

**Environmental Protection Board Members**

Amy Y. Fu, PE - Chairman
David Wood – Vice Chairman
Edmund Clark, MD, Roi Dagan, MD, Thomas Deck
Adam Hoyles, Beth Leaptrott, Caleena Shirley

Education & Public Outreach

Amy Fu – Chair
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Air Odor Noise Committee

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**Notice of Noise Variance Request
From JEPB Rule 4: Noise Pollution Control
By: Evans General Contractors**

For: Project located at 10501 Cold Storage Road, Unit 500, Jacksonville, FL 32218

The City of Jacksonville's Environmental Protection Board (JEPB) hereby gives notice that it intends to conduct a public hearing during a special meeting on Monday, October 12, 2020, at 4:30 pm. The hearing will be conducted via ZOOM pursuant to State of Florida Executive Order 20-69 (Emergency Management-COVID-19-Local Government Public Meetings). The purpose of the hearing is to determine if Evans General Contractors should be granted a variance from JEPB Rule 4: Noise Pollution Control, for construction activities associated with a project located at 10501 Cold Storage Road Unit 500, Jacksonville, FL. 32218. Interested persons desiring to attend this meeting can only do so via ZOOM (including by computer or telephone) using the following meeting access information:

By Computer

Join ZOOM Meeting <https://zoom.us/j/99257455734>
Meeting ID: 992 5745 5734

By Phone

Dial by location (pick either location)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
Meeting ID: 947 1050 9102 Password: 157831
Find your local number: <https://zoom.us/j/ad6Z9AXhNi>

The public hearing is authorized by Chapter 360.111, Ordinance Code, and JEPB Rule 1. Copies of the proposed variance may be obtained from, or reviewed at, the Office of the Environmental Protection Board, Edward Ball Building, 214 North Hogan Street, 5th Floor, Jacksonville, Florida 32202, Monday through Friday, during normal working hours of 8:00 am – 5:00 pm, excluding legal holidays recognized by the City.

Any and all members of the general public are invited to be heard at the Monday, October 12, 2020, public hearing by personal appearance or written comment. Written comments should be addressed to Amy Y. Fu, P.E., Chair, Environmental Protection Board at the Hogan Street address, provided above, and **must be received no later than October 9, 2020.**

NOTE: Due to COVID-19, meeting locations are subject to change and meetings may be changed from an "in-person" meeting to a virtual (Zoom meeting) as authorized by Executive Order 20-69, as amended, and City of Jacksonville Ordinance 2020-200-E. Please refer to the City of Jacksonville Environmental Protection Board webpage at www.coj.net/epb for meeting notices, cancellations, agendas, and further details.

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CORRECTED**JEPB Special Meeting Agenda via ZOOM**

(**No physical location will be available for this public meeting**)

Monday, October 12, 2020

4:30 p.m.

BOARD MEETING AGENDA

CALL TO ORDER
INTRODUCTIONS

AMY Y. FU, P.E.

I. CHAIRMAN'S STATEMENT

FU

II. CERTIFICATION OF NOTICE

JAMES RICHARDSON

V. STAFF PRESENTATION

MIKE WILLIAMS

EQD Air Branch Manager

IV. PETITIONER PRESENTATION

GAVIN FINLEY

Evans Building Contractors

VI. COMMENTS FROM PUBLIC

IX. BOARD DISCUSSION

X. BOARD VOTE

XI. PROCEDURAL SUMMARY

KEALEY WEST

Board Counsel

XII. ADJOURNMENT

REPORT OF THE ENVIRONMENTAL QUALITY DIVISION
FOR APPLICATION FOR
VARIANCE TO JEPB NOISE RULES 4.209A & 4.209C
OCTOBER 12, 2020

The Environmental Quality Division forwards to the Air Quality Committee and the Environmental Protection Board its comments and recommendation regarding Application for Variance to JEPB Noise Rules 4.209A and 4.209C.

Location: 10501 Cold Storage Rd, Unit 500

Real Estate Number: 108605-0050

Applicant/Owner: David Harrison as Manager for JI Imeson
Industrial Building E, LLC

Agent: Joseph Lee Woodcock

Staff Recommendation: APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for a variance to JEPB noise rules 4.209A and 4.209C seeks to allow the operation of construction equipment for concrete pours and operation of equipment during nighttime hours and the operation of construction equipment during daytime hours that may exceed the sound level limits stipulated in Rule 4.209C (75 dBA for Class C, 65 dBA for Class A and B land use).

The duration of the requested variance is 12 months, starting August 1, 2020.

Concrete delivery and pumping operations are the loudest operations proposed at night. Concrete pours are starting at the northern part of the site, moving south.

The loudest daytime equipment will be site development equipment. The applicant has stated that the building walls should be erected by mid-November, at which time most nighttime work will be limited to indoors.

The construction site is located within the Imeson industrial park. The following distances are EQD estimates based on information provided by the applicant, site photos, and site visits.

- The northern site boundary is about 94 meters from the closest residential properties. From the northern site boundary, the site extends to the south about 1140 meters.
- A concrete batch plant is set up about 1130 meters from the residential properties to the north and about 816 meters from the residential properties to the east.
- The closest location of a concrete pump truck to residential properties is about 450 meters.

- The closest daytime sitework is about 145 meters to residential properties. Site work at night is no longer occurring.
- The land to the east of the site is undeveloped, except for a wastewater treatment plant at the south end. The properties to the west are warehouses and manufacturing facilities.

CRITERIA FOR REVIEW

Pursuant to Ordinance Code 360.111, the Environmental Protection Board shall evaluate and consider the following criteria of an application for variance.

- 1. Are there facts which show that a variance should be granted because of one of the following reasons?***
 - a. There is no practicable means known or available for the adequate control of the pollution involved.***
 - b. Compliance with the particular requirement or requirements from which a variance is sought will necessitate the taking of measures which, because of their extent or cost, must be spread over a considerable period of time.***
 - c. It is necessary to relieve or prevent hardship of a kind other than those provided above.***

Yes/~~No~~. The applicant has stated the need to pour concrete at night to limit the effect of high heat and afternoon showers on concrete. This concern is not uncommon for construction involving large concrete pours.

The applicant has also stated that the tenant has an expedited schedule requirement that will require work at night, resulting in the use of heavy equipment at night.

Due to the limited predicted noise impact at sensitive receptors, EQD is not recommending noise mitigation measures in addition to those proposed by the applicant.

- 2. The period of time for which the variance is sought, including the reasons and facts in support thereof.***

The applicant is requesting a variance for 12 months, which is reasonable for a project of this size and less than the time allowed under ordinance code 360.111(b)(2).

