation, distillation and storage
  - Floating roof storage tanks
  - Consideration of the Emergency Response Guidebook that recommends an 800-meter (0.497 mile or 2,625 feet) evacuation radius for incidents involving flammable liquids, which does not reach any residences

## **Consistent with Site Plan Requirements**

- Located on about 2.5 acres within the existing Heavy, Industrial 660-acre property
  - No greenfield impact
  - No impacts to trees
- No public access and no parking area
- Meets FAR requirements of the Comp Plan
- The project does not pose threats to environmental resources
  - Outside of floodplain
  - Site plan will include applicable wetland buffer
  - Design includes primary and secondary containment systems to prevent unintended discharges to the wastewater treatment system and to soil

## **Meets Environmental and Green Energy Goals**

- Project will meet global demand for cleaner, renewable fuels
- Production must qualify as carbon neutral to supply 2G market
- Air Construction Permit received from FDEP on Oct 31<sup>st</sup>, 2024
  - Local environmental conditions will improve with reduced air emissions
- Project does not pose threats to environmental resources – wetlands and flood zone
- Designed to minimize water usage and wastewater generation
- Existing consumptive use (water) and wastewater discharge permits will regulate
- Yeast will be recycled with centrifuges or neutralized to eliminate the possibility of leaving the RYAM facility



## **Minimal Impact to City Facilities**

- Nominal increase in City potable water for additional employees
- Nominal increase in sanitary sewer for additional employees
- Electrical power supplied by existing plant

## **Consistent with Goals of Maximizing Value of Property**

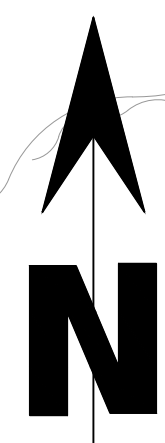
- Project is a higher and better use of existing byproduct stream
- Large capital investment expected to increase the value of the property

## **Meets City's Goals of Improving Economy and Tax Base**

- The total installed cost of equipment is estimated at \$50 million
- Creating approximately 20 new high paying jobs
- When construction begins, local economy will be benefited from Contractors

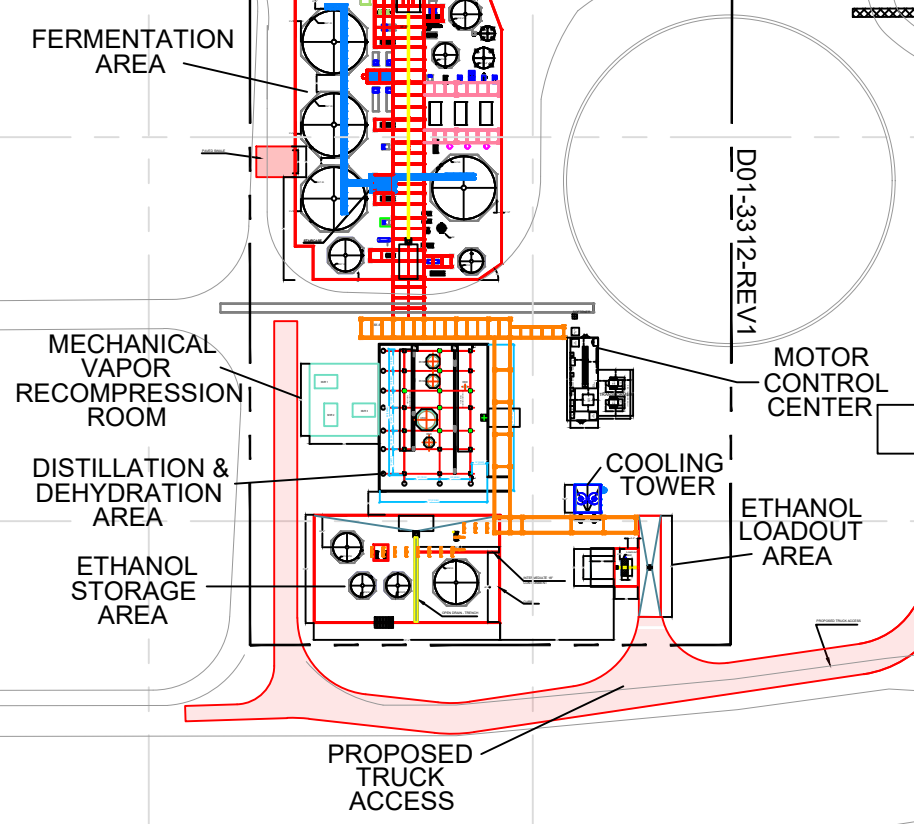
# Proposed 2G Bioethanol Site Plan Review

