

**BEFORE THE ENVIRONMENTAL PROTECTION BOARD  
CITY OF JACKSONVILLE**

**City of Jacksonville, Neighborhoods Department,**  
Petitioner  
and

**Mandarin Properties I, LLC,**  
Respondent

**Re: Cease and Desist Citation WP-25-01**

**Gravity Wastewater Collection/Transmission System located at Real Estate ID Number (RE) 159188-0032 and 159188-0035, addressed at 12421 San Jose Blvd; Unit 2B and Unit 3, Jacksonville, Florida (the "System" at the "Property") and Real Estate ID Number (RE) 159136-0100, addressed at 12397 San Jose Blvd, Jacksonville, Florida (the "System" connection at the "Property").**

**Discharge of untreated wastewater to the ground, surrounding environment and stormwater system; Allowing untreated wastewater into the storm sewer system; and Failure to notify EQD of Discharge from the System and Failure to provide required records.**

**CONSENT ORDER**

This Consent Order is made and entered into between the City of Jacksonville, Neighborhoods Department (the Department) and **Mandarin Properties I, LLC**, the property owner ("Respondent"), to settle certain issues between them under Chapter 360 and 362 of the Jacksonville Ordinance Code ("Ordinance Code") and Rule 3 of the Jacksonville Environmental Protection Board ("JEPB").

1. The Department, through its Environmental Quality Division ("EQD"), is charged with the administration and enforcement of Chapter 360 and 362, Ordinance Code, and the rules promulgated thereunder.
2. **Mandarin Properties I, LLC**, a Foreign limited liability company, pursuant to the Quitclaim Deed of Release dated December 11, 2020, and recorded in the Official Records of Duval County, Florida in Book 19494 and Page 541.
3. On December 18, 2024 and December 23, 2024, City of Jacksonville – Neighborhoods Department – Environmental Quality Division (EQD) staff investigated a Discharge of wastewater from the System at the Property and documented:
  - a. a violation of Rules 3.103B for an unpermitted discharge of untreated wastewater to the ground, surrounding environment and Municipal Separate Storm Sewer System ("MS4"); and the following water quality sampling results are a violation of Rule 3.201;
    - (1) the wastewater sample collected by EQD staff at the point of discharge to the environment had a laboratory analytical result of greater than 241,960 MPN/100 ml for E. coli (a violation of 3.201), and
    - (2) the water quality standard for a single sample for E. coli is less than 410 MPN/100ml;
  - b. a violation of Rule 3.103F for the discharge of untreated wastewater to sewer designed to carry stormwater
  - c. a violation of Rule 3.103G for the failure to notify EQD that a release or discharge of wastewater from the System to the ground and surrounding environment had occurred;
  - d. a violation of Rule 3.405A.8 for the failure to submit the required report within five days.