- 3. The damage or harm resulting or which may result to the person requesting the variance from compliance with the rule.***

The applicant states that there is no practical alternative to the variance because the tenant's schedule requires continuous operation of construction equipment throughout the project.

A construction project of this size requires large concrete pours, which are difficult to do in Jacksonville without working at night. See the applicant's presentation for more information.

4. *The requirements which the person requesting the variance can meet and the date when the person can comply with these requirements.*

See the application.

5. *The steps the person seeking the variance is taking to meet the requirements from which the variance is sought and when compliance will be achieved.*

The contractor committed to the following noise mitigation measures as of the date of this report (including those provided supplemental to the application):

- The concrete batch plant was located on the south side of the site, far away from residential properties.
- All equipment fitted with proper mufflers and silencers.

EQD is not recommending any additional noise mitigation measures at this time.

6. *Any beneficial or adverse impact to residents and the environment in the affected area resulting from the Board's requiring compliance or granting a variance.*

EQD used a noise model (iNoise V2020.0) to predict the impact from concrete pours, which will occur both day and night, and site work, which will occur during the day (as of the date of this report). Modeling results are as follows:

- Nighttime concrete pours are predicted to produce sound levels of less than 55 dBA at the residential properties to the north and east.
- Daytime site work is predicted to produce sound levels of less than 65 dBA.
- Since the predicted sound levels for both day and night are within the levels allowed for operations of pumps, generators, and manufacturing facilities at night (60 dBA), and operation of construction equipment during the day (65 dBA), there appears to be no additional adverse impact to residents and the environment.
- On several occasions, EQD has measured daytime sound levels, during construction activities, at the residences to the north of the site. The highest sound level measured so far is 60.3 dBA.

7. *Economic or social impacts of granting or denying the variance.*

See the application.

8. *Will granting the variance likely cause the health of the citizens to be in imminent danger?*

Yes/No.

SUPPLEMENTAL INFORMATION

The following documents are attached to this report:

None

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Environmental Quality Division that Application for Variance to JEPB Rules 4.209A and 4.209C be APPROVED with the following CONDITIONS.

1. The variance application and presentation, and the commitments therein, shall be adopted and incorporated as part of the conditions of this Variance.
2. [The following sound level limits EQD estimates can be achieved based on modeling. The applicant may provide additional information at the hearing not considered by EQD, but that the Board may want to consider.] The variance establishes a maximum noise level of 60 dBA for nighttime construction operations and 65 dBA for daytime construction operations, as measured from any residential receptor, and, 85 dBA as measured from any commercial receptor.
3. All equipment will fitted with proper exhaust systems and silencers as required by Rule 4.209D.
4. The Environmental Quality Division is granted the ability to require additional noise mitigation if conditions warrant.
5. Communications to residents of sensitive receptors to include:
 - a. Notification of each anticipated nighttime concrete pour (residential properties only).
 - b. Signage announcing upcoming nighttime concrete pours will be displayed on site in locations visible to area residents and businesses.
 - c. Contact information for 24-hour hotline.
6. Petitioner shall provide a monthly status report of the construction project to the Air & Odor Committee via email to epb@coj.net. The report shall include:
 - a. Number of complaints and any plan for remediation or corrective action in response to complaints.
 - b. Project progress, including substantial changes
7. This variance shall be granted for the **October 12, 2020 through August 2, 2021** time period.



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RECEIVED
JUL 29 2020
Environmental
Quality
Division

APPLICATION FOR VARIANCE FROM JEPB RULES

Please type or print this application in blue or black ink and submit the original **in person** or by agent with 2 additional copies to:

Jacksonville Environmental Protection Board
Attn: James Richardson
Edward Ball Building
214 N. Hogan Street, 5th Floor
Jacksonville, Florida 32202

FOR INFORMATION REGARDING THIS FORM. CALL: (904) 255-7100

THIS SECTION FOR OFFICE USE ONLY

1. Date Submitted:	2. Date Returned:	3. Date Approved:	4. Permit Required:	5. Applicable Section of JEPB Rule:

TO BE COMPLETED BY APPLICANT

Application Fee: Please submit a \$2,788.00 application fee. Checks should be made payable to the Tax Collector.

6. Location for which Variance is being sought: 10501 Cold Storage Road, Unit 500 Jacksonville, Florida 32218		7. Cross streets bracketing area: Crawford St. Cedar Bay Rd.																			
8. Proximity of site to nearest residential neighborhoods: <table border="1"> <thead> <tr> <th>Name of subdivision, apt., etc.</th> <th>Distance (miles)</th> </tr> </thead> <tbody> <tr> <td>Cedar Bay Rd.</td> <td>.5 miles</td> </tr> <tr> <td>333 Auburn Oaks Rd E</td> <td>2 miles</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		Name of subdivision, apt., etc.	Distance (miles)	Cedar Bay Rd.	.5 miles	333 Auburn Oaks Rd E	2 miles					9. Proximity of site to nearest schools: <table border="1"> <thead> <tr> <th>Name of School</th> <th>Distance (miles)</th> </tr> </thead> <tbody> <tr> <td>Highland Elementary</td> <td>4 miles</td> </tr> <tr> <td>Somerset Prep Academy</td> <td>3.4 miles</td> </tr> <tr> <td>Biscayne High School</td> <td>3.3 miles</td> </tr> </tbody> </table>		Name of School	Distance (miles)	Highland Elementary	4 miles	Somerset Prep Academy	3.4 miles	Biscayne High School	3.3 miles
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Cedar Bay Rd.	.5 miles																				
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Name of School	Distance (miles)																				
Highland Elementary	4 miles																				
Somerset Prep Academy	3.4 miles																				
Biscayne High School	3.3 miles																				
10. Has enforcement action commenced? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (i.e. Notice to Correct, Warning Letter, Cease and Desist Citation or any other enforcement action)																					

11. Action or operation for which variance is being sought (check all that apply and indicate rule number):		
<input type="checkbox"/>	Air/Odor Pollution Rules	Rule 2. _____
<input type="checkbox"/>	Water Pollution Rules	Rule 3. _____
<input checked="" type="checkbox"/>	Noise Pollution Rules	Rule 4. <u>209</u>

RULES OF THE ENVIRONMENTAL PROTECTION BOARD CAN BE FOUND AT:

[http://www.coj.net/departments/regulatory-compliance/environmental-quality/environmental-protection-board-\(1\)/epb-rules.aspx](http://www.coj.net/departments/regulatory-compliance/environmental-quality/environmental-protection-board-(1)/epb-rules.aspx)

*** * * NOTICE TO OPERATOR/AGENT * * ***

Please provide detailed responses to each of the following pertaining to the standards and criteria contained in Sec. 360.111. You may attach separate sheets if necessary.