- Review preliminary site plan



LIGNOTECH FLORIDA

WASTE WATER TREATMENT



D01-3312-REV1

244'

271'

D01-3312-REV1

EIGHT FLAGS

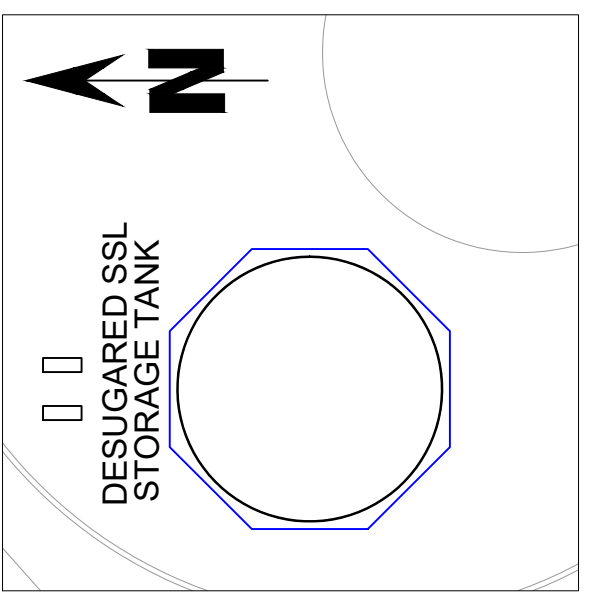
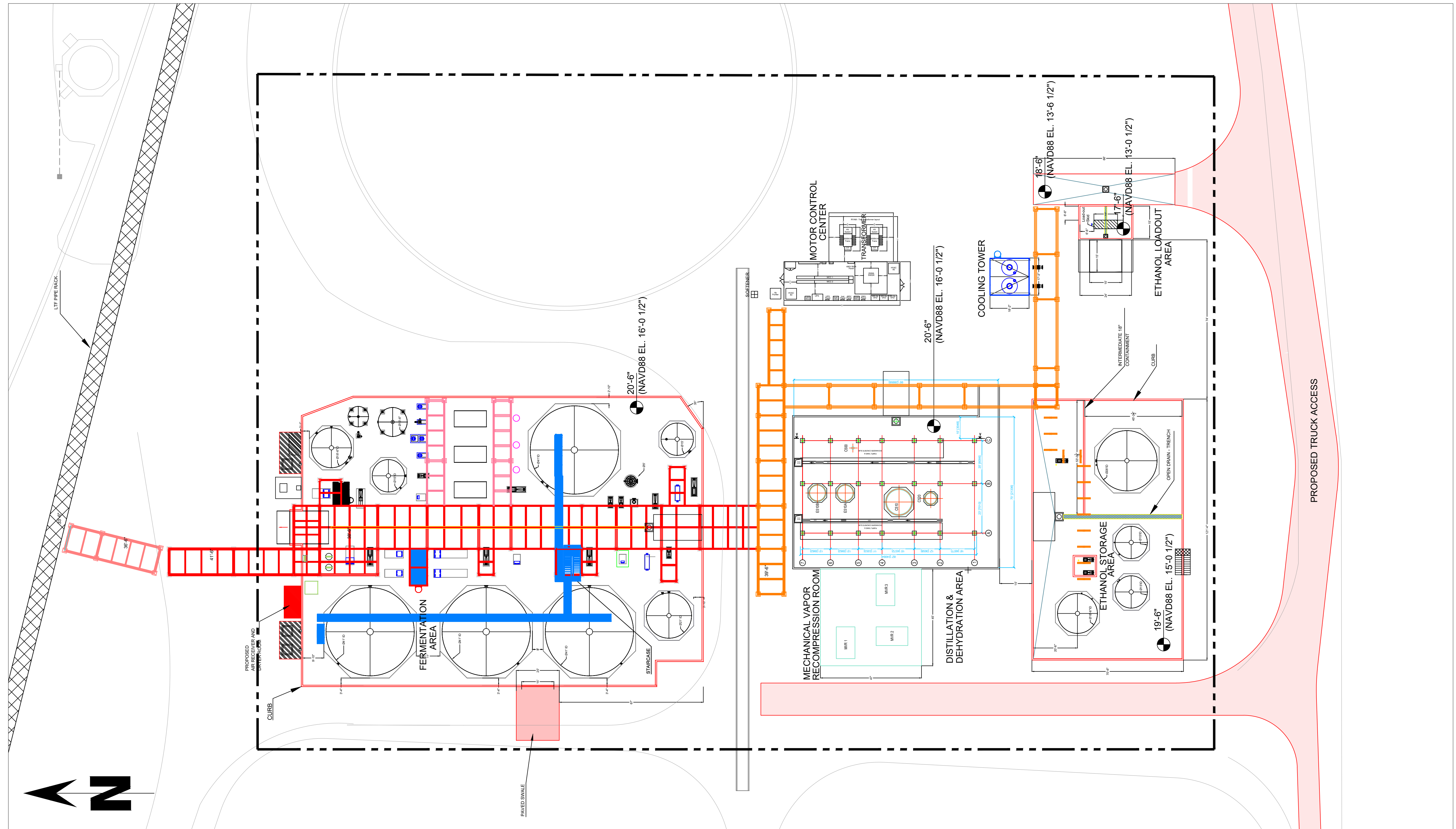
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| REV. | DESCRIPTION | AD | VS | NK | DATE      |
|------|-------------|----|----|----|-----------|
| 1    | SITE PLAN   |    |    |    | 12/4/2024 |