4. As a result of the conditions documented in paragraph 3 above, EQD issued Cease and Desist Citation WP-25-01 to Respondent, a copy of which is attached hereto and incorporated herein as Exhibit A.
5. The Department is authorized under Sections 360.407, 362.110 and 362.111, Ordinance Code, to seek injunctive relief and civil penalties, and the potential maximum daily penalty for violations of JEPB Rule 3 is \$10,000.
6. Respondent agrees to complete the corrective actions outlined within this Consent Order within the established timeframes.
7. **EDUCATION CAMPAIGN:** **Within 30 days of the effective date of this Consent Order**, Respondent shall submit for review and approval, a campaign to educate tenants on what can go to the collection system. The campaign shall include at a minimum:
  - a. a list of items suitable to allow down the drain,
  - b. how the campaign will be administered, and
  - c. frequency of education to the tenants.Within 30 days of approval of the campaign by EQD, the Respondent shall initiate the campaign and continue updates on a schedule approved by EQD.
8. **COMPLETE REPORT:** **Within 60 calendar days of the effective date of this Consent Order**, Respondent shall submit documentation of jetting of Gravity System lines throughout the private property to the last manhole prior to the Regional Sewer Utility point of connection shall be conducted as needed to clear grease and sediment from collection lines. A pump truck must remove all trash, grease and debris jetted through the lines to the last manhole prior to the Regional Sewer Utility point of connection to be hauled to a Wastewater Treatment Facility and must not allow the trash, grease and debris to be jetted into the Regional Sewer Utility mains as required by JEPB Rule 3.406.E. A map of the property that shows all gravity system lines shall be submitted along with an invoice for the work done. The invoice does not have to include monetary cost.
9. **MONTHLY STATUS REPORT:** Respondent shall submit a monthly status report regarding the plumber's review, Report, permitting and repairs by the **last day of each month beginning upon the effective date of this Consent Order**, and continuing until all corrective actions are accepted by EQD. Monthly status reports shall be provided by electronic mail to [Enforcement@coj.net](mailto:Enforcement@coj.net) with "Citation WP-25-01, Address of property" in the Subject line of the email.
10. **COMPLIANCE WITH OPERATION, MAINTENANCE AND RECORDKEEPING REQUIREMENTS:** Respondent shall ensure that the System is operated and maintained in accordance with all applicable local, state, and federal rules and regulations and that all items of required maintenance are performed and records of all maintenance and repairs be kept with the level of specificity required in JEPB Rule 3.
11. **STIPULATED PENALTIES:** Respondent agree to pay the City stipulated penalties in the amount of One Hundred Dollars (\$100.00) per day for each and every day Respondent fail to timely perform any of the corrective actions contained in this Consent Order.

- a. The Department shall assess a separate stipulated penalty for each failure to timely perform a corrective action contained in this Consent Order.
  - b. Within 30 days of written demand from the Department, Respondent shall make payment of the appropriate stipulated penalties to the Department.
  - c. Respondent shall pay with a cashier's check or money order made payable to the City of Jacksonville **Environmental Protection Trust Fund**, mailing address, **EQD 214 N. Hogan Street, Fifth Floor, Jacksonville, FL 32202, reference WP-25-01.**
  - d. The Department may make demands for payment at any time after Respondent fail to timely perform each corrective action.
  - e. If the Department is required to file a lawsuit to recover stipulated penalties under this paragraph, the Department is not foreclosed from seeking civil penalties for violations of this Consent Order in an amount greater than the stipulated penalties due under this paragraph.
12. **CIVIL PENALTY:** Respondent agrees to pay a civil penalty of **\$500.00 within 30 days after the effective date of this Order.** Respondent shall deliver to the City a cashier's check or money order in the amount of **\$500.00** made payable to the City of Jacksonville **Environmental Protection Trust Fund**, mailing address, **Environmental Quality Division, 214 N. Hogan Street, Fifth Floor, Jacksonville, FL 32202, reference WP-25-01.** Any sums unpaid within the time frame provided shall bear interest at the rate of 1.5 percent per month until paid.
13. Pursuant to Section 362.110, a violation of the terms of this Consent Order may subject the Respondent to judicial imposition of civil penalties of up to \$10,000 per violation per day.
14. In consideration of the complete and timely performance of the obligations set forth in this Order by Respondent, the City agrees that entry of this Order disposes of the violations described in it, and the City waives its rights to seek judicial imposition of damages or civil or criminal penalties for the violations.
15. By executing this Consent Order, Respondent waive their right to judicial review or an administrative hearing on the terms of this Consent Order.
16. The City expressly reserves the right to initiate appropriate legal action to prohibit any future violations of the Jacksonville Ordinance Code or the rules of the JEPB.
17. The provisions of this Consent Order shall apply to and be binding upon the parties, their officers, directors, agents, servants, employees, successors, and assigns.
18. The reporting requirements of this Consent Order shall remain in effect until all corrective actions are accepted by EQD.
19. Respondent shall allow all authorized representatives of EQD access to the System at reasonable times for the purpose of determining compliance with the terms of this Consent Order and the statutes, ordinances and rules administered by EQD.

20. The Consent Order shall become effective upon execution by the Chairperson of the JEPB, which will occur after its execution by the Respondent and the Director of the Department.
21. Performance of the terms and conditions of this Consent Order does not relieve the Respondent of the need to comply with applicable federal, state, or local laws, regulations, or ordinances.