(Please note that failure by the applicant to adequately substantiate the need for the variance and to respond to and meet the criteria set forth below may result in a denial of the application or a return of the application for additional information. Any activity that violates EPB Rules occurring during the time between submission of this application and the determination of completeness may be cited as a violation of EPB Rules. Safe harbor provisions will only apply if the application is deemed sufficient).

- (1) The law or rule, and sections thereof, from which a variance is sought.

Rule 4.209(a), which prohibits construction or maintenance activities during nighttime hours except for certain equipment that shall not exceed 60 dBA Rule

* We will need to pour concrete during the evening hours in order to limit high heat and afternoon showers. The tenant expedited schedule requirement will also require work activity to take place at night time hours. This will result in heavy equipment in use between 9pm and 10am.

4.209(c), which prescribes daytime noise limits for equipment used in construction or maintenance activities for Class B (residential - 65 dBA) and Class D (industrial - 75 dBA) Land.

* It is our expectation that the noise at the affected property line does not exceed 60dBA. However, a variance is being applied for in such case where this limit may be encroached.

- (2) The facts which show that a variance should be granted because of one of the following reasons:

- (i) There is no practicable means known or available for the adequate control of the pollution involved. A variance granted under the authority of this subparagraph shall be limited to a period of sixty months.
- (ii) Compliance with the particular requirement or requirements from which a variance is sought will necessitate the taking of measures which, because of their extent or cost, must be spread over a considerable period of time. (A variance granted for this reason shall prescribe a timetable for the taking of the measures required. A variance granted under the authority of this subparagraph shall be limited to a period of sixty months).
- (iii) It is necessary to relieve or prevent hardship of a kind other than those provided in subparagraphs (i) and (ii). A variance granted under the authority of this subparagraph shall be limited to a period of twenty-four months.

Heavy equipment including backhoes, front loaders, forklift, cranes, etc. will be necessary for the construction of a 1 million SF distribution facility and tenant build out, known as Imeson E. We will be monitoring the use of equipment mufflers and silencers, as can be applied. Other mitigation opportunities we will employ include the use of OSHA approved backup alarms, establishment of a soil noise berm at the Cedar Bay Rd side of property as well as a planned location of batch plant operations to the furthest end of property from residential impact. A proposed Site map is attached for reference to properties listed as potentially affected and showing our plan for mitigation placement of operations.

The first four months of this project will generate intermittent exposure to environmental noise with the operations of concrete batch plant and trucks. As the project progresses, concrete walls will be erected and would act as a barrier to internal building construction noises. Operations for the 11 month duration will include nighttime and weekend activities to complete the project. These operations may exceed the 60 dBA nighttime limits.

Types of equipment to be used on the Project include, but not limited to: backhoe, compressor, concrete batch plant, concrete mixer truck, concrete pump truck, excavator, front end loader, generator, paver, pickup truck, pumps, tractor, vibratory concrete mixer, various pneumatic tools, etc. Reference for standard noise levels for each type can be found at:
https://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/handbook09.cfm

The majority of equipment to be used on the Project is specified to yield less than 90 dBA at 50 feet and most operate at mid 80 dBA or less.

- (3) The period of time for which the variance is sought, including the reasons and facts in support thereof.

The period of time requested for this variance is 12 months (August 1, 2020 to August 1, 2021). This coincides with the planned construction schedule duration which is consistent with industry standards for a project of this magnitude and complexity.

The equipment utilized during this development may intermittently exceed the established sound limits to a number of limited residential properties in the North side of the property.

We are requesting a higher level of noise limitations be approved for the duration of the Projects construction activities. A mitigation and noise monitoring plan is attached for your consideration.

- (4) The damage or harm resulting, or which may result, to the person requesting the variance from a compliance with the law or rule.

There is no practical alternative to the variance. Project Imeson's tenant schedule for the completion of development and construction of the facility requires the continuous operation of construction equipment and associated services from Project inception to completion. Continuous operation and completion of the Project for tenant operation contributes to the economic viability of the Project in order to meet the tenants needs.

- (5) The requirements which the person requesting the variance can meet and the date when the person can comply with these requirements.

We are immediately ready to meet industry standard construction equipment noise emission levels that can be attained using mufflers and silencers. Employment of other mitigation activities will also begin immediately with prosed soil berm at residential side of property and operational set up based on attached layout. Nighttime operations will be minimized to the extent possible along the property line that is closest to residential areas (North).

- (6) The steps the person requesting the variance is taking to meet the requirements from which the variance is sought and when compliance will be achieved.

Heavy construction activities exceeding the noise ordinance requirements will progress expeditiously. Once the concrete walls are erected for the building in approximately 4 months, noise generated will significantly shift to the more confined interior and should be below the 65 dB requirement as measured to adjacent lands.

We are working with our internal safety compliance team to establish a regular monitoring program. Daily dBA readings will be taken by an on site representative. These readings will be monitored with a focus in relation to residential locations as well as taken during times which high project activity is taken place, including nights.

- (7) Any beneficial or adverse impact to residents and the environment in the affected area resulting from the Board's requiring compliance or granting a variance.

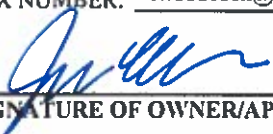
There will be a temporary inconvenience to surrounding residents and businesses. The completion of this Project will bring much needed jobs and economic benefit to Jacksonville and become a positive impact to the community and its immediate residents.

