

Air Odor Noise Committee

Amy Fu, P.E. – Chair
Caleena Shirley
David Wood
Thomas Deck
Edmund Clark, M.D.

Education & Public Outreach

David Wood – Chair
Lucinda Sonnenberg, Ph.D.
Bobby Baker, P.E.

**Water Committee**

Bobby L. Baker, P.E. – Chair
Thomas Deck
Roi Dagan, M.D.
Edmund Clark, M.D.
Caleena Shirley

Lucinda Sonnenberg, Ph.D. – Chairman
Amy Fu, P.E. – Vice Chairman
Bobby L. Baker, P.E., Edmund Clark, M.D., Roi Dagan, M.D.,
Thomas Deck, Caleena Shirley, David Wood

Jacksonville Environmental Protection Board
Monday, June 24, 2019
SPECIAL BOARD MEETING SUMMARY

MEMBERS PRESENT:

Thomas Deck
Bobby Baker, P.E.
Lucinda Sonnenberg, Ph.D., Chair

Caleena Shirley
Edmund Clark, M.D.
David Wood

MEMBERS NOT PRESENT:

Amy Fu, P.E., Vice Chair
Roi Dagan, M.D.

STAFF/RESOURCES PRESENT:

James Richardson, JEPB Administrator
Melissa Long, EQD Chief
Jeff Close, OGC

Michael Williams, EQD Air Branch
Tree Kilbourn, EQD Enforcement
Diane Tropica, CART Provider

VISITOR(s) PRESENT:

Tim Volpe
Michelle Murphy
Rebecca Litz
Chris Savery
Tim Gillis
Jeff York

Leslie O'Neal
Joel Nunnery
Erich Reichle
Derrick Fagg
Remy Vann

**CALL TO ORDER
INTRODUCTIONS**

LUCINDA SONNENBERG

Chair Sonnenberg called the meeting of the Jacksonville Environmental Protection Board (JEPB) at 5:03 pm. A quorum was established.

CHAIR STATEMENT

The Chair indicated that the meeting was a continuation of the variance reconsideration request.

PROCESS CLARIFICATION

Mr. Richardson shared that the meeting had been incorrectly noticed as an appeal hearing. He reiterated that it was indeed continuation of the reconsideration discussion. He asked members to declare any ex-parte communication they had received or participated in.

PRESENTATION BY STAFF

Mike Williams, EQD Air Branch, and Melissa Long, EQD Chief, shared an evaluation of communications to residents about early morning concrete pours, complaints received, mitigation measures currently implemented and proposed measures agreed upon by the contractor to be implemented.

Mr. Williams shared that going forward:

- There are 4 remaining 3 am concrete pours.
- B&G will add 3 signs notifying residents of upcoming concrete pours.
- ARGOS and Sunbelt Rentals will retrofit vehicles/equipment with broadband backup alarms.
- Concrete mixer trucks will no longer be allowed to air off.
- Concrete pump trucks will no longer use a horn to signal the start and stop of pumping.

BOARD QUESTIONS / CLARIFICATIONS

Members expressed appreciation for the information and accepted the additional mitigation measures to be implemented. During discussion, EQD staff was asked to have Brasfield & Gorrie also communicate upcoming concrete pours schedule to residents of the Brooklyn complex as well as to 220 residents.

BOARD VOTE

A motion was made to deny the reconsideration request (Baker) and was properly seconded (Deck).

During discussion, Ms. Shirley expressed appreciation for the work of the staff and supports what is being proposed, however she could not support the motion to deny the request. Mr. Deck asked the staff for a commitment to update the Board at monthly meetings.

The motion was approved with a vote of 5 – 1 (Shirley).

PROCEEDURAL SUMMARY

Mr. Close stated that the JEPB had taken action to deny the variance reconsideration request and that the parties would be notified of the board action.

The meeting adjourned at 5:36 pm

Respectfully Submitted

James Richardson, EPB Administrator

200 Riverside Ave Noise Variance

Communication and Noise Mitigation

Prepared for: JEPB Meeting 6/24/2019

Michael Williams, P.E.