**CITY OF JACKSONVILLE  
NEIGHBORHOODS DEPARTMENT**

2/24/25  
Date \_\_\_\_\_

  
Thomas B. Waters, Director

**Mandarin Properties I, LLC**

February 21st, 2025  
Date \_\_\_\_\_

  
Print Name: Courtney Gordon  
Print Title: Chief Operating Officer

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**ORDER**

I hereby certify that the foregoing document was adopted by order of the Environmental Protection Board of the City of Jacksonville this 17 day of March, 2025.

  
Thomas Deck, Chair  
Jacksonville Environmental Protection Board



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Office of Administrative Services  
Environmental Quality Division  
214 N. Hogan Street, 5<sup>th</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-7100  
[www.jacksonville.gov](http://www.jacksonville.gov)

[derick.redding@gflenv.com](mailto:derick.redding@gflenv.com)  
GFL Solid Waste Southeast LLC  
7508 Philips Highway  
Jacksonville, FL 32256

**RE: Cease and Desist Citation NP-25-03**  
**Refuse service at 12134 Ft. Caroline Road, Jacksonville, Florida**  
**Operating or permitting the operation of a trash or refuse service using a mechanical device**  
**between the hours of 10:00 p.m. and 7:00 a.m. within 200 meters of property that is in a Class A**  
**or Class B areas**

## 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 City of Jacksonville, Neighborhoods Department in Cease and Desist Citation **NP-25-03** (the "Citation"), a copy of which is attached as Exhibit A and incorporated herein. The corrective action was implemented through notification to the driver regarding the service pickup time restriction. To complete the resolution of this case, payment of a civil penalty of **\$5,000** 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-25-03** 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 **March 24, 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.

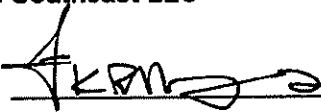
**CITY OF JACKSONVILLE  
OFFICE OF ADMINISTRATIVE SERVICES**

3/13/2025  
Date

  
Richard A. Reichard  
Office of Administrative Services

**GFL Solid Waste Southeast LLC**

3/13/25  
Date

  
Print Name: Derrick Redding  
Print Title: District Manager

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**ORDER**

I hereby certify that the foregoing document was adopted by order of the Environmental Protection Board of the City of Jacksonville this 13<sup>th</sup> day of March, 2025.

  
Thomas Deck, Chair  
Environmental Protection Board

**BEFORE THE ENVIRONMENTAL PROTECTION BOARD  
CITY OF JACKSONVILLE**

**City of Jacksonville, Neighborhoods Department,**  
Petitioner  
and

**Regel – J LLC,**  
Respondent

**Re: Cease and Desist Citation WP-24-18  
Wastewater Collection/Transmission System with Pump Station located at Real Estate ID  
Number (RE) 128170-0000, addressed at 5855 Ft Caroline Road, Jacksonville, Florida (the  
“System” at the “Property”)  
Failure to comply with Wastewater Collection/Transmission System design standards; Failure  
to perform required maintenance; and Failure to keep detailed maintenance records.**

**CONSENT ORDER**

This Consent Order is made and entered into between the City of Jacksonville, Neighborhoods Department (the Department) and **Regel – J LLC** (“Respondent”) to settle certain issues between them under Chapter 360 and 362 of the Jacksonville Ordinance Code (“Ordinance Code”) and Rule 3 of the Jacksonville Environmental Protection Board (“JEPB”).

1. The Department, through its Environmental Quality Division (“EQD”), is charged with the administration and enforcement of Chapter 360 and 362, Ordinance Code, and the rules promulgated thereunder.
2. **The owner of the property is Regel – J LLC**, a Florida Limited Liability Company, pursuant to the General Warranty Deed dated 4/24/2018 and recorded in the Official Records of Duval County, Florida in Book 18367, and Page 1752.
3. On March 25, 2024, City of Jacksonville – Neighborhoods Department – Environmental Quality Division (EQD) staff investigated a Discharge of wastewater from the System at the Property and documented:
  - a. the System failed to comply with Wastewater Collection/Transmission System design standards as observed:
    - (1) the System does not have functioning pumps;
    - (2) the System does not have a compliant sign with the required information; and
    - (3) the System may not comply with other Wastewater Collection/Transmission System design standards;
  - b. the failure to perform required maintenance for the pump station; and
  - c. the failure to keep detailed maintenance records.
4. As a result of the conditions documented in paragraph 3, EQD issued Cease and Desist Citation **WP-24-18** to Respondent, a copy of which is attached hereto and incorporated herein as Exhibit A.
5. The Department is authorized under Sections 360.407, 362.110 and 362.111, Ordinance Code, to seek injunctive relief and civil penalties, and the potential maximum daily penalty for violations of JEPB Rule 3 is \$10,000.



