



# FLORIDA DEPARTMENT OF Environmental Protection

Central District Office  
3319 Maguire Blvd., Suite 232  
Orlando, Florida 32803

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

September 29, 2023

Jefferey W. Well, Registered Agent and Manager  
West of the Tower, LLC  
1415 N. Atlantic Avenue  
Cocoa Beach, Florida 32931  
[JWells@spartanfl.com](mailto:JWells@spartanfl.com)

Re: West of the Tower  
Regulated Storage Tanks Facility ID #8500924  
OGC Case #23-1296

Dear Mr. Wells:

Enclosed is the executed Consent Order to resolve the above referenced case. This copy is for your records.

Should you have any questions or comments, please contact Jessica Jones at 407-897-2967 or via e-mail at [Jessica.L.Jones@Floridadep.gov](mailto:Jessica.L.Jones@Floridadep.gov).

Your cooperation in this matter will be appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "AW", is written over a light blue horizontal line.

*On behalf of:*

Aaron Watkins  
Director, Central District

Enclosure

cc: FDEP: Lea Crandall, Daun Festa, Anitra Spencer, Jessica Jones  
Karen Mulligan, [Accounting6@spartanfl.com](mailto:Accounting6@spartanfl.com)



# FLORIDA DEPARTMENT OF Environmental Protection

Central District Office  
3319 Maguire Blvd., Suite 232  
Orlando, Florida 32803

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

September 12, 2023

Jefferey W. Well, Registered Agent and Manager  
West of the Tower, LLC  
1415 N. Atlantic Avenue  
Cocoa Beach, Florida 32931  
[JWells@spartanfl.com](mailto:JWells@spartanfl.com)

Re: West of the Tower  
Regulated Storage Tanks Facility ID #8500924  
OGC Case No: 23-1296  
Brevard County

Dear Mr. Wells:

Enclosed is a Consent Order ("Order") prepared by the Department for resolution of the referenced enforcement case. Please review this document and within 20 days of receipt, either: 1) return a signed copy to the Department or 2) provide comments and suggested changes. Once fully executed, a copy of the final document will be forwarded to you.

Should you have any questions or comments, please contact Jessica Jones at 407-897-2967 or via e-mail at [Jessica.L.Jones@FloridaDEP.gov](mailto:Jessica.L.Jones@FloridaDEP.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "AW 7/2".

*On behalf of:*

---

Aaron Watkins, Director  
Central District

Enclosure: Consent Order

cc: Jessica Jones, FDEP  
Karen Mulligan, [Accounting6@spartanfl.com](mailto:Accounting6@spartanfl.com)

BEFORE THE STATE OF FLORIDA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

STATE OF FLORIDA DEPARTMENT	)	IN THE OFFICE OF THE
OF ENVIRONMENTAL PROTECTION	)	CENTRAL DISTRICT
	)	
v.	)	OGC FILE NO. 23-1296
	)	
WEST OF THE TOWER, LLC	)	
C/O JEFFERY W WELLS,	)	
REGISTERED AGENT	)	
_____	)	

**CONSENT ORDER**

This Consent Order ("Order") is entered into between the State of Florida Department of Environmental Protection ("Department") and West Of The Tower, LLC ("Respondent") to reach settlement of certain matters at issue between the Department and Respondent.

The Department finds and Respondent admits the following:

1. The Department is the administrative agency of the State of Florida having the power and duty to protect Florida's air and water resources and to administer and enforce the provisions of Chapters 376 and 403, Florida Statutes ("F.S."), and the rules promulgated and authorized in Title 62, Florida Administrative Code ("F.A.C."). The Department has jurisdiction over the matters addressed in this Order.
2. Respondent is an individual and is a "person" within the meaning of Sections 376.301(29) and 403.031(5), F.S.
3. Since August 14, 2019, Respondent has owned non-residential property containing an underground storage tank system ("Property"). The Property is located at 850 N Courtenay Parkway Merritt Island, FL 32953 in Brevard County, Florida. The Department has assigned Facility Identification Number 8500924 to the Property.
4. Respondent is the owner of an underground storage tank system located at the Property.
5. The Property contains one underground storage tank system ("System"), which consisting of an underground storage tank and its associated piping and dispenser. Since

