Jacksonville Environmental Protection Board

Jacksonville Environmental Protection Board Members
Adam Hoyles - Chairman
Guillermo Simon – Vice Chairman
Megan Ferer, Josh Gellers, Ph.D., Desiree C. Jones, LMHC,
Sunil Joshi, MD, Clint Noble, P.G., Steve Swann, P.E.,
Margarete Vest, P.E.

Air Odor Noise Committee
Clint Noble, P.G. – Chair
Josh Gellers, Ph.D.
Megan Ferer
Sunil Joshi, MD
Steve Swann, P.E.

Water Committee
Guillermo Simon – Chair
Megan Ferer
Desiree Jones, LMHC
Steve Swann, P.E.
Margarete Vest, P.E.

Agent Authorization

Submit to: **Jacksonville Environmental Protection Board**
ATTN: James Richardson, Administrator
Ed Ball Building
214 N. Hogan St. – 5th Floor
Jacksonville, Florida 32202

RECEIVED
SEP 08 2026
Environmental Quality Divisio

Date: 8/31/2026

You are hereby advised that the undersigned is the owner of the property legally described below and authorizes the agent provided below:

Project Address: 500 San Marco Blvd, Jacksonville, FL 32207

RE#(s) South Bank Residences

Said owner hereby authorizes and empowers:

Coastal Construction of Tampa Bay, LLC

to act as agent to file application(s) for JEPB variances, permits, etc. for the above referenced property to include, but not be limited to any such applications, fees, papers, documents, requests and other matters necessary for consideration.

(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 31 day of August (month), 2026 (year) by Travis W. Clark, who is personally known to me or has produced FL Driver License as identification. (Notary Signature)

Notary Public State of Florida
Catherine B. Ponson
My Commission HH 532254
Expires 8/9/2028

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Desiree Jones, LMHC
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Margarete Vest, P.E.

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: Nonrefundable **$2,788.00** application fee. Checks should be made payable to the Duval County Tax Collector.

6. Name of Property Owner for which the variance is being sought:

River City Brewery, LLC

7. Address of parcel(s) for which Variance is being sought:

500 San Marco Blvd, Jacksonville, FL 32207

Real Estate ID#: 19870-01451

8. Proximity of site to nearest residential neighborhoods:

Name of subdivision, apt., etc.	Distance (miles)
Double Tree	0.16
Evo Riverfront	0.15
The Strand	0.26

9. Proximity of site to nearest schools:

Name of School	Distance (miles)
Duval County Acceleration Academies	1.07
Bishop Kenny High School	1.36

10. Has enforcement action commenced? Yes ☐ No ☒ (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):		
☐	Air/Odor Pollution Rules	Rule 2._____
☐	Water Pollution Rules	Rule 3._____
☒	Noise Pollution Rules	Rule 4. 203.A.1, 4.203.A.2, 4.203B.1, 4209.A.1, 4209.A.2, 4.209.A.3, 4.209.A.3.b, 4209.A.3.c, & 4209.c

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

RULES OF THE ENVIRONMENTAL PROTECTION BOARD CAN BE FOUND AT:
https://www.jacksonville.gov/departments/office-of-administrative-services/environmental-quality/environmental-protection-board/rules-and-variances

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 JEPB Rules occurring during the time between submission of this application and the determination of completeness may be cited as a violation of JEPB Rules.).

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

4.203.A.2 we seek a variance for the maximum allowable sound pressure level dBA to any Class B land to exceed 65 dBA.

4.209.A.1 we seek a variance for generators and pumps to exceed 60 dBA.

4.209.A.2 we seek a variance to place concrete using construction equipment that is closer than 250 meters to Class B land with occupied buildings.

4.209.A.3 we seek a variance to start before 3:00 am and for the work to be closer than 150 meters to Class B land with occupied buildings.

4.209.3.b we seek a variance to utilize vehicle horn for signaling the start/stop of pumping for concrete trucks onsite before 7:00 am.

