



# FLORIDA DEPARTMENT OF Environmental Protection

Northwest District  
160 W. Government Street, Suite 308  
Pensacola, FL 32502

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

November 12, 2024

Panhandle Commercial Properties, LLC  
c/o Mr. Scott Moon, Manager  
Majors Management  
Post Office Box 1565  
Lawrenceville, Georgia 30046  
[Scott@majorsmanagement.com](mailto:Scott@majorsmanagement.com)

SUBJECT: Executed Short Form Consent Order  
DEP v. Panhandle Commercial Properties, LLC  
OGC File Number 24-2753  
Texaco Food Store #4216  
4925 East Highway 22  
Panama City, Florida 32404  
Bay County  
Facility ID Number: 038518770

Dear Mr. Moon:

Enclosed is the executed Short Form Consent Order (Order), to resolve the storage tank issues cited during the July 12, 2023, compliance inspection at the Texaco Food Store #4216 facility (Facility ID Number 038518770), located at 4925 East Highway 22 in Panama City, Florida.

Please note the requirements of the Order for which you are responsible and complete all actions accordingly. Unless otherwise noted, all deadlines for completing the requirements and actions in the Order are to be calculated from its executed date, which is the date the Order was filed with the Department Clerk, as noted on the signature page.

Your cooperation in resolving this matter is greatly appreciated. If you have any questions, please contact Sue Bristol at (850) 595-0570 or by email at [Susan.Bristol@floridaDEP.gov](mailto:Susan.Bristol@floridaDEP.gov).

Sincerely,

A handwritten signature in blue ink that reads "Elizabeth Mullins Orr".

*on behalf of*

Elizabeth Mullins Orr  
Director  
Northwest District

EMO/smb

Texaco Food Store #4216  
OGC File Number 24-2753  
Short Form Consent Order  
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Enclosure: Executed Consent Order

cc: Lea Crandall, OGC, [lea.crandall@dep.state.fl.us](mailto:lea.crandall@dep.state.fl.us)



# FLORIDA DEPARTMENT OF Environmental Protection

Northwest District  
160 West Government Street, Suite 308  
Pensacola, FL 32502

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

October 31, 2024

Panhandle Commercial Properties, LLC  
c/o Mr. Scott Moon, Manager  
Majors Management  
Post Office Box 1565  
Lawrenceville, Georgia 30046  
[Scott@majorsmanagement.com](mailto:Scott@majorsmanagement.com)

SUBJECT: Department of Environmental Protection v. Panhandle Commercial Properties, LLC  
OGC File No. 24-2753  
Texaco Food Store #4216  
4925 East Highway 22  
Panama City, Florida 32404  
Bay County  
Facility ID Number: 038518770

Dear Mr. Moon:

The State of Florida Department of Environmental Protection ("Department") finds that Panhandle Commercial Properties, LLC ("Respondent") failed to complete the following:

- Remove water or regulated substances from dispenser sumps in violation of Rule 62-761.700(3)(b), Florida Administrative Code ("F.A.C.");
- Perform integrity testing on containment system (STPs and dispenser sumps) in violation of Rule 62-761.500(1)(b)(4), Florida Administrative Code (F.A.C.);
- Provide Operator Training certification to the County at the time of inspection in violation of Rule 62-761.350(7), F.A.C.;
- Repair or isolate component or piping which has not caused a discharge or release in violation of Rule 62-761.700(1), F.A.C.;
- Remove water or regulated substances from STP sumps in violation of Rule 62-761.700(3)(b), Florida Administrative Code (F.A.C.)

Before sending this letter, the Department requested that the Respondent undertake certain actions to resolve the violations. These actions have since been completed. However, due to the nature of the violations, the Respondent remains subject to civil penalties. The Respondent is also responsible for costs incurred by the Department during the investigation of this matter.

