



January 31, 2024

Adam Teitzman, Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Docket No. 20230114-SU; Application for certificates to provide water and wastewater service in Volusia County by Applegate Utility, LLC

Dear Mr. Teitzman:

This letter will serve as the response of the Applicant to the Florida Public Service Commission's "information request letter" issued in the above-referenced matter on January 8, 2024 by Staff Engineer Emily Knoblauch. I have outlined below each of the five issues raised in the Commission Engineer's letter and the utility's response to each.

1. Please refer to Applegate's supplemental filing on October 20, 2023, which included a schedule showing the number and types of customers being served. For the 56 offsite water only connections, who provides wastewater service to these customers?

Utility Response. Wastewater service is provided by individually owned septic tanks for all offsite water only connections.

2. If known, please identify when the water and wastewater systems were constructed and placed into service.

Utility Response. The Utility provided Exhibit A to the original Application wherein Gary Morse, the consultant for the Utility, analyzed DEP records and determined that the wastewater system was placed into service in 1981 and the water system was apparently placed into service in 1975. Various components are placed into service at different times but this is the best we can determine from DEP records about the timing of the central systems actually being placed in service.

3. Please refer to the Utility's application, page 4, Part II, Section D, No. 1. Please provide the date of when the water and wastewater systems were acquired.

Utility Response. The Applegate system was acquired by its current owner, Parakeet Communities on September 24, 2021.

4. Please refer to the Utility's application, Exhibit G. Please identify if the 99-year lease provided is a recorded lease.

Utility Response. The Utility and its related party have executed the 99-year lease as submitted with the original application. However, we are awaiting final PSC approval in order to record that document. Upon issuance of the Commission’s Order approving the original certificate, the executed Lease will be recorded in the Volusia County Public Records.

5. Please refer to the Utility’s application, Exhibit E. The Florida Department of Health (DOH) in Volusia County completed a compliance inspection of the water system and identified four deficiencies, which are listed below. Please explain when the corrective actions were completed. If no corrective actions have been taken as of yet, please describe how and when the Utility intends to correct the deficiencies.

Volusia County DOH Deficiencies	Corrective Action
<p>Aerator cascade trays are covered with algae and slime.</p> <p><u>DOH Recommended Corrective Action:</u> Clean the cascade tray as specified in the Operations and Maintenance manual. Complete by May 9, 2022.</p>	
<p>Aerator screens are covered with algae inside and outside.</p> <p><u>DOH Recommended Corrective Action:</u> Clean or replace the aerator screens. Complete by May 9, 2022.</p>	
<p>Algae was observed on the piping between the concrete aeration settling tanks.</p> <p><u>DOH Recommended Corrective Action:</u> Remove vegetation growing on piping between the concrete storage tanks. Complete by May 9, 2022.</p>	
<p>Free chlorine residual was found below 0.2 PPM at the facility's remote sample site. Please note that this deficiency was observed on both 4/6/22 and 4/7/22. The operator corrected these deficiencies when notified, however the lack of chlorine chemical at the facility is direct cause of this deficiency.</p> <p><u>DOH Recommended Corrective Action:</u> Please report what actions will be taken to maintain a continuous minimum free chlorine residual of 0.2 PPM. Please provide a copy of the new chlorine delivery contract. Complete by May 9, 2022.</p>	

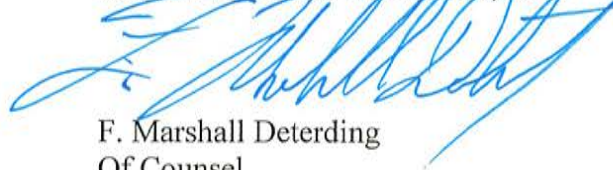
Adam Teitzman, Clerk
Page 3

Utility Response. The Utility's consulting engineer, Mark Cadenhead, contacted Volusia County to ensure that the four items listed as deficiencies by the County in their April 4, 2022 inspections had been satisfied at that time. We were provided with the attached email chain suggesting that all of the items were corrected by April 20th with the exception of Item 4. It is our understanding from informal contact with Debra L. Knight of the Volusia County Health Department that Item 4 was satisfied on April 20th by the operator, Biometric Utility Consultants, Inc. to the satisfaction of the County Health Department. No formal letter to that effect was issued, but Mr. Cadenhead did receive verbal verification to that effect recently.

If you need anything further or have any questions with regard to any of these items, please let me know.

Sincerely,

SUNDSTROM & MINDLIN, LLP



F. Marshall Deterding
Of Counsel

FMD/brf

Enclosures

cc: Emily Knoblauch eknoblau@psc.state.fl.us
Austin Watrous awatrous@psc.state.fl.us
Zach Schwartz
Gary Morse

RECEIVED

4/20/2022 DLK

Volusia County Health Department
Environmental Health Engineering

REVIEWED

By Debra Knight at 1:23 pm, Apr 20, 2022

Knight, Debra L

From: Zach Schwartz <zach@parakeetcommunities.com>
Sent: Wednesday, April 20, 2022 11:45 AM
To: Knight, Debra L; Wendy Milenkevich; Home Office; Office Staff
Cc: Jon Wyss; Natal, Andres J; Sweet, Rachel K; Austin Berk
Subject: RE: 3640285- Compliance Inspection follow up

EXTERNAL EMAIL: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

Debra –

Acknowledging receipt here. We will work on the corrective steps and provide responses prior to the due date. Thank you for your patience and understanding throughout this process.

Best,
Zach

From: Knight, Debra L <Debra.Knight@flhealth.gov>
Sent: Wednesday, April 20, 2022 10:49 AM
To: Zach Schwartz <zach@parakeetcommunities.com>; Wendy Milenkevich <Wendy@parakeetcommunities.com>; Home Office <homeoffice@parakeetcommunities.com>; Office Staff <Manager@biometricutility.com>
Cc: Natal, Andres J <Andres.Natal@flhealth.gov>; Sweet, Rachel K <Rachel.Sweet@flhealth.gov>
Subject: 3640285- Compliance Inspection follow up

Dear Mr. Schwartz,
I was copied on the letter that your water facility operator sent to you regarding my 4/4/22, compliance inspection. I reviewed the responses received and found response number 4, insufficient. Please see the table below for the requested corrective actions.

Deficiencies	Rule Reference	Corrective action	Original Due Date	Extension Due Date
1. Aerator cascade trays are covered with algae and slime. <i>On 4/19/2022 an email/letter was received from Biometrics stating that the cleaning would be completed by 5/12/2022</i>	Ch. 62-555.350(6), FAC	Clean the cascade tray as specified in the Operations and Maintenance manual <i>Please send photographic verification of this corrective action by the new extension due date.</i>	5/9/2022	5/12/2022
2. Aerator screens are covered with algae inside and outside. <i>On 4/19/2022 an email/letter was received from Biometrics stating that the cleaning would be completed by 5/12/2022</i>	Ch. 62-555.350(6), FAC	Clean or replace the aerator screens. <i>Please send photographic verification of this corrective action by the new extension due date.</i>	5/9/2022	5/12/2022
3. Algae was observed on the piping between the concrete aeration settling tanks <i>On 4/19/2022 an email/letter was received from Biometrics stating that the cleaning would be completed by 5/12/2022</i>	Ch. 62-555.350(6), FAC	Remove vegetation growing on piping between the concrete storage tanks. <i>Please send photographic verification of this corrective action by the new extension due date.</i>	5/9/2022	5/12/2022

<p>4. Free chlorine residual was found below 0.2 PPM at the facility's remote sample site. Please note that this deficiency was observed on both 4/6/22 and 4/7/22.</p> <p><i>It is understood that the operator addressed this issue when found. However, the facility was determined to lack a constant supply of chlorine. On 4/19/22 an email/letter was received from Biometrics stating that the account for chlorine delivery was rectified.</i></p>	<p>Ch. 62-555.350(6), FAC</p>	<p>Free chlorine residual was found below 0.2 PPM at the facility's remote sample site. Please note that this deficiency was observed on both 4/6/22 and 4/7/22.</p> <p><i>As this is a significant deficiency, a copy of the contract has been requested to ensure that the facility will continue to have a steady supply of chlorine.</i></p>	<p>5/9/2022</p>	
---	-------------------------------	--	-----------------	--

If you have any questions please contact me.

Sincerely,
Debra Knight

Debra Knight

Environmental Specialist II
Florida Department of Health in Volusia County
717 West Canal Street, Room# 120
New Smyrna Beach, FL, 32168
Debra.Knight@flhealth.gov
Office: (386) 457-6268
Work Cell: (386) 804-6710
EH Engineering: (386) 624-0483,
Fax: (386) 736-5433

www.VolusiaHealth.com

MISSION: The Florida Department of Health works to protect, promote & improve the health of all people in Florida through integrated state, county, & community efforts.

NOTE: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your email communication may therefore be subject to public disclosure.

DOH Survey link: [Please Take Our Customer Satisfaction Survey!](#)

Non-DOH Survey link: [Please Take Our Customer Survey!](#)



Zach Schwartz

Parakeet Communities

561-212-2571

zach@parakeetcommunities.com



BIOMETRIC UTILITY CONSULTANTS, INC.

P.O. BOX 740641
ORANGE CITY, FL 32774-0641

PHONE: (386) 860-3148
FAX: (386) 259-4978

REVIEWED

By Debra Knight at 1:24 pm, Apr 20, 2022

RECEIVED

04/19/2022 DLK

Volusia County Health Department
Environmental Health Engineering

Sent via email to: zach@parakeetcommunities.com, homeoffice@parakeetcommunities.com

April 19, 2022

Zach Schwartz, Manager
Applegate Mobile Home Community
10221 River Road 59831
Potomac, MD 20859

**Reference: PWS # 3640285 – Applegate MHC Community Public Water System
Compliance Inspection Reports**

Dear Mr. Schwartz:

On April 4th, 2022 – April 8th, 2022, inspections of the above referenced facility were conducted due to four water quality complaints. The following four (4) unsatisfactory conditions were noted during the inspections.

1. Aerator cascade trays are covered with algae and slime.
 - a. Cascade trays will be cleaned as specified in the Operations and Maintenance Manual and are on schedule to be completed by May 12, 2022.
2. Aerator screens are covered with algae inside and outside.
 - a. Screens will be cleaned and or replaced by May 12, 2022 and will be added to the maintenance schedule for cleaning approximately every two (2) months thereafter.
3. Algae was observed on the piping between the concrete aeration settling tanks.
 - a. Vegetation will be removed from the piping between the concrete aeration settling tanks by May 12, 2022, and maintained thereafter.
4. Free chlorine residual was found below 0.2 PPM at the facility's remote sample site.
 - a. **Note: The operator corrected these deficiencies when notified, however the lack of chlorine chemical at the facility is the direct cause of this deficiency.**
 - b. The chemical supplier was contacted, and the account was rectified based on the facility's current contract. The chlorine delivery is expected to be completed sometime this week.

Sincerely,

**4/20/22 Insufficient response on 4.b.
Sent follow up email 4/20/22-DLK**

Carlos A Tola