

SUNDSTROM LAW

ATTORNEYS | COUNSELORS



April 7, 2026

Florida Public Service Commission Clerk
Discovery-gcl@psc.state.fl.us

Re: Docket No. 20260018-WS – Application for transfer of facilities of Northgate Properties, Inc. and Wastewater Certificate No. 537-S to Northgate FL Utility, LLC, in Okeechobee County.

Dear Clerk,

In response to the PSC Staff's deficiency letter dated March 6, 2026, I am filing the below responses to each of the numerated points in the deficiency letter and the staff data request. I have reproduced each of the inquiries and deficiencies below along with the utility's response to each.

1. **Application.** Rule 25-30.037(1), Florida Administrative Code (F.A.C.), states that the applicant may complete Form PSC 1005 entitled "Application for Transfer of Certificates or Facilities from a Regulated Utility to Another Regulated Utility". The utility's certificate numbers, county, and type of system on the application should reflect the certificate numbers registered with Florida Public Service Commission (FPSC). The Seller's certificate numbers registered with the FPSC include 412-W for water, and 345-S for wastewater, and the facilities are located in Brevard County. However, Northgate indicates that the application is for transfer of Wastewater Certificate No. 537-S in Okeechobee County. Please submit a statement clarifying that Northgate's application is for the transfer of facilities of Northgate Properties, Inc., and Water Certificate No. 412-W and Wastewater Certificate No. 345-S to Northgate FL Utility, LLC, in Brevard County, Florida.

Utility Response: You are correct. The application as filed incorrectly refers to a prior case involving the same owner. This application relates to the transfer of Northgate Properties, Inc. Water Certificate No. 412-W and Wastewater Certificate No. 345-S to Northgate FL Utility, LLC in Brevard County, Florida. A corrected page one of the application form was filed on 3/27/26 to correct this deficiency.

2. **Proof of Noticing.** Rule 25-30.037(2)(b), F.A.C., requires the applicant to provide proof of noticing, pursuant to Rule 25-30.030, F.A.C. Rule 25-30.030(6), F.A.C., states that all applications requiring noticing shall be deemed deficient until affidavits of noticing required by Sections 367.045(1)(e) and (2)(f), Florida Statutes, along with a copy of the notice, are filed with the Office of Commission Clerk. Staff notes that the Buyer cannot correct this deficiency until its draft notice has been approved by staff and has been issued in accordance with Rule 25-30.030(5), F.A.C. However, staff is working with the Buyer toward approval of the draft notice. Upon staff approval of the Buyer's draft notice and issuance of the same, please provide proof of noticing, pursuant to Rule 25-30.030, F.A.C.

Utility Response: The draft notice was attached as Exhibit K to the application. The utility is waiting for staff's approval or revisions to that proposed notice and will immediately distribute it after receiving such approval and the appropriate notice list.

- 3. Federal Employer Identification Number.** Rule 25-30.037(2)(d), F.A.C., requires that the applicant provide the Buyer's name, address, telephone number, Federal Employer Identification Number (FEIN), authorized representative and, if available, email address and fax number of the buyer(s) and the new name of the utility if the buyer plans to operate under a different name. Northgate's FEIN on the application should reflect the FEIN registered with the Florida Department of State, Division of Corporations (State Corporations). However, 39-2624811 is the FEIN listed on the application, and this does not reflect the State Corporations FEIN. Please provide the Buyer's corrected FEIN.

Utility Response: Attached is FEIN letter from the IRS for Northgate FL Utility, LLC.

- 4. Telephone Number.** Rule 25-30.037(2)(e), F.A.C., requires that the applicant provide the name, address, telephone number, and if available, email address and fax number of the person in possession of the books and records when the application is filed. Please provide the telephone number of the person in possession of the books and records when the application was filed.

Utility Response: The books and records are maintained by David Berman at 10221 River Road, Suite 59831, Potomac, MD 20859. The phone number is 410-303-7470; dberman@parakeetcommunities.com There is no fax number.

- 5. Documents.** Rule 25-30.037(2)(f), F.A.C., requires the applicant to provide documentation from the State Corporations, showing: The buyer's business name and registration/document number for the business. Please provide the required documentation from State Corporations. Northgate's business information on the application should reflect the business name registered with State Corporations.

Utility Response: Attached is the information from the Division of Corporations for the State of Florida for the buyer.

- 6. Ownership Information.** Rule 25-30.037(2)(g), F.A.C., requires that the applicant provide the name(s), address(es), and percent ownership of each entity or person who owns more than a 5 percent interest in the utility. Please provide the address of the entity named in the application who owns more than a 5 percent interest of Northgate.

Utility Response: The utility entity buyer is 100% owned by Parakeet Property Owner II, LLC, c/o Parakeet Communities, 10221 River Road, Suite 59831, Potomac, MD 20859.

- 7. Assets.** Rule 25-30.037(2)(j)3, F.A.C., requires that the applicant provide a list of and the dollar amount of the assets purchased and liabilities assumed or not assumed, including those of nonregulated operations or entities. Please provide the dollar amount of the listed assets purchased.

Utility Response: A listing of the dollar amount of utility assets purchased and a statement of rate base were provided as Exhibit C to the original application. Other assets acquired are outlined in the purchase and sale agreement as outlined in Exhibit A to the original application.

8. **Legal description.** Rule 25-30.037(2)(n), F.A.C., requires that the applicant provide a legal description of the territory proposed to be served, in the format prescribed in Rule 25-30.029, F.A.C. Rule 25-30.029(2)(b), F.A.C., states that a complete and accurate description of the service area should be provided in either a sections format or a metes and bounds format, shall have a point of beginning referenced from either a section corner or a subsection corner, and not rely on references to government lots, recorded plats or lots, tracts, or other recorded instruments. Please provide the legal description to the requirements of Rule 25-30.029, F.A.C.

Utility Response: The legal description provided within Exhibit F to the application complies with requirements of the Commission Rule 25-30.037(2)(n), FAC and in a format as prescribed in Rule 25-30.029, FAC.