### **The Department's Offer**

Based on the violations described above, the Department is seeking \$8,250.00 in civil penalties and \$500.00 for costs and expenses the Department has incurred in investigating this matter, which amounts to a total of \$8,750.00. The civil penalties are apportioned as follows:

- \$1,500.00 for violation of Rule 62-761.700(3)(b), F.A.C.;
- \$3,000.00 for violation of Rule 62-761.500(1)(b)(4), F.A.C.;
- \$750.00 for violation of Rule 62-761.350(7), F.A.C.;
- \$1,500.00 for violation of Rule 62-761.700(1), F.A.C.;
- \$1,500.00 for violation of Rule 62-761.700(3)(b), F.A.C.;

### **Respondent's Acceptance**

If you wish to accept this offer and fully resolve the enforcement matter pending against the Respondent, please sign this letter and return it to the Department at the Northwest District Office, 160 West Government Street, Suite 308, Pensacola, Florida 32502 within two weeks of the receipt of this letter. The Department will then countersign it and file it with a designated clerk of the Department. Once the document is filed with the designated clerk, it will constitute a final order of the Department pursuant to Section 120.52(7), Florida Statutes ("F.S.") and will be effective unless a request for an administrative hearing is filed by a third party in accordance with Chapter 120, F.S. and the attached Notice of Rights.

By accepting this offer you, Scott Moon:

- (1) certify that you are authorized and empowered to negotiate, enter into, and accept the terms of this offer in the name and on behalf of Respondent;
- (2) acknowledge and waive Respondent's right to an administrative hearing pursuant to Sections 120.569 and 120.57, F.S., on the terms of this offer, once final;
- (3) acknowledge and waive Respondent's right to an appeal pursuant to Section 120.68, F.S.; and

- (4) acknowledge that payment of the above amount does not constitute a waiver of the Department's right, if any, to recover emergency response related costs and expenses for this matter.

The Department acknowledges that the Respondent's acceptance of this offer does not constitute an admission of liability for the violations referenced above.

### **Respondent's Performance**

After signing and returning this document to the Department,

- (1) Respondent must pay \$8,750.00 in full within thirty days of the effective date of this Order.

- (2) 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 (OGC No. 24-2753) 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 is final, effective and filed with the Clerk of the Department before ability to make online payment is available.

The Department may enforce the terms of this document, once final, and seek to collect monies owed pursuant to Sections 120.69 and 403.121, Florida Statutes (F.S.).

Until clerked by the Department, this letter is only a settlement offer and not a final agency action. Consequently, neither the Respondent nor any other party may request an administrative hearing to contest this letter pursuant to Chapter 120, F.S. Once this letter is clerked and becomes a final order of the Department, as explained above, the attached Notice of Rights will apply to parties, other than the Respondent, whose interests will be substantially affected.

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.

Please be aware that if the Respondent declines to respond to the Department's offer, the Department will assume that the Respondent is not interested in resolving the matter and will proceed accordingly.

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If you have any questions, please contact Susan Bristol at (850) 595-0570 or at [Susan.Bristol@FloridaDEP.gov](mailto:Susan.Bristol@FloridaDEP.gov).

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Mullins Orr". The signature is written in black ink and is positioned above the printed name and title.

Elizabeth Mullins Orr

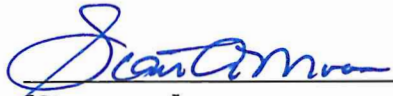
Director

Northwest District



FOR THE RESPONDENT:

I, Scott Moon, HEREBY ACCEPT THE TERMS OF THE SETTLEMENT OFFER  
IDENTIFIED ABOVE.

By:   
[Signature]

Date: 11/6/2024

Title: Manager  
[Type or Print]

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**FOR DEPARTMENT USE ONLY**

DONE AND ORDERED this 12<sup>th</sup> day of November, 2024, in Escambia County, Florida.

STATE OF FLORIDA DEPARTMENT  
OF ENVIRONMENTAL PROTECTION

 On behalf of

Elizabeth Mullins Orr  
Director  
Northwest District

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

  
Clerk

November 12, 2024  
Date

Attachments: Notice of Rights

Final clerked copy furnished to:

Lea Crandall, Agency Clerk ([lea.crandall@dep.state.fl.us](mailto:lea.crandall@dep.state.fl.us))

## NOTICE OF RIGHTS

Persons who are not parties to this 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 Order means that the Department's final action may be different from the position it has taken in the 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](mailto: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



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the District Office at the address indicated above. 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. Mediation under Section 120.573, Florida Statutes, is not available in this proceeding.