6. Respondent agrees to complete the corrective actions outlined within this Consent Order within the established timeframes.
7. **INITIAL ENGINEER REPORT: Within 60 calendar days of the effective date of this Consent Order,** Respondent shall submit for review and approval, an Engineer Report signed and sealed by a Florida licensed, professional engineer. Alternatively, if the engineer is certain at the time of the review that a DEP Notification/Application for Constructing a Domestic Wastewater Collection/ Transmissions System ("DEP Permit Application"), the engineer may proceed directly with submitted of the DEP Permit Application by this deadline.
  - a. The Engineer Report shall include, at a minimum:
    - i. findings of the camera investigation of the collection lines, dye test results to confirm connections to the System, and inspection of manholes,
    - ii. utility force main pressure,
    - iii. drawings,
    - iv. calculations and methodologies used, and
    - v. manufacturer pump specifications and pump curves to verify the System meets current sewerage design and performance standards and requirements.
  - b. If the System does not comply with wastewater design standards, the Engineer Report shall identify repairs and/or modifications necessary to bring the System into compliance with current wastewater design standards and finalize abandonment of any noncompliant components.
  - c. The Engineer Report shall include a project schedule for all recommended repairs and modifications to be completed expeditiously.
  - d. Respondent shall submit the Engineer Report by electronic mail to [enforcement@coj.net](mailto:enforcement@coj.net). Large attachments may need to be hand delivered or mailed to EQD at 214 N. Hogan Street, Fifth Floor, Jacksonville, Florida 32202 to the attention of Melissa Long.
    - i. Should EQD request additional information for the Engineer Report, Respondent shall timely and fully respond to any request for additional information within 15 days of the request or, if additional time is needed, within 15 days, submit a written request for an extension of time. The written request for an extension shall demonstrate that Respondent is diligently acquiring the requested information. The written request for an extension shall include, as a minimum, a copy of all work done at the time the extension is requested that partially responds to the request for additional information.
    - ii. EQD will notify Respondent within 30 days of receipt of all information for the Engineer Report of the accepted engineer recommendations and whether a DEP Permit Application will be required for the accepted recommendations for corrective actions. In its notification, EQD will also advise of the deadlines required for the project schedule submitted with the Engineer Report.