9. **Federal Income Tax Returns.** Rule 25-30.037(2)(p), F.A.C., requires a statement that the buyer has obtained or will obtain copies of all federal income tax returns of the seller from the date the utility was first established, or from the date the rate base was last established by the Commission. If the tax returns have not been obtained, the applicant must explain the steps taken to obtain them.

Utility Response: The utility requested the tax returns of the seller as part of the closing; however, the seller declined to provide those tax returns to the buyer. The buyer felt as though they had no recourse for this refusal.

10. **Compliance Inspection Reports.** Rule 25-30.037(2)(r)2, F.A.C., requires the applicant provide a copy of the most recent Department of Environmental Protection and/or county health department sanitary survey, compliance inspection report, and secondary standards drinking water report. Please provide a copy of the most recent sanitary survey, compliance inspection report, and secondary standards drinking water report.

Utility Response: See attached documents from DEP.

In response to the Staff two data requests, the utility provides the following:

1. Pursuant to Rule 25-30.037(1)(a), F.A.C., if a transfer occurs prior to Commission approval, the utility shall submit an application for authority to transfer no later than 90 days after the sale closing date. Northgate's application indicates that the sale closing date was June 18, 2025. Please explain in detail, why the application for authority to transfer was not submitted by September 16, 2025 (i.e., 90 days after the closing date).

Utility Response: The utility planned and intended to provide a application within 90 days of the June 18, 2025 closing. However, upon review of the information provided by the seller, buyer was unable to locate some documents which required some time to accumulate. In addition, upon reviewing and providing the legal description of the approved service

territory for the utility to a surveyor to have that area mapped, the utility discovered that the legal description of the territory was incorrect. As such, they had to enlist the services of a surveyor to draw a new description and map. That description and map was provided as part of Exhibit F to the application. In all, it took several months after the closing to accumulate the information necessary to try to comply with the Commission's filing requirements for the application, in large part because of deficient records of the seller and because of legal description issues as outlined above.

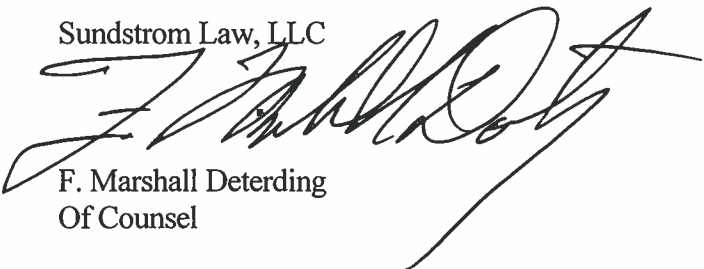
2. Northgate's application indicates that an updated legal description was deemed necessary by a licensed surveyor, and as such, this updated description was submitted with the Buyer's application. While Northgate also submitted an updated territory map in its application, the map provided is not of sufficient scale to verify the revised territory description. Please provide an official county tax assessment map or other map showing township, range, and section, with a scale such as 1" = 200' or 1" = 500', with the transferred territory plotted thereon, consistent with Rule 25-30.029(2), F.A.C., and the legal description provided pursuant to Rule 25-30.037(2)(n), F.A.C. The territory map should be of sufficient size and scale to clearly show the perimeter of the entire territory being transferred.

Utility Response: One copy of a full size map that conforms to this request and the applicable rule is being hand delivered with this letter to Ailynee Ramirez Abundez.

I believe that the above complies with responses to both the deficiencies and letter and data request filed by staff on May 6. Should you have any further questions, please let me know.

Sincerely,

Sundstrom Law, LLC



F. Marshall Deterding
Of Counsel

cc: Ailynee Ramirez-Abundez aramirez@psc.state.fl.us
Zachary Bloom ZBloom@psc.state.fl.us

Northgate
Response to Question No. 3, EIN Corp. Info



DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 06-11-2025

Employer Identification Number:
39-2624811

Form: SS-4

Number of this notice: CP 575 G

NORTHGATE FL UTILITY
AUSTIN BERK SOLE MBR
10221 RIVER RD UNIT 59831
POTOMAC, MD 20859

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 39-2624811. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

Northgate
Response to Question No. 10, DEP Reports

**Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format**

PUBLIC WATER SYSTEM INFORMATION (to be completed by sampler - please type or print legibly)

System Name: Nonngate Mobile Ranch PWS I.D. # 3 0 5 0 8 9 0

System Type (check one) Community Non-transient Non-community Transient Non-community

Address: 3277 First Avenue

City/State: Mims, FL

Phone#: _____ Fax#: _____ Zip: 32754 Email Address: _____

SAMPLE INFORMATION (to be completed by sampler)

Sample Number: N9 Sample Date: 11/19/04 Sample Time: 10:00 AM PM (Circle One)

Sample Location (be specific): Plant Tap Location Code: _____ Field pH: _____

Disinfectant Residual (Required when reporting results for trihalomethanes and haloacetic acids): 3.4 mg/L

- Sample Type (Check Only One)**
- Distribution
 - Entry Point (to Distribution)
 - Plant Tap (not for compliance with 62-550)
 - Raw (at well or intake)
 - Max Residence Time
 - Ave Residence Time
 - Near First Customer

- Reason(s) for Sample (Check all that apply)**
- Routine Compliance with 62-550
 - Confirmation of MCL Exceedance*
 - Composite of Multiple Sites**
 - Other: _____
 - Replacement (of Invalidated Sample)
 - Special (not for compliance with 62-550)
 - Clearance (permitting)

Sampling Procedure Used or Other Comments: _____

*See 62-550.500(6) for requirements and restrictions
And 62-550.512(3) for nitrate or nitrite exceedances

**See 62-550.500(4) for requirements and
attach a results page for each site

SAMPLER CERTIFICATION

I, Zach Bolanos (Print Name) _____, Samuel (Print Title) _____, do HEREBY CERTIFY that the above public water system and sample collection information is complete and correct.