August 14, 2019, Respondent has owned and operated the Systems. Each storage tank at the Property is an enclosed stationary container with a volume in excess of 550 gallons in size that contains or contained vehicular fuel. The tanks, which are constructed of doubled-walled fiberglass clad steel, were installed at the Property on or about May 1, 1996.

6. The Property and the underground systems constitute a "Facility" within the meaning of Section 376.301(19), F.S.

7. The Department finds that the following violation(s) occurred:

- a) Failure to maintain and demonstrate financial responsibility (FR) per Chapter 62-761.420(2), F.A.C. The facility has not maintained FR since being purchased on August 14, 2019.

Having reached a resolution of the matter Respondent and the Department mutually agree and it is

**ORDERED:**

8. Respondent shall comply with the following corrective actions within the stated time periods:

- a) **Within thirty (30) days of the effective date of this Order, Respondent shall obtain financial responsibility. Once financial responsibility is obtained, Respondent shall electronically provide the Department with applicable financial responsibility forms.**

- b) **In the event that the Respondent is unable to obtain financial responsibility within the specified timeframe above, then within one hundred and eighty (180) days of the effective date of this order, Respondent shall close the UST System in accordance with the requirements of Chapter 62-762.800(2)(b)1-5, Fla. Admin. Code.**

- I) **Closure of the UST must be completed using a certified petroleum contractor.**

- II) **Sampling must be conducted during the closure in accordance with**

*Instruction for Conducting Sampling During Underground Storage Tank Closure*, July 2019 Edition, as required by the Rule 62-761.800(3)(a)6, Fla. Admin. Code.

c) Within sixty (60) days after the completion of the closure of the UST, the Respondent shall submit a Closure Report of the underground storage tank system to the Department.

I) The Closure Report shall be prepared in accordance with *Instructions for Conducting Sampling During Underground Storage Tank Closure*, July 2019 Edition.

II) The Closure Report must be prepared, signed, and sealed by a Professional Engineer or a Professional Geologist, licensed in the State of Florida.

c) The following notifications shall also be completed within the below specified timeframes:

a. Within thirty (30) days after failing to obtain financial responsibility, the Respondent shall provide to the Department a signed contract with a Certified Petroleum Contractor to conduct the closure activities at the Facility.

b. Within sixty (60) days after failing to obtain financial responsibility, the Respondent shall render the UST free of all regulated substances and vapors before closure of the UST at the site. The Respondent shall provide a copy of the manifest for the removal of any fuel or petroleum contact water (PCW) and the cleaning of the interior of the tank to the Department within ten (10) days of the PCW or fuel removal.

c. Respondent shall provide electronic notification to the Department of the initiation of closure activities at least thirty (30) days before closure activities begin.

d. Respondent shall provide electronic confirmation to the Department of the initiation of closure activities no fewer than forty-eight (48) hours before closure activities begin, to confirm the date and time of the scheduled activities.

9. Within thirty (30) days of the effective date of this Order, Respondent shall pay the Department \$ 7,750 in settlement of the regulatory matters addressed in this Order. This amount includes \$ 7,500 for civil penalties and \$ 250 for costs and expenses incurred by the Department during the investigation of this matter and the preparation and tracking of this Order.

10. Respondent agrees to pay the Department stipulated penalties in the amount of \$1000.00 per day for each and every day Respondent fails to timely comply with any of the requirements of paragraph(s) 8 of this Order. The Department may demand stipulated penalties at any time after violations occur. Respondent shall pay stipulated penalties owed within 30 days of the Department's issuance of written demand for payment and shall do so as further described in paragraph 10, below. Nothing in this paragraph shall prevent the Department from filing suit to specifically enforce any terms of this Order. Any stipulated penalties assessed under this paragraph shall be in addition to the civil penalties agreed to in paragraph 9 of this Order.