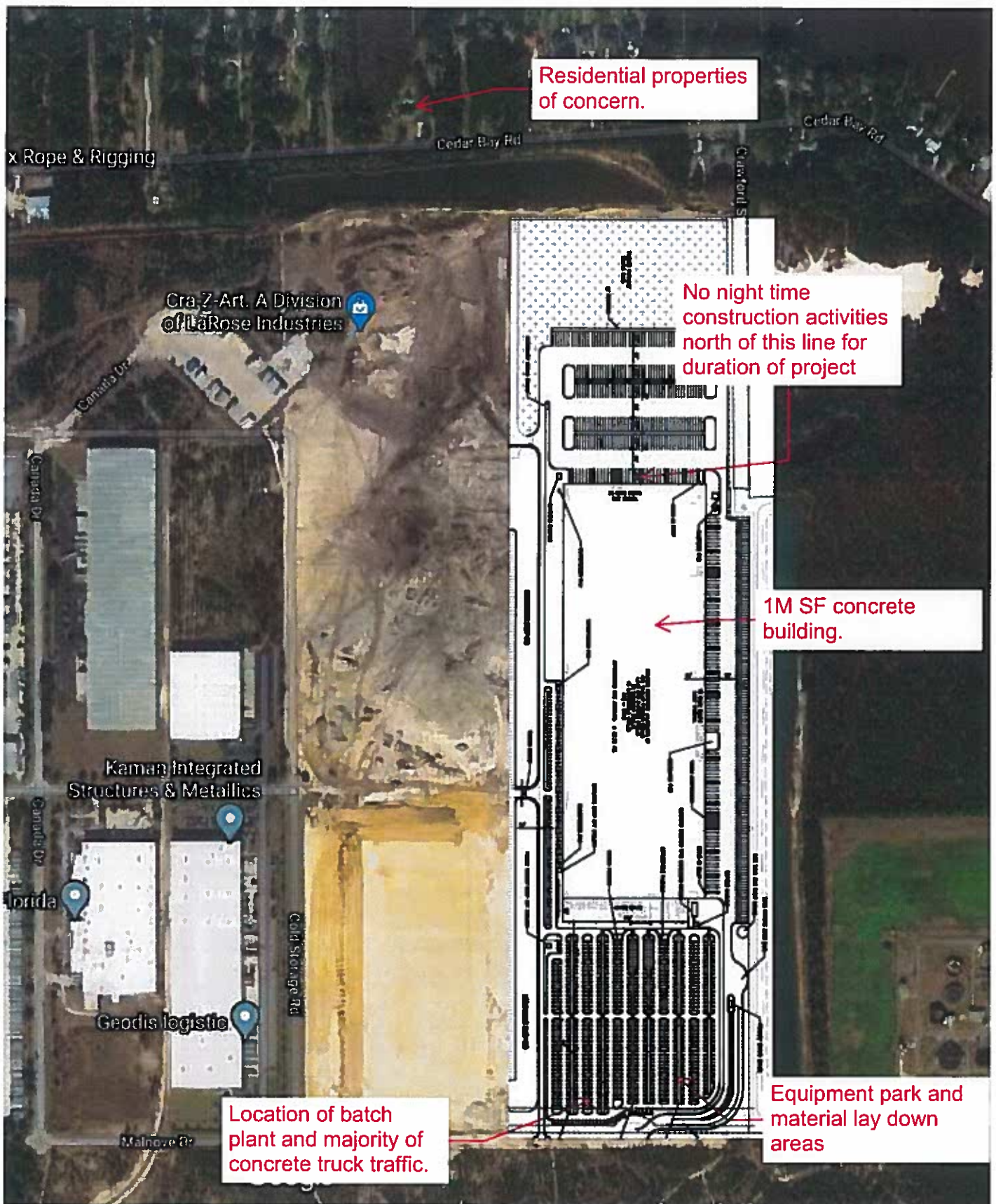
(8) The economic or social impacts of granting or denying the variance.

As stated previously, denial of this variance will create negative economic impact in the form of lost funds and resources expended in planning for this Project. Conversely, the City of Jacksonville stands to gain additional tax revenue upon completion of the land improvements, subsequent increase in property value and job creation.

IMPORTANT NOTICE: THE GRANTING OF A VARIANCE HEREUNDER IS NOT A WAIVER OF ANY APPLICABLE STATE OR FEDERAL RULES AND DOES NOT PROVIDE PROTECTION FROM ENFORCEMENT OF ANY SUCH RULES.

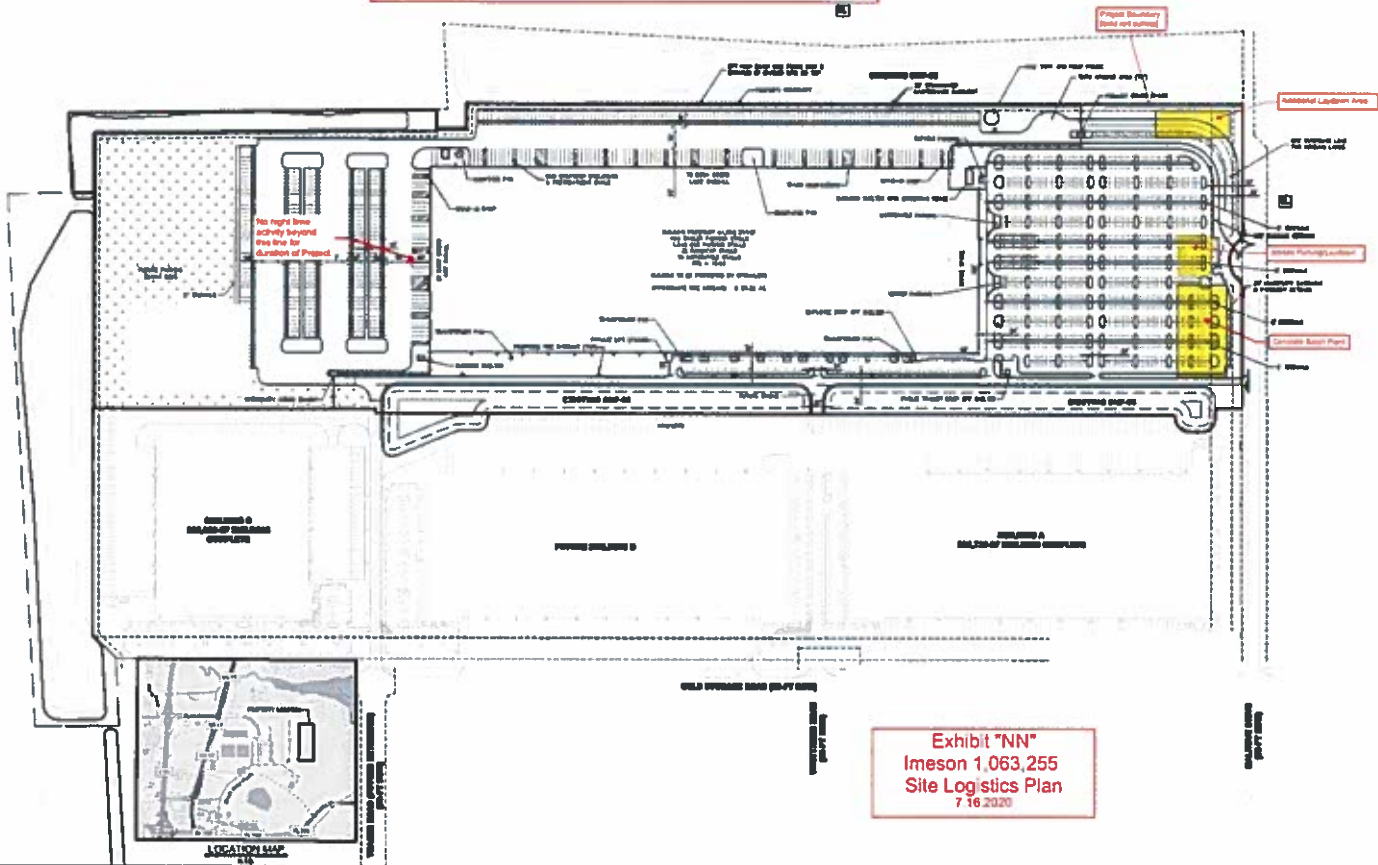
I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including any attachments, is true and correct to the best of my knowledge.