Signature: [Signature]

Certified Operator #: A 3758 Date: 11/19/04

Carls A Toia Phone #: 352 587 0400 Sampler's Fax #: _____

FD-300 (Rev. 11/95) 62-550.720
Revised February 2010

Florida Department of Environmental Protection Safe Drinking Water Program Laboratory Reporting Format

LABORATORY CERTIFICATION INFORMATION (to be completed by lab - please type or print legibly)

Lab Name: Pace Analytical Services, LLC Florida DOH Certification #: E83079 Certification Expiration Date: 6/30/2025

ATTACH CURRENT DOH ANALYTE SHEET*

Address: 8 East Tower Circle, Ormond Beach, FL 32174 Phone # (386) 672-5668

Were any analyses subcontracted? Yes No If yes, please provide DOH certification numbers(s): _____

ATTACH DOH ANALYTE SHEET FOR EACH SUBCONTRACTED LAB*

ANALYSIS INFORMATION (to be completed by lab) Date Sample(s) Received: 11/19/2024

PWS ID (From Page1): 3050890 Sample Number (From Page1): N9 Lab Assigned Report # or Job ID: 35919988001

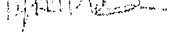
Group(s) Analyzed & Results attached for compliance with Chapter 62-550, F.A.C. (Check all that apply):

Inorganics	Synthetic Organics	Volatile Organics	Disinfection Byproducts	Radionuclides	Secondaries
<input checked="" type="checkbox"/> All Except Asbestos	<input type="checkbox"/> All 30	<input checked="" type="checkbox"/> All 21	<input type="checkbox"/> Trihalomethanes	<input checked="" type="checkbox"/> Single Sample	<input checked="" type="checkbox"/> All 14
<input type="checkbox"/> Partial	<input checked="" type="checkbox"/> All Except Dioxin	<input type="checkbox"/> Partial	<input type="checkbox"/> Haloacetic Acids	<input type="checkbox"/> Qtrly Composite**	<input type="checkbox"/> Partial
<input type="checkbox"/> Nitrate	<input type="checkbox"/> Partial		<input type="checkbox"/> Chlorite		
<input type="checkbox"/> Nitrite	<input type="checkbox"/> Dioxin Only		<input type="checkbox"/> Bromate		
<input type="checkbox"/> Asbestos					

LAB CERTIFICATION

I, Meghan Wilkins, Project Manager, do HEREBY CERTIFY
(Print Name) (Print Title)

that all attached analytical data are correct and unless noted meet all requirements of the National Environmental Laboratory Accreditation Conference (NELAC).

Signature:  Date: 12/19/2024

* Failure to provide a valid and current Florida DOH lab certification number and a current Analyte Sheet for the attached analysis results will result in rejection of the report, possible enforcement against the public water system for failure to sample, and may result in notification of the DOH Bureau of Laboratory Services.

** Please provide radiological sample dates & locations for each quarter.

CONFIRMATION & NOTIFICATION IS REQUIRED WITHIN 24 HRS FOR NITRATE OR NITRITE MCL EXCEEDANCES
NON-DETECTS ARE TO BE REPORTED AS THE MDL WITH A "U" QUALIFIER. (Non-detects reported as "BDL" or with a "<" are not acceptable.)

COMPLIANCE DETERMINATION (to be completed by DEP or DOH -- attach notes as necessary)

Sample Collection & Analysis Satisfactory: Yes No _____ Replacement Sample or Report Requested (circle or highlight group(s) above)

Person Notified: _____ Date Notified: _____ DEP/DOH Reviewing Official: _____

Florida Department of Environmental Protection Safe Drinking Water Program Laboratory Reporting Format

INORGANIC CONTAMINANTS
62-550.310(1)

Report Number / Job ID: 35919988001

PWS ID (From Page 1): 3050890

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier*	Analytical Method	Lab MDL	Analysis Date	Analysis Time	DOH Lab Certification #
1040	Nitrate as N	10	mg/L	0.025	U	EPA 353.2	0.025	11/19/2024	21:42	E83079
1041	Nitrite as N	1	mg/L	0.025	U,J	EPA 353.2	0.025	11/19/2024	21:42	E83079
1005	Arsenic	0.010	mg/L	0.00050	U	EPA 200.8	0.00050	11/25/2024	16:38	E83079
1010	Barium	2	mg/L	0.0073	I	EPA 200.7	0.0024	11/25/2024	17:31	E83079
1015	Cadmium	0.005	mg/L	0.00067	U	EPA 200.7	0.00067	11/25/2024	17:31	E83079
1020	Chromium	0.1	mg/L	0.0048	U	EPA 200.7	0.0048	11/25/2024	17:31	E83079
1024	Cyanide	0.2	mg/L	0.0092	I	EPA 335.4	0.0050	11/21/2024	13:40	E83079
1025	Fluoride	4.0	mg/L	0.091		EPA 300.0	0.015	12/09/2024	00:59	E83079
1030	Lead	0.015	mg/L	0.00025	U	EPA 200.8	0.00025	11/25/2024	16:38	E83079
1035	Mercury	0.002	mg/L	0.00014	U	EPA 245.1	0.00014	12/10/2024	13:37	E83079
1036	Nickel	0.1	mg/L	0.0020	U	EPA 200.7	0.0020	11/25/2024	17:31	E83079
1045	Selenium	0.05	mg/L	0.00083	U	EPA 200.8	0.00083	11/25/2024	16:38	E83079
1052	Sodium	160	mg/L	20.5		EPA 200.7	0.59	11/25/2024	17:31	E83079
1074	Antimony	0.006	mg/L	0.00088	U	EPA 200.8	0.00088	11/25/2024	16:38	E83079
1075	Beryllium	0.004	mg/L	0.00019	U	EPA 200.7	0.00019	11/25/2024	17:31	E83079
1085	Thallium	0.002	mg/L	0.00021	U	EPA 200.8	0.00021	11/25/2024	16:38	E83079
1094	Asbestos	7 MFL	MFL							

J - Estimated value.