8. DEP PERMIT APPLICATION (if required): If a DEP Permit is required for recommended modifications to the System in the EQD accepted Engineer Report, Respondent agrees to submit a DEP Permit Application with all required calculations, specifications, drawings, signatures, professional seals and permitting fees to EQD within 60 days of notification by EQD.
9. FINAL ENGINEER REPORT/DEP NOTIFICATION OF COMPLETION OF CONSTRUCTION: Respondent shall complete all engineer recommended repairs and modifications at the System, as accepted and agreed to by EQD, and pursuant to any issued DEP Permit, and submit a Final Engineer Report (if no permit required) or DEP Notification of Completion of Construction Domestic Wastewater Collection/Transmission System ("DEP Notice of Completion of Construction") package to [enforcement@coj.net](mailto:enforcement@coj.net) with all required documents, certifications, drawings, professional signatures and seals upon completion of all work **Within 120 calendar days of the effective date of this Consent Order** or by the deadline established and based upon the review of the Engineer Report and notification in paragraph 7.d.ii.
  - a. EQD will accept the Final Engineer Report or DEP Notice of Completion of Construction within 30 days of submittal or will request in writing additional information to be submitted.
  - b. Should EQD request additional information for the Final Engineer Report or DEP Notice of Completion of Construction, Respondent shall timely and fully respond to any request for additional information within 15 days of the request or, if additional time is needed, within 15 days, submit a written request for an extension of time. The written request for an extension shall demonstrate that Respondent is diligently acquiring the requested information. The written request for an extension shall include, as a minimum, a copy of all work done at the time the extension is requested that partially responds to the request for additional information.
10. MONTHLY STATUS REPORT: Respondent shall submit a monthly status report regarding the engineer's review, Engineer Report, permitting and construction work for all repairs and modifications to the System by the last day of each month beginning **upon the effective date of this Consent Order** and continuing until the Final Engineer Report or DEP Notice of Completion of Construction is submitted to and accepted by EQD. Monthly status reports shall be provided by electronic mail to [enforcement@coj.net](mailto:enforcement@coj.net) with "*Citation WP-24-18, Address of property*" in the Subject line of the email.
11. COMPLIANCE WITH OPERATION, MAINTENANCE AND RECORDKEEPING REQUIREMENTS: Respondent shall ensure that the System is operated and maintained in accordance with all applicable local, state, and federal rules and regulations and that all items of required maintenance are performed and records of all maintenance and repairs be kept with the level of specificity required in JEPB Rule 3.405A.
12. MONTHLY MAINTENANCE RECORDS: Respondent shall submit the System monthly maintenance records to EQD by electronic mail to [enforcement@coj.net](mailto:enforcement@coj.net) no later than the last day of each calendar month beginning **upon the effective date of this Consent Order** until all repairs and modifications to the System, as recommended by the engineer and accepted by EQD, have been completed and approved.
13. STIPULATED PENALTIES: Respondent agrees to pay the City stipulated penalties in the amount of One Hundred Dollars (\$100.00) per day for each and every day Respondent fails to timely perform any of the corrective actions contained in this Consent Order.
  - a. The Department shall assess a separate stipulated penalty for each failure to timely

perform a corrective action contained in this Consent Order.

- b. Within 30 days of written demand from the Department, Respondent shall make payment of the appropriate stipulated penalties to the Department.
- c. Respondent shall pay with a cashier's check or money order made payable to the City of Jacksonville Environmental Protection Trust Fund, mailing address, EQD 214 N. Hogan Street, Fifth Floor, Jacksonville, FL 32202, reference **WP-24-18**.
- d. The Department may make demands for payment at any time after Respondent fail to timely perform each corrective action.
- e. If the Department is required to file a lawsuit to recover stipulated penalties under this paragraph, the Department is not foreclosed from seeking civil penalties for violations of this Consent Order in an amount greater than the stipulated penalties due under this paragraph.

14. CIVIL PENALTY: No civil penalty is being assessed as part of this enforcement action.

15. Pursuant to Jacksonville Ordinance Code Section 362.110, a violation of the terms of this Consent Order may subject the Respondent to judicial imposition of civil penalties of up to \$10,000 per violation per day.

16. In consideration of the complete and timely performance of the obligations set forth in this Order by Respondent, the City agrees that entry of this Order disposes of the violations described in it, and the City waives its rights to seek judicial imposition of damages or civil or criminal penalties for the violations.

17. By executing this Consent Order, Respondent waives its right to judicial review or an administrative hearing on the terms of this Consent Order.

18. The City expressly reserves the right to initiate appropriate legal action to prohibit any future violations of the Jacksonville Ordinance Code or the rules of the JEPB.

19. The provisions of this Consent Order shall apply to and be binding upon the parties, their officers, directors, agents, servants, employees, successors, and assigns.

20. The reporting requirements of this Consent Order shall remain in effect until the Final Engineer Report or DEP Notice of Completion of Construction is accepted and approved by EQD.

21. Respondent shall allow all authorized representatives of EQD access to the System at reasonable times for the purpose of determining compliance with the terms of this Consent Order and the statutes, ordinances and rules administered by EQD.

22. The Consent Order shall become effective upon execution by the Chairperson of the JEPB, which will occur after its execution by the Respondent and the Director of the Department.