Air Quality Branch Manager



ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

Environmental Quality Division
Ed Ball Building
214 N. Hogan Street, 5th Floor
Jacksonville, Florida 32202

Purpose

- Evaluate communications of early morning concrete pours to date and present improvements to be implemented.
- Present noise mitigation measures implemented to date and additional noise mitigation measures to be implemented (agreed to by Brasfield & Gorrie)

Communications

To Date:

- Brasfield & Gorrie established a 24-hour hotline number to receive noise complaints.
- Brasfield & Gorrie sends an email to the property managers at the two adjoining residential properties, 220 Riverside and The Brooklyn Riverside.
- The property managers at 220 Riverside and The Brooklyn Riverside, at their discretion, notify their respected residents.

RE: Vista Brooklyn - Upcoming Concrete Pour



Vande Velde, Kenny <KVande@BrasfieldGorrie.com>

To: Murphy, Michelle

Cc: Litz, Rebecca; Donnelly, Bob; Nunnery, Joel; Reichle, Erich; Smith, Andy; Fagg, Derrick; Williams, Michael



Reply



Reply All



Forward



Tue 6/18/2019 12:20 PM

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Michelle,

We have a smaller concrete pour starting tomorrow at 5am (setup at 5, concrete at 6). We had to push it to a little earlier due to inclement weather.

Kenny Vande Velde

BRASFIELD & GORRIE, L.L.C.

kvande@brasfieldgorrie.com

direct: 904.256.6838 cell: 904.252.4465

From: Vande Velde, Kenny

Sent: Wednesday, June 12, 2019 9:36 AM

To: Murphy, Michelle <Michelle.Murphy@maac.com>

Cc: Litz, Rebecca <Rebecca.Litz@maac.com>; Donnelly, Bob <Bob.Donnelly@maac.com>; Nunnery, Joel <JNunnery@BrasfieldGorrie.com>; Reichle, Erich <EReichle@BrasfieldGorrie.com>; Smith, Andy <AndSmith@BrasfieldGorrie.com>; Fagg, Derrick <DeFagg@BrasfieldGorrie.com>

Subject: RE: Vista Brooklyn - Upcoming Concrete Pour

Michelle,

We have scheduled the pour we were originally going to have on the 8th for this Saturday morning, the 15th starting at 3am. Let us know if you have any questions/concerns.

Kenny Vande Velde

BRASFIELD & GORRIE, L.L.C.

kvande@brasfieldgorrie.com

direct: 904.256.6838 cell: 904.252.4465



Dear Valued Resident(s),

We were notified today that Brasfield and Gorrie will be pouring concrete starting at 6am tomorrow, and setting up their equipment at 5am.

If the construction activities wake you up or disrupt the comfort of your home, we encourage you to call the city at (904) 630-CITY (2489) to voice your concerns.

In addition to calling and alerting the City, please email any concerns directly to me at Rebecca.litz@maac.com. We can also set up a meeting to discuss your concerns or write them in an affidavit to submit to the Environmental Protection Board.

We sincerely apologize for the inconvenience; please let us know if you have any questions.

Thank you,

220 Riverside Management

Communications

Complaints:

- Brasfield & Gorrie logged 7 complaints as of 6/3/2019.
- COJ has received 7 complaints to date.

VISTA BROOKLYN
JACKSONVILLE, FLORIDA



NOISE VARIANCE COMPLAINT LOG

June 3, 2019

DATE	TIME	PERSON	COMPLAINT DESCRIPTION & OPERATING EQUIPMENT	LOCATION OF COMPLAINT	MITIGATION ACTIONS	PERSONAL ADDRESS	CITY	STATE	PHONE NUMBER	ADDITIONAL COMMENTS
2/21/2019	8:44	Benjamin Badeau	Banging noise from driving excavation shoring boxes.	NW Corner	Duration of activity was very short.	220 Riverside Ave.	Jax	FL	904-803-1820	Not in violation of noise variance
2/21/2019	8:44	Benjamin Badeau	Jackhammering on the previous Sunday (2-17).	NW Corner	Not related to construction project. JEA work.	220 Riverside Ave.	Jax	FL	904-803-1821	Not in violation of noise variance
3/2/2019	7:08	Benjamin Badeau	Mobilizing to begin concrete pour.	NW Corner	Noise did not exceed granted variance of 90dBA.	220 Riverside Ave.	Jax	FL	904-803-1822	Not in violation of noise variance
3/11/2019	17:30	Justin (No last name given)	Asking about early morning pours and work before 7am.	220 Riverside	Called back and left a message explaining work and noise variance.	220 Riverside Ave.	Jax	FL	703-786-2549	Not in violation of noise variance
3/11/2019	18:53	Jason (No last name given)	Asking about early morning pours.	220 Riverside	Called back and discussed variance with resident and measures we are taking to remain as quiet as possible.	220 Riverside Ave.	Jax	FL	561-379-9726	Not in violation of noise variance
3/12/2019	18:44	Nick Alexander	Asking about early morning pours.	220 Riverside	Called back and discussed variance with resident and measures we are taking to remain as quiet as possible.	220 Riverside Ave.	Jax	FL	404-538-5462	Not in violation of noise variance
3/19/2019	14:02	Michael Kropp	Asking about process for notification of morning pours.	220 Riverside	Explained the process and informed him of efforts to notify 220 management.	220 Riverside Ave.	Jax	FL	916-213-0202	Not in violation of noise variance

