

January 2, 2026

Office of the Commission Clerk
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Ref. Docket No. 20250084-SU, Gulfstream Utility LLC

Dear Commission Clerk,

I am a resident of Gulfstream Harbor I (phase I) and wish to submit comments to the wastewater rate increase notice for Gulfstream Utility LLC.

1. All residents of the three properties comprising Gulfstream Harbor Manufactured Home Community received notice of a possible wastewater rate increase. However, the utility does not serve all of these residents for wastewater collection or treatment. See attached.
2. Gulfstream Utility LLC is referencing in their cost of operation property tax and lawn care. Neither of these costs can be supported by Orange County Tax Record or contracted lawn care services. Additionally, according to Prospectus, these costs are already covered by residents in the rent we pay. See attached.

As residents, we expect to pay a fair and equitable charge for wastewater services including appropriate administration, connection and maintenance costs. However, we do not expect to pay for services we do not receive or costs we already are paying.

Sincerely,
Dennis Johnson
7834 Hatteras Rd.
Orlando, Fl. 32822
616-540-4866



RECEIVED-FPSC
20250084-SU 1/8/2026
COMMISSION
CLERK

Application for staff-assisted rate case in Orange County by
Gulfstream Utility LLC.

DOCKET NO. 20250084-SU

Name DENNIS JOHNSON
Address 7834 HATTERAS RD ORLANDO FL 32822

To submit your comments about this docket to the Florida Public Service Commission, please complete this comment form and return it by mail, or scan and email to the Commission Clerk at clerk@psc.state.fl.us. Correspondence will be placed in the docket file.

CUSTOMER COMMENTS

Any email or other correspondence sent to a Florida Public Service Commissioner, or any other public official and / or employee of the PSC, in the transaction of public business is considered a public record and is subject to Florida's Public Records Law. This means that Florida law generally requires the PSC to provide a copy of any such email or correspondence, upon request, for inspection and copying to any Florida citizen or any member of the media.



I. Request denial of Gulfstream Utility LLC rate increases for the homesites within Gulfstream Harbor 1 (phase 1) and Gulfstream Harbor II per Prospectus and sewer line mapping information provided by Sun Communities. Gulfstream Utility LLC does not provide service to these homesites for wastewater collection or treatment.

1. Gulfstream Utility LLC is not recognized as the utility supporting Gulfstream Harbor I (phase 1) per Prospectus PRMZ000389 P1 & P2 original, original with amendments and including the proposed amendments to be effective March 21, 2026.

a. Prospectus PRMZ000389 – PA (integrated copy assembled 8-1-2013)

Article VII. Utilities and Other Services (section 2. Sewage Disposal).

“Sewage disposal is by Central Sewage Treatment provided by Gulfstream Harbor (the residents in Phase one are serviced by Orange County Sewer and Water Department). Billing for sewage is tied to the individual mobile home water meter....”

b. Amendment to P1 & PA dated March 11, 2016 (effective June 9, 2016)

Article VIII. Increases in Rent and Other Charges:

section q. “Sewer/Water:

“Charge for use of water and for sewer service in accordance with the rate as from time to time established by the utility providing the service.” *This is Orange County for phase 1 of Gulfstream Harbor I*

c. Proposed Amendment to PRMZ000389-P1 & PA dated December 19, 2025, to be effective on March 21, 2026

Article VII. Utilities and Other Services:

Section 2. Sewage Disposal

Removed “Sewage disposal is by Central Sewage Treatment provided by Gulfstream Harbor (the residents in phase one are serviced by Orange County Sewer and Water Department ...)

replaced by “Sewage Disposal is provided by Orange County Sewer and Water billed to the Park through several meters in lump sum and is allocated and charged to individual lots on a pro rata basis. *There is no mention of Gulfstream Utility LLC providing any services.*

2. In the PSC Audit the auditors requested mapping of the homesites serviced by Gulfstream Utility LLC. Sun Communities provided said map and description of the homesites serviced by the utility clearly identifying Gulfstream Harbor I (Phase 1) and Gulfstream Harbor II as NOT utilizing the utility for wastewater treatment. Ref. PSC Audit Staff Report Issue 10: Identified the utility has 965 residential customers. The combined Prospectus' for all three properties that comprise Gulfstream Harbor Manufactured Home Community identify 976 sites. The map of homesites provided by Sun Communities identifies 519 homes to the utility and 455 homes to the county. It is unclear how the audit determined 965 customers while the mapping provided by Sun Communities provides the number of customers to the utility and the number to Orange County.