NAME AND ADDRESS OF OWNER/APPLICANT:	NAME AND ADDRESS OF AUTHORIZED AGENT:
NAME: <u>Joseph Lee Woodcock</u>	NAME: _____
ADDRESS: <u>1480 Chatham Parkway</u>	ADDRESS: _____
CITY: <u>Savannah</u> STATE: <u>GA</u> ZIP: <u>31405</u>	CITY: _____ STATE: _____ ZIP: _____
DAYTIME TELEPHONE: <u>912-531-3318</u>	DAYTIME TELEPHONE: _____
FAX NUMBER: <u>lwoodcock@evans-gc.com</u>	FAX NUMBER: _____
 SIGNATURE OF OWNER/APPLICANT	_____ SIGNATURE OF AUTHORIZED AGENT



ATTACHMENT 1-
Imeson E Project layout on site in relation to surrounding infrastructure and communities.

ATTACHMENT 2-
Site logistics plan for Imeson E Project



ETM Environmental Technology Management, Inc. 10000 13th Avenue, Suite 100 Denver, CO 80231 Phone: 303.755.1100 Fax: 303.755.1101 Email: info@etm-inc.com	
MASTER SITE PLAN IMESON INDUSTRIAL - GREENSBORO 10000 13th Avenue, Suite 100 DENVER, CO 80231 7/16/2020	
38	



Complaint Resolution and Noise Monitoring Program

Imeson E, Jacksonville Florida

A construction noise monitoring program will be implemented on the Project Site to monitor and document noise levels associated with construction activities. Noise monitoring will be performed in the below manner and be documented in Project Superintendent daily reports. Issues will be dealt with and discussed in weekly subcontractor meeting. Noncompliance with local variance approvals will be reported to Project Management for resolution.

- 1) Data will be taken close to equipment (generally 50 feet away) to identify the individual piece of equipment's noise emission.
- 2) Near the residential area property line of concern.
- 3) Data must be collected once per shift and each night of construction activity.
- 4) Backup alarms, while around the batch plant, be either silenced with flagmen, or replaced with broadband (white noise) alarms.
- 5) Concrete mixer trucks will not air off around the batch plant or on the northern end of the site.
- 6) Concrete mixer truck drivers have been instructed to not accelerate at a rate that generates excessive noise while on the northern end of the site.
- 7) Potentially affected residents along Cedar Bay Rd will be given 48-hour notice via posted weekly schedule at the job site.
- 8) A complaint hotline number will be distributed to all potentially affected residents to allow citizens to call in complaints. A log of all complaints and any action taken will be submitted monthly.

Contractor received complaints will be notified to and report documented by the Site Supervisor as well as become part of the weekly subcontractor meetings for discussion and resolution. Report to identify the following:

- 1) Date and time of complaint
- 2) Location of complaint
- 3) Equipment operating during complaint
- 4) Description of the construction activities occurring during the time of complaint

Best practices will be evaluated and committed based on data results driven from above information.

Attachment 4

US Dept of Transportation noise handbook reference. Below are highlighted the types of equipment that will be employed on the Imeson Project.

9.4.1 RCNM Inventory

Equipment and operation noise levels in this inventory are expressed in terms of L_{max} noise levels and are accompanied by a usage factor value. They have been recently updated and are based on extensive measurements taken in conjunction with the Central Artery/Tunnel (CA/T) Project. Table 9.1 summarizes the equipment noise emissions database used by the CA/T Project. While these values represent the "default" values for use in the RCNM, user-defined equipment and corresponding noise levels can be added.

Table 9.1 RCNM Default Noise Emission Reference Levels and Usage Factors.

Equipment Description	Impact Device?	Acoustical Usage Factor (%)	Spec. 721.560 L_{max} @ 50 feet (dBA, slow)	Actual Measured L_{max} @ 50 feet (dBA, slow) (Samples Averaged)	Number of Actual Data Samples (Count)
All Other Equipment > 5 HP	No	50	85	N/A	0
Auger Drill Rig	No	20	85	84	36
Backhoe	No	40	80	78	372
Bar Bender	No	20	80	N/A	0
Blasting	Yes	N/A	94	N/A	0
Boring Jack Power Unit	No	50	80	83	1

Chain Saw	No	20	85	84	46
Clam Shovel (dropping)	Yes	20	93	87	4
Compactor (ground)	No	20	80	83	57
Compressor (air)	No	40	80	78	18
Concrete Batch Plant	No	15	33	N/A	0
Concrete Mixer Truck	No	40	33	79	40
Concrete Pump Truck	No	20	32	31	30
Concrete Saw	No	20	90	90	55
Crane	No	16	33	31	405
Dozer	No	40	33	32	59
Drill Rig Truck	No	20	84	79	22
Drum Mixer	No	50	30	30	1
Dump Truck	No	40	34	76	31
Excavator	No	40	33	31	170
Flat Bed Truck	No	40	34	74	4