4.209.3.c we seek a variance to air off concrete trucks onsite before 7:00 am.

4.209.C we seek a variance to operate construction equipment during daytime hours that emit noises in excess of the values set forth in the table.

(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 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.

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 Dat. Samples (Count)
Auger Drill Rig	No	20	85	84	36
Backhoe	No	40	80	78	372
Bar Bender	No	20	80	N/A	0
Boring Jack Power Unit	No	50	80	83	1
Chain Saw	No	20	85	84	46
Compactor (ground)	No	20	80	83	57
Compressor (air)	No	40	80	78	18
Concrete Mixer Truck	No	40	85	79	40
Concrete Pump Truck	No	20	82	81	30
Concrete Saw	No	20	90	90	55
Crane	No	16	85	81	405
Dozer	No	40	85	82	55
Drum Mixer	No	50	80	80	1
Dump Truck	No	40	84	76	31
Excavator	No	40	85	81	170
Flat Bed Truck	No	40	84	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
Jackhammer	Yes	20	85	89	133
Man Lift	No	20	85	75	23
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
Rivit Buster/Chipping Gun	Yes	20	85	79	19
Vacuum Excavator (Vac-Truck)	No	40	85	85	149
Vacuum Street Sweeper	No	10	80	82	19
Warning Horn	No	5	85	83	12
Welder/Torch	No	40	73	74	5

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

We seek a variance for 24 months, from November 2026 ending October 2028, which is the length of the project. We expect to place our final lift of asphalt just prior to the project completion and thus will require a variance through the length of the project. The vast majority of noise will take place during the first 8 months until the building structure is complete, however, due to the sequence of the activities, we will intermittently require use of heavy equipment until final completion.

(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 as the measured noise of heavy equipment equipped with mufflers/silencers exceed the ordinance. Denial of the request will certainly result in extended schedule, disruptions to the public, structural deficiencies, interest carry, potential potential project cancellation and forfeiture of funds expended in design, permitting, and planning.

(5) The requirements which the person requesting the variance can meet and the date when the person can comply with these requirements. **(NOTE: Please see Addendum for additional requirements for noise variance applications involving nighttime concrete pours)**

We are immediately ready to meet industry standard construction equipment noise emission levels that can be attained using mufflers and silencers on heavy construction equipment. We will be good neighbors and stewards of our construction site by being cognizant of the noise we emit to neighboring parcels. We do not want to anger our neighbors and will inform them ahead of noisy nighttime operations. The noise we project is necessary as part of the work and will never be in excess of the minimal required noise to accomplish each task.

(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 structure is completed and enclosed, noise generated will be largely confined to the interior of the buildings and below the limits set forth in the ordinance, however, due to the sequence of the work, there will be occasional use of heavy equipment through completion of the project which will take place during normal working hours.

(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 some temporary inconvenience to surrounding residents and businesses during construction of the Southbank Residences, particularly during major structural, exterior, and site work. Once complete, the project will provide a long-term benefit to the community by adding new residential housing, amenities, and pedestrian-oriented spaces to the Southbank area. The completed development will create a vibrant place for residents to live, work, and enjoy the surrounding Jacksonville community, while contributing to the continued growth and revitalization of the Southbank neighborhood.

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

The social impacts of denying the variance would include the loss of an opportunity to provide additional housing and amenities within the Southbank community. Southbank Residences is intended to contribute to the continued growth and revitalization of the area by creating a new residential community where future residents can live, work, and enjoy downtown Jacksonville.

The economic impacts of denying the variance would include the loss of construction-related employment, future jobs associated with the completed development, additional tax revenue to Duval County, and the economic activity generated by new residents and businesses. It would also result in the loss of significant investment already made by the developer in the design, permitting, planning, and development of the property.