|   |              |   |
|---|--------------|---|
| <b>RYAM</b><br>Pure Nature • Pure Science |              | FERNANDINA PLANT<br>FERNANDINA BEACH, FLORIDA |
| MILL AREA                                 | 33           |   |
| TITLE                                     | SITE PLAN    |   |
|   | SHEET 1 OF 2 |   |
| P.A.R. NO.                                | PRJ. NO.     | DWG. NO.                                      |
| N/A                                       | N/A          | D01-3311-REV1                                 |



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| REV. | DATE       | BY | CHK | APP. | DATE       | DESCRIPTION |
|------|------------|----|-----|------|------------|-------------|
| 1    | 12/12/2024 | AD | VS  | NK   | 12/12/2024 | SITE PLAN   |

| SCALE    | DR. | AD. | CH. | VS. | APP. | NK. | DATE |
|----------|-----|-----|-----|-----|------|-----|------|
| 1/24"=1' |     |     |     |     |      |     |      |

| TITLE     | PROJ. NO. | PAR. NO. | SHEET NO. |
|-----------|-----------|----------|-----------|
| SITE PLAN | N/A       | N/A      | 2 OF 2    |



TECHNICAL REVIEW COMMITTEE  
**FIRST STEP**

|                  |  |
|------------------|--|
| Date:            |  |
| Applicant:       |  |
| Project Name:    |  |
| Project Address: |  |
| Parcel ID(s):    |  |

Thank you for participating in today's TRC: First Step meeting. Below are some helpful links to guide you through the next steps of your project:

### Next Steps

- Apply for a [Local Business Tax Receipt \(LBTR\)](#)
- Historic District – [Certificate of Approval \(COA\) Applications](#)
- Apply for required building permits - [Online Permitting](#)
- Apply for a formal [TRC Site Plan Review](#)
- Contact any necessary State and/or Federal agencies for additional development requirements (FDOT, FDEP, etc.)\_\_\_\_\_
- Submit a [School Impact Analysis Form](#)
- Submit a [Water/Sewer Annexation Agreement](#)
- Submit a Traffic Concurrency analysis

### Notes