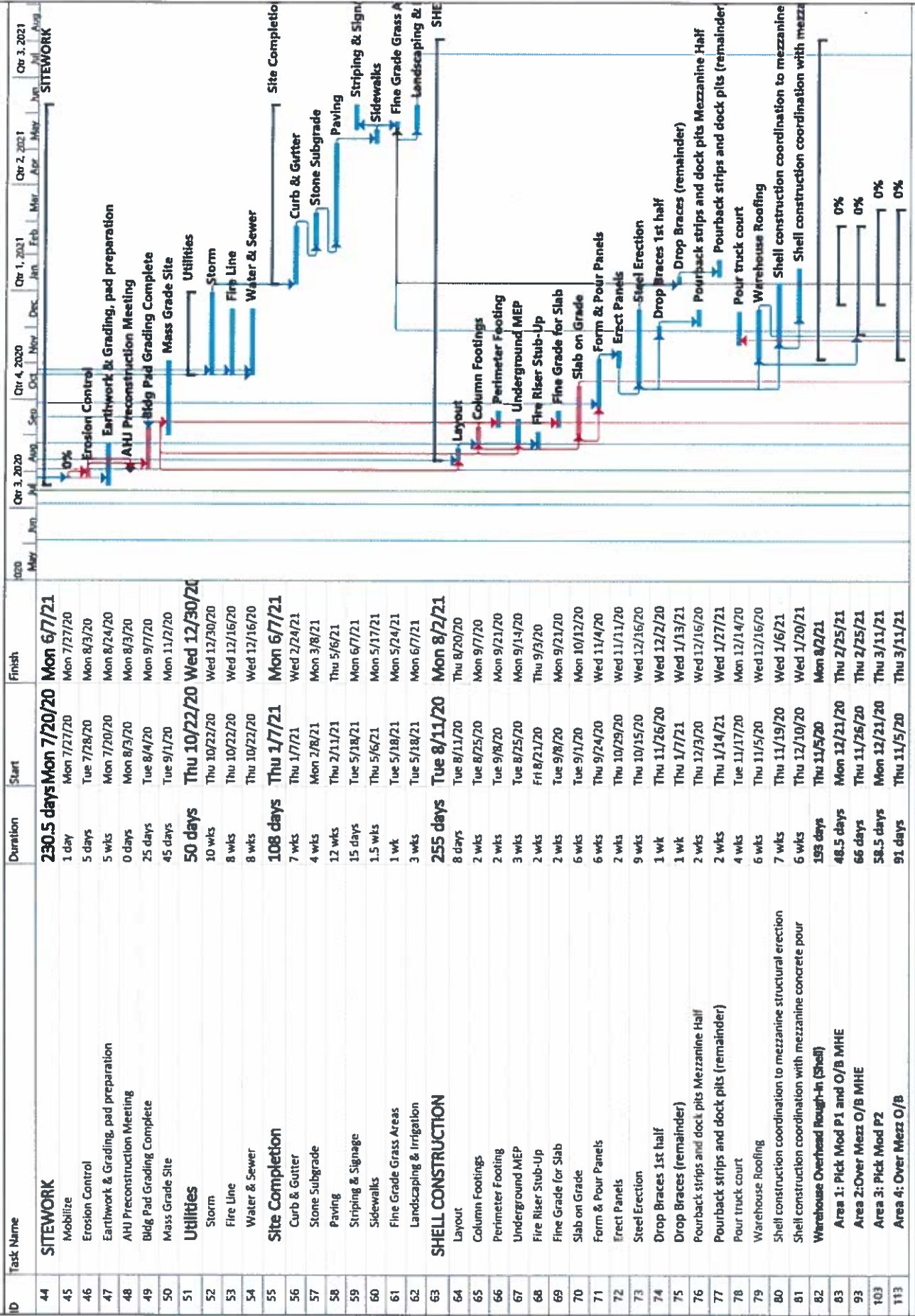
Front End Loader	No	40	80	79	96
Generator	No	50	82	81	19
Generator (<25KVA, VMS Signs)	No	50	70	73	74
Gradall	No	40	85	83	70
Grader	No	40	85	N/A	0
Grapple (on backhoe)	No	40	85	87	1
Horizontal Boring Hydraulic Jack	No	25	80	82	6
Hydra Break Ram	Yes	10	90	N/A	0
Impact Pile Driver	Yes	20	95	101	11
Jackhammer	Yes	20	85	89	133
Man Lift	No	20	85	79	23
Mounted Impact Hammer (hoe ram)	Yes	20	90	90	212
Pavement Scarifier	No	20	85	90	2
Paver	No	50	85	77	9

Pickup Truck	No	40	55	75	1
Pneumatic Tools	No	50	85	85	90
Pumps	No	50	77	81	17
Refrigerator Unit	No	100	82	73	3
Rivit Buster/Chipping Gun	Yes	20	85	79	19
Rock Drill	No	20	85	81	3
Roller	No	20	85	80	16
Sand Blasting (single nozzle)	No	20	85	96	9
Scraper	No	40	85	84	12
Sheers (on backhoe)	No	40	85	96	5
Slurry Plant	No	100	78	78	1
Slurry Trenching Machine	No	50	82	80	75
Soil Mix Drill Rig	No	50	80	N/A	0
Tractor	No	40	84	N/A	0
Vacuum Excavator (Vac-Truck)	No	40	85	85	149

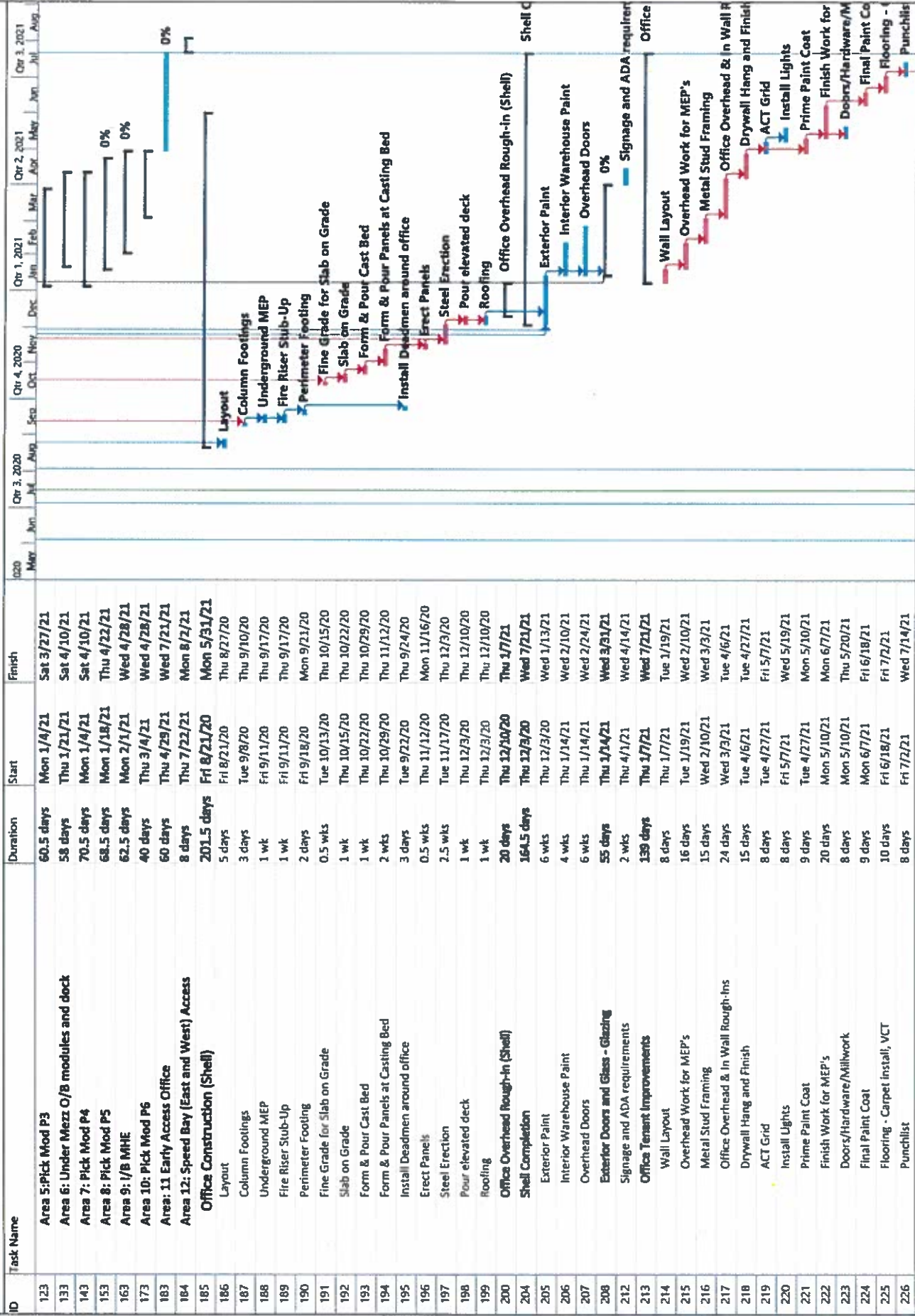
Vacuum Street Sweeper	No	10	80	82	19
Ventilation Fan	No	100	85	79	13
Vibrating Hopper	No	50	85	87	1
Vibratory Concrete Mixer	No	20	80	80	1
Vibratory Pile Driver	No	20	95	101	44
Warning Horn	No	5	85	83	12
Welder/Torch	No	40	73	74	5

