



January 27, 2022

Mr. Clayton K. Lewis
Utility Systems Engineering Specialist
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Docket No. 20210191-SU; Application for certificate to provide wastewater service in Orange County by Gulfstream Utility LLC

Dear Ms. Stauffer,

We are in receipt of your letter of January 14, 2022 regarding the four specific deficiencies in the Gulfstream Application identified below, and beneath that, the Utility's response thereto:

1. **Business Name:** Rule 25-30.034(1)(d), F.A.C., requires that the applicant must provide documentation from the Florida Department of State, Division of Corporations, showing:

- (a) The utility's business name and registration/document number for business, unless operating as a sole proprietor; and,
- (b) The utility's fictitious name and registration number for the fictitious name, if operating under a fictitious name.

In its application, the Utility provided its registration with the State of Michigan. Please provide the Utility's documentation from the Florida Department of State.

Utility Response: See attached from Secretary of State.

2. **Schedule of Customers by Size and Class.** Rule 25-30.034(1)(h), F.A.C., requires the applicant to provide a schedule showing the number of customers currently served, by class and meter size, as well as the number of customers projected to be served when the requested service territory is fully developed. Please provide this schedule.

Utility Response: See attached sheet.

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3. **Health Department Reports.** Rule 25-30.034(1)(j)3, F.A.C., requires the applicant to provide a copy of the most recent Department of Environmental Protection (DEP) and/or county health department sanitary survey, compliance inspection report, and secondary standards drinking water report. In Exhibit D of this application, the Utility indicated “none” for this rule requirement. Please provide the most recent DEP compliance inspection report for the Utility’s wastewater system.

Utility Response: See attached letter dated September 28, 2018 to Jennifer Hardwick of Sun Communities Re: Compliance Assistance Offer from Sirena Davila, Manager, Central District, Florida Department of Environmental Protection.

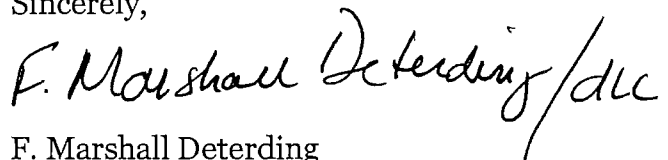
4. **DEP Correspondence.** Rule 25-30.034(4), F.A.C., requires the applicant to provide copies of all correspondence with the DEP, county health department, and water management district, including consent orders and warning letters, and the utility’s responses to the same, for the ***past five years***. The Utility did not provide any copies of correspondence for the past five years with the aforementioned parties. Please provide copies of the Utility’s correspondence as required.

Utility Response: There has been no correspondence received by the wastewater utility from the water management district or the county health department in the last five years.

Gary Morse, consultant for the utility, has researched DEP wastewater correspondence on the OCULUS website (DEP data base) back to the end of 2017, and other than the permit and the last compliance inspection report, there has been no other correspondence related to consent orders or warning letters.

Should you have any questions regarding any of the Utility’s responses hereto, please let me know at your earliest opportunity.

Sincerely,



F. Marshall Deterding
Of Counsel

FMD/brf

Enclosures

sun communities\gulfstream harbor\response to psc deficiency letter

State of Florida

Department of State

I certify from the records of this office that GULFSTREAM UTILITY LLC is a Michigan limited liability company authorized to transact business in the State of Florida, qualified on January 14, 2022.

The document number of this limited liability company is M22000000850.

I further certify that said limited liability company has paid all fees due this office through December 31, 2022 and that its status is active.

I further certify that said limited liability company has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-fourth day of January,
2022*



Laurel M. Bee
Secretary of State

Tracking Number: 3704390060CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. GULFSTREAM UTILITY LLC (Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "LLC.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C.," or "LLC.")

2. MICHIGAN (Jurisdiction under the law of which foreign limited liability company is organized)

3. 7/14/2021 (FEI number, if applicable)

4. (Date first transacted business in Florida, if prior to registration. (See sections 605.0904 & 605.0903, F.S. to determine penalty liability))

5. 27777 FRANKLIN ROAD SUITE 200 SOUTHFIELD, MI 48034 (Street Address of Principal Office)

6. 27777 FRANKLIN ROAD SUITE 200 SOUTHFIELD, MI 48034 (Mailing Address)

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: NATIONAL REGISTERED AGENTS, INC. Office Address: 1200 South Pine Island Road Plantation, Florida 33324 (City) (Zip code)

SECRETARY OF STATE TALLAHASSEE, FLORIDA 2022 JAN 14 PM 6:10

FILED FILED

Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

By: Stephanie Hencz (Registered agent's signature) NATIONAL REGISTERED AGENTS, INC. Stephanie Hencz Assistant Secretary