II. Request for Gulfstream Utility LLC using payment of Property Tax as a cost of operation as the utility does not receive a property tax bill.

As identified in the PSC Auditor's Report, October 7, 2025. Land and Land Rights & Taxes Other than Income: The audit identified a warranty deed for the land Gulfstream Utility LLC owns. The auditors determined the land does belong to the utility. The audit evidenced a property tax bill for utility related property.

The Orange County Tax Appraiser website does not indicate any change in the description for parcel id 12-23-30-0000-00-008 which currently includes the property owned by Gulfstream Utility via the warranty deed. Also searching Orange County Tax Appraiser and Orange County Tax Collector sites, determined there is no property id that is identified as being owned by Gulfstream Utility LLC. Without such official documentation, it is unclear where the property tax bill the utility provided to the auditors came from.

As homesites in Gulfstream Harbor I pay the pass on property tax per the terms of the Prospectus for property id 12-23-30-0000-00-008 which includes the parcel now owned by Gulfstream Utility LLC, homesites would pay twice, once as a “pass on” charge and another as a portion of the monthly wastewater rate.

III. Request denial of Gulfstream Utility LLC using contracted lawn mowing services as the utility could not provide separate contract for lawn mowing services.

As identified in the PSC Auditor's Report, October 7, 2025. Account 731 Contractual Services – Professional. The audit staff was unable to obtain supporting cost or contract documentation for lawn mowing services.

Residents, as part of their rental agreement as described in the Prospectus, pay for lawn mowing services as part of the monthly rent. This cost includes the portion of Gulfstream Harbor I, now owned by Gulfstream Utility.

Without a separate contract, the cost of lawn care for the utility is unknown and a false expense charge.

Reference documents attached:

Prospectus PRMZ00389-PA (assembled 8-1-2013 (pg.7)

Prospectus PRMZ00389-P1 dated 3-11-2016 (pg.3)

Prospectus PRMZ00389-P1 (proposed amendment) dated 12-19-2025 to effective 3-21-2026 (pg.3, pg.8-9)

Service Map from PSC Audit Record, provided by Sun Communities. Dated 5-24-2020

Case Background from PSC Staff Report dated 12-12-2025 (pg.3)

PSC Audit Report Land & Land Rights, Taxes Other than Income dated 10-7-2025 (pg.3 & 6)

Property Description for Gulfstream Harbor I dated 12-28-2025 and 2018.

Prospectus PRMZ00389-P1 dated 3-11-2016 (pg.4)

C. Pass-through Charges - Government and Utility Charges

The mobile home owner will be responsible for payment of those costs charged to the Park Owner by state or local government or utility companies. Future ad valorem property tax increases which exceed the base tax level of \$80,000 per year on the park property, may be passed on to the residents of Gulfstream Harbor-on. The definition of pass-through charges government and utility charges is set forth in the section prescribing the manner of rent increases. The Certain government and utility charges may be assessed more often than annually and will be assessed to the mobile home owner on a pro rata basis. The pro rata share will be determined by dividing the number of mobile home spaces leased by a resident by the total number of leased mobile home spaces in the Park. Those items defined below as pass-through charges government and utility charges may be passed on to the resident more often than annually, however, the Park Owner reserves the right to recoup those costs in the form of future rent increases or other charges, rather than as pass-through government and utility charges.

D. Pass-through Charges:

Pass-through charges means the Home Owner's proportionate share of the necessary and actual direct costs and impact or hookup fees for a governmentally mandated capital improvement, which may include the necessary and actual direct costs and impact or hookup fees incurred for capital improvements required for public or private regulated utilities. The homeowner's proportionate share of pass-through charges shall be calculated by dividing equally among the affected developed lots in the community the total costs for the necessary and actual direct costs and impact or hookup fees incurred for governmentally mandated capital improvements serving the recreational and common areas and all affected developed lots in the community.