Florida Department of Environmental Protection Safe Drinking Water Program Laboratory Reporting Format

SECONDARY CONTAMINANTS
62-550.320

Report Number / Job ID: 35919988001

PWS ID (From Page 1): 3050890

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier*	Analytical Method	Lab MDL	Analysis Date	Analysis Time	DOH Lab Certification #
1002	Aluminum	0.2	mg/L	0.0086	U	EPA 200.8	0.0086	11/25/2024	16:38	E83079
1017	Chloride	250	mg/L	25.8		EPA 300.0	2.5	12/09/2024	00:59	E83079
1022	Copper	1	mg/L	0.0015		EPA 200.8	0.00093	11/25/2024	16:38	E83079
1025	Fluoride	2.0	mg/L	0.091		EPA 300.0	0.015	12/09/2024	00:59	E83079
1028	Iron	0.3	mg/L	0.26		EPA 200.7	0.021	11/25/2024	17:31	E83079
1032	Manganese	0.05	mg/L	0.016		EPA 200.7	0.0013	11/25/2024	17:31	E83079
1050	Silver	0.1	mg/L	0.0022	U	EPA 200.7	0.0022	11/25/2024	17:31	E83079
1055	Sulfate	250	mg/L	3.6	I	EPA 300.0	2.5	12/09/2024	00:59	E83079
1095	Zinc	5	mg/L	0.024		EPA 200.7	0.0077	11/25/2024	17:31	E83079
1905	Color	15	units	5.0		SM2120B-01	5.0	11/20/2024	23:02	E83079
1920	Odor	3	TON	1.0		SM 2150B	1.0	11/19/2024	17:56	E83079
1925	pH	6.5 - 8.5	Std. Units	7.6	Q	SM 4500-H+B	0.10	12/05/2024	12:01	E83079
1930	Total Dissolved Solids	500	mg/L	320		SM 2540C	5.0	11/22/2024	07:41	E83079
2905	Foaming Agents	0.5	mg/L	0.099	U	SM 5540C	0.099	11/20/2024	09:12	E83079

Q - Sample held beyond the accepted holding time.

Florida Department of Environmental Protection Safe Drinking Water Program Laboratory Reporting Format

RADIONUCLIDES
62-550.310(6)

Report Number / Job ID: 35919988001

PWS ID (From Page 1): 3050890

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier*	Analytical Method	Lab MDL	RDL	Analysis Error	Analysis Date	Analysis Time	DOH Lab Certification #
4000	Gross Alpha (Excl Uranium)	15	pCi/L					3				
4002	Gross Alpha (Incl Uranium)	***	pCi/L					3				
4006	Combined Uranium**** (U-234, U-235, & U-238)	20	pCi/L					.67				
		30	ug/L	0.19	U	EPA 200.8	0.19	1		11/25/2024	16:38	E83079
4020	Radium-226	5	pCi/L					1				
4030	Radium-228								1			

- ** If the result exceeds 5 pCi/L, a measurement for radium-226 is required. Uranium is reported separately under Contam ID 4006.
- *** If the results exceed 5 pCi/L, a measurement for radium-226 is required. If the results exceed 15 pCi/L, a measurement for Combined Uranium must be reported separately. The DEP/DOH will subtract the U value from the Gross Alpha (ID 4002) to determine compliance with MCL for Gross Alpha (Excl. U) of 15pCi/L. If the result for ID 4002 Gross Alpha (Including Uranium) does not exceed 15pCi/L, Combined Uranium need not be measured nor reported.
- **** If using Uranium testing methods ASTM D5174 or EPA 200.8 only, then Analysis Error need not be reported.

Florida Department of Environmental Protection Safe Drinking Water Program Laboratory Reporting Format

VOLATILE ORGANICS
62-550.310(4)(a)

Report Number / Job ID: 35919988001

PWS ID (From Page 1): 3050890

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier*	Analytical Method	Lab MDL	RDL	Analysis Date	Analysis Time	DOH Lab Certification #
2378	1,2,4-Trichlorobenzene	70	ug/L	0.35	U	EPA 524.2	0.35	0.5	11/27/2024	07:44	E83079
2380	cis-1,2-Dichloroethylene	70	ug/L	0.33	U	EPA 524.2	0.33	0.5	11/27/2024	07:44	E83079
2955	Xylenes (total)	10,000	ug/L	0.42	U	EPA 524.2	0.42	0.5	11/27/2024	07:44	E83079
2964	Dichloromethane	5	ug/L	0.46	U	EPA 524.2	0.46	0.5	11/27/2024	07:44	E83079
2968	o-Dichlorobenzene	600	ug/L	0.40	U	EPA 524.2	0.40	0.5	11/27/2024	07:44	E83079
2969	para-Dichlorobenzene	75	ug/L	0.33	U	EPA 524.2	0.33	0.5	11/27/2024	07:44	E83079
2976	Vinyl chloride	1	ug/L	0.41	U	EPA 524.2	0.41	0.5	11/27/2024	07:44	E83079
2977	1,1-Dichloroethylene	7	ug/L	0.37	U	EPA 524.2	0.37	0.5	11/27/2024	07:44	E83079
2979	trans-1,2-Dichloroethylene	100	ug/L	0.33	U	EPA 524.2	0.33	0.5	11/27/2024	07:44	E83079
2980	1,2-Dichloroethane	3	ug/L	0.30	U	EPA 524.2	0.30	0.5	11/27/2024	07:44	E83079
2981	1,1,1-Trichloroethane	200	ug/L	0.29	U	EPA 524.2	0.29	0.5	11/27/2024	07:44	E83079
2982	Carbon tetrachloride	3	ug/L	0.36	U	EPA 524.2	0.36	0.5	11/27/2024	07:44	E83079
2983	1,2-Dichloropropane	5	ug/L	0.44	U	EPA 524.2	0.44	0.5	11/27/2024	07:44	E83079
2984	Trichloroethylene	3	ug/L	0.26	U	EPA 524.2	0.26	0.5	11/27/2024	07:44	E83079
2985	1,1,2-Trichloroethane	5	ug/L	0.34	U	EPA 524.2	0.34	0.5	11/27/2024	07:44	E83079
2987	Tetrachloroethylene	3	ug/L	0.41	U	EPA 524.2	0.41	0.5	11/27/2024	07:44	E83079
2989	Monochlorobenzene	100	ug/L	0.31	U	EPA 524.2	0.31	0.5	11/27/2024	07:44	E83079
2990	Benzene	1	ug/L	0.40	U	EPA 524.2	0.40	0.5	11/27/2024	07:44	E83079
2991	Toluene	1,000	ug/L	0.28	U	EPA 524.2	0.28	0.5	11/27/2024	07:44	E83079
2992	Ethylbenzene	700	ug/L	0.37	U	EPA 524.2	0.37	0.5	11/27/2024	07:44	E83079
2996	Styrene	100	ug/L	0.27	U	EPA 524.2	0.27	0.5	11/27/2024	07:44	E83079

NOTE: Results indicating non-detection with a reported lab MDL > .5 µg/L will not be accepted for compliance.