11. Respondent shall make all payments required by this Order by cashier's check, money order or on-line payment. Cashier's check or money order shall be made payable to the "Department of Environmental Protection" and shall include both the OGC number assigned to this Order and the notation "Water Quality Assurance Trust Fund." Online payments by e-check can be made by going to the DEP Business Portal at: <http://www.fldepportal.com/go/pay/>. It will take a number of days after this order becomes final, effective and filed with the Clerk of the Department before ability to make online payment is available.

12. Except as otherwise provided, all submittals and payments required by this Order shall be sent to Jessica Jones, Environmental Specialist II Central District, Department of Environmental Protection, Central District, 3319 Maguire Boulevard, Suite 232, Orlando, Florida 32803.

13. Respondent shall allow all authorized representatives of the Department access to the Facility and the Property at reasonable times for the purpose of determining compliance with the terms of this Order and the rules and statutes administered by the Department.

14. In the event of a sale or conveyance of the Facility, if all of the requirements of this Order have not been fully satisfied, Respondent shall, at least 30 days prior to the sale or conveyance of the Facility, (a) notify the Department of such sale or conveyance, (b) provide

the name and address of the purchaser of the Facility and (c) provide a copy of this Order with all attachments to the purchaser of the Facility. The sale or conveyance of the Facility does not relieve Respondent of the obligations imposed in this Order.

15. If any event, including administrative or judicial challenges by third parties unrelated to Respondent, occurs which causes delay or the reasonable likelihood of delay in complying with the requirements of this Order, Respondent shall have the burden of proving the delay was or will be caused by circumstances beyond the reasonable control of Respondent and could not have been or cannot be overcome by Respondent's due diligence. Neither economic circumstances nor the failure of a contractor, subcontractor, materialman, or other agent (collectively referred to as "contractor") to whom responsibility for performance is delegated to meet contractually imposed deadlines shall be considered circumstances beyond the control of Respondent (unless the cause of the contractor's late performance was also beyond the contractor's control). Upon occurrence of an event causing delay, or upon becoming aware of a potential for delay, Respondent shall notify the Department by the next working day and shall, within seven calendar days notify the Department in writing of (a) the anticipated length and cause of the delay, (b) the measures taken or to be taken to prevent or minimize the delay, and (c) the timetable by which Respondent intends to implement these measures. If the parties can agree that the delay or anticipated delay has been or will be caused by circumstances beyond the reasonable control of Respondent, the time for performance hereunder shall be extended. The agreement to extend compliance must identify the provision or provisions extended, the new compliance date or dates, and the additional measures Respondent must take to avoid or minimize the delay, if any. Failure of Respondent to comply with the notice requirements of this paragraph in a timely manner constitutes a waiver of Respondent's right to request an extension of time for compliance for those circumstances.

16. The Department, for and in consideration of the complete and timely performance by Respondent of all the obligations agreed to in this Order, hereby conditionally waives its right to seek judicial imposition of damages or civil penalties for alleged violations



up to the date of the filing of this Order. This waiver is conditioned upon Respondent's complete compliance with all of the terms of this Order.

17. This Order is a settlement of the Department's civil and administrative authority arising under Florida law to resolve the matters addressed herein. This Order is not a settlement of any criminal liabilities which may arise under Florida law, nor is it a settlement of any violation which may be prosecuted criminally or civilly under federal law. Entry of this Order does not relieve Respondent of the need to comply with applicable federal, state, or local laws, rules, or ordinances.

18. The Department hereby expressly reserves the right to initiate appropriate legal action to address any violations of statutes or rules administered by the Department that are not specifically resolved by this Order.

