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STATE OF FLORIDA

DIVISION OF ENGINEERING
LAURA V. KING
DIRECTOR
(850) 413-6910

Public Service Commission

October 22, 2026

F. Marshall Deterding, Esq.
Sundstrom Law, LLC
2548 Blairstone Pines Drive
Tallahassee, Florida 32301
mdeterding@sundstrom-law.com

VIA EMAIL

Re: Docket No. 20260018-WS – Application for transfer of facilities of Northgate Properties, Inc., Water Certificate No. 412-W and Wastewater Certificate No. 345-S to Northgate FL Utility, LLC, in Brevard County.

Dear Mr. Deterding:

Staff has reviewed the proposed customer notice (Exhibit K) provided in Northgate FL Utility, LLC's (Northgate) application. Please update the proposed notice with the recommended edits included in Attachment 1 to this letter, and proceed with distributing the revised notice to Northgate's customers, as well as the governmental agencies and water and wastewater utilities in Brevard County identified in the Attachment 2 to this letter. Once complete, pursuant to Rule 25-30.030(6), Florida Administrative Code, please submit a copy of the dated notice, along with the affidavit of noticing, to the docket file via the Florida Public Service Commission's website at www.floridapsc.com, by selecting the Clerk's Office tab and Electronic Filing Web Form (reference Docket No. 20260018-WS).

If you have any technical questions regarding this matter, please feel free to contact Ailynee Ramirez-Abundez by phone at (850) 413-6974 or email at aramirez@psc.state.fl.us. If you have any legal questions, please contact Zachary Bloom by phone at (850) 413-6524 or email at zbloom@psc.state.fl.us.

Sincerely,

s/ Ailynee Ramirez-Abundez

Ailynee Ramirez-Abundez
Public Utility Analyst
Division of Engineering

Enclosures

ARA:da

cc: Office of Commission Clerk (Docket No. 20260018-WS)

NOTICE OF APPLICATION FOR AUTHORITY TO TRANSFER WATER AND WASTEWATER CERTIFICATES OF AUTHORIZATION TO ANOTHER REGULATED UTILITY

NOTICE IS HEREBY given on the _th day of ___, 2026, pursuant to Section 367.071, Florida Statutes, of the Application for Transfer of the Utility Assets of Northgate Properties, Inc. and Certificate No. 412-W and 345-S to Northgate FL Utility, LLC, providing water and wastewater services to the following described territory in Brevard County, Florida:

COMMENCING AT THE SOU-THWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST; THENCE RUN NORTH 89 DEGREES 22 MINUTES 31 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 6, FOR A DISTANCE OF 227.50 FEET TO THE EASTERLY LINE OF A 100.0 FOOT FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY; THENCE RUN NORTH 27 DEGREES 54 MINUTES 17 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 28.13 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF LATIMAR STREET, A 50' WIDE PUBLIC RIGHT-OF-WAY.

SAID POINT BEING THE POINT OF BEGINNING.

THENCE, CONTINUE ALONG SAID EASTERLY LINE OF A 100.0 FOOT FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) NORTH 27 DEGREES 54 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 714.52 FEET;

2) NORTH 27 DEGREES 45 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 463.16 FEET;

3) NORTH 27 DEGREES 44 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 324.31 FEET;

THENCE NORTH 89 DEGREES 21 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 220.58 FEET;

THENCE NORTH 89 DEGREES 22 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 250.01 FEET;

THENCE NORTH 00 DEGREES 31 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 60.50 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 997.49 FEET;

THENCE NORTH 89 DEGREES 27 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 239.04 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 5 (U.S. HIGHWAY 1);

THENCE THE FOLLOWING TWO COURSES AND DISTANCE ALONG SAID WESTERLY RIGH-OF-WAY:
1) SOUTH 21 DEGREES 23 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 616.67 FEET
2) SOUTH 22 DEGREES 47 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 783.01 FEET;

THENCE SOUTH 89 DEGREES 13 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 427.02 FEET;

THENCE SOUTH 00 DEGREES 39 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 91.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LATIMAR STREET

THENCE SOUTH 89 DEGREES 21 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 1107.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,233,517 SQUARE FEET, OR 51.275 ACRES, MORE OR LESS.

The development served is Northgate Mobile Home Community. The applicant is 10221 River Road, #59831, Potomac, MD 20859 phone number: 202-838-6471; email: homeoffice@parakeetcommunities.com. The utility is not requesting any change to its rates, classifications, charges, rules and regulations in the application. The ~~application~~ docket title is: ~~Joint Application to Transfer the Assets of Northgate Properties, Inc. and Certificate No. 412-W and 345-S in Brevard County, Florida to Northgate FL Utility, LLC~~Application for transfer of facilities of Northgate Properties, Inc., Water Certificate No. 412-W and Wastewater Certificate No. 345-S to Northgate FL Utility, LLC, in Brevard County, and the Docket No. is 20260018-WS.

Any objections to the Application must be made in writing and filed with the Office of Commission Clerk, ~~Florida Public Service Commission,~~ 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than 30 days from the last date this Notice was mailed or published, with a copy to F. Marshall Deterding, Esquire, Sundstrom Law, LLC, 2548 Blairstone Pines Drive, Tallahassee, Florida 32301. The objection must state the grounds for the objection with particularity.

Northgate FL Utility, LLC

Commented [AR1]: Please be sure to update the date to the reflect the date(s) each form of notice is issued.

Commented [AR2]: Rule 25-30.030(4)(d), F.A.C., edits to match official docket title and addition of docket number

Commented [AR3]: Rule 25-30.030(4)(h), F.A.C.

List of Water and Wastewater Utilities in BREVARD County (28)
(Valid for 60 days)
10/22/2026 - 12/21/2026

Utilities

Cobblestone II RVG LLC D/B/A River Grove Utility (WS986)
17W220 22Nd Street, Suite 220 Oakbrook Terrace, IL 60181 USA
Contact: E. Hagen
Email: Ehagen@Cobblestoneassets.Com
Telephone: (630) 995-9116

East Central Florida Services, Inc. (WU643)
13754 Deseret Lane St. Cloud, FL 34773 USA
Contact: Vice President Randall Raban, Vice President Don Whyte, Vice President Randall Raban, Vice President Don Whyte, Vice President Randall Raban, Vice President Don Whyte
Email: Rraban@Agreserves.Com
Telephone: (407) 892-3672 x 4144

Farmton Water Resources LLC (WU859)
P. O. Box 70 Edgewater, FL 32132-0070 USA
Contact: Manager And Secretary David C. Fuechtman, Manager Patricia A. Gagliardi, Manager And Secretary David C. Fuechtman, Manager Patricia A. Gagliardi
Email: Dfuechtman@Miami-Corp.Com
Telephone: (312) 644-6720

Farmton Water Resources LLC (SU952)
P. O. Box 70 Edgewater, FL 32132-0070 USA
Contact: Manager And Secretary David C. Fuechtman, Manager Patricia A. Gagliardi, Manager And Secretary David C. Fuechtman, Manager Patricia A. Gagliardi
Email: Dfuechtman@Miami-Corp.Com
Telephone: (312) 644-6720

Florida Community Water Systems, Inc. (SU965)
4939 Cross Bayou Blvd. New Port Richey, FL 32652-3434 USA
Contact: President Gary A. Deremer, Manager Of Regulated Utilities Troy Rendell
Email: Gderemer@Uswatercorp.Net
Telephone: (727) 848-8292

Florida Community Water Systems, Inc. (WU965)
% 4939 Cross Bayou Blvd. New Port Richey, FL 34652-3434 USA
Contact: President Gary A. Deremer, Manager Of Regulated Utilities Troy Rendell
Email: Gderemer@Uswatercorp.Net
Telephone: (727) 848-8292

Northgate Properties, Inc. (WS172)
3277 First Avenue Mims, FL 32754-3134 USA
Contact: Vice Presidents Nancy Evans And Karen Plants, Vice President Lester Grooms
Telephone: (321) 267-0144

Governmental Agencies

Clerk, Board Of County Commissioners, Brevard County
P. O. Box 999
Titusville FL 32781-0999
Email: Diane.Byrum@Brevardcounty.Us
Telephone: (321) 264-6870

Dep Central District
3319 MAGUIRE BLVD., SUITE 232
Orlando Fl 32803-3767

East Central Florida Regional Planning Council
455 N. GARLAND AVENUE, 4TH FLOOR
Orlando Fl 32801-9766

Mayor, City Of Cape Canaveral
P. O. Box 326
Cape Canaveral FL 32920-0326
Email: Info@Cityofcapecanaveral.Org
Telephone: (321) 868-1220
Website: http://www.myflorida.com/cape

Mayor, City Of Cocoa
603 Brevard Avenue
Cocoa FL 32922-7807
Email: Jclark@Cocoafl.Org
Telephone: (321) 639-7555
Website: http://www.cocoafl.org

Mayor, City Of Cocoa Beach
Utilities Director P. O. Box 322430
Cocoa Beach FL 32932-2430
Email: Cityclerk@Cityofcocoabeach.Com
Telephone: (321) 868-3201
Website: http://www.ci.cocoa-beach.fl.us

Mayor, City Of Indian Harbour Beach
2055 South Patrick Drive
Indian Harbour Beach FL 32937-4447
Contact: Mayor David Panicola; Sue Frank, City Clerk
Email: Dpanicola@Indianharbour.Org; Sfrank@Indianharbour.Org
Telephone: 321-773-3181
Website: www.indianharbourbeach.org

Mayor, City Of Melbourne
900 East Strawbridge Avenue
Melbourne FL 32901-4739
Email: City.Clerk@Mlbfl.Oeg
Telephone: (321) 608-7000
Website: http://www.melbourneflorida.org

Mayor, City Of Palm Bay
120 Malabar Road, S.E.
Palm Bay FL 32907-3009
Email: Mayor@Palmbayflorida.Org
Telephone: (321) 952-3400
Website: http://www.palmbayflorida.org

Mayor, City Of Rockledge
1600 Huntington Lane
Rockledge FL 32955-2617
Email: Cityclerk@Cityofrockledge.Org
Telephone: (321) 221-7540
Website: http://www.cityofrockledge.org

Mayor, City Of Satellite Beach
565 Cassia Blvd.
Satellite Beach FL 32937-3197
Email: Lolexa@Satellitebeach.Org
Telephone: (321) 773-4407
Website: http://www.satellitebeach.org

Mayor, City Of Titusville
P. O. Box 2806
Titusville FL 32781-2806
Contact: Mayor Walt Johnson; Wanda Wells, City Clerk
Email: Walt.Johnson@Titusville.Com; Wanda.Wells@Titusville.Com
Telephone: (321) 567-3775
Website: www.titusville.com

Mayor, City Of West Melbourne

2285 Minton Road
West Melbourne FL 32904-4916
Email: Info@Westmelbourne.Org
Telephone: (321) 727-7700

Mayor, Town Of Indialantic
216 Fifth Avenue
Indialantic FL 32903-3199
Email: Townhall@Indialantic.Com
Telephone: (321) 723-2242
Website: http://www.indialantic.com

Mayor, Town Of Malabar
2725 Malabar Road
Malabar FL 32950-1427
Email: Townclerk@Townofmalabar.Org

Mayor, Town Of Melbourne Beach
507 Ocean Avenue
Melbourne Beach FL 32951-2523
Email: Townhall@Melbournebeachfl.Org
Telephone: (321) 724-5860
Website: http://www.melbournebeachfl.org

Mayor, Town Of Melbourne Village
555 Hammock Road
Melbourne Village FL 32904-2513
Email: Town@Melbournevillage.Org
Website: http://www.melbournevillage.org

Mayor, Town Of Palm Shores
5030 Paul Hurtt Lane
Palm Shores FL 32940-7200
Email: Mayor@Townofpalmshores.Org
Telephone: (407) 242-4555

St.Johns River Wtr.Management District
P.O. BOX 1429
Palatka Fl 32178-1429

State Officials

Telephone: 1-800-342-0222
Website: http://www.floridaopc.gov/
Office of Public Counsel
111 West Madison Street
Room 812
Tallahassee FL 32399-1400

Email: contact@psc.state.fl.us
Telephone: 1-800-342-3552
Website: http://www.floridapsc.com
Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee FL 32399-0850