Florida Department of Environmental Protection Safe Drinking Water Program Laboratory Reporting Format

SYNTHETIC ORGANICS
62-550.310(4)(b)

Report Number / Job ID: 35919988001 PWS ID (From Page 1): 3050890

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier*	Analytical Method	Lab MDL	RDL	Extraction Date	Analysis Date	Analysis Time	DOH Lab Certification #
2005	Endrin	2	ug/L	0.0051	U	EPA 525.3	0.0051	0.01	11/22/2024	12/16/2024	09:11	E83079
2010	Lindane	0.2	ug/L	0.0028	U	EPA 525.3	0.0028	0.02	11/22/2024	12/16/2024	09:11	E83079
2015	Methoxychlor	40	ug/L	0.055	U	EPA 525.3	0.055	0.1	11/22/2024	12/16/2024	09:11	E83079
2020	Toxaphene	3	ug/L	0.28	U	EPA 505	0.28	1	11/25/2024	11/26/2024	14:05	E83079
2031	Dalapon	200	ug/L	0.49	U	EPA 515.3	0.49	1	11/30/2024	12/03/2024	04:13	E83079
2032	Diquat	20	ug/L	0.16	U	EPA 549.2	0.16	0.4	11/20/2024	11/23/2024	01:07	E83079
2033	Endothall	100	ug/L	3.3	U	EPA 548.1	3.3	9	11/25/2024	11/27/2024	04:43	E83079
2034	Glyphosate	700	ug/L	4.2	U	EPA 547	4.2	6	11/26/2024	11/26/2024	00:16	E83079
2035	Di(2-ethylhexyl)adipate	400	ug/L	0.36	U	EPA 525.3	0.36	0.6	11/22/2024	12/16/2024	09:11	E83079
2036	Oxamyl (Vydate)	200	ug/L	0.46	U	EPA 531.2	0.46	2	11/25/2024	11/25/2024	06:55	E83079
2037	Simazine	4	ug/L	0.040	U,J	EPA 525.3	0.040	0.07	11/22/2024	12/16/2024	09:11	E83079
2039	Di(2-ethylhexyl)phthalate	6	ug/L	0.47	U	EPA 525.3	0.47	0.6	11/22/2024	12/16/2024	09:11	E83079
2040	Picloram	500	ug/L	0.040	U	EPA 515.3	0.040	0.1	11/30/2024	12/03/2024	04:13	E83079
2041	Dinoseb	7	ug/L	0.16	U	EPA 515.3	0.16	0.2	11/30/2024	12/03/2024	04:13	E83079
2042	Hexachlorocyclopentadinene	50	ug/L	0.025	U	EPA 525.3	0.025	0.1	11/22/2024	12/16/2024	09:11	E83079
2046	Carbofuran	40	ug/L	0.59	U	EPA 531.2	0.59	0.9	11/25/2024	11/25/2024	06:55	E83079
2050	Atrazine	3	ug/L	0.015	U	EPA 525.3	0.015	0.1	11/22/2024	12/16/2024	09:11	E83079
2051	Alachlor	2	ug/L	0.029	U	EPA 525.3	0.029	0.2	11/22/2024	12/16/2024	09:11	E83079
2063	2,3,7,8-TCDD (Dioxin)	0.03	ng/L					0.005				
2065	Heptachlor	0.4	ug/L	0.014	U	EPA 525.3	0.014	0.04	11/22/2024	12/16/2024	09:11	E83079
2067	Heptachlor epoxide	0.2	ug/L	0.0030	U	EPA 525.3	0.0030	0.02	11/22/2024	12/16/2024	09:11	E83079
2105	2,4-D	70	ug/L	0.096	U	EPA 515.3	0.096	0.1	11/30/2024	12/03/2024	04:13	E83079
2110	2,4,5-TP (Silvex)	50	ug/L	0.059	U	EPA 515.3	0.059	0.2	11/30/2024	12/03/2024	04:13	E83079
2274	Hexachlorobenzene	1	ug/L	0.015	U	EPA 525.3	0.015	0.1	11/22/2024	12/16/2024	09:11	E83079
2306	Benzo(a)pyrene	0.2	ug/L	0.020	U	EPA 525.3	0.020	0.02	11/22/2024	12/16/2024	09:11	E83079
2326	Pentachlorophenol	1	ug/L	0.014	U	EPA 515.3	0.014	0.04	11/30/2024	12/03/2024	04:13	E83079
2383	Polychlorinated biphenyls (PCBs)	0.5	ug/L	0.045	U	EPA 505	0.045	0.1	11/25/2024	11/26/2024	14:05	E83079
2931	Dibromochloropropane	0.2	ug/L	0.0068	U	EPA 504.1	0.0068	0.02	11/26/2024	11/27/2024	00:19	E83079
2946	Ethylene Dibromide (EDB)	0.02	ug/L	0.0080	U	EPA 504.1	0.0080	0.01	11/26/2024	11/27/2024	00:19	E83079
2959	Chlordane	2	ug/L	0.036	U	EPA 505	0.036	0.2	11/25/2024	11/26/2024	14:05	E83079

NOTE: Results indicating non-detection with a reported lab MDL >50% of the MCL will not be accepted for compliance.

J - Estimated value.

**Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format**

OTHER CONTAMINANTS

Report Number / Job ID: 35919988001

PWS ID (From Page 1): 3050890

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier*	Analytical Method	Lab MDL	Analysis Date	Analysis Time	DOH Lab Certification #
	Nitrogen, NO2 plus NO3	10	mg/L	0.015	U,J	EPA 353.2	0.015	11/19/2024	21:42	E83079
	PCB-1016 (Aroclor 1016)		ug/L	0.044	U	EPA 505	0.044	11/26/2024	14:05	E83079
	PCB-1221 (Aroclor 1221)		ug/L	0.040	U	EPA 505	0.040	11/26/2024	14:05	E83079
	PCB-1232 (Aroclor 1232)		ug/L	0.045	U	EPA 505	0.045	11/26/2024	14:05	E83079
	PCB-1242 (Aroclor 1242)		ug/L	0.032	U	EPA 505	0.032	11/26/2024	14:05	E83079
	PCB-1248 (Aroclor 1248)		ug/L	0.026	U	EPA 505	0.026	11/26/2024	14:05	E83079
	PCB-1254 (Aroclor 1254)		ug/L	0.037	U	EPA 505	0.037	11/26/2024	14:05	E83079
	PCB-1260 (Aroclor 1260)		ug/L	0.030	U	EPA 505	0.030	11/26/2024	14:05	E83079

J - Estimated value.

*Results must be reported with appropriate qualifiers in accordance with Florida Administrative Code Rule 62-160. Table 1. Results qualified with A, F, H, N, O, T, Z, ?, *, are unacceptable for compliance with 62-550. Results qualified with a J, Q, R, or Y must be accompanied by written justification and will be evaluated on a case by case basis. To avoid a monitoring violation, unacceptable results must be replaced with acceptable results from samples collected during the same monitoring period.

Florida Department of Environmental Protection Safe Drinking Water Program Laboratory Reporting Format

QUALIFIER DEFINITIONS

Report Number / Job ID: 35919988001

PWS ID (From Page 1): 3050890

- J(L1) : Estimated Value. Analyte recovery in the laboratory control sample (LCS) was above QC limits. Results for this analyte in associated samples may be biased high.
- J(M1) : Estimated Value. Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.
- J(R1) : Estimated Value. RPD value was outside control limits.
- Q : Sample held beyond the accepted holding time. Analysis initiated more than 15 minutes after sample collection.



FLORIDA DEPARTMENT OF Environmental Protection

Central District Office
3319 Maguire Blvd., Suite 232
Orlando, Florida 32803

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

June 19, 2024

Lester Grooms Jr., Vice President
Northgate Mobile Ranch, LLC
3277 First Avenue
Mims, FL 32754
chip@northgatemobileranch.com

Re: Warning Letter
Northgate Mobile Ranch
PWS ID # 3050890
Brevard County

Dear Mr. Grooms:

A Sanitary Survey Inspection was conducted at your system on May 6, 2024. During this inspection, possible violations of Chapter 403, F.S. and Chapter 62-555, Florida Administrative Code (F.A.C.) were observed.

During the inspection Department personnel noted the following:

- Construction or alteration to the aeration, filtration, and clear well at the facility was performed without a permit/notification.
- No record of flushing of 6" and larger dead-end water mains.
- No record that isolation valves are being exercised.

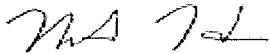
Violations of Florida Statutes or administrative rules may result in liability for damages and restoration, and the judicial imposition of civil penalties, pursuant to Sections 403.121, Florida Statutes.

Please contact Hannah VanBuren, at (407) 897-4146, within **3 days** of receipt of this Warning Letter to arrange a meeting to discuss this matter. The Department is interested in receiving any facts you may have that will assist in determining whether any violations have occurred. You may bring anyone with you to the meeting that you feel could help resolve this matter.

Northgate Mobile Ranch, LLC; Facility ID No.: 3050890
Warning Letter
Page 2 of 2
June 19, 2024

Please be advised that this Warning Letter is part of an agency investigation, preliminary to agency action in accordance with Section 120.57(5), Florida Statutes. We look forward to your cooperation in completing the investigation and resolving this matter.

Sincerely,



On behalf of:

Aaron Watkins, Director
Central District
Florida Department of Environmental Protection

AW/hv

Enclosures: Inspection Report

cc: Hannah VanBuren & David Smicherko, FDEP
Northgate, alex@northgatemobileranch.com , infor@northgatemobileranch.com
Biometric Utility, manager@biometricutility.com

State of Florida
Department of Environmental Protection
Central District

SANITARY SURVEY REPORT

Plant Name NORTHGATE MOBILE RANCH County Brevard PWS ID # 3050890
Plant Location 3260 North U.S. Highway 1, Mims, FL 32754 Phone 321-267-0144
Owner Name Northgate Properties, Inc. of Titusville; Attn: Lester Grooms, Jr., President Phone 321-267-0144
Owner Address 3277 First Avenue, Mims, FL 32754
Contact Person Lester "Chip" Grooms Title Owner Phone 321-267-0144
This Survey Date 05/06/2024 Last Survey Date 04/27/2021 Last Compliance Inspection Date 1/31/2002

PWS TYPE: Community

PLANT CATEGORY & CLASS: (4C)

MAX-DAY DESIGN CAPACITY: 95,000 gpd

PWS STATUS: Approved

TREATMENT PROCESSES IN USE

Aeration, rapid sand filtration, corrosion control,
and chloramination

SERVICE AREA CHARACTERISTICS

Mobile home park
Food Service: Yes No N/A

Number of Service Connections 350
Population Served 250 Basis 04/2024 MOR

OPERATION & MAINTENANCE LOG: Yes

Location Water treatment plant
Comments _____

CERTIFIED OPERATOR: Yes

Operator(s) & Certification Class-Number:
Robert Dell C-20596

Hrs/day: *Required* _____ *Visit* _____ *Actual* _____ *Visit* _____
Days/wk: *Required* 5+1 *Actual* 5+1
Non-consecutive Days? Yes No N/A
Comments _____

MONTHLY OPERATION REPORTS (MORs)

MORs submitted regularly? Yes No N/A
Data missing from MORs? No Yes N/A
Average Day (from MORs) 19,274 gpd
Maximum Day (from MORs) 95,000 gpd 11/23
Comments *Max day @ 100% capacity in 11/23

Flow Measuring Device Flow Meter
Meter Size & Type 2" Neptune
Date Last Calibrated *New meter in 04/2024

RAW WATER SOURCE

GROUND; Number of Wells 1
 PURCHASED from PWS ID # _____
 Emergency Water Source _____
Emergency Water Capacity _____

STANDBY POWER SOURCE: Not Required

Source _____
Capacity of Standby (kW) _____
Switchover: Automatic Manual
Hrs Operated Under Load _____ hrs/mo.