Conversely, granting the variance would allow the Southbank Residences project to move forward and provide these social and economic benefits to the community. The project would support construction employment, increase the local tax base, bring new residents and associated spending to the area, and contribute to the continued development and revitalization of the Southbank.. The project would benefit the developer, future residents, surrounding businesses, and the broader Jacksonville community.

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 SUCH RULES.

Please note that the variance, if approved, is provided to the owner. The owner must sign this application or provide an authorized agent form which provides for the application to be submitted by someone else.

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: Travis W. Clark	NAME: Kathryn Ballard
ADDRESS: 2850 Tigertail Ave	ADDRESS: 500 San Marco Blvd
CITY: Miami STATE: FL ZIP: 33133	CITY: Jacksonville STATE: FL ZIP: 32207
DAYTIME TELEPHONE: 904.878.3979	DAYTIME TELEPHONE: (850)-582-2284
EMAIL: travis.clark@relatedgroup.com	EMAIL: kballard@coastalconstruction.com
SIGNATURE OF OWNER/APPLICANT	SIGNATURE OF AUTHORIZED AGENT

NAME AND CONTACT INFORMATION OF TECHNICAL CONTACT FOR THE PROJECT

NAME: _____

PHONE: _____

EMAIL: _____

NOISE VARIANCE APPLICTION ADDENDUM

ADDITIONAL REQUIREMENTS FOR NOISE VARIANCE APPLICATIONS INVOLVING NIGHTTIME CONCRETE POURS

The following are required for noise variance applications that involve nighttime (10 pm to 7 am) concrete pours where construction equipment will be operated within 150 meters of any Class A or B land that contains a building that is or can be occupied during nighttime hours:

- A list of construction equipment (and number of each type) to be onsite during nighttime concrete pours, along with the anticipated noise levels generated by each. Provide the source of noise level information.
- A site logistics map that clearly shows the location of the concrete pours, location of the pump truck for each pour, concrete mixer truck staging and wash out areas, site entrance and exit, and anticipated location of other significant noise generating equipment.
- Anticipated concrete pour schedule.
- Noise modeling results showing the anticipated noise levels at all nearby buildings that are or can be occupied (sensitive receptors) during nighttime concrete pours. Noise modeling must show noise levels at several elevations if there are nearby multistory sensitive receptors. If modeling results in noise levels at sensitive receptors of more than 60 dBA, noise mitigation measures (e.g. sound barriers at different heights) must be modeled. The goal being to mitigate the noise to as close to 60 dBA at sensitive receptors as practical, considering site specific considerations including number of nighttime pours, logistics, and costs.
- For projects where noise modeling resulted in expected noise levels exceeding 60 dBA at sensitive receptors, either present the noise mitigation method chosen for the project or a justification as to why further noise mitigation is impractical for this project. If the justification is based on cost, an analysis must be provided that includes the cost of mitigation (include quotes or correspondence from vendors) and a comparison of the cost of mitigation to the cost of being restricted to daytime only concrete pours.

Coastal Construction
V09640--City of Jacksonville d/b/a Duval C
Print As: City of Jacksonville d/b/a Duval County Tax Collector

231 E. Forsyth St
Jacksonville, FL 32202

1520575
Bank of America
152_BoA_9416 9416
Date: 09/04/2026

Date	Bill no.	Reference Number	Amount Due	Amount Paid/Applied
09/01/2026	CHKREQ-09126	AP09 152 Southbank Resi	$2,788.00	$2,788.00
Net Amount:				$2,788.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

Coastal Construction
of Central Florida, LLC
5959 Waterford District Dr., Ste 200
Miami, FL 33126

Bank of America
701 Brickell Avenue
Suite 800
Miami, FL 33131
63-27/631FL 773

1520575
Date: 09/04/2026

Pay To
The Order Of City of Jacksonville d/b/a Duval County Tax Collector

Two Thousand Seven Hundred Eighty Eight Dollars $**2,788.00**

City of Jacksonville d/b/a Duval County Tax Collector
231 E. Forsyth St
Jacksonville, FL 32202
United States

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK – HOLD AT AN ANGLE TO VIEW

⑈1520575⑈ ⑆111000121⑆ 44518094 16⑈

REPORT OF THE ENVIRONMENTAL QUALITY DIVISION

FOR APPLICATION FOR

VARIANCE TO JEPB NOISE RULES 4.208, 4.209A, & 4.209C SOUTHBANK RESIDENCES PROJECT

OCTOBER 19, 2026

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 4.208, 4.209A and 4.209C.