Complaints Received by COJ.

CARE #	Date	Complainant	Comment
2019-77520	2/21/2019	Benjamin Badeau	
	3/5/2019	Adam Winning	Received by email.
	3/5/2019	Ben Lockwood	Brooklyn Riverside – by email.
2019-85710	3/6/2019	Jessica Mallow	
	3/11/2019	Rebecca Litz	200 Riverside – by email.
	3/26/2019	Aysha Mubeen	Brooklyn Riverside – by email.
	6/7/2019	Unknown	Brooklyn Riverside – by email.

Communications

Issues:

- Email notification to The Brooklyn Riverside did not start until the beginning of April.
- The property managers may not always notify the residents (not obligated to).
- The notification from the property managers may not contain the 24-hour complaint hotline number or instructions to contact 630city.coj.net if complaints are not resolved.
- Some residents have voiced frustration that the City's 630City phone is not answered after hours or on weekends (and didn't know they could file a complaint through 630city.coj.net).

Communications

Going Forward:

- Email notification to the property managers of 220 Riverside and The Brooklyn Riverside will continue.
- Three new signs, notifying of upcoming concrete pours, will be displayed on site.

Sign Template

48"w x 36"h Dry Erase Board Vinyl Overlay on 6MM PVC

CONCRETE POUR

____/____/____ @ ____ AM
____ PM

HOTLINE NUMBER:
(904)256-6841

Noise Mitigation

To Date:

- Brasfield & Gorrie moved the start time of all concrete pours, except the very large pours, to 6 am (5 am setup).
- Refrained from using boom lights to light the work areas as is normally done (not a noise issue but is certainly a quality of life issue).
- Rerouted cement mixer trucks so as not to accelerate in front of The Brooklyn Riverside.

