



# FLORIDA DEPARTMENT OF Environmental Protection

Southwest District Office  
13051 North Telecom Parkway #101  
Temple Terrace, Florida 33637-0926

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

March 7, 2024

Mr. Gabe Monfried  
Aurora MHC, LLC  
315 East Robinson STE 600  
Orlando, FL 32801  
[gabe@gmfgroup.com](mailto:gabe@gmfgroup.com)

Re: Executed Consent Order OGC File No. 23-1493  
Aurora Acres MHC  
11240 N Northwood Dr  
Inglis, Florida 34449  
PWS ID #6092331

Dear Mr. Monfried:

The Florida Department of Environmental Protection (Department) received your signed Short Form Consent Order on March 4, 2024, for the above referenced facility. Please find enclosed, the executed Consent Order OGC No. 23-1493. The effective date of the Consent Order is the filing date entered by the designated Department Clerk on the signature page.

The Department appreciates your efforts to maintain this system in compliance with state and federal rules. Should you have any questions or comments, please contact Jessie Standridge at (813) 470-5736, or via e-mail at: [Jessie.Standridge@FloridaDEP.gov](mailto:Jessie.Standridge@FloridaDEP.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelley M. Boatwright".

For Ms. Kelley M. Boatwright  
Southwest District Director  
Florida Department of Environmental Protection

KB/js

ec: Pamala Vazquez, FDEP-SWD, [Pamala.Vazquez@FloridaDEP.gov](mailto:Pamala.Vazquez@FloridaDEP.gov)  
James Brock, FDEP-SWD, [James.Brock@FloridaDEP.gov](mailto:James.Brock@FloridaDEP.gov)  
Jessie Standridge, FDEP-SWD, [Jessie.Standridge@FloridaDEP.gov](mailto:Jessie.Standridge@FloridaDEP.gov)  
Misty Dodds, Island Communities, [mdodds@islandcommunities.com](mailto:mdodds@islandcommunities.com)  
Jackie Worley, Island Communities, [jworley@islandcommunities.com](mailto:jworley@islandcommunities.com)  
Julien Cousinet, Operator, [julien Cousinet@yahoo.com](mailto:julien Cousinet@yahoo.com)



# FLORIDA DEPARTMENT OF Environmental Protection

Southwest District Office  
13051 North Telecom Parkway #101  
Temple Terrace, Florida 33637-0926

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

February 29, 2024

Mr. Gabe Monfried  
Aurora MHC, LLC  
315 East Robinson STE 600  
Orlando, FL 32801  
[gabe@gmfgroup.com](mailto:gabe@gmfgroup.com)

SUBJECT: Department of Environmental Protection v. Aurora MHC, LLC,  
OGC File No.: 23-1493  
Aurora Acres PWS ID 6092331

Mr. Monfried:

The Florida Department of Environmental Protection ("Department") finds that Aurora MHC, LLC ("Respondent") had the following violations:

1. On June 2, June 14, June 20, August 10, and August 15, 2023, failed to maintain the free chlorine residual minimum of 0.2 milligrams per liter throughout the drinking water distribution system, in violation of rule 62-555.350(6), Florida Administrative Code (Fla. Admin. Code).
2. On April 27 and May 25, 2023, failed to issue Precautionary Boil Water Notices, and failed to notify the Department, during qualifying circumstances, per rule 62-555.350(10) and 62-555.350(11), Fla. Admin. Code and guidance issued by the Florida Department of Health.
3. Failed to conduct Microbiological Monitoring required by 62-550.518(1), Fla. Admin. Code for the month of September 2023.

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

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

Based on the violations described above, the Department is seeking \$11,312.00 in civil penalties and \$1,500.00 for costs and expenses the Department has incurred in investigating this matter, which amounts to a total of \$12,812.00. The civil penalties are apportioned as follows: \$5,000.00 for violations of rule 62-555.350(6), Fla. Admin. Code; \$3,000.00 for violations of rule 62-555.350(10) and 62-555.350(11), Fla. Admin. Code; and \$3,000.00 for violation of rule 62-550.518(1), 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 the Southwest District office at 13051 North Telecom Parkway #101 Temple Terrace, Florida by **March 22, 2024**. 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), 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, Mr. Gabe Monfried:

- (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.

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 \$12,812.00 in full by April 5, 2024.**

- (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

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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, 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.

If you have any questions, please contact Jessie Standridge at 813-470-5736 or at [Jessie.Standridge@FloridaDEP.gov](mailto:Jessie.Standridge@FloridaDEP.gov).

Sincerely,



Ms. Kelley M. Boatwright  
Southwest District Director  
Florida Department of Environmental  
Protection

FOR THE RESPONDENT:

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I, Gabriel Monfried [Type or Print Name], **HEREBY ACCEPT THE TERMS OF THE SETTLEMENT OFFER IDENTIFIED ABOVE.**

By:  Date: 3/4/2024 | 5:39 PST  
[Signature]

Title: Authorized Signatory  
[Type or Print]

-----FOR DEPARTMENT USE ONLY-----

DONE AND ORDERED this 7th day of March, 2024, in Hillsborough County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Pamala Vazquez Digitally signed by Pamala Vazquez Date: 2024.03.07 11:33:19 -05'00'

Ms. Kelley M. Boatwright  
Southwest District Director  
Florida Department of Environmental Protection

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



Clerk

March 7, 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))

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## 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 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.