Location:	500 San Marco Blvd
Real Estate Number:	080270-1100
Applicant/Owner:	RD River City Brewery, LLC
Agent:	Coastal Construction of Tampa Bay, LLC
Staff Recommendation:	APPROVE WITH CONDITIONS

GENERAL INFORMATION

Rules from Which Variance is Sought
Application for a variance to JEPB noise rules 4.208 (added by EQD), 4.209A, and 4.209C to 1) allow operations with impulsive sounds that may exceed the sound levels stipulated in Rule 4.208 (55 dBA for Class A and B land use); 2) allow operations of construction equipment during nighttime hours, and 3) allow 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).

A variance is being requested for the period ending October 31, 2028. During this period the applicant expects to perform about 25 nighttime concrete pours, to begin as early as 2 a.m., with setup starting at 1 a.m.

Status of Applicant's Compliance with Above Rules
No complaints to date.

Other Relevant Information
The activity for which a variance is being sought is the construction of a new residential complex. The project area is surrounded by commercial buildings but has a multi-story residential property to the west and a hotel to the east.

The contractor provided the results of noise modeling that indicate that the highest sound level predicted to be experienced by residential properties is 75dBA at both nearby properties. The

contractor reportedly modeled a 15-foot sound barrier, which provided little mitigation, with an estimated cost in the six figures. Due to the height of the two nearby residential buildings and nature of the construction site, EQD would expect that mitigating noise from night-time concrete pours using sound barrier walls to be impractical.

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.***

Construction projects with large concrete pours typically desire to start the pour at night or very early in the morning. The reasons generally provided by the contractors include:

- Some pours have been known to require over 100 loads of concrete. It has been stated that with daytime traffic and limited supply of trucks during the day, large pours are difficult to coordinate during the day in Jacksonville.
- Daytime heat and afternoon showers can negatively affect the curing of concrete on large pours.
- Early morning concrete pours are safer for the workers as opposed to working during the heat of the day during the summer.

There is currently no practicable alternative to early morning concrete pours that address contractors' concerns. Also, due to the proximity of the construction site to residential properties, there will likely be noise impact from normal daytime construction activities as well.

For the reasons stated above, it appears that there is no practicable means for adequate control of the potential noise from the activity described in the variance application. In this case, the use of noise barriers are not likely practical due to the close proximity of the project to multi-story residential buildings. However, there are a number of noise mitigation measures that can be implemented to minimize impact to sensitive receptors (see Recommendations).

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 through October 2028, 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.

See the application.

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 will be required to meet the conditions of the variance which include required noise mitigation measures. See the Recommendation section of this report for EQD recommended variance conditions.

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.

Due to the proximity of the construction site to residential properties, it is unlikely that the project can be constructed in compliance with Rule 4 noise limits. Therefore, a noise variance would be required to continue the project. There is no impact to the environment by granting the variance but there will be some temporary impact to residents.

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?

No.

SUPPLEMENTAL INFORMATION

The following documents are attached to this report:

- Contractor's site logistics.
- Noise modeling results.

