

**Charlie Smith**

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**From:** Office of Commissioner Passidomo  
**Sent:** Thursday, April 18, 2024 3:43 PM  
**To:** Commissioner Correspondence  
**Subject:** Docket No. 20240032  
**Attachments:** Docket #20240032-SU; Docket #20240032-SU; RE: Docket #20240032-SU; Docket #20240032-SU; RE: Docket #20240032-SU; RE: Docket #20240032-SU; Docket #20240032-SU; RE: Docket #20240032-SU Urgent Request to Deny Environmental Utilities, LLC Application for Wastewater Service; RE: Docket #20240032-SU; RE: Docket #20240032-SU; Docket #20240032-SU; Environment Utilities, LLC Wastewater Application, Docket No. 20240032-SU; Docket #20240032-SU; RE: Docket #20240032-SU; RE: Docket #: 20240032-SU; RE: Docket #20240032-SU; RE: Docket #20240032-SU; RE: Docket #20240032-SU; RE: Docket #20240032-SU; Docket #20240032-SU; Fwd: Environment Utilities, LLC Wastewater Application, Docket No. 20240032-SU; Charlotte County, FL Docket #20240032-SU Central Sewer Proposal; Docket #20240032-SU; Docket #20240032-SU; Docket #20240032-SU

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Please place the attached in Docket No. 20240032.

Thank you!

## Charlie Smith

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**From:** John Adams <jda600@hotmail.com>  
**Sent:** Sunday, April 7, 2024 12:54 PM  
**To:** Records Clerk  
**Cc:** Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Graham; Office of Commissioner Fay; Office of Chairman La Rosa  
**Subject:** Docket #20240032-SU

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Dear Sirs,

I am John Adams, the Managing Partner of Shere Properties, LLC which owns Unit B at 221 North Gulf Boulevard that is affected by the proposed central sewer system on Don Pedro Island and I am writing to **object to the Application for Original Certificate of Authorization** that is the subject of **Docket #20240032-SU** and to formally ask that the Florida Public Service Commission **deny** Environmental Utilities, LLC application for a wastewater certificate.

My **arguments in opposition** to the application by Environmental Utilities, LLC for a wastewater certificate for a central sewer, are as follows:

- 1) Neither myself nor any other homeowner on Don Pedro island have requested a central sewer.
- 2) Equally, the need for such a service has not yet been demonstrated and no water quality testing has been done in the proposed service area to prove the need for sewer.
- 3) This proposed project brings the potential for destruction of habitat and interference with island wildlife and in particular to endangered species such as the gopher tortoise.
- 4) The environmental risk aspects of such a system have not been evaluated and the risk of a major central sewer leak with a subaqueous crossing is greater than the risk of one or more septic systems developing minor leaks.
- 5) The applicant has ZERO technical experience of installing and managing such an undertaking. In addition, the applicant has not addressed how the system will be serviced in the event of failure during a storm or other adverse conditions nor how sewage back-up into homes will be prevented in times of disruption of power or service. Additionally there is no proposed grandfathering of septic systems regardless of age or condition.
- 6) The financial experience of the applicant's management is extremely poor and, it has been reported, comprises an individual that is a discharged bankrupt therefore there is a high risk of financial failure.
- 7) The applicant is not a contractor that has won a bid to install a sewer and therefore there is no "contract" and no single point of general oversight neither is there a performance bond required and so customers will have no single point of recourse in the event of cost overruns or project failure.
- 8) The rates proposed by the applicant are excessive and far in excess of those currently being paid by like communities and are **approximately double** those that a ratepayer on the mainland in Rotonda pays per month for **water and wastewater combined**.

I believe Charlotte County and the State need to re-evaluate this whole project and, should it ultimately **be proven** to be necessary, a Utility District should be established to Install and operate any recommended system rather than Environmental Utilities, LLC, which is a private, for-profit start-up company.