What equipment does it operate?

Well Pumps _____
 High Service Pumps _____
 Treatment Equipment _____

Satisfy avg. daily demand? Yes No Unknown

Audio-visual alarm? Yes No

Comments _____

PLANS AND MAPS

Coliform Sampling Plan Yes No N/A
D/DBP Monitoring Plan Yes No N/A
Lead and Copper Plan Yes No N/A
Distribution System Map Yes No N/A
Emergency Response Plan Yes No N/A
Comments _____

PREVENTIVE MAINTENANCE/O&M

Operation & Maintenance Manual Yes No
Preventive Maintenance Program Yes No
Flushing Program* Yes No N/A
Records* Yes No N/A
Isolation Valve Exercise* Yes No N/A
Records* Yes No N/A

Comments *Flushing and isolation valve records not onsite at time of inspection.

CROSS CONNECTION CONTROL

BFPAs None observed # Tested N/A
WWTP RPZ N/A Date Tested N/A
Written Plan Yes Date 02/19/2024
Comments _____

GROUND WATER SOURCE

Well Number (Florida Unique Well)	3 (AAC3063)*	2 (Well 2R)**	4
Year Drilled	1995	2014	2022
Depth Drilled	126'	150'	120'
Drilling Method	Rotary	Rotary	Cable Tool
Type of Grout	Neat cement	Neat cement	Unknown
Static Water Level	21'	17'	22'
Pumping Water Level	Unknown	17'	Unknown
Design Well Yield	Unknown	Unknown	Unknown
Test Yield	Unknown	Unknown	Unknown
Actual Yield (if different than rated capacity)	Unknown	Unknown	Unknown
Strainer	Unknown	Open hole	Unknown
Length (outside casing)	116'	115'	98'
Diameter (outside casing)	4"	5"	5"
Material (outside casing)	PVC	PVC	PVC
Well Contamination History	None	None	None
Is inundation of well possible?	No	No	No
6' X 6' X 4" Concrete Pad	Yes	Yes	Yes
SET BACKS	Septic Tank	WWTP	WWTP
	Reuse Water	N/A	N/A
	WW Plumbing	*~30'	*~40'
	Other Sanitary Hazard	None observed	None observed
PUMP	Type	Submersible	Submersible
	Manufacturer Name	Grundfos	Unknown
	Model Number	Unknown	Unknown
	Rated Capacity (gpm)	64	65
	Motor Horsepower	3	5
Well casing 12" above grade?	Yes	Yes	Yes
Well Casing Sanitary Seal	Ok	Ok	Ok
Raw Water Sampling Tap	Yes	Yes	Yes
Above Ground Check Valve	Yes	Yes	Yes
Security	Yes	Yes	Yes
Well Vent Protection	N/A	Yes	Yes

COMMENTS *The Department will continue to accept the existing setbacks unless the well is shown to be microbially or chemically contaminated. **Well not functional at the time of inspection.

PWS ID # 3050890
 Date 05/06/2024

CHLORINATION (Disinfection)

Type: Gas Hypo
 Make Stenner Capacity 17 gpd
 Chlorine Feed Rate 10% stroke, #2 tube
 Avg. Amount of Cl₂ gas used N/A
 Chlorine Residuals: Plant T > 2.2 Remote T = 1.71
 Remote tap location Office Sink
 DPD Test Kit: On-site With operator
 None Not Used Daily
 Injection Points Prior to distribution
 Booster Pump Info N/A
 Comments: _____

AMMONIATION

Make Stenner Capacity 10 gpd
 Injection Points Prior to the hydropneumatic tank
 Chemical Used 40% ammonium sulfate
 Comments 25% stroke, #2 tube

AERATION (Gases, Fe, & Mn Removal)*

Type Spray Capacity 0.100 mgd
 Aerator Condition Good
 Visible Algae Growth None
 Protective Screen Condition Good
 Frequency of Cleaning Quarterly
 Date Last Inspected/Cleaned _____
 Comments Trays are made of wood.
 *Aeration not in service at the time of inspection

FILTRATION (Suspended Solids Removal)*

Type Gravity
 Size ~180 ft³ No. of Units 2
 Length of Filter Runs ~72 hrs.
 Type of Filter Media Sand & gravel
 Is media visible? Yes Clean after BW? Yes
 Filter Rate Unknown BW Rate Unknown
 Filter Capacity 0.100 mgd
 Cracks/Cementation/Channeling None observed
 Effluent Stability N/A Algae Growth None
 Turbidity in clearwell? Unknown
 Head Loss Gauge None
 Comments *Filtration not in service at time of inspection

CORROSION CONTROL

Chemical Used Aquagold 170
 Make Stenner Capacity 17 gpd
 Feed Rate 15% stroke #2 tube
 Injection Points Before the HPT
 Comments _____
 Meets NSF 60 & 61 Yes

STORAGE FACILITIES

(G) Ground (C) Clearwell (E) Elevated
 (B) Bladder (H) Hydropneumatic / flow-through

Tank Type/Number	C*	H
Capacity (gal)	5,000	10,000
Material	Concrete	Steel
Gravity Drain	N/A	Yes
By-Pass Piping	N/A	Yes
Protected Openings	Yes	Yes
Sight Glass or Level Indicator	No	Yes
PRV/ARV	N/A	PRV
Pressure Gauge	N/A	Yes
On/Off Pressure	N/A	60/40
Access Secured	Yes	Yes
Access Manhole	No	Yes
Tank Sample Tap Location	On tank	On tank
Date of Inspection	N/A	06/2021
Date of Cleaning	unknown	06/2021

Comment *Not online at time of inspection

HIGH SERVICE PUMPS

Pump Number	T1/T2	*H1/H3
Type	Centrifugal	Centrifugal
Make	Leeson	Sta-Rite
Model	Unknown	Unknown
Capacity (gpm)	Unknown	Unknown
Motor HP	3/4 & 1	3
Date Installed	Unknown	Unknown

Comments *Motors are variable frequency drive.