Imeson E 1.063.255 SF Schedule

ID	Task Name	Duration	Start	Finish	10/20	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
0	VT 1.063.255 SF Bldg E	340.5 days	Mon 6/1/20	Mon 9/20/21																			
1	LOI to proceed (Design Release)	0 days	Mon 6/1/20	Mon 6/1/20																			
2	Contract Execution	23 days	Mon 6/15/20	Wed 7/15/20																			
3	Full Notice to Proceed (Full Construction Release)	0 days	Wed 7/15/20	Wed 7/15/20																			
4	DESIGN AND PERMITTING	60 days	Mon 6/1/20	Fri 8/21/20																			
5	Design (Shell/Improvements)	37.5 days	Mon 6/1/20	Wed 7/22/20																			
6	Stantec Coordination/Final Site Approval	5 days	Mon 6/1/20	Fri 6/5/20																			
7	Civil Design (10 Set)	2.5 wks	Mon 6/15/20	Wed 7/1/20																			
8	Architectural Design Shell Complete	6 wks	Mon 6/8/20	Fri 7/17/20																			
9	Structural Design Complete	3 wks	Mon 6/8/20	Fri 6/26/20																			
10	Foundation/Slab/UG MEP Design	2 wks	Mon 6/8/20	Fri 6/19/20																			
11	Foundation Internal QC Review	1 wk	Mon 6/22/20	Fri 6/26/20																			
12	MEP Shell Design	4 wks	Mon 6/15/20	Fri 7/10/20																			
13	MEP Shell Design Internal QC Review	5 days	Mon 7/13/20	Fri 7/17/20																			
14	Fire Protection	4 wks	Mon 6/22/20	Fri 7/17/20																			
15	Full Civil Site Development	3 wks	Wed 7/1/20	Wed 7/22/20																			
16	Permitting	45 days	Mon 6/22/20	Fri 8/21/20																			
17	Foundation/Slab/UG Permit Submittal	3 wks	Mon 6/22/20	Fri 7/10/20																			
18	Civil Permit	3 wks	Wed 7/1/20	Wed 7/22/20																			
19	Full Shell Permit	5 wks	Mon 7/20/20	Fri 8/21/20																			
20	PROCUREMENT	88 days	Mon 6/22/20	Wed 10/21/20																			
21	Foundation Rebar & Anchor Bolts	40 days	Mon 6/22/20	Fri 8/24/20																			
22	Shop Drawings	3 wks	Mon 6/22/20	Fri 7/10/20																			
23	Approval	5 days	Mon 7/13/20	Fri 7/17/20																			
24	Fabrication & Delivery	20 days	Mon 7/20/20	Fri 8/14/20																			
25	Structural Steel	65 days	Thu 7/16/20	Wed 10/14/20																			
26	Shop Drawings	3 wks	Thu 7/16/20	Wed 8/5/20																			
27	Approval	5 days	Thu 8/6/20	Wed 8/12/20																			
28	Fabrication	38 days	Thu 8/13/20	Mon 10/5/20																			
29	Joist & Deck	65 days	Thu 7/16/20	Wed 10/14/20																			
30	Shop Drawings	3 wks	Thu 7/16/20	Wed 8/5/20																			
31	Approval	5 days	Thu 8/6/20	Wed 8/12/20																			
32	Fabrication & Delivery	45 days	Thu 8/13/20	Wed 10/14/20																			
33	Panel Books	30 days	Thu 7/16/20	Wed 8/26/20																			
34	Shop Drawings	25 days	Thu 7/16/20	Wed 8/19/20																			
35	Approval	5 days	Thu 8/20/20	Wed 8/26/20																			
36	Panel Rebar	50 days	Thu 7/16/20	Wed 9/23/20																			
37	Shop Drawings	25 days	Thu 7/16/20	Wed 8/19/20																			
38	Approval	5 days	Thu 8/20/20	Wed 8/26/20																			
39	Fabrication	20 days	Thu 8/27/20	Wed 9/23/20																			
40	Utility Structures and Materials	70 days	Thu 7/16/20	Wed 10/21/20																			
41	Shops/Submittals	15 days	Thu 7/16/20	Wed 8/5/20																			
42	Approval	10 days	Thu 8/6/20	Wed 8/19/20																			
43	Fabrication	45 days	Thu 8/20/20	Wed 10/21/20																			