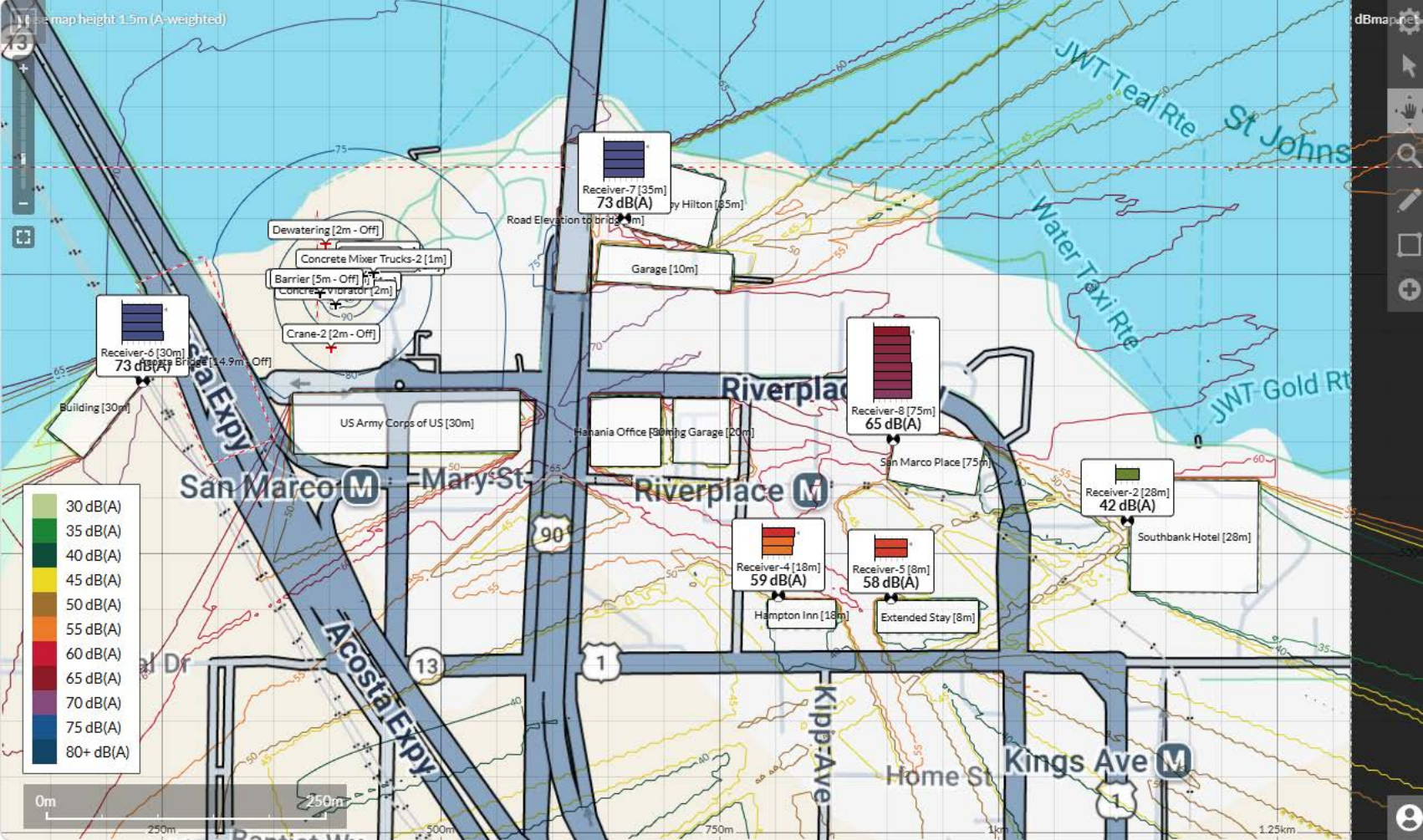
RECOMMENDATION

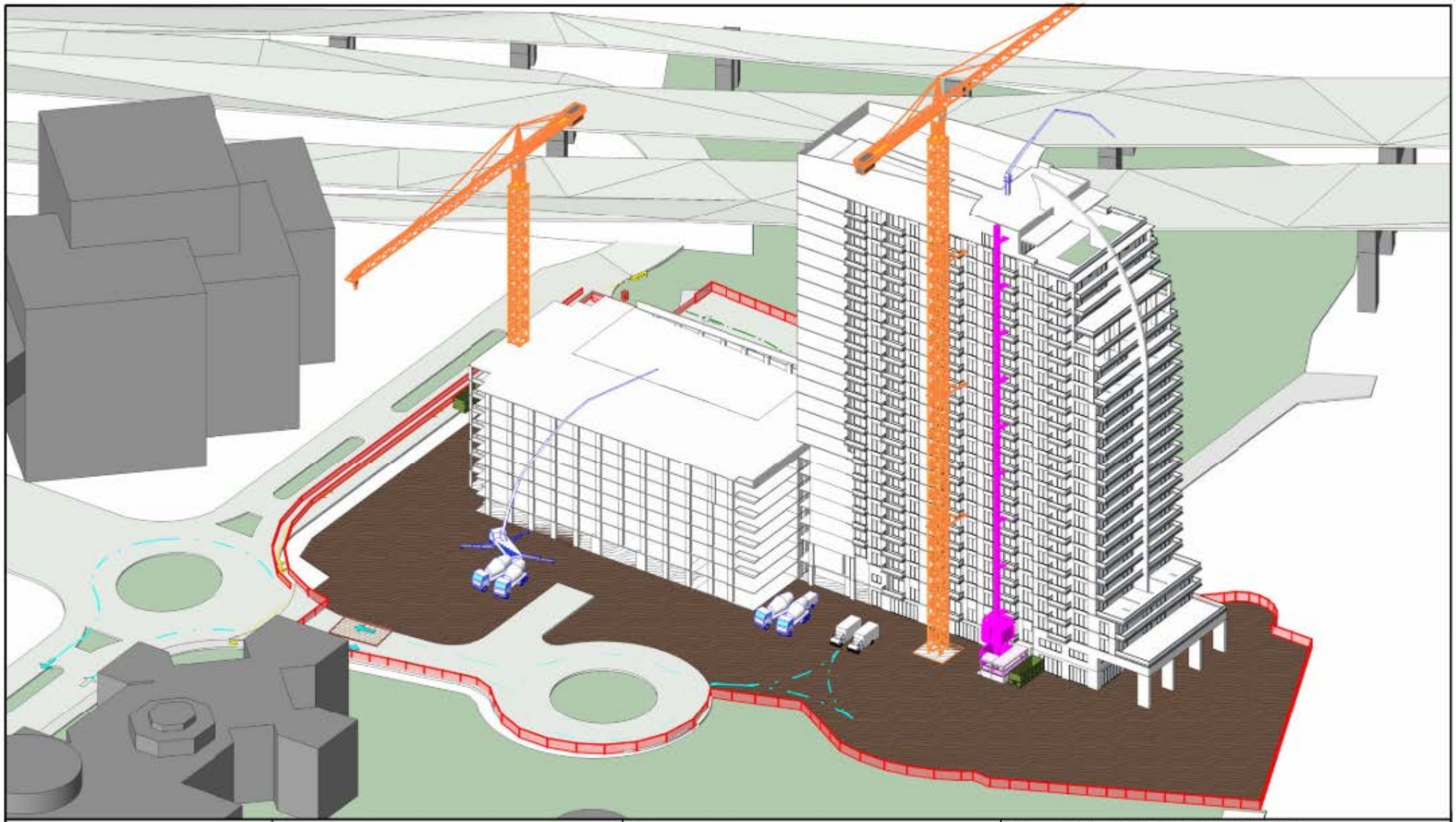
Based on the foregoing, it is the recommendation of the Environmental Quality Division that Application for Variance to JEPB Rules 4.208, 4.209A, and 4.209C be APPROVED with the following CONDITIONS.

