



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Office of Administrative Services
Environmental Quality Division
214 N. Hogan Street, 5th Floor
Jacksonville, Florida 32202
(904) 255-7100
www.jacksonville.gov

E-mail:

fedahzidan@yahoo.com

Layalina Restaurant, Inc.
9735 Old St Augustine Rd; Ste 1-2
Jacksonville FL, 32257

RE: Cease and Desist Citation NP-25-08

KDP1 Ventures, LLC/ Layalina Restaurant, Inc., located at Real Estate ID 148952-0000, addressed at 9735 Old St Augustine Rd, Jacksonville, Florida (the "Property")
Causing, allowing, or permitting emission of sound to Class B receiving land in exceedance of noise limits

Consent Order

The purpose of this letter is to complete the resolution of violations of the City of Jacksonville Environmental Protection Board (JEPB) Rule 4 as identified by the Office of Administrative Services in Cease-and-Desist Citation **NP-25-08** (the "Citation"), a copy of which is attached as Exhibit A and incorporated herein. The corrective action was implemented through education compliance. To complete the resolution of this case, the payment of a civil penalty of **\$2,000** is required. The check shall be made payable to the City of Jacksonville **Environmental Protection Trust Fund** and shall be mailed to the Department's Environmental Quality Division ("EQD") at **214 N. Hogan Street, Fifth Floor, Jacksonville, FL 32202** and **Reference NP-25-08** within 30 days after approval of this agreement by the JEPB. *EQD cannot accept this payment until after JEPB approval. Do not submit payment until receipt of a fully executed Consent Order with the JEPB Chair signature.*

Payment of such amount does not constitute, nor shall it be construed as, an admission of liability or wrongdoing for any allegations in the Citation.

Your signing of this letter constitutes your agreement to the terms of the letter. After this letter has been countersigned by the Department and approved by the JEPB, this letter shall constitute a consent order and final action on behalf of the Department and full satisfaction of the Citation and the matters alleged in the Citation. The terms of the consent order may be enforced in a court of competent jurisdiction, pursuant to Jacksonville Ordinance Code Chapter 360. Failure to comply with the terms of this consent order may constitute a violation of Jacksonville Ordinance Code Section 362.110.

The Department for, and in consideration of, the timely performance by the Respondent of the obligation agreed to in this consent order, hereby waives any rights to seek administrative or judicial imposition of civil and administrative action, complaints, citations, causes of action, and claims arising from the Citation. The Respondent waives its right to an administrative hearing on, or judicial review of, the terms of this consent order.

Failure to sign and return this document to the Department on or before **August 4, 2025**, will be assumed to be a rejection of the settlement agreement contained herein. This matter will then be referred to the City’s Office of General Counsel for further action.

CITY OF JACKSONVILLE
OFFICE OF ADMINISTRATIVE SERVICES

8/18/2025

Date

Signed by:

Richard A. Reichard

Richard A. Reichard

Office of Administrative Services

7/25/2025

Date

DocuSigned by:

Fay Zidan

KDP1 Ventures, LLC/ Layalina Restaurant, Inc.,

Print Name: Sylvia Zidan

Print Title: Owner

ORDER

I hereby certify that the foregoing document was adopted by order of the Environmental Protection Board of the City of Jacksonville this 18th day of August, 2025.

Signed by:

Thomas Deck

Thomas Deck, Chair

Jacksonville Environmental Protection Board

EXHIBIT A



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**CEASE AND DESIST
CITATION
NP-25-08**

9489 0090 0027 6495 2792 86

U.S. Mail

KDP1 Ventures, LLC
310 Blair Ct
Alpharetta, GA 30004

Certified Mail

Certified Number:

KDP1 Ventures, LLC
c/o Registered Agents, Inc.
7901 4th St; Ste 300
St. Petersburg, FL 33702
ATTN: Registered Agent

U.S. Mail:

Layalina Restaurant, Inc.
9735 Old St Augustine Rd; Ste 1-2
Jacksonville FL, 32257

Certified Mail

Certified Number:

Layalina Restaurant, Inc.
c/o Sylvia Zidan
3117 Chapelwood Lane
Jacksonville, FL 32216
ATTN: Registered Agent

RE: Duval County - Noise Pollution

**KDP1 Ventures, LLC/ Layalina Restaurant, Inc., located at Real Estate ID 148952-0000, addressed at 9735 Old St Augustine Rd, Jacksonville, Florida (the "Property")
Causing, allowing, or permitting emission of sound to Class B receiving land in exceedance of noise limits**

PLEASE TAKE NOTICE that pursuant to Jacksonville Ordinance Code Title X, Chapters 360 and 362, the owner of the Project is hereby notified that it is in violation of Jacksonville Environmental Protection Board (JEPB) Rule 4.

During records review and complaint investigation, the Office of Administrative Services, Environmental Quality Division ("EQD") staff documented that:

After receiving complaints of loud noise from the Property, EQD staff issued a notice of complaint letter to KDP1 Ventures, LLC and Layalina Restaurant, Inc. on March 17, 2025, advising of the noise complaints and JEPB Rule 4 regulations.

On April 26, 2025, after receiving additional complaints, EQD staff conducted a noise investigation at the complainant's property between 11:40 pm – 12:05 am and documented:

- a. A violation of JEPB Rule 4.203.B.1 (Class C land to Class B receiving land)
 1. with 63 Octave Band Frequency (63 Hz) readings of 76 dB, 75 dB and 74 dB (limit 71 dB); and
 2. with 8000 Octave Band Frequency (8000 Hz) readings of 37 dB, and 40 dB (limit 32 dB).

Citation NP-25-08
Page 2

During the time of the communications and investigations, the owner of the Property was:

KDP1 Ventures LLC, a Florida Limited Liability Company, pursuant to the Warranty Deed dated January 24, 2022, and recorded in the Official Records of Duval County, Florida in Book 20121 and Page 546.

The violations of JEPB Rule 4.203.B were determined by the EQD staff after site investigation and records review. The enforcement investigation documentation is available for review and will be provided electronically as detailed below.

CORRECTIVE ACTION REQUIRED

1. Cease emission of sound from the Property in excess of JEPB established noise limits.
2. Acknowledge this Cease and Desist Citation **within two days of receipt** by contacting EQD Staff by email at enforcement@coj.net and EQD will then provide the investigation documents by response email. You may also call (904) 255-7100 to speak with Patricia Gee-Jones about this Citation.
3. A **written response** by email to Enforcement@coj.net is required **within five business days** of receipt of this Citation and must include ***documentation of corrective actions to date and a noise control plan.***

Jacksonville Ordinance Code §368.302 provides for a continuing maximum potential penalty of \$10,000 per day of violation. If litigation or an administrative hearing is required to achieve compliance, full penalties and recovery of legal fees will be sought.

DATED this 2nd day of July, 2025

City of Jacksonville

OFFICE OF ADMINISTRATIVE SERVICES

Signed by:

By: Richard A. Reichard

3106C000731499
Richard A. Reichard

Office of Administrative Services

c: Michael Williams

DATE MAILED: 07/03/2025



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CEASE AND DESIST CITATION NP-25-08

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310 Blair Ct
Alpharetta, GA 30004

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Certified Mail

Certified Number:

KDP1 Ventures, LLC
c/o Registered Agents, Inc.
7901 4th St; Ste 300
St. Petersburg, FL 33702
ATTN: Registered Agent

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Certified Mail

Certified Number:

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c/o Sylvia Zidan
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Jacksonville, FL 32216
ATTN: Registered Agent

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City of Jacksonville

OFFICE OF ADMINISTRATIVE SERVICES

Signed by:

By: Richard A. Reichard

Richard A. Reichard

Office of Administrative Services

c: Michael Williams

DATE MAILED: 07/03/2025