Regards,

J. D. Adams  
For and on Behalf of Shere Properties LLC  
[\(1\) 832-758-7479](tel:832-758-7479) (mobile)  
[\(1\) 281-354-4641](tel:281-354-4641) (office)  
[jda600@hotmail.com](mailto:jda600@hotmail.com)

## Charlie Smith

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**From:** Paul Holmes <pbholmes0@gmail.com>  
**Sent:** Wednesday, April 10, 2024 2:59 PM  
**To:** Records Clerk  
**Cc:** Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Graham; Office of Commissioner Fay  
**Subject:** Docket #20240032-SU

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Dear Commissioners,

We respectfully request that the PSC deny Environmental Utilities application for wastewater service to Little Gasparilla Island, Don Pedro Island and Knight Island. About two years ago EU(Environment Utilities) application for the same area was denied by the PSC on the grounds that there was no need for the service. Nothing has changed since the earlier application except that we are in much worse condition financially due to hurricane Ian. The Charlotte County Comprehensive Plan designates us as a Rural Service Area. It mandates on-site septic systems for Rural Service Areas. If it prohibits the County from installing a central sewer system, why is it okay for a privately owned utility to install a central sewer system? On-site septic systems are a way to control pollution and density. Does the County want to see high rises on the vulnerable barrier islands? These islands are the last vestiges of Old Florida on the coast.

The average water and sewer bill per month excluding taxes in Florida, based on 4000 gallons, is \$68.14. Our average water bill excluding sewer on Little Gasparilla Island is over \$110.00 per month. This water is brought to us by Environmental Utilities. The monthly bill for sewer only is estimated by EU to be \$263.57. Therefore our monthly water and sewer bill would be \$373.57. **THIS FIGURE - \$373.57 - IS PROHIBITIVELY HIGHER THAN THE AVERAGE MONTHLY WATER/SEWER BILL IN FLORIDA OF \$68.14!!!**

**THE UPFRONT COSTS FOR THE CENTRAL SEWER SYSTEM ARE ALSO OUTRAGEOUS!!!** There will be a \$12,000 initial hook up fee plus \$1097 for a sewer lateral installation fee plus an initial deposit of \$414. That \$13,411 is **NOT PRO RATED!!!**

Sadly a low-pressure sewer system must be pumped out on a regular basis. At this time a pump out costs \$1600. Also the homeowner owns the pump and is responsible for its maintenance. What is the life of the pump? How often must it be replaced? The cost of a new pump? Then there is the necessity to have a generator to prevent sewage backup on our property in case of a lengthy power outage which there surely will be.

Again we respectfully request that the PSC deny Environmental Utilities application for wastewater service to Little Gasparilla Island, Don Pedro Island and Knight Island. We invite you to visit the islands and see one of the last pristine pieces of coastline in the state of Florida. Please help us keep it that way.

Respectfully,

Paul and Barbara Holmes  
Full Time Residents For 30 Years  
9496 Alborado  
Little Gasparilla Island

## Charlie Smith

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**From:** Dave Irby Sr. <gpirby75@gmail.com>  
**Sent:** Wednesday, April 10, 2024 5:46 PM  
**To:** Records Clerk  
**Cc:** Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Graham; Office of Commissioner Fay  
**Subject:** RE. Docket #20240032-SU

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Am I mistaken or has the PSC previously rejected this application after homeowner public hearings indicated serious negative issues with this applicant and the project as a whole? Considerable expense has already been encountered by homeowners objecting to the proposed Waste Water Certificate award to EU.

Has D.E.P. determined that a sewer system is the only way to manage the Island's sanitation problem? Home owners have not experienced problems or requested changes to the current system.

In my opinion it would be a major disservice to Island residents to award a project of this magnitude to a private contractor. Let alone a contractor with no experience in an undertaking of this scope and effect on homeowner financial responsibility. Approval of a waste water only approach itself is a major mistake when attempting to install and maintain such a system on a barrier island with only access by barge.

The inherent installation costs for replacing old septic systems and future maintenance pumping are prohibitively expensive for Island residents as preliminary estimates have shown. If sanitation issues cannot be avoided by enforcing the current requirements for safe septic systems, the only sensible approach would be full sewage disposal under the auspices of Charlotte county with a one time hookup fee and use rates comparable to those on the mainland. The technical design, installation and financial requirements must be under the control of Charlotte County.

We are 30 year residents and homeowners who have had no problems with our septic system. Please don't price us off the Island. We strongly request that this application for a waste water certificate application be denied.