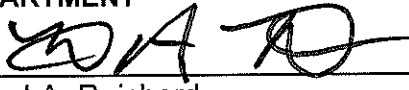
23. Performance of the terms and conditions of this Consent Order does not relieve the Respondent of the need to comply with applicable federal, state, or local laws, regulations, or ordinances.

24. Respondent is advised to ensure compliance during all construction activities for corrective actions at the Property with site appropriate performance measures to ensure there is no unlawful

discharge of sediment or turbid water to stormwater or surface water, utilizing in part the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual*, published by the Florida Department of Environmental Protection's Nonpoint Source Management Section and adopted by the JEPB in its Rule 3.

CITY OF JACKSONVILLE  
NEIGHBORHOODS DEPARTMENT

3/10/2026  
Date

  
Richard A. Reichard  
Office of Administrative Services

3/3/2025

Regel – J LLC Rhonda Harris

Date Print Name: Rhonda Harris  
Print Title: Senior Coordinator

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**ORDER**

I hereby certify that the foregoing document was adopted by order of the Environmental Protection Board of the City of Jacksonville this 17 day of March, 20 25.

  
Thomas Deck, Chair  
Jacksonville Environmental Protection Board





A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Neighborhoods Department  
Environmental Quality Division  
214 N. Hogan Street, 5<sup>th</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-7100  
[www.jacksonville.gov](http://www.jacksonville.gov)

**U.S. Mail & E-mail:**

[sdelao@secondavenue.com](mailto:sdelao@secondavenue.com) and  
[communitycompliance@secondavenue.com](mailto:communitycompliance@secondavenue.com)  
SFR Workforce Owner 2 LLC  
1715 Sheridan Street  
Jacksonville, FL 32207

**RE: Cease and Desist Citation WP-24-06**  
**On-site sewage treatment and disposal system located at Real Estate ID 069866-0150, 1715 Sheridan Street, Jacksonville, FL 32207**  
**Unlawful discharge of sewage or other untreated wastewater to the ground and surrounding environment**

## Consent Order

The purpose of this letter is to complete the resolution of violations of the City of Jacksonville Environmental Protection Board (JEPB) Rule 3 as identified by the City of Jacksonville, Neighborhoods Department in Cease and Desist Citation **WP-24-06** (the "Citation"), a copy of which is attached as Exhibit A and incorporated herein. The corrective action was completed by establishing best management practices to control any unpermitted Discharge of untreated wastewater to the ground, surrounding environment and Municipal Separate Storm Sewer System ("MS4"). To complete the resolution of this case, the payment of a civil penalty of **\$1,000** 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 WP-24-06** 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 **October 16, 2024**, 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  
NEIGHBORHOODS DEPARTMENT**

February 20, 2025

Date



Thomas B. Waters, Director

**SFR Workforce Owner 2 LLC**

19/02/2025

Date

Frankie Morrow

Print Name: Frankie Morrow

Print Title: Frankie Morrow

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**ORDER**

I hereby certify that the foregoing document was adopted by order of the Environmental Protection Board of the City of Jacksonville this 15<sup>th</sup> day of March, 20 25.



Thomas Deck, Chair  
Environmental Protection Board








# Consent Order WP-24-06 for 1715 Sheridan St

Final Audit Report

2025-02-19

Created:	2025-02-19
By:	Elizabeth Diaz (ediaz@secondavenue.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5NA00xytmgg6R6HArn3Vsmn7zFBUjIO

## "Consent Order WP-24-06 for 1715 Sheridan St" History

-  Document created by Elizabeth Diaz (ediaz@secondavenue.com)  
2025-02-19 - 6:38:53 PM GMT
-  Document emailed to Frankie Morrow (fmorrow@secondavenue.com) for signature  
2025-02-19 - 6:38:59 PM GMT
-  Email viewed by Frankie Morrow (fmorrow@secondavenue.com)  
2025-02-19 - 7:59:58 PM GMT
-  Document e-signed by Frankie Morrow (fmorrow@secondavenue.com)  
Signature Date: 2025-02-19 - 8:02:29 PM GMT - Time Source: server
-  Agreement completed.  
2025-02-19 - 8:02:29 PM GMT