DEFICIENCIES:

Areas of Concern	Rule	Corrective Action	Date Corrected	Significant Deficiency?
Construction or alteration was performed without a permit/notification	62-555.520(1)	Submit the specifications and details of all alterations, submit a copy of clearance documentation, and submit a copy of clearance documentation and the required sampling results.	Not corrected as of June 13, 2024	No
No record of flushing of 6" and larger dead-end water mains.	62-555.350(2)	Maintain documentation that 6" and larger dead-end water mains are being flushed quarterly or in accordance with a written flushing program documenting the appropriateness of a lesser flushing frequency.	Not corrected as of June 13, 2024	No
No record that isolation valves are being exercised.	62-555.350(2) & 62-555.350(12)(c)	Maintain documentation that gate valves are being exercised at least once every 5 years (see the Second Edition of Distribution Valves: Selection, Installation, Field Testing, and Maintenance: AWWA Manual M44). Butterfly valves might need less exercise.	Not corrected as of June 13, 2024	No

MONITORING REMINDER:

- Bacteriological monitoring is required to be conducted monthly; June 2024 results have not been received.
- Nitrate and nitrite monitoring is required to be conducted annually, collect samples from the point of entry. The 2024 results have not been received.
- Ensure that all results are submitted in a timely manner. Reports are due within the first ten days following the end of the required monitoring period, or the first ten days following the month in which the sample results were received, whichever time is shortest. [62-550.730(1)(a), F.A.C.]
- The consumer confidence report (CCR) must be delivered to consumers and the Department no later than July 1, 2024, and certification of delivery of the CCR must be submitted to the Department no later than August 10, 2024.

COMMENTS:

- Contact FRWA (Florida Rural Water Association) at 850-668-2746, or frwa@frwa.net, for free technical assistance with your system. FRWA has extended benefits offered to members.
- Provide documentation that the finished-drinking-water meter has been calibrated at least every 5 years.
 Checking the calibration of finished-drinking-water meters at treatment plants shall be performed in accordance with the equipment manufacturer's recommendations or in accordance with a written preventive maintenance program established by the supplier of water. [Rule 62-555.350(2), F.A.C.]
- Suppliers of water shall submit written notification to the Department before beginning work or alterations to the public water system. Each notification shall be submitted to the appropriate Department of Environmental Protection District Office or Approved County Health Department and shall include the following: a description of the scope, purpose, and location of the work or alterations; and assurance that the work or alterations will comply with applicable requirements listed in Rule 62-555.330, F.A.C. Suppliers of water may begin such work or alterations 14 days after providing notification to the Department unless they are advised by the Department that the notification is incomplete or that a construction permit is required.

COMMENTS CONTINUED:

- Suppliers of water shall telephone the SWO at 1-800-320-0519 immediately (i.e., within two hours) after discovery of any actual or suspected sabotage or security breach, or any suspicious incident, involving a public water system. [Rule 62-555.350(10)(a), F.A.C.]
- Suppliers of water shall telephone, and speak directly to a person at, the appropriate DEP District Office as soon as possible, but never later than noon of the next business day, in the event of any of the following emergency or abnormal operating conditions:
 - The occurrence of any abnormal color, odor, or taste in a public water system's raw or finished water;
 - The failure of a public water system to comply with applicable disinfection requirements; or
 - The breakdown of any water treatment or pumping facilities, or the break of any water main, in a public water system if the breakdown or break is expected to adversely affect finished-water quality, interrupt water service to 150 or more service connections or 350 or more people, interrupt water service to any one service connection for more than eight hours, or necessitate the issuance of a precautionary "boil water" notice in accordance with the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(10)(b), F.A.C.]
- Suppliers of water shall notify affected water customers in writing or via telephone, newspaper, radio, or television; and telephone, and speak directly to a person at, the appropriate DEP District Office by no later than the previous business day before taking PWS components out of operation for planned maintenance or repair work if the work is expected to adversely affect finished-water quality, interrupt water service to 150 or more service connections or 350 or more people, interrupt water service to any one service connection for more than eight hours, or necessitate the issuance of a precautionary "boil water" notice in accordance with the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(10)(d), F.A.C.]
- Suppliers of water shall issue precautionary "boil water" notices as required or recommended in the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(11), F.A.C.]



Inspector Signature

Hannah VanBuren

Printed Name

Environmental Specialist

Title

06/13/2024

Date



Reviewer Signature

David Smicherko

Printed Name

Environmental Manager

Title

06/18/2024

Date

Northgate
Response to Question No. 5, Corp. Info



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
NORTHGATE FL UTILITY, LLC

Filing Information

Document Number	L25000244950
FEI/EIN Number	N/A
Date Filed	06/04/2025
State	FL
Status	ACTIVE

Principal Address

10221 RIVER ROAD, SUITE 59831
POTOMAC, MD 20859

Mailing Address

10221 RIVER ROAD, SUITE 59831
POTOMAC, MD 20859

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title Manager

Berk, Austin
10221 RIVER ROAD, SUITE 59831
POTOMAC, MD 20859

Title Manager

Wyss, Jon
10221 RIVER ROAD, SUITE 59831
POTOMAC, MD 20859

Annual Reports

Report Year	Filed Date
2026	03/23/2026

Document Images

03/23/2026 -- ANNUAL REPORT

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06/04/2025 -- Florida Limited Liability

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Florida Department of State, Division of Corporations