William D. and Melba J. Irby  
[Gpirby75@gmail.com](mailto:gpirby75@gmail.com)  
175 N. Gulf Blvd, Palm Island  
Placida, FL 33946  
(941) 662 5583

Sent from [Mail](#) for Windows

## Charlie Smith

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**From:** Kendall Reeves <krnow123@gmail.com>  
**Sent:** Wednesday, April 10, 2024 10:38 AM  
**To:** Records Clerk  
**Cc:** Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Graham; Office of Commissioner Fay  
**Subject:** Docket #20240032-SU

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Good afternoon everyone! My name is Kendall Reeves and own a condo on Don Pedro Island along with my wife at

301 S Gulf Blvd.  
Unit 19  
Placida, FL 33946

What a wonderful example a particular industry is going through right now to reinforce the islands opinion of sewer installation. Overall, car manufacturers did not listen to their customers when making big plans for electric vehicle production and it is costing them dearly.

We received legal notice that a private company , Environmental Utilities LLC (EU), desires to install sewer on the island and we wish to extend our disagreement with it.

- 1) It seems strange that we have not been asked, again, if we felt sewer was needed, which we don't. Yet EU is trying AGAIN to force a business model on Islanders strictly for their profit where no need or request for the service exists. (Similar to the electric vehicle example)
- 2) There is concern that this private for profit entity will again present false and misleading information to you regarding COMPLETE costs to each homeowner as well as environmental impact to the island. This occurred on their last submittal. Example: EU would be asking for an Easement or Right of Way to each property without cost to EU. Plus expenses associated with the next item #3.
- 3) Some undiscussed costs are associated with the amount of power outages the island incurs and hurricane downtime. Extended periods of time without power requires an outside source to deal with waste treatment. This translates into each home, multixpliplex and duplex needing a generator. (Many are vacation homes) This would be additional expense as well as in some cases literally no place to put the propane tank for running it. An environmental disaster just waiting to happen. Additional to this particular topic is noise factor associated with maintaining a generator. If you own one, as we do in Venice, you know you have to turn it on weekly for approximately 15 minutes to keep everything functioning properly. The noise factor associated with this many generators on a relatively small geographic area on an ongoing basis completely goes against what the island does... attracts tourism which brings in revenue for the county.
- 4) We are not interested in being a guinea pig for someone's attempt at getting into this line of work. Major thought and planning has to be given and we anticipate as the last time they filed, that this responsibility would be handed off to another entity.
- 5) Similar to last time EU petitioned, there has been no water testing to prove the need for this service.

More can be said and discussed if you wish to get into the weeds of the project, but hopefully you grasp our perspective on having something forced on us with little to no thought other than EU's desire to make a profit. Please deny the request early so as not to waste people's time dealing with someone's frivolous idea for making money.

Respectfully,

Kendall Reeves

## Charlie Smith

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**From:** Tyler Erickson <Tyler@midlandinfosys.com>  
**Sent:** Tuesday, April 9, 2024 4:48 PM  
**To:** Records Clerk; Office of Commissioner Clark; Office of Commissioner Passidomo  
**Cc:** Office of Chairman La Rosa; Office of Commissioner Graham; Office of Commissioner Fay  
**Subject:** RE. Docket #20240032-SU

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Please deny EU's application for wastewater service.  
It was denied in 2020 and there is not a need.

Thanks!

Tyler Erickson  
111 North Gulf Blvd (Palm Island)  
Placida Florida 33946

## Charlie Smith

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**From:** David Cohen <david.paul.cohen@gmail.com>  
**Sent:** Monday, April 8, 2024 10:24 PM  
**To:** Records Clerk  
**Cc:** Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Graham; Office of Commissioner Fay  
**Subject:** RE: Docket #20240032-SU

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To the all the Clerk and all the Commissioners of the FL PSC,

My name is David Cohen and I live, full time, at 8 Pointe Way, Don Pedro Island. This location is within the area proposed for service by this application. My phone number is 201-600-1450 and I would be happy to have a polite conversation about this matter if you so desire. My email address is [davidpaulcohen@gmail.com](mailto:davidpaulcohen@gmail.com) if you wish to contact me that way. I have had a residence on the island since 1990.

I am writing to respectfully ask that you deny EU's application for wastewater service.