Remaining Early Morning Concrete Pours

Attachment 4

200 Riverside Ave Anticipated Concrete Pour Schedule as of 6/21/2019 (subject to change)

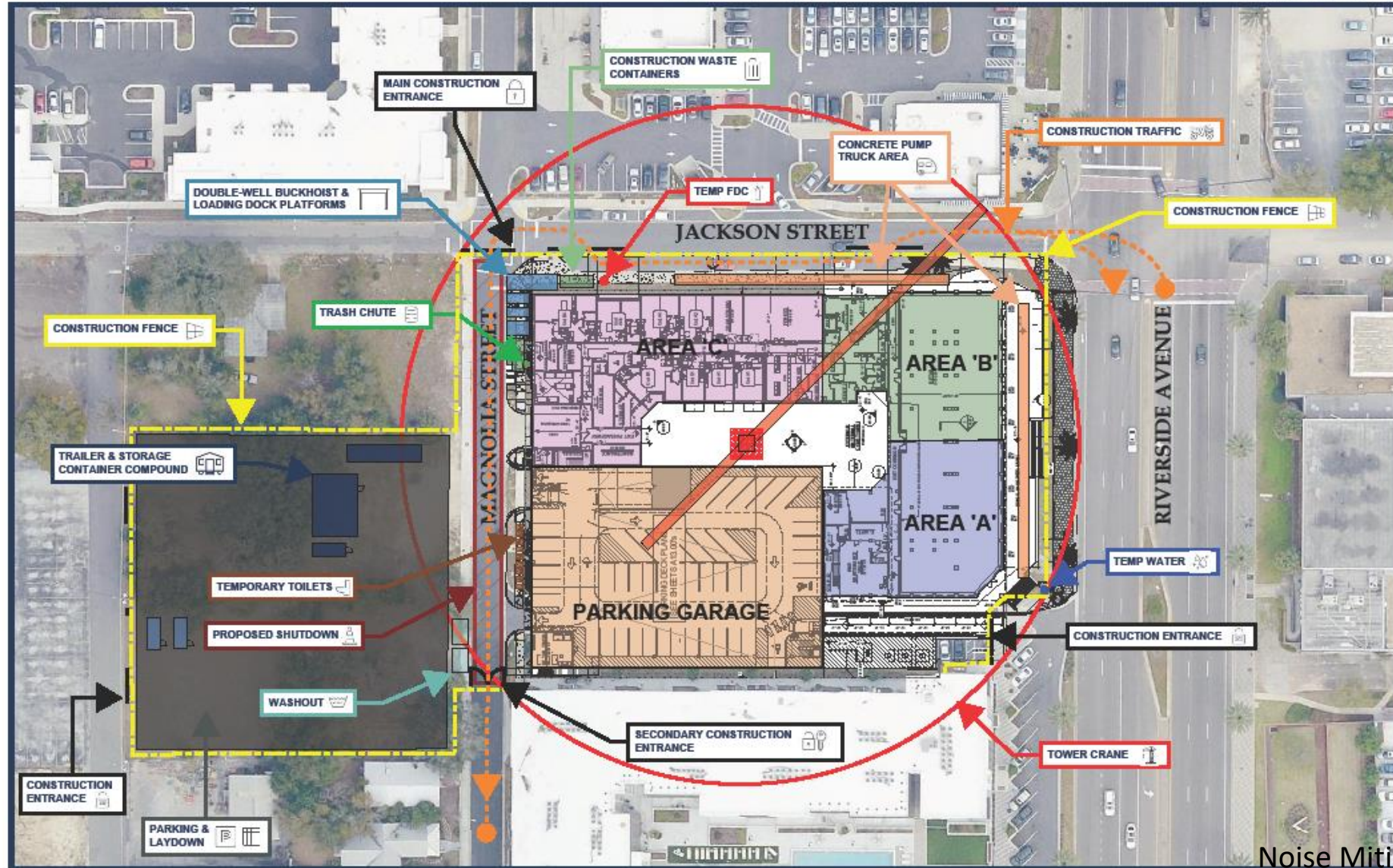
CIP:	Anticipated Date?	Anticipated Pour Start Time	Anticipated Pump Truck location on site
Level 2, Pour 1 – Approx. 4 Hours	Complete		
Level 2, Pour 2 – Approx. 4 Hours	Complete		
Level 3, Pour 1 – Approx. 10 Hours	Complete		
Level 3, Pour 2 – Approx. 10 Hours	6/29/2019	3 am	Jackson Street
Level 10, Pour 1 - Approx. 10 Hours	2/6/20	3 am	Jackson Street
Level 10, Pour 2 – Approx. 10 Hours	2/20/20	3 am	Jackson Street
Level 10, Pour 3 – Approx. 10 Hours	2/27/20	3 am	Jackson Street
HC Topping Slabs:			
Level 2, Pour 1 – Approx. 4 Hours	Complete		
Level 2, Pour 2 – Approx. 4 Hours			
Level 3, Pour 1 – Approx. 4 Hours	7/18/19	5 am	Jackson/Riverside
Level 3, Pour 2 – Approx. 4 Hours			
Level 4, Pour 1 – Approx. 4 Hours	7/23/19	5 am	Jackson/Riverside
Level 4, Pour 2 – Approx. 4 Hours	8/9/19	5 am	Jackson/Riverside
Level 4, Pour 3 – Approx. 4 Hours	8/14/19	5 am	Jackson/Riverside
Level 5, Pour 1 – Approx. 4 Hours	9/4/19	5 am	Jackson/Riverside
Level 5, Pour 2 – Approx. 4 Hours	9/11/19	5 am	Jackson/Riverside
Level 5, Pour 3 – Approx. 4 Hours	9/18/19	5 am	Jackson/Riverside
Level 6, Pour 1 – Approx. 4 Hours	9/27/19	5 am	Jackson/Riverside
Level 6, Pour 2 – Approx. 4 Hours	10/4/19	5 am	Jackson/Riverside
Level 6, Pour 3 – Approx. 4 Hours	10/11/19	5 am	Jackson/Riverside
Level 7, Pour 1 – Approx. 4 Hours	10/22/19	5 am	Jackson/Riverside
Level 7, Pour 2 – Approx. 4 Hours	10/29/19	5 am	Jackson/Riverside
Level 7, Pour 3 – Approx. 4 Hours	11/5/19	5 am	Jackson/Riverside
Level 8, Pour 1 – Approx. 4 Hours	11/14/19	5 am	Jackson/Riverside
Level 8, Pour 2 – Approx. 4 Hours	11/21/19	5 am	Jackson/Riverside
Level 8, Pour 3 – Approx. 4 Hours	12/2/19	5 am	Jackson/Riverside
Level 9, Pour 1 – Approx. 4 Hours	12/11/19	5 am	Jackson/Riverside
Level 9, Pour 2 – Approx. 4 Hours	12/18/19	5 am	Jackson/Riverside
Level 9, Pour 3 – Approx. 4 Hours	12/27/19	5 am	Jackson/Riverside
Level 10, Pour 1 – Approx. 4 Hours	1/8/20	5 am	Jackson/Riverside
Level 10, Pour 2 – Approx. 4 Hours	1/15/20	5 am	Jackson/Riverside
Level 11, Pour 1 – Approx. 4 Hours	1/29/20	5 am	Jackson/Riverside
Level 11, Pour 2 – Approx. 4 Hours	2/5/20	5 am	Jackson/Riverside

** NOTE: There will be an additional two pours a week starting at 5:00 AM for Columns, Beams, & Lintels utilizing the Electric Tower Crane & Bucket. Staging to take place along Jackson Street. Max Duration = 3 Hours (Minimum Noise)

SITE UTILIZATION PLAN

VISTA
BROOKLYN
DIST. ACTIVE APARTMENTS - JACKSONVILLE

**BRASFIELD
& GORRIE**
GENERAL CONTRACTORS



VISTA BROOKLYN - 200 RIVERSIDE AVE - JACKSONVILLE, FLORIDA - 32202

Noise Mitigation Going Forward

Noise Mitigation

Going Forward – Commitments from Brasfield & Gorrie:

- The concrete supplier, ARGOS, has committed to retrofitting 40 concrete mixer trucks with broadband (white noise) backup alarms within 45 days.
- Sunbelt Rentals (majority of rental equipment onsite) has committed to retrofitting the onsite equipment with broadband backup alarms within 30 days.
- Concrete mixer trucks will no longer be allowed to air off.
- Concrete pump trucks will no longer use a horn to signal the start and stop of pumping.

ARGOS Commitment Letter

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Argos Ready Mix
700 Palmetto Street
Jacksonville, FL 32202
904-354-8288

June 20, 2019

Brasfield & Gorrie, LLC
4601 Touchton Road
Building 300, Suite 3190
Jacksonville, FL 32246
Attn: Mr. Joel Nunnery

Dear Mr. Nunnery,

In an effort to partner with Brasfield & Gorrie on the Vista Brooklyn Project in Jacksonville, Florida, we have agreed to install White Sound Back-Up Alarms on 40 Ready Mix Trucks in the Jacksonville Market. The installation process will begin June 24, 2019 and is expected to take 45 days to complete. I have included a copy of the product being ordered as a reference.

This effort should help Brasfield & Gorrie maintain the variance to the noise ordinance that impacts the Vista Brooklyn Project.

Please feel free to contact me directly if you have any questions.

Best regards,

A handwritten signature in blue ink, appearing to read 'Ross Adolph', is written over the 'Best regards,' text.

Ross Adolph
North Florida Area Manager

Summary

Going Forward:

- There are 4 remaining 3 am concrete pours.
- B&G will add 3 signs notifying of upcoming concrete pours.
- ARGOS and Sunbelt Rentals will retrofit vehicles/equipment with broadband backup alarms.
- Concrete mixer trucks will no longer be allowed to air off.
- Concrete pump trucks will no longer use a horn to signal the start and stop of pumping.

Conclusions

- EQD feels that the existing noise variance provides adequate tools to limit noise disturbance to the extent practical for this project.
- EQD will monitor the 6/29/2019 concrete pour (pump truck located on Jackson) to determine if additional noise mitigation measures are warranted.
- EQD will continue to monitor complaints and evaluate the need for any additional noise mitigation as construction progresses.