



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

July 24, 2023

Sent electronically to: josh@jwsitedevelopment.com

Mr. Joshua White, Manager
Bunnell Land Holdings, LLC
1050 West Highway 100
Bunnell, Florida 32110

SUBJECT: Department of Environmental Protection v. Bunnell Land Holdings, LLC
OGC File No. 23-0733
WACS No. 105013
Flagler County – Solid Waste

Dear Mr. White:

Enclosed is a copy of the executed Consent Order to resolve Case Number 23-0733. The effective date of this Order is July 24, 2023, 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, Anna McClure, at (904) 256-1608, or at Anna.C.McClure@floridadep.gov. Your continued cooperation in the matter is appreciated.

Sincerely,

A handwritten signature in blue ink that reads "Joni Petry".

for Thomas Kallemeyn
Assistant Director

Enclosure: Executed Consent Order 23-0733

ec: FDEP-OGC: Lea Crandall
FDEP-NED: Anna McClure, Matt Kershner, Joni Petry, Thomas Kallemeyn, DEP_NED
Bunnell Land Holdings: Austin Schatz; austin@jwsitedevelopment.com



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 12, 2023

Mr. Joshua White, Manager
Bunnell Land Holdings, LLC
1050 West Highway 100
Bunnell, Florida 32110

SUBJECT: Department of Environmental Protection v. Bunnell Land Holdings, LLC
OGC File No. 23-0733
WACS No. 105013
Flagler County – Solid Waste

Dear Mr. White:

The State of Florida Department of Environmental Protection (“Department”) finds that Bunnell Land Holding LLC (“Respondent”) conducted unauthorized open burning and discharged air pollutants that resulted in objectional odors and a decrease in air quality standards, in violation of Rule 62-701.300(2)(f), 62-709.300(7)(a) and 62-709.300(7)(b), Florida Administrative Code (Fla. Admin. Code). Although there are no actions required to correct the violations, the Respondent remains subject to civil penalties as a result of the violations. 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 \$6,500 in civil penalties \$500.00 for costs and expenses the Department has incurred in investigating this matter, which amounts to a total of \$7,000.00. The civil penalties are apportioned as follows: \$4,500 for unauthorized open burning in violation of Rule 62-709.300(7)(b), Fla. Admin. Code, \$1,000 for violation of air quality standards in violation of Rule 62-709(7)(b), Fla. Admin. Code, and \$1,000 for the objectionable odors that occurred in violation of Rule 62-709.300(7)(a), Fla. Admin. Code. Due to the respondent’s good faith efforts to resolve the non-compliance, a 25% adjustment was applied, which reduced the total amount the Department is seeking to **\$5,250**.

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 Florida Department of Environmental Protection, Northeast District, 8800 Baymeadows Way West, Suite 100,

Jacksonville, Florida, 32256, **within 30 days of the issuance date of this 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, Joshua White:

- (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 violations referenced above.

Respondent's Performance

After signing and returning this document to the Department,

- (1) Respondent must pay \$ **5,250.00** in full **within 30 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 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 and effective 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, Fla. Stat.

FOR THE RESPONDENT:

I, Josh White [Joshua White], **HEREBY ACCEPT THE TERMS OF THE SETTLEMENT OFFER IDENTIFIED ABOVE.**

By: Josh White Date: 7/11/2023

[Signature]

Title: Manager for Bunnell Land Holdings, LLC

FOR DEPARTMENT USE ONLY

DONE AND ORDERED this 24 day of July 2023, in Duval County, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

[Signature]
Gregory J. Strong
District Director
Northeast District

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

Roxanne M. Smith
Clerk

7/24/2023
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, Florida Statutes ("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 OGC Number assigned to this Order;
- b) The name, address, and telephone number of each petitioner; 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;
- c) An explanation of how the petitioner's substantial interests will be affected by the Order;
- d) A statement of when and how the petitioner received notice of the Order;
- e) Either a statement of all material facts disputed by the petitioner or a statement that the petitioner does not dispute any material facts;
- f) A statement of the specific facts the petitioner contends warrant reversal or modification of the Order;
- g) A statement of the rules or statutes the petitioner contends require reversal or modification of the Order; and
- h) A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes the Department to take with respect to the Order.

The petition must be filed (received) at the Department's Office of General Counsel, 3900 Commonwealth Boulevard, MS# 35, Tallahassee, Florida 32399-3000 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.

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 Anna McClure by phone at (904) 256-1608, or via email at Anna.C.McClure@FloridaDEP.gov.

Sincerely,



Thomas G. Kallemeyn
Assistant District Director