



FLORIDA DEPARTMENT OF Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

June 18, 2024

Sent electronically to: cortezpointe@gmail.com

Tatyana Paly, President
Cortez Pointe, Inc.
7643 Gate Parkway 104-584
Jacksonville, Florida 32256

SUBJECT: Department of Environmental Protection v. Cortez Pointe, Inc
OGC File No. 24-1316
Facility ID No. 441230 & 447334
Duval County Parcel #: 159085-0140 & 159085-0160

Dear Ms. Paly:

Enclosed is a copy of the executed Consent Order to resolve Case Number 24-1316. The effective date of this Order is June 18, 2024, and all timeframes will be referenced from this date.

As a reminder, a Consent Order is a binding legal document and was voluntarily entered into by both parties.

Should you have any questions concerning the Consent Order, please contact the case manager, Aron Hamilton at (904) 256-1555, or at aron.hamilton@floridadep.gov. Your continued cooperation in the matter is appreciated.

Sincerely,

A handwritten signature in blue ink that reads "T.G. Kallemeyn".

Thomas G. Kallemeyn
Assistant Director

Enclosure: Executed Consent Order #24-1316

ec: FDEP-OGC: Lea Crandall
FDEP-NED: Aron Hamilton, Keri Armstrong, Thomas Kallemeyn, DEP_NED



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May 17, 2024

Cortez Pointe Inc
Tatyana Paly, Title President
7643 Gate Parkway 104-584
Jacksonville, Florida 32256
eugenepaly@yahoo.com

SUBJECT: Department of Environmental Protection v. Cortez Pointe, Inc.
OGC File No.: 24-1316
Site # 441230 & 447334
Unauthorized Fill – Micanopy Lane
Duval County Parcel #: 159085-0140 & 159085-0160

Dear Ms. Paly:

The State of Florida Department of Environmental Protection (“Department”) finds that Cortez Pointe Inc (“Respondent”) placed .11 acres of unauthorized fill in jurisdictional wetlands, in violation of Rule 62-330.020(2), Florida Administrative Code (Fla. Admin. Code). 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 \$ 7,500.00 in civil penalties and \$500.00 for costs and expenses the Department has incurred in investigating this matter, which amounts to a total of \$ 8,000.00. The civil penalties are apportioned as follows: \$7,500.00 for violation of Rule 62-330.020(2), Fla. Admin. Code.

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 8800 Baymeadows Way West, Suite 100, Jacksonville, Florida 32256, within 15 days of the

effective date of this Consent Order. 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 (Fla. Stat.), and will be effective unless a request for an administrative hearing is filed by a third party in accordance with Chapter 120, Fla. Stat. and the attached Notice of Rights.

By accepting this offer you:

- (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, Fla. Stat., on the terms of this offer, once final;
- (3) acknowledge and waive Respondent's right to an appeal pursuant to Section 120.68, Fla. Stat.; 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 violation(s) referenced above.

Respondent's Performance

After signing and returning this document to the Department,

- (1) Respondent must pay \$8,000.00 in full within 30 days of the effective date of this Consent 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 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 the 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, Fla. Stat.

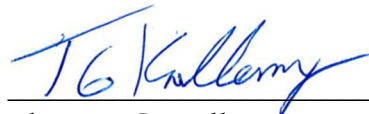
Until clerked by the Department, this letter is only a settlement offer and not a final agency action. Consequently, neither the Respondent nor any other party may request an administrative hearing to contest this letter pursuant to Chapter 120, Fla. Stat. Once this letter is clerked and becomes a final 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.

If you have any questions, please contact Aron Hamilton at 904-256-1555, or at Aron.Hamilton@floridadep.gov.

Sincerely,

A handwritten signature in blue ink that reads "TG Kallemeyn". The signature is written in a cursive style with a horizontal line underneath it.

Thomas G. Kallemeyn
Assistant Director
Northeast District

FOR THE RESPONDENT:

I, Tatyana Paly **HEREBY ACCEPT THE**
TERMS OF THE SETTLEMENT OFFER IDENTIFIED ABOVE.

By: Tatyana Paly Date: 06/12/2024
[Signature]

Title: President
[Type or Print]

FOR DEPARTMENT USE ONLY

DONE AND ORDERED this 18th day of June 2024, in Duval County, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION



Gregory J. Strong
District Director
Northeast District

TGK

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

[Signature]

Clerk

June 18, 2024

Date

Attachments: Notice of Rights

Final clerked copy furnished to:

Lea Crandall, Agency Clerk (Lea.Crandall@FloridaDEP.gov)

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, Fla. Stat. 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, 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 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, Fla Stat. Mediation under Section 120.573, Fla. Stat., is not available in this proceeding.