Imeson E 1,063,255 SF Schedule



Imeson E 1,063,255 SF Schedule

ID	Task Name	Duration	Start	Finish	2020	Qtr 3, 2020	Qtr 4, 2020	Qtr 1, 2021	Qtr 2, 2021	Qtr 3, 2021
227	Final Clean	8 days	Fri 7/2/21	Wed 7/14/21	Mar	Jul	Aug	Sep	Oct	Nov
228	Inspections	1 wk	Wed 7/14/21	Wed 7/21/21	Mar	Jul	Aug	Sep	Oct	Nov
229	TI Design/Construction	110 days	Mon 6/1/20	Fri 10/30/20	Mar	Jul	Aug	Sep	Oct	Nov
230	Tenant Initial Design Release	75 days	Mon 6/1/20	Fri 9/11/20	Mar	Jul	Aug	Sep	Oct	Nov
241	TI GMP Approved	1 day	Mon 8/31/20	Mon 8/31/20	Mar	Jul	Aug	Sep	Oct	Nov
242	Tenant Racking Plan Approved	1 day	Mon 7/13/20	Mon 7/13/20	Mar	Jul	Aug	Sep	Oct	Nov
243	Tenant Improvement Procurement	85 days	Mon 7/6/20	Fri 10/30/20	Mar	Jul	Aug	Sep	Oct	Nov
244	Foundation Rebar & Anchor Bolts	20 days	Mon 8/3/20	Fri 8/28/20	Mar	Jul	Aug	Sep	Oct	Nov
245	Shop Drawings	1 wk	Mon 8/3/20	Fri 8/7/20	Mar	Jul	Aug	Sep	Oct	Nov
246	Approval	5 days	Mon 8/10/20	Fri 8/14/20	Mar	Jul	Aug	Sep	Oct	Nov
247	Fabrication & Delivery	2 wks	Mon 8/17/20	Fri 8/28/20	Mar	Jul	Aug	Sep	Oct	Nov
248	Structural Steel & Deck	45 days	Mon 8/31/20	Fri 10/30/20	Mar	Jul	Aug	Sep	Oct	Nov
249	Shop Drawings	2 wks	Mon 8/31/20	Fri 9/11/20	Mar	Jul	Aug	Sep	Oct	Nov
250	Approval	5 days	Mon 9/14/20	Fri 9/18/20	Mar	Jul	Aug	Sep	Oct	Nov
251	Fabrication & Delivery	6 wks	Mon 9/21/20	Fri 10/30/20	Mar	Jul	Aug	Sep	Oct	Nov
252	Electrical and Plumbing underground design	15 days	Mon 7/6/20	Fri 7/24/20	Mar	Jul	Aug	Sep	Oct	Nov
253	Shops/Submittals	2 wks	Mon 7/6/20	Fri 7/17/20	Mar	Jul	Aug	Sep	Oct	Nov
254	Approval	5 days	Mon 7/20/20	Fri 7/24/20	Mar	Jul	Aug	Sep	Oct	Nov
255	Substantial Completion	0 days	Mon 8/2/21	Mon 8/2/21	Mar	Jul	Aug	Sep	Oct	Nov
256	Final Inspections	8 days	Wed 7/21/21	Mon 8/2/21	Mar	Jul	Aug	Sep	Oct	Nov
257	Owner Walk-Through	0 days	Mon 8/2/21	Mon 8/2/21	Mar	Jul	Aug	Sep	Oct	Nov
258	Punchlist Generated	5 days	Mon 8/2/21	Mon 8/9/21	Mar	Jul	Aug	Sep	Oct	Nov
259	Punchlist Work Complete	30 days	Mon 8/9/21	Mon 9/20/21	Mar	Jul	Aug	Sep	Oct	Nov



Environmental Protection Board Members
Amy Y. Fu, P.E. - Chairman
David Wood - Vice Chairman
Beth Leaptrott, PE, Adam Hoyles, Roi Dagan, MD
Thomas Deck, Caleena Shirley, David Wood

Education & Public Outreach
Amy Fu - Chair
David Wood
Thomas Deck

Air Odor Noise Committee
David Wood - Chair
Caleena Shirley
Beth Leaptrott
Adam Hoyles

Water Committee
Thomas Deck - Chair
Adam Hoyles
Roi Dagan, MD
Beth Leaptrott
Caleena Shirley

Agent Authorization

Date: 8/4/2020

City of Jacksonville
Neighborhoods Department
Ed Ball Building
214 N. Hogan St. - 5th Floor
Jacksonville, Florida 32202

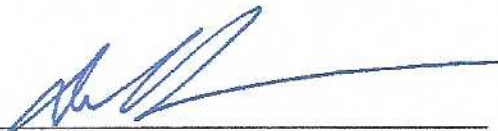
Re: Agent Authorization for the following site location:
10501 Cold Storage Road, Unit 500 Jacksonville, Florida 32218

You are hereby advised that the undersigned is the owner of the property described in

The noise variance application attached hereto. Said owner hereby authorizes and empowers

Joseph Lee Woodcock (Evans General Contractors) 1480 Chatham Parkway Savannah, GA 31405

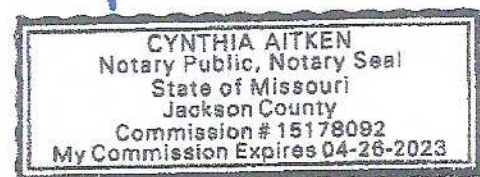
_____ to act as agent to file application(s) for Sustainable Building Refund
Application for the above referenced property and in connection with such authorization to file
such applications, fees, papers, documents, requests and other matters necessary for such
requested refund.


(Owner's Signature)

STATE OF ~~FLORIDA~~ MISSOURI
COUNTY OF ~~DUVAL~~ Jackson

The foregoing affidavit was sworn and subscribed before me this 4 day of
August (month), 2020 (year) by

David Harrison, who is personally known to me or has
produced _____ as identification. (Notary Signature)



- (8) The economic or social impacts of granting or denying the variance.

As stated previously, denial of this variance will create negative economic impact in the form of lost funds and resources expended in planning for this Project. Conversely, the City of Jacksonville stands to gain additional tax revenue upon completion of the land improvements, subsequent increase in property value and job creation.

IMPORTANT NOTICE: THE GRANTING OF A VARIANCE HEREUNDER IS NOT A WAIVER OF ANY APPLICABLE STATE OR FEDERAL RULES AND DOES NOT PROVIDE PROTECTION FROM ENFORCEMENT OF ANY SUCH RULES.

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including any attachments, is true and correct to the best of my knowledge.

NAME AND ADDRESS OF OWNER/APPLICANT:

David Harrison as Manager for
NAME: Jl Imeson Industrial Building E, LLC
ADDRESS: 5555 Gate Parkway, Suite 100
CITY: Jacksonville STATE: FL ZIP: 32256
DAYTIME TELEPHONE: 904-489-3655
FAX NUMBER: mike.jones@vantrustre.com


SIGNATURE OF OWNER/APPLICANT

NAME AND ADDRESS OF AUTHORIZED AGENT:

NAME: Joseph Lee Woodcock
ADDRESS: 1480 Chatham Parkway
CITY: Savannah STATE: GA ZIP: 31405
DAYTIME TELEPHONE: 912-531-3318
FAX NUMBER: jwoodcock@evans-gc.com


SIGNATURE OF AUTHORIZED AGENT