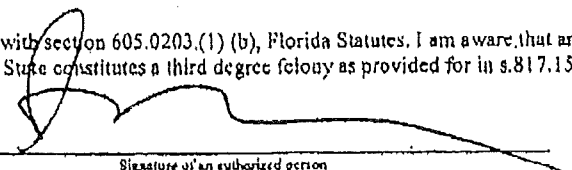
8. For initial indexing purposes, list names, title or capacity and addresses of the primary members/managers or persons authorized to manage (up to six (6) total):

<u>Title or Capacity:</u>	<u>Name and Address:</u>	<u>Title or Capacity:</u>	<u>Name and Address:</u>
<input type="checkbox"/> Manager	Name: ASSET INVESTORS	<input type="checkbox"/> Manager	Name: _____
<input checked="" type="checkbox"/> Member	Address: OPERATING PARTNERSHIP	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	L.P., 27777 FRANKLIN ROAD SUITE 200, SOUTHFIELD, MI 48034	<input type="checkbox"/> Authorized Person	_____ _____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Manager	Name: _____	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	_____ _____	<input type="checkbox"/> Authorized Person	_____ _____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Manager	Name: _____	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	_____ _____	<input type="checkbox"/> Authorized Person	_____ _____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Important Notice: Use an attachment to report more than six (6). The attachment will be imaged for reporting purposes only. Non-indexed individuals may be added to the index when filing your Florida Department of State Annual Report form.

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

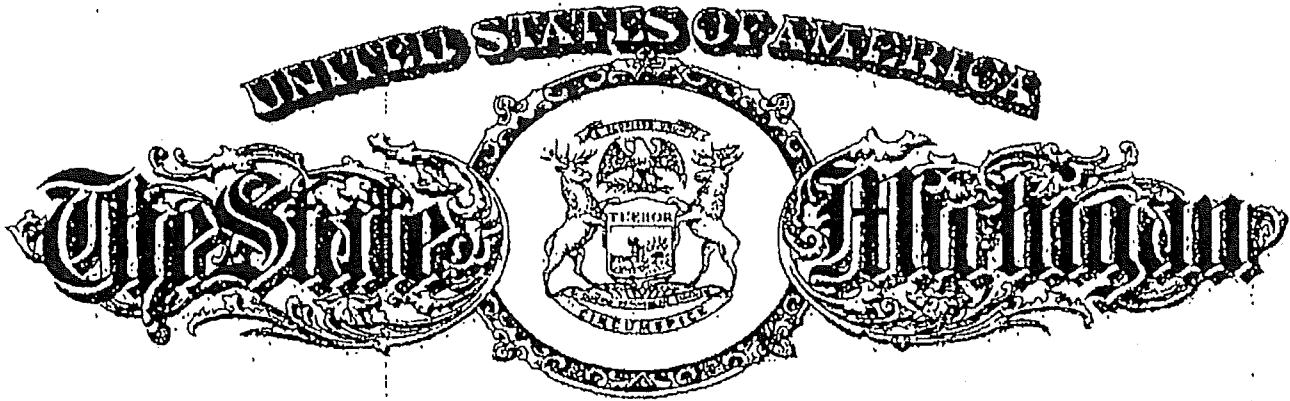
10. This document is executed in accordance with section 605.0203.(1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.135, F.S.



 Signature of an authorized person

Susan R. McMaster for Asset Investors Operating Partnership, L.P., Sole MBR

 Typed or printed name of signer



Department of Licensing and Regulatory Affairs

Lansing, Michigan

This is to Certify That
GULFSTREAM UTILITY LLC

was validly authorized on July 14, 2021, as a Michigan DOMESTIC LIMITED LIABILITY COMPANY,
 and said limited liability company is validly in existence under the laws of this state and has satisfied its
 annual filing obligations.

This certificate is issued pursuant to the provisions of 1993 PA 23 to attest to the fact that the company is
 in good standing in Michigan as of this date.

This certificate is in due form, made by me as the proper officer, and is entitled to have full faith and credit
 given it in every court and office within the United States.



In testimony whereof, I have hereunto set my hand,
 in the City of Lansing, this 14th day of January, 2022.