[RELETTER REMAINING SECTIONS]

Increases in Lot Rental

c. "Pass-through charges" "Government and utility charges" are defined as those amounts, other than special use fees, which are itemized and charged separately from the rent and which represent the mobile home owner's share of costs charged to the Park Owner by any state or local government or utility company.

d. "Pass-through charges" means the Home Owner's proportionate share of the necessary and actual direct costs and impact or hookup fees for a governmentally mandated capital improvement, which may include the necessary and actual direct costs and impact or hookup fees incurred for capital improvements required for public or private regulated utilities. The homeowner's proportionate share of pass-through charges shall be calculated by dividing equally among the affected developed lots in the community the total costs for the necessary and actual direct costs and impact or hookup fees incurred for governmentally mandated capital improvements serving the recreational and common areas and all affected developed lots in the community.

13. Pass-through charges Governmental and utility charges: As stated above, the mobile home owner will be responsible for payment of pass-through charges governmental and utility charges. Charges will only be used as a factor for future rent increases to the extent those charges are not directly passed through to the resident.

IX. USER FEES

The homeowner is responsible for the payment of user fees if the homeowner agrees to the provisions of services for such fees by the Park Owner.

"User fees" are defined as those amounts charged in addition to the lot rental amount for nonessential optional services provided by or through the Park Owner to the mobile home owner under a separate written agreement between the mobile home owner and the person furnishing the optional service or services.

There are no user fees currently charged in the Park.

[RENUMBER REMAINING ROMAN NUMERALS]

Taxes Other than Income

Objectives: The objective was to verify the taxes other than income (TOTI) of the Utility for the test year ended December 31, 2024.

Procedures: We requested support for property taxes from the Utility. We reconciled these to the general ledger and the annual report. We recalculated the regulatory assessment fees (RAF) of the Utility, and reconciled to the general ledger, RAF form, annual report and application. We scheduled the taxes other than income, and reconciled to the annual report and application of the Utility. We confirmed the payroll tax from the Utility. See Finding 6.

Rate Base

2. Utility Plant in Service

Objectives: The objectives were to determine whether utility plant in service (UPIS): 1) Consists of property that exists and is owned by the Utility, 2) Additions are recorded at original cost, 3) Retirements are made when a replacement asset is put into service, and 4) Adjustments required in the Utility's last rate proceeding are recorded in its books and records.

Procedures: We reconciled the balances for UPIS as of December 31, 2021 from the Original Cost Study to the Utility's general ledger and annual reports. We scheduled UPIS activity for December 31, 2021, to December 31, 2024. We traced asset additions to supporting documentation. We ensured that retirements were made when an asset was removed or replaced. We determined year-end balances and the simple average balances as of December 31, 2024. See Finding 1.

3. Land & Land Rights

P700002 13-23-30-0000-00-008

Objectives: The objectives were to determine whether Land & Land Rights: 1) Consists of property that exists and is owned by the Utility, or held under a long term lease by the Utility; 2) review and document any changes to land since the last Commission proceeding.

Procedures: We reconciled the balances for Land as of December 31, 2021 from the Original Cost Study to the Utility's general ledger and annual reports. We requested and received a warranty deed for the utility land and determined that the utility owns the land the wastewater plant occupies. There has been no change in land ownership since the Utility was granted a certificate or transferred. We determined the year-end balances and the simple average balances as of December 31, 2024. No exceptions were noted.

4. Accumulated Depreciation

Objectives: The objectives were to determine whether: 1) Adjustments to accumulated depreciation in the Utility's last rate case proceeding were recorded in its general ledger, 2) Accumulated depreciation accruals are properly recorded in compliance with Commission Rule 25-30.140-Depreciation, Florida Administrative Code (F.A.C.) and the NARUC USoA, 3) Depreciation expense accruals are calculated using the Commission's authorized rates, and 4) Retirements are properly recorded when an asset was replaced.

Procedures: We reconciled the balances for Accumulated Depreciation as of December 31, 2021 from the Original Cost Study to the Utility's general ledger and annual reports. We recalculated accumulated depreciation using our audit plant balances and the depreciation rates established by Commission Rule 25-30.140 – Depreciation, F.A.C. We determined the year-end balances and simple average balances as of December 31, 2024. See Finding 2.

5. Contributions-in-Aid-of-Construction

Objectives: The objectives were to determine whether: 1) Contributions-in-Aid-of-Construction (CIAC) is properly recorded in compliance with Commission rules and the NARUC USoA, 2)

Case Background

Gulfstream Utility LLC (Gulfstream or Utility) is a Class C utility providing wastewater service to approximately 965 residential customers in Orange County. Gulfstream provides water service to its wastewater customers through a bulk service agreement with Orange County. Since Gulfstream is acting as a reseller of water, and does not sell water to its customers for a profit, the water operations are exempt from Florida Public Service Commission (Commission) regulation pursuant to Section 367.022(8), Florida Statutes (F.S.). In October 2023, Gulfstream applied for a staff-assisted rate case (SARC). However, in June 2023 the Utility withdrew its application. This will be Gulfstream's first SARC before the Commission. According to the Utility's 2024 annual report, its operating revenues were \$132,236 and operating expenses were \$187,386.

Gulfstream has been in existence since 2005 and was granted an original certificate by the Commission in 2022.¹ On June 4, 2025, the Utility filed an application for a SARC and the official date of filing the SARC was established as July 18, 2025. Gulfstream's request for a SARC is due to capital improvements and additional pro forma expense to the wastewater system.

This Staff Report is a preliminary analysis of the Utility's books and records, prepared by Commission staff, to give customers and the Utility an advanced look at what staff may be recommending. A customer meeting is scheduled for January 13, 2026, and the final recommendation to the Commission is currently scheduled to be filed March 19, 2026, for consideration at the April 7, 2026 Commission Conference. The preliminary recommendation will be revised as necessary using any new or updated information received.

The Commission has jurisdiction in this case pursuant to Sections 367.011, 367.081, 367.0812, 367.0814, 367.091, and 367.121, F.S.

¹ Order No. PSC-2022-0246-PAA-SU, issued June 28, 2022, in Docket No. 20210191-SU, *In re: Application for certificate to provide wastewater service in Orange County by Gulfstream Utility LLC*.

5/29/2020

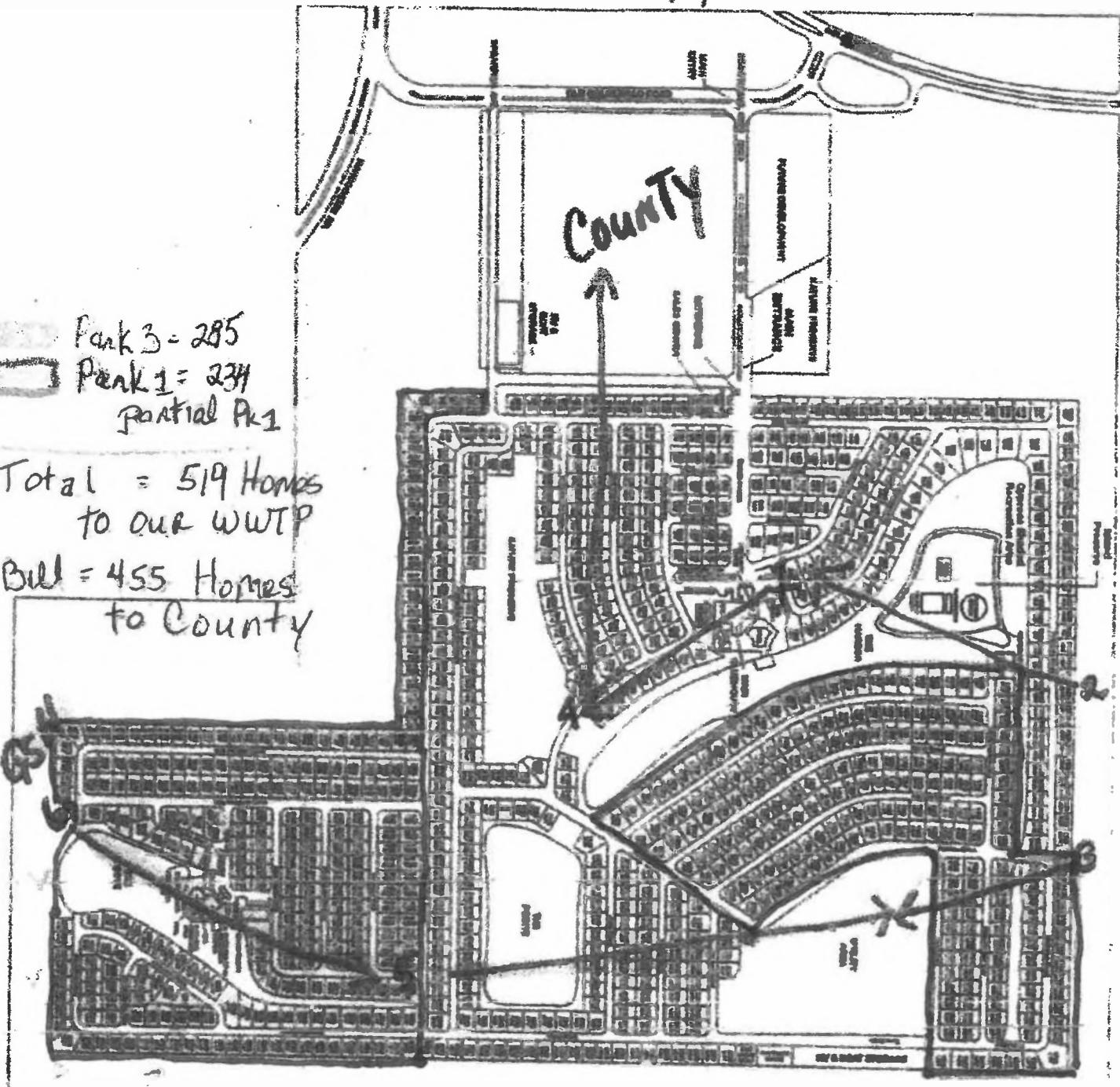
GSH Lift Stations

3 County / 3 GSH

Park 3 = 285
 Park 1 = 234
Partial Pk1

Total = 519 Homes
to our WWTP

Bill = 455 Homes
to County



Note: We maintain ALL!

A description of all other facilities and permanent improvements available for use by the residents is as follows:

- Gravel parking lot for golf carts near the DeSoto clubhouse (to be constructed upon completion of the DeSoto clubhouse)
- Shuffleboard court - 2 1 at Blue clubhouse

All recreational and common facilities of the Park are generally open seven (7) days a week. The hours of these facilities are generally 9:00 a.m. to 9:00 p.m. one half-hour after sunrise until one half-hour before sunset, but vary where posted.

V. PARK MANAGEMENT AND MAINTENANCE

In general and except as expressly provided to the contrary in this Prospectus, each owner of a mobile home in the Park is responsible for the maintenance and repair of his or her mobile home, mobile home lot, and all improvements thereon (including landscaping). Also, each home owner is responsible for compliance with the Park Rules and Regulations, and for the timely performance of such home owner's obligations under his or her rental agreement.

VI. MOBILE HOME OWNER REQUIRED IMPROVEMENTS

A description of all improvements, both temporary and permanent, which are required to be installed by the mobile home owner on the mobile home lot as a condition of his occupancy in the Park, is as follows:

Tenants who were residents of the Park as of June 4, 1984, and those tenants residing in the Park prior to the delivery date of this Prospectus, ~~were~~ are required to install the improvements as set out above upon becoming a resident of the Park. To the extent that those tenants did not install the required permanent improvements, those requirements are still effective. There are no additional requirements established pursuant to this Prospectus as to the tenants described above.

VII. UTILITIES AND OTHER SERVICES

1. Water.

Water is provided by the Orange County Sewer and Water Department, billed to Gulfstream Harbor through several meters in a lump sum, and is allocated to individual lots on a pro-rata basis. This fee is charged separately from the base rent. Responsibility for water mains in the Park from the meter at the entrance of the Park up to and including the shut-off valve providing water to your lot is the responsibility of the Park. Water lines from the shut-off valve to your mobile home is the mobile home owner's responsibility.

2. Sewage Disposal.

a. Sewage disposal is by Central Sewage Treatment provided by Gulfstream Harbor (the residents in Phase one are serviced by Orange County Sewer and Water Department). Billing for sewage is tied to the individual mobile

home water meter. Responsibility for sewer within the Park is the Park Management's up to the ground connection of the sewer line to the mobile home sewer lines. The in-ground connection and the lines to and including the mobile home lines are the mobile home owners' responsibility. Sewage Disposal is provided by Orange County Sewer and Water, billed to the Park through several meters in lump sum, and is allocated and charged to individual lots on a pro rata basis. The mobile home owner is charged for this service separately from the base rent. Billing for sewage disposal is tied to the individual mobile home water usage. Responsibility for sewer within the Park is the management's responsibility up to the ground connection of the sewer line to the mobile home sewer lines. The in-ground connection and the lines to and including the mobile home lines are the mobile home owners' responsibility.

3. Waste Disposal.

As of the Filing Date, the Park does not separately bill the mobile home owners for the waste disposal services provided by the Park and charges for waste disposal from DisposAll Waste Pro are billed in a lump sum to the Park and not separately billed to the mobile home owners. However, the Owner reserves the right, upon 90 days prior written notice to each owner of a mobile home in the Park, to (i) charge each mobile home owner separately for the waste disposal services provided

DATED 12, 19, 2025

Effective MARCH 21, 2026

Water is provided by the Orange County Sewer and Water Department, billed to Gulfstream Harbor through several meters in a lump sum, and is allocated to individual lots on a pro-rata basis. This fee is charged separately from the base rent. Responsibility for water mains in the Park from the meter at the entrance of the Park up to and including the shut-off valve providing water to your lot is the responsibility of the Park. Water lines from the shut-off valve to your mobile home is the mobile home owner's responsibility.

2. Sewage Disposal.

a. Sewage disposal is by Central Sewage Treatment provided by Gulfstream Harbor (the residents in phase one are serviced by Orange County Sewer and Water Department). Billing for sewage is tied to the individual mobile home water meter. Responsibility for sewer within the Park is the Park Management's responsibility up to the ground connection of the sewer line to the mobile home sewer lines. The in-ground connection and the lines to and including the mobile home lines are the mobile home owners' responsibility. Sewage Disposal is provided by Orange County Sewer and Water, billed to the Park through several meters in lump sum, and is allocated and charged to individual lots on a pro rata basis. The mobile home owner is charged for this service separately from the base rent. Billing for sewage disposal is tied to the individual mobile home water usage. Responsibility for sewer within the Park is the management's responsibility up to the ground connection of the sewer line to the mobile home sewer lines. The in-ground connection and the lines to and including the mobile home lines are the mobile home owners' responsibility.

3. Waste Disposal.

As of the Filing Date, the Park does not separately bill the mobile home owners for the waste disposal services provided by the Park and charges for waste disposal from DisposAll Waste Pro are billed in a lump sum to the Park and not separately billed to the mobile home owners. However, the Owner reserves the right, upon 90 days prior written notice to each owner of a mobile home in the Park, to (I) charge each mobile home owner separately for the waste disposal services provided by the Park and by DisposAll Waste Pro through an equitable apportionment of the cost of such services, or (ii) discontinue the provision of waste disposal services by the Park and cause each mobile home owner to be separately billed for waste disposal services either by an equitable apportionment of the waste disposal service charged to the Park or by direct billing from the company or companies providing such services, or by both such apportionment and such direct billing.

4. Cable T.V.

Cable TV service is provided by DLW Cable Spectrum. Responsibility for contracting for Cable TV services is entirely the home owner's responsibility.

7. Telephone.

Telephone service is provided by Southern Bell Telephone and is entirely the mobile home owner's responsibility.

8. Gas.

There are no facilities for the provision of gas to the mobile home lots in the Park. Gas service is provided to certain common facilities in the Park by Lovelace Gas Company Amerigas and such gas service is billed to the Park.

8. Lawn Mowing.

Mowing the lawn will be the responsibility of the Park Owner and the cost is included in the base rent.

9. Lawn Edging.

Edging the lawn around the mobile home is the responsibility of the resident.

[RENUMBER REMAINING]

A description of all other facilities and permanent improvements available for use by the residents is as follows:

- Tennis court - 1 at each Blue clubhouse
- Pickleball court - 1 at DeSoto clubhouse

VII. UTILITIES AND OTHER SERVICES

3. Waste Disposal.

As of the Filing Date, the Park does not separately bill the mobile home owners for the waste disposal services provided by the Park and charges for waste disposal from Jim's Garbage DisposAll are billed in a lump sum to the Park and not separately billed to the mobile home owners. However, the Owner reserves the right, upon 90 days prior written notice to each owner of a mobile home in the Park, to (i) charge each mobile home owner separately for the waste disposal services provided by the Park and by Jim's Garbage DisposAll through an equitable apportionment of the cost of such services, or (ii) discontinue the provision of waste disposal services by the Park and cause each mobile home owner to be separately billed for waste disposal services either by an equitable apportionment of the waste disposal service charged to the Park or by direct billing from the company or companies providing such services, or by both such apportionment and such direct billing.

6. Electricity.

Electric power within the Park is provided by Florida Power CorporationDuke Energy Corporation. All electricity consumed on the mobile home lots within the Park are separately metered and billed directly to each mobile home owner and is the mobile home owner's sole responsibility. Electric power for the street lights and common facilities in the Park are separately metered and billed to the Park, and is included in the lot rental amount. The mobile homeowner is responsible for the pedestal, main breaker, electrical lines to the mobile home, and any other connections outside the mobile home, including utility shed connections and outside receptacles. Florida Power CorporationDuke Energy Corporation is responsible for the maintenance of the underground electric lines to the pedestal located on each mobile home lot.

P1 PROSPECTUS

VIII. INCREASES IN RENT AND OTHER CHARGES

A. Rent--

The base rent for your lot is \$ _____ per month, and will be in effect from _____, 1920, to _____, 1920.

B. Special Use Fees--

i. Pet Fee: \$ _____. This fee per pet per month but pet must correspond to the Park Rules and Regulations.

p. Security Deposit: \$ _____

g. Sewer/Water: Charge for use of water and for sewer service in accordance with the rate as from time to time established by the utility providing the service.

ADDED STATEMENT NO CHANGE IN UTILITY (ORANGE COUNTY)

seller and to install improvements subject to the same terms and conditions of the Prospectus or offering circular as delivered to the initial recipient.

In general and except as expressly provided to the contrary in this Prospectus, and to the extent permitted by law, each owner of a mobile home in the Park is responsible for the maintenance and repair of his or her mobile home, mobile home lot, and all improvements thereon (including landscaping).

The mobile home owner may also be required to bear, in the form of increases in the lot rental amount, the costs incurred by Owner in installing capital improvements or performing major repairs in the Park.

VII. UTILITIES AND OTHER SERVICES

The manner in which utility and other services will be provided and the person or entity furnishing those services, is as follows:

1. Water.

Water is provided by the Orange County Sewer and Water Department, billed to Gulfstream Harbor through several meters in a lump sum, and is allocated to individual lots on a pro-rata basis. Responsibility for water mains in the Park from the meter at the entrance of the Park up to and including the shut-off valve providing water to your lot is the responsibility of the Park. Water lines from the shut-off valve to your mobile home is the mobile home owner's responsibility.

However, the Owner reserves the right, upon 90 days prior written notice to each owner of a mobile home in the Park, to cause each mobile home owner to be separately billed for water services either by individual meters for each mobile home lot in the Park or by an equitable apportionment of the total water charges billed to the Park.

2. Sewage Disposal.

a. Sewage disposal is by Central Sewage Treatment provided by Gulfstream Harbor (the residents in Phase one are serviced by Orange County Sewer and Water Department). Billing for sewage is tied to the individual mobile home water meter. Responsibility for sewer within the Park is the Park Management's, up to the ground connection of the sewer line to the mobile home sewer lines. The in-ground connection and the lines to and including the mobile home lines are the mobile home owners' responsibility.

BEG AT NW COR OF SE1/4 OF SEC 14-23-30 RUN E 2635.57 FT S 1529.17 FT W 135 FT S 47.02 FT SW LY 39.31 FT W 68.92 FT N 62 DEG W 338.78 FT S 30 DEG W 708.5 FT N 59 DEG W 50 FT S 30 DEG N 141.48 FT W 197.51 FT N 50 DEG W 172.68 FT N 39 DEG W 195 FT N 30 DEG W 187.91 FT N 20 DEG W 183.85 FT W 1032.36 FT N 1356.53 FT TO POB IN SEC 13-23-30

3973.736 sq ft +/- 91.22 acres

2018 Property Description 13-23-30-0000-00-008

4505 Old Goldenrod Rd 13-23-30-0000-00-008

Name(s):
AIOP GULFSTREAM HARBOR L L
C

Physical Street Address:
4505 Old Goldenrod Rd

Property Use:
2805 - Mhp Senior

Mailing Address On File:
27777 Franklin Rd Ste 200
Southfield, MI 48034-8205
[Incorrect Mailing Address?](#)

Postal City and Zip:
Orlando, FL 32822

Municipality:
Un-incorporated



[Upload Photos](#)

Property Name:
Gulf Stream Harbor Sr Mhp 55+ (pt)

[View 2025 Property Record Card](#)

[PROPERTY FEATURES](#)

[\\$ VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

2026 Values will be available in August of 2026. To see the certified values, go to the Values, Exemptions and Taxes Tab.

[View Plat](#)

Property Description

BEG AT NW COR OF SE1/4 OF SE1/4 OF SEC 14-23-30 RUN E 2635.57 FT S 1329.17 FT W 135 FT S 47.02 FT SWLY 39.31 FT W 68.92 FT N 62 DEG W 338.78 FT S 30 DEG W 708.5 FT N 59 DEG W 50 FT S 30 DEG W 141.48 FT W 197.51 FT N 50 DEG W 172.68 FT N 39 DEG W 195 FT N 30 DEG W 187.91 FT N 20 DEG W 183.85 FT W 1032.36 FT N 1356.53 FT TO POB IN SEC 13-23-30

Total Land Area

3,973,736 sqft (+/-) | 91.22
acres (+/-)

GIS Calculated

Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
2805 - Mhp Senior	ORG-R-T	380 Code Undefined	Working Value...	Working Value...	Working Value...	Working Value...
9600 - Pvt Wetland/lowland	ORG-R-T	7.89 Code Undefined	Working Value...	Working Value...	Working Value...	Working Value...
0001 - Vacant Residential	ORG-R-T	5 Code Undefined	Working Value...	Working Value...	Working Value...	Working Value...

« « 1 » »

Page 1 of 1 (Total Records: 3)

Building

[View Orange County Permits](#)



Model Code:	6 - Warehouse	Actual Year Built:	1984	Gross Area:	4636 sqft
Type Code:	4800 - Ind Warehouse I	Beds:	0	Living Area:	4000 sqft
Building Value:	Working Value...	Baths:	0	Exterior Wall:	Modl. Metal
Estimated New Cost:	Working Value...	Floors:	1	Interior Wall:	Minimum

Model Code:	4 - Commercial	Actual Year Built:	2014	Gross Area:	17080 sqft
Type Code:	3400 - Rec/Meeting	Beds:	0	Living Area:	14030 sqft
Building Value:	Working Value...	Baths:	0	Exterior Wall:	Modl. Metal