19. Respondent is fully aware that a violation of the terms of this Order may subject Respondent to judicial imposition of damages, civil penalties up to \$15,000.00 per day per violation, and criminal penalties.

20. Respondent acknowledges and waives its right to an administrative hearing pursuant to sections 120.569 and 120.57, F.S., on the terms of this Order. Respondent also acknowledges and waives its right to appeal the terms of this Order pursuant to section 120.68, F.S.

21. Electronic signatures or other versions of the parties' signatures, such as .pdf or facsimile, shall be valid and have the same force and effect as originals. No modifications of the terms of this Order will be effective until reduced to writing, executed by both Respondent and the Department, and filed with the clerk of the Department.

22. The terms and conditions set forth in this Order may be enforced in a court of competent jurisdiction pursuant to sections 120.69 and 403.121, F.S. Failure to comply with the terms of this Order constitutes a violation of section 403.161(1)(b), F.S.

23. This Consent Order is a final order of the Department pursuant to section 120.52(7), F.S., and it is final and effective on the date filed with the Clerk of the Department unless a Petition for Administrative Hearing is filed in accordance with Chapter 120, F.S.



Upon the timely filing of a petition, this Consent Order will not be effective until further order of the Department.

24. Persons who are not parties to this Consent Order, but whose substantial interests are affected by it, have a right to petition for an administrative hearing under sections 120.569 and 120.57, Florida Statutes. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition concerning this Consent Order means that the Department's final action may be different from the position it has taken in the Consent Order.

The petition for administrative hearing must contain all of the following information:

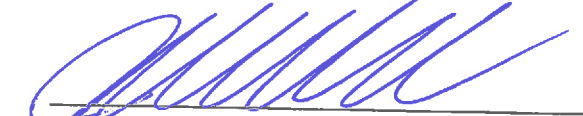
- a) The name and address of each agency affected and each agency's file or identification number, if known;
- b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- c) A statement of when and how the petitioner received notice of the agency decision;
- d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action;
- f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- g) A statement of the relief sought by the petitioner, stating precisely the action

petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received) at the Department's Office of General Counsel, 3900 Commonwealth Boulevard, MS# 35, Tallahassee, Florida 32399-3000 or received via electronic correspondence at Agency\_Clerk@floridadep.gov, within 21 days of receipt of this notice. A copy of the petition must also be mailed at the time of filing to the District Office at Insert District Office and Address. Failure to file a petition within the 21-day period constitutes a person's waiver of the right to request an administrative hearing and to participate as a party to this proceeding under sections 120.569 and 120.57, Florida Statutes. Before the deadline for filing a petition, a person whose substantial interests are affected by this Consent Order may choose to pursue mediation as an alternative remedy under section 120.573, Florida Statutes. Choosing mediation will not adversely affect such person's right to request an administrative hearing if mediation does not result in a settlement. Additional information about mediation is provided in section 120.573, Florida Statutes and Rule 62-110.106(12), Florida Administrative Code.

25. Rules referenced in this Order are available at <http://www.dep.state.fl.us/legal/Rules/rulelist.htm>.

FOR THE RESPONDENT:

  
\_\_\_\_\_  
Jeffery W Wells, Manager


9/27/23  
Date

---


**FOR DEPARTMENT USE ONLY**

DONE AND ORDERED this 29 day of September, 2023, in Orange  
County, Florida.

STATE OF FLORIDA DEPARTMENT  
OF ENVIRONMENTAL PROTECTION

  
\_\_\_\_\_  
on behalf of  
Aaron Watkins  
District Director  
Central District

Filed, on this date, pursuant to section 120.52, F.S., with the designated Department Clerk,  
receipt of which is hereby acknowledged.

  
\_\_\_\_\_  
Clerk

September 29, 2023  
\_\_\_\_\_  
Date

Final Clerked Copy furnished to:  
Lea Crandall, Agency Clerk  
Mail Station 35