Linda Clegg

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

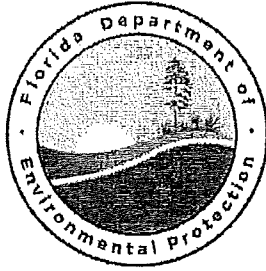
Sent by electronic transmission

Certificate Number: 22010304509

Gulfstream Utility, LLC
Docket No. 20210191-SU
Customers by Meter Size and Class

<u>Line No.</u>		
1	Residential All 5/8x3/4 Meters	976
2	General Service All 5/8x3/4 Meters	2
3	Total	<u>978</u>

Per Rule 25-30.034(1)(h) FAC



Florida Department of Environmental Protection

Central District
3319 Maguire Boulevard, Suite 232
Orlando, Florida 32803-3767

Docket No. 20210191-SU
Gulfstream Utility LLC
Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

September 28, 2018

Jennifer Hardwick , Construction Project & Compliance Manager
Sun Communities, Inc.
4505 S. Goldenrod Rd
Orlando, FL 32822
jhardwick@suncommunities.com

Re: Compliance Assistance Offer
Gulfstream Harbor WWTF
DW FLA010835
Orange County

Dear Ms. Hardwick:

An inspection was conducted at your facility on August 1, 2018, under the authority of Section 403.091, Florida Statutes (F.S.). During this inspection, potential non-compliance was noted. The purpose of this letter is to offer compliance assistance as a means of resolving this matter.

Specifically, potential non-compliance with the requirements of Chapter 403, F.S., and Chapters 62-602 and 62-620, Florida Administrative Code (F.A.C.) were observed. Please see the attached inspection report for a full account of Department observations and recommendations. The following non-compliance items are still in need of correction:

1. The Operations and Maintenance Manual was not onsite.
2. There was a crack between the 1st aeration basin and the digester.

We request you review the item(s) of concern noted and respond in writing within **30 days** of receipt of this Compliance Assistance Offer. Your written response should include one of the following:

1. Describe what has been done to resolve the non-compliance issue or provide a schedule describing how/when the issue will be addressed Describe what steps have been taken to prevent, to the extent practicable, a recurrence of the non-compliance.
2. Provide the requested information, or information that mitigates the concerns or demonstrates them to be invalid, or
3. Arrange for the case manager to visit your facility to discuss the items of concern.

Company Name; Gulfstream Harbor WWTF
Facility ID: FLA010835
Compliance Assistance Offer
Page 2 of 2
Date

Docket No. 20210191-SU
Gulfstream Utility LLC

It is the Department's desire that you are able adequately address the aforementioned issues so that this matter can be closed. Your failure to respond promptly may result in the initiation of formal enforcement proceedings.

Please address your response and any questions to Dr. Phil Kane of the Central District Office District Office at 407-897-4156 or via e-mail at phil.kane@floridadep.gov. We look forward to your cooperation with this matter.

Sincerely,



Sirena Davila, Manager
Central District
Florida Department of Environmental Protection

Enclosure: Inspection Report

Docket No. 20210191-SU
Gulfstream Utility LLC

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
WASTEWATER COMPLIANCE INSPECTION REPORT

Facility Name and Physical Address Gulfstream Harbor WWTF 4505 S Goldenrod Rd. Orlando, FL 32822		WAFR ID FLA010835	County Orange	Entry Date 8/1/2018	Entry Time 7:02 AM
		Facility Phone # 866-753-8292		Exit Date 8/1/2018	Exit Time 7:50 AM
LAT	28	"	28	"	57.27
LONG	81	"	16	"	32.13
Name(s) of Field Representatives(s) and Title Jason Hummel <small>Click or tap here to enter text</small>		Operator Certification # 0020617 <small>Click or tap here to enter text</small>	Email <small>Click or tap here to enter text.</small> <small>Click or tap here to enter text</small>	Phone <small>Click or tap here to enter text.</small> <small>Click or tap here to enter text</small>	
Name & Address of Permittee / Designated Rep. Jennifer Hardwick 27777 Franklin Road Suite 200 Southfield, Michigan 48034		Title Construction Project & Compliance Manager jhardwick@suncommunities.com	Email	Phone 941-374-5156	
Inspection Type	<input checked="" type="checkbox"/> C	<input type="checkbox"/> E	<input type="checkbox"/> I	Samples Taken(Y/N): N	Sample ID#: N/A
Samples Split (Y/N) : N					
<input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Industrial					

FACILITY COMPLIANCE AREAS EVALUATED							
<small>IC = In Compliance; MC = Minor Out of Compliance; NC = Out of Compliance; SC = Significant out of Compliance; NA = Not Applicable; NE = Not Evaluated Significant Non-Compliance Criteria Should be Reviewed when Out of Compliance Ratings Are Given in Areas Marked by a "♦"</small>							
	PERMITS/ORDERS		SELF MONITORING PROGRAM		FACILITY OPERATIONS		EFFLUENT/DISPOSAL
IC	1. ♦ Permit	IC	3. Laboratory	NC	6. Facility Site Review	IC	9. ♦ Effluent Quality
IC	2. ♦ Compliance Schedules	NE	4. Sampling	IC	7. Flow Measurement	IC	10. ♦ Effluent Disposal
		NC	5. ♦ Records & Reports	IC	8. ♦ Operation & Maintenance	IC	11. Biosolids
						IC	12. Groundwater
NE	14. Other					NE	13. ♦ SSO Survey

Facility and/or Order Compliance Status:	<input type="checkbox"/> In-Compliance	<input checked="" type="checkbox"/> Out-Of -Compliance	<input type="checkbox"/> Significant-Out-Of-Compliance
Recommended Actions: Compliance Assistance Letter			
Name(s) and Signature(s) of Inspector(s) <small>Click here to enter text</small> Dr. Phil Kane <i>Phil Kane</i>		District Office/Phone Number CD/407-897-4156	Date 9/27/2018
Name and Signature of Reviewer Sirena Davila <i>S Davila</i>		District Office/Phone Number CD/407-897-2958	Date 9/28/2018

Single Event Violations

Check for Yes	Evaluation Area	Description	Finding Description	Finding ID
<input type="checkbox"/>	Effluent Disposal	General	Operation of unpermitted disposal system at a permitted facility.	EDUN
<input type="checkbox"/>	Laboratory	General	The laboratory is not certified by the Department of Health.	LNCE
<input type="checkbox"/>	Permit	General	Unauthorized discharge from the collection system with a high potential for water quality or health impacts	UNBP
<input type="checkbox"/>	Permit	General	The facility is operating without a wastewater permit.	UPHI
<input type="checkbox"/>	Records and Reports	General	Falsification of any record or report	FARR
<input type="checkbox"/>	Records and Reports	General	The Permittee failed to report noncompliance to the Department within 24 hours as required by 62-620.610(20), F.A.C.	RSWP

Facility Treatment Summary: An existing 0.100 million gallons per day (MGD) annual average daily flow (AADF) permitted capacity extended aeration domestic wastewater treatment plant consisting of influent screening, aeration, secondary clarification, chlorination and aerobic digestion of biosolids.

1. Permit: In-Compliance

Current Permit available on-site?	Yes
Date Permit issued	September 15, 2015
Date Permit Expires	September 14, 2020
Permit Renewal Application due by	March 14, 2019
Administrative or Judicial Orders?	N/A

2. Compliance Schedules: In-Compliance

Compliance Schedule in Permit met?	Yes
Compliance Schedules in Order are being met?	Not Applicable

3. Laboratory: In-Compliance

Contract Lab Name and Certification #	Advanced Environmental Labs E53076
Facility DOH Certification #	E53076

4. Sampling: Not Evaluated

5. Records and Reports: Out-of-Compliance

Documents/Records reviewed	Timeframe
Discharge Monitoring Reports (DMRs)	From 07/31/17 to 07/31/18

- 5.1 **Deficiency:** The Operations and Maintenance Manual was not onsite.
Rule/Permit Reference: Chapter 62-602.650 F.A.C.) Domestic wastewater treatment plant operators shall maintain a separate operation and maintenance (O&M) log for each domestic wastewater treatment plant, and water treatment plant operators shall maintain a separate O&M log for each water treatment plant. The plant O&M log shall be maintained on site at the plant in a location accessible to 24-hour inspection and protected from weather damage. The plant O&M log shall be maintained in a hard-bound book with consecutive page numbering, or alternatively, part or all of the plant O&M log may be maintained electronically upon written request by the permittee or supplier of water and written approval by the appropriate Department district office, delegated local program, or approved county health department (ACHD). Department district offices, delegated local programs, and ACHDs shall approve partial or complete electronic plant O&M logs if the permittee or supplier of water demonstrates that required data will remain accessible to 24-hour inspection and protected from weather damage: that adequate data storage capacity and data backup will be provided; that entries made by recording equipment will be date/time stamped; and that entries made by an operator will be date/time stamped and

accompanied by an electronic signature unique to, and under the sole control of, the operator. The plant O&M log shall be maintained current to the last operation and maintenance performed and shall contain a minimum of the previous three months of data at all times. The plant O&M log shall contain the following information, which shall be entered in the O&M log during each plant visit before leaving the plant.

Corrective Action: Maintain the Operation and Maintenance Manual onsite. A 9/25/2018 email sent by the facility states the O&M Manual is in the process of being prepared. Place the O&M Manual onsite and provide supporting evidence that this has been completed.

- 5.2 Deficiency: The current Reduced Pressure Zone certification was not onsite.
Rule/Permit Reference: AWWA Manual Chapter 4 Testing Section, Chapter 4. AWWA Manual M14, Third Edition, 2004, as incorporated by reference into Rule 62-555.330(6), F.A.C. To ensure the continued protection of an identified actual or potential cross-connection, the properly installed backflow-prevention assemblies must be field-tested at least annually to ensure that they continue to prevent against backflow. A person shall be allowed to field-test backflow-prevention assemblies only after successfully completing a training course and passing a certification course for backflow-prevention assembly testers.
Corrective Action: Maintain the current Reduced Pressure Zone certification onsite. A 9/11/2018 email from the facility confirms correction.
- 5.3 Observation: The operator Jason Hummel, license number 0020617 which expires on April 30, 2019 was onsite.
- 5.4 Observation: The logbook was bound, numbered, current, and onsite.

6. Facility Site Review: Out-of-Compliance

- 6.1 Deficiency: There was a crack between the 1st aeration basin and the digester.
Rule/Permit Reference: Chapter 62-620.610(7) F.A.C. The permittee shall at all times properly operate and maintain the facility and systems of treatment and control, and related appurtenances, that are installed and used by the permittee to achieve compliance with the conditions of this permit. This provision includes the operation of backup or auxiliary facilities or similar systems when necessary to maintain or achieve compliance with the conditions of the permit.
Corrective Action: Repair the crack noted between the 1st aeration basin and the digester. An 8/02/2018 email discusses the proposed rehab work (repair the divider wall between the aeration and digester chambers.) A 9/25/2018 email from the facility states this is being corrected.
- 6.2 Deficiency: The 3rd travelling bridge motor was not working.
Rule/Permit Reference: Chapter 62-620.610(7) F.A.C. The permittee shall at all times properly operate and maintain the facility and systems of treatment and control, and related appurtenances, that are installed and used by the permittee to achieve

compliance with the conditions of this permit. This provision includes the operation of backup or auxiliary facilities or similar systems when necessary to maintain or achieve compliance with the conditions of the permit.

Corrective Action: Repair the motor. A 9/12/2018 email from the facility confirms correction.

- 6.3 Observation: The influent area was good.
- 6.4 Observation: The splitter box was working.
- 6.5 Observation: The 3 aeration basins had good air and color.
- 6.6 Observation: The Return Activated Sludge was in good working order.
- 6.7 Observation: There was a covered trash container.
- 6.8 Observation: The stilling well area was good.
- 6.9 Observation: The single clarifier was good with some pop-ups.
- 6.10 Observation: The skimmer was good.
- 6.11 Observation: The 2 blowers were in containers.
- 6.12 Observation: The effluent was clear.
- 6.13 Observation: The chlorine contact chamber was good.
- 6.14 Observation: The chlorine pump was good.

7. Flow Measurement: In-Compliance

Flow meter present and location as per permit?	Yes
Easy access to flow meter?	Yes
Date of last flow meter calibration	12/29/2017

8. Operation and Maintenance: In-Compliance

Facility being operated as per permit?	Yes
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- 8.1 Observation: The facility grounds were well maintained.
- 8.2 Observation: The facility was fenced.
- 8.3 Observation: The facility was secure.
- 8.4 Observation: The facility had no offensive odors.
- 8.5 Observation: The facility had signage.
- 8.6 Observation: The facility had no external leaks.

9. Effluent Quality: In-Compliance

DMRs review period	From 07/31/17 to 07/31/18
Any exceedances?	No

9.1 Observation: Flow meter inconsistency has been corrected for several months.

10. Effluent Disposal: In-Compliance

Facility discharging?	Yes
Discharge location(s) as per permit?	Yes

- 10.1 Observation: The 2 ponds were well maintained.
- 10.2 Observation: The 2 ponds had 6 feet of freeboard.
- 10.3 Observation: The 2 ponds had minor vegetation.
- 10.4 Observation: The 2 ponds had signage.
- 10.5 Observation: The 2 ponds were fenced.

11. Biosolids: In-Compliance

- 11.1 Observation: Biosolids are removed and transported to Able Biosolids Treatment Facility.

12. Groundwater Quality: In-Compliance

Observation: The low pH groundwater well readings are consistent with historical readings. Some Florida soils are known to have naturally low background pH conditions. The low pH is not a direct response to wastewater discharge, but due to inherent background soil conditions.

13. SSO Survey: Not Evaluated

14. Other: Not Evaluated