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 variance establishes a maximum noise level of 75 dBA for nighttime construction operations and 75 dBA for daytime construction operations, as measured from any residential receptor, and 70 dBA for impulsive sound (daytime), as measured from any residential receptor.
3. All equipment will be fitted with proper exhaust systems and silencers as required by Rule 4.209D.
4. Nighttime construction activities will consist of only those related to concrete pours and will not commence before 2 a.m., with setup not commencing before 1 a.m.
5. Construction equipment operated before 7 a.m., including concrete pump trucks, concrete mixer trucks, forklifts, and loaders, etc., must have the traditional single frequency backup alarm either disabled (and use of a flagman, as allowed by OSHA), or replaced with a broadband (white noise) backup alarm.
6. Contractor will consider the use of noise blankets and/or temporary sound barriers, where feasible, to reduce noise during nighttime concrete pours.
7. Concrete mixer trucks must take reasonable precautions when airing off on or near the construction site before 7 a.m. to minimize noise at the two nearby residential buildings.
8. Concrete mixer trucks used for concrete pours before 7 a.m. must be staged as far from residential properties as practical.
9. The contractor will attempt to route concrete trucks used for concrete pours before 7 a.m. to minimize disturbance of residences to the extent practical and shall instruct the drivers (by voice or sign) to minimize acceleration while near the site.
10. The Environmental Quality Division is granted the ability to require additional noise mitigation if conditions warrant.
11. Communications to residents of sensitive receptors to include:
    a. Provide notification, by written or electronic means, to each residential property within 200 meters of the closest anticipated location to residences that a concrete pump truck will be situated. The notification will be provided at least 48 hours in advance of each anticipated nighttime concrete pour.

b. Signage announcing upcoming nighttime construction activity will be displayed on site in locations visible to area residents and businesses, advising the dates and times of potential nighttime pours.
c. Contact information for 24-hour hotline.

12. 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. Report should be for the previous month and received on or before the 10th day (e.g., June 10th for the month of May, July 10th for the month of June, etc.).
    b. Number of complaints and any plan for remediation or corrective action in response to complaints.
    c. Project progress, including substantial changes.
13. This variance shall expire on October 31, 2028**.**


Noise map height 1.5m (A-weighted)
dBmap.net
JWT Teal Rte
St Johns
Water Taxi Rte
JWT Gold Rt
Receiver-7 [35m]
73 dB(A)
Hilton [35m]
Road Elevation to bridge [0m]
Garage [10m]
Dewatering [2m - Off]
Concrete Mixer Trucks-2 [1m]
Barrier [5m - Off]
Concrete Vibrator [2m]
Crane-2 [2m - Off]
Receiver-6 [30m]
73 dB(A)
Bridge [14.9m - Off]
Building [30m]
US Army Corps of US [30m]
Hanania Office [30m]
Garage [20m]
Riverplace
Receiver-8 [75m]
65 dB(A)
San Marco Place [75m]
Receiver-2 [28m]
42 dB(A)
Southbank Hotel [28m]
San Marco
Mary St
Riverplace
90
Receiver-4 [18m]
59 dB(A)
Receiver-5 [8m]
58 dB(A)
Hampton Inn [18m]
Extended Stay [8m]
Acosta Expy
13
1
Kipp Ave
Home St
Kings Ave
30 dB(A)
35 dB(A)
40 dB(A)
45 dB(A)
50 dB(A)
55 dB(A)
60 dB(A)
65 dB(A)
70 dB(A)
75 dB(A)
80+ dB(A)
0m
250m
250m
500m
750m
1km
1.25km



Coastal CONSTRUCTION

Owner
RD RIVER CITY BREWERY, LLC

Project
SOUTHBANK RESIDENCES
835 MUSEUM CIRCLE JACKSONVILLE, FL 32207

3D - SITE LOGISTICS PH1

PRELIMINARY DRAWING	
Date Printed	6/22/2026 9:06:37 AM
Project number	0000
Drawn by	Author

LG4.01

Scale