I am further asking that EU be prohibited from ever applying for providing wastewater service in the future.

Only a few things have changed since I last wrote the commission with the same request.

### What changed?

- The county has now changed their mind about sewer on the islands attempting a legal workaround to their own Comprehensive plan.
- The claim is that while the Comprehensive Plan prohibits the County from installing central sewer, but not a privately owned utility. This so obviously defeats the purpose of the existing comprehensive plan designation and is an example of politics at its worst, encouraging development in increasingly shrinking protected areas with a nod and a wink.

- If the county truly wants sewers on these barrier islands, they must attempt to change the land use designation and do the work themselves, not hide behind an obvious backdoor move.
- Surprise! There are now developers who desire the sewer system to be installed. What could possibly be the reason behind this? By convincing the county to skirt the comprehensive land use plan allowing for increased AND ALREADY PLANNED higher density development. This privately owned, for-profit limited liability company will maximize their profits on the backs of island residents (as they have previously declared they will apply for the maximum rates and increase legally allowed).

**What has not changed:**

- There is no need for this service.
  - There has been no evidence provided that supports a need for service in the proposed service area. Expert witnesses at the last Administrative Hearing held by the county commission refuted the arguments that EU put forward supporting the need for service
  - There is zero scientifically proven need for this service. No water quality testing has been done in our area to prove any water quality impact coming from the barrier islands.
  - The community at large does not desire such a service.
- Highly dangerous environmental impact.
  - During the implementation of this project:
    - There would be immense environmental disruption of the many endangered species that inhabit these islands as well as migratory species.
  - After implementation of this project:
    - Based on the specific type of implementation being considered, an event that causes a lack of electricity, fuel and prevents or severely restricts island access such as another hurricane Ian would spell an environmental disaster for the entire group of islands. Please note that the **large existing gravity operated tanks currently in use would be replaced by very small tanks** (yes, there would still be holding tanks with the new service) that rely on continuous access to end-user supplied power to operate. **IMAGINE THE ENVIRONMENTAL DISASTER OF THE ENTIRE ISLAND COMPLEX WITH ZERO SEPTIC**

MANAGEMENT CAPABILITIES FOR AN EXTENDED PERIOD OF TIME SUCH AS THE PERIOD FOLLOWING HURRICANE IAN.

- Quality of life impact for residents.
  - The combination of post-storm rebuilds, new home construction, and tourist traffic during season has made wait lines at the ferry both unpredictable and outrageous. Now, consider the heavy equipment and materials transport needed to construct an island-wide central sewer system. And how long it will take to build.
  - The sand roads (not dirt roads) do not lend themselves to manholes as the paved roads on the mainland do. The impact to the sand roads, both public and private, have not been explored or mitigated.
- The cost to homeowners. Do standard mainland sewers incur such cost? No.
  - Enormously more expensive, initially and on an on-going basis, than sewer systems on the mainland to the citizens impacted.
  - Grossly underestimated monthly costs based on erroneous average estimated household water usage.
  - No access to gray water systems to offset landscaping water usage.
  - Based on my personal water usage, the total for water and sewer service would often exceed \$500 / month.
  - There is a whole host of related costs unique to this application that place an undue burden on island residents including by not limited to:
    - Cost of pump-out and maintenance of the new system tank. Isn't the purpose of a sewer system to prevent tanks filling up and needing pump outs?
    - Cost of removal of existing materials involving very high barge fees.
    - Cost of rehoming protected wildlife.
    - Cost of electric installation for the system, potentially requiring new or added panels.
    - Cost of replacing anything more than the "basic landscaping" that the hook-up agreement states will be replaced.

- In the event of another bad storm or lengthy power outage, residents will need to have a generator continually running to prevent sewage backup on their property.
- EU's existing troubled track record as a company as well as a lack of experience owning a wastewater utility is a significant red flag. Any claim by EU to the contrary should be investigated thoroughly. Combined with the lack of county or state oversight of initial installation, ongoing operations as well as the potential for a true environmental disaster with no plan for mitigation being submitted and agreed upon should disqualify this application. This would not be a public service, it would be a public disaster.
- There are unexplored alternatives to a sewer system on the barrier island, including but not limited to:
  - Different types of septic systems that act as treatment plants.
  - County required inspections and maintenance of existing systems along with associated fees for non-compliance.
- There is also the 'elephant in the room' requirement for the Palm Island Resort to fix issues with their own privately operated sewage system. While the resort would not directly use the septic systems being contemplated, the costs of hooking up their system to the county via this private central line would be completely passed on to the citizens targeted on Don Pedro Island.

There are many more reasons, but I am confident that my fellow islanders will write in and, if needed, speak before the commission as they did the last time EU made essentially the identical application.

Once again, I ask that you deny the EU's application for wastewater service.

I am further asking that EU be prohibited from ever applying for providing wastewater service in the future.

Respectfully submitted,

Thank You,  
David Cohen



## Charlie Smith

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**From:** Kirsten Karnett Hosman <k2hkh2hh@gmail.com>  
**Sent:** Tuesday, April 9, 2024 11:59 AM  
**To:** Records Clerk  
**Cc:** Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Graham; Office of Commissioner Fay  
**Subject:** Docket #20240032-SU

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April 9, 2024

Public Service Commission

RE: Docket #20240032-SU  
Environmental Utilities, LLC  
Central Sewer Installation Application for Palm Island (a.k.a. Knight Island)

Members of the Public Service Commission,

This communication is to inform you that we **HIGHLY** object to the Environment Utilities, LLC application to install central sewer on Palm Island, also known as Knight Island. This application and service is not needed or wanted by the great majority of residents on Palm Island and Don Pedro Island. As property owners of multiple properties on Palm Island, we feel this is an arbitrary and capricious request that will NOT benefit home and lot owners.

There is absolutely no need for a central sewer system. This sewer system does nothing except add additional costs for property owners, and does not alleviate the need for septic systems. The only entity a central sewer system will enrich is the Palm Island Resort. Many property owners can not afford a \$12,000 hook up cost or the \$1,100 cost for a sewer lateral installation fee. In addition, residents will be burdened with higher costs for monthly billing associated with the central sewer, and will still need to pay a separate monthly water bill.

In addition, there is NO indication or documentation that determines a central sewer service is necessary on Palm Island. Again, the only entity that such service benefits is Palm Island Resort. Also, a central sewer service only serves to advance future substantial high density development. Please understand island residents do not want additional traffic or the congestion that this project would cause both in constructing the system and from future short-term visitors.

Granting a property easement to Environment Utilities LLC without an owner receiving compensation is anathema. This is not a contract with Environment Utilities LLC that we want to enter into for any of the properties we own. In addition, we question the stability of Environmental Utilities as the principals have never owned or managed such a company.

Finally, there has been no indication as to where the central sewer lines will actually be installed. It is quite evident however, that wherever the lines would be placed will damage landscaping, impact the habitat of native animals, and potentially destroy homeowners' landscaping.

Please do not let this project go forward. It will ruin Palm Island and Don Pedro Island.

Sincerely,

Kirsten and Stephen Hosman  
341 N Gulf Blvd. Palm Island  
[k2hhk2hh@gmail.com](mailto:k2hhk2hh@gmail.com)

Properties owned that would be negatively impacted by sewer system installation:

Titled as Pelican Palms LLC (Stephen L. Hosman, President)

270 N. Gulf Blvd.

330 N. Gulf Blvd.

340 N. Gulf Blvd.

360 N. Gulf Blvd.

1/2 owner interest in 420 N. Gulf Blvd.

Titled as Panama 341 LLC (Stephen L. Hosman, President)

310 N. Gulf Blvd.

Titled as Stephen L. Hosman

341 N. Gulf Blvd.

351 N. Gulf Blvd.

441 N. Gulf Blvd.

451 N. Gulf Blvd.

1/3 owner interest in 420 N. Gulf Blvd.

## Charlie Smith

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**From:** Mike G <miketothegreen@gmail.com>  
**Sent:** Monday, April 8, 2024 8:50 PM  
**To:** Records Clerk  
**Cc:** Office of Commissioner Graham; Office of Commissioner Passidomo; Office of Commissioner Clark; Office of Chairman La Rosa; Office of Commissioner Fay  
**Subject:** RE. Docket #20240032-SU Urgent Request to Deny Environmental Utilities, LLC Application for Wastewater Service

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RE: Docket #20240032-SU

Dear Clerk of the Commission,

I trust this letter finds you well. I am writing to you with a sense of urgency and conviction regarding the application submitted by Environmental Utilities, LLC for a certificate to provide wastewater service in Charlotte County.

As a concerned citizen and owner of multiple properties on Don Pedro Island, I stand in staunch opposition to the approval of this application. My objections are not rooted in mere personal preference, but rather in a deep-seated commitment to preserving the integrity of our beloved barrier islands and safeguarding the well-being of our community.

Allow me to articulate the compelling reasons behind my fervent request for the denial of this application:

- \*\*Violation of Comp Plan Mandates\*\*:** The Rural Service Area designation, as outlined in our Comprehensive Plan, explicitly mandates the use of on-site septic systems. Any deviation from this requirement not only disregards established regulations but also threatens to disrupt the delicate balance of our island ecosystem.
- \*\*Lack of Environmental Assessment\*\*:** Environmental Utilities, LLC has failed to provide any substantive evidence demonstrating the necessity or environmental impact of their proposed wastewater system. The absence of a comprehensive environmental study is deeply concerning and underscores the recklessness of this endeavor.
- \*\*Threat to Wildlife Habitat\*\*:** Don Pedro Island boasts a rich and diverse wildlife habitat, which stands at risk of irreparable harm should the proposed wastewater system be implemented. We cannot afford to jeopardize the delicate balance of our ecosystem in pursuit of profit-driven agendas.
- \*\*Property Rights and Privacy Concerns\*\*:** Granting access to my property for the installation of this wastewater system would constitute a blatant infringement upon my property rights and privacy. I vehemently oppose any measure that would compromise the sanctity of my land without just cause or consent.
- \*\*Financial Burden on Taxpayers and Property Owners\*\*:** The financial implications of this project are deeply troubling. Taxpayer dollars should not be squandered on ill-conceived ventures that serve the interests of private entities at the expense of the public good. Additionally, the prospect of shouldering the burden of initial

installation costs and ongoing service fees is untenable and unjustifiable.

In light of these compelling arguments, I implore you to uphold the principles of environmental stewardship and community welfare by unequivocally denying Environmental Utilities, LLC's application for wastewater service. Our collective future depends on responsible decision-making that prioritizes sustainability, integrity, and the preservation of our natural resources.

Thank you for your attention to this matter. I remain hopeful that you will act in the best interests of our community and our environment.

Respectfully,  
Michael Green, MD  
13 Bayshore Circle  
17 Bayshore Circle  
Placida, FL 33946

## Charlie Smith

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**From:** Valerie Hance <polohut@gmail.com>  
**Sent:** Wednesday, April 10, 2024 9:24 AM  
**To:** Records Clerk  
**Cc:** Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Graham; Office of Commissioner Fay  
**Subject:** RE: Docket #20240032-SU

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As the property owners of 41 Bayshore Circle, Palm Island, we have recently received a legal notice from Environmental Utilities LLC. The notice stated Environmental Utilities' desire to install a central sewer system on the Islands.

We do not support this application. As seven-year residents of the Island, we do not feel this application is needed nor in any way proposing an improvement. Our system and many of our neighbors' systems are less than 10 years old. All of the systems are complying with the Charlotte County Septic System inspection code requirements.

The Environmental Utilities LLC application contains unnecessary costs. These costs represent an unnecessary burden with no added benefit to the Island families. We already pay an added cost for household water due to the system being privately owned. Our water is simply Charlotte County water with the private company's surcharge added on. The proposed Island sewer system will be the same situation.

Our goal should be to improve our quality of life, not replacing a system that is working. Appreciate your continued support of working for the best Charlotte County quality of life.

Valerie and Edward Hance  
41 Bayshore Circle

## Charlie Smith

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**From:** Accon Marine <erica@acconmarine.com>  
**Sent:** Monday, April 8, 2024 1:35 PM  
**To:** Records Clerk  
**Cc:** Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Graham; Office of Commissioner Fay  
**Subject:** RE. Docket #20240032-SU

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Hello,

I am writing today to strongly oppose the application by Environmental Utilities, LLC to install central sewer to Knight Island. We own a home at 470 N Gulf Blvd on Knight Island.

We completely lost the house in Hurricane Ian. It is still not rebuilt. We are already under a lot of financial stress, and have already paid for a brand new septic system. We should not have to bear another, incredibly hefty cost to connect to sewer. With central sewer, we would be at the mercy of a for-profit utility company, instead of being self sufficient.

Despite the house being destroyed to the point of needing to be torn down, there was no breach of the septic system. Can the same be said for sewer when the next strong hurricane comes through? Also, it is my understanding that Environmental Utilities, LLC has never owned a wastewater utility before. Please do not make us a guinea pig so that these people can make money. We do not want sewer and have never requested it.

Best Regards,  
Erica Ring & Bernd Czipri

## Charlie Smith

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**From:** jameslgreenbaum@gmail.com  
**Sent:** Saturday, April 13, 2024 3:32 PM  
**To:** Records Clerk  
**Cc:** Office of Commissioner Clark; Office of Chairman La Rosa; Office of Commissioner Passidomo; Office of Commissioner Graham; Office of Commissioner Fay  
**Subject:** Docket #20240032-SU

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Hello,

As a resident of Palm Island, I am very concerned about the application for wastewater service. Among my concerns are the following:

1. There is no proven need for this service. The existing systems in place function efficiently and pose no health hazards.
2. There is no proven harm to the water ways, or aquifers.
3. I have never requested sewer service on the Island.
4. I am concerned that the entity applying for this permit has absolutely no experience owning or operating a wastewater facility. No has he proven to have the financial ability to build, run, and manage such a facility.
5. This entity will be a for profit company, and I am really afraid of unregulated rates, fees, charges, and assessments that will forthcoming.
6. There has been NO water quality testing performed in our area...a must before such an endeavor.
7. There will be a financial burden on property owners not monitored by the state. Many will not have the money to pay for associated costs related to the construction and ongoing operation.
8. The traffic congestion due to the transportation of heavy construction equipment will only add to more frustration, while still recovering from the recent hurricane.

I vote NO to this application.

James Greenbaum  
170 Kettle Harbor Drive  
Placida, FL 33946

978-815-1577

## Charlie Smith

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**From:** Soosie <soosie71@gmail.com>  
**Sent:** Tuesday, April 16, 2024 12:09 PM  
**To:** Records Clerk  
**Cc:** Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Graham; Office of Commissioner Fay  
**Subject:** Environment Utilities, LLC Wastewater Application, Docket No. 20240032-SU

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To The Clerk of the PSC and Commissioners LaRosa, Clark, Passidomo, Graham and Fay:

I am writing to you, once again (two years hence), as a ***property owner and resident of Don Pedro Island for 48 years. I strongly object to Environmental Utilities, LLC [EU]'s plan for wastewater service on our bridgeless barrier islands.***

Given the the fact that ***I do not believe there is a proven need for sewer service***, the proposal to do so seems moot. But the primary reasons for requesting the denial of this particular proposal is the fact that it is a private for-profit utility and my concern regarding the applicant's financial strength and management experience. The costs (both hookup and rates) to the stakeholders involved with this project are exorbitant!!

Having personally known the applicant since his arrival on the island in 1986, I am highly concerned about the financial responsibility and business acumen of the applicant. As an individual, the applicant has been a good friend for all these years, but his ability and record of running businesses is questionable. Although the applicant has run the water plant on Little Gasparilla, he has no experience running a sewer service.

I am heartened that we, as islanders, have collectively (even as our numbers have grown) been diligent stewards of our islands. The uniqueness of our location has dictated that we be ever mindful of our environment and its preservation. In keeping with that concern, I do not believe there is a need for sewer on our islands and that it would be detrimental on many levels.

Therefore, ***I am asking (with much background and personal knowledge) that the PSC deny EU's application for wastewater service!!***

Yours truly,

Susan Sirmons

190 Kettle Harbor Dr.

Don Pedro Island

[soosie71@gmail.com](mailto:soosie71@gmail.com)



## Charlie Smith

---

**From:** Peter Schaffer <schaffer.peterw@gmail.com>  
**Sent:** Thursday, April 18, 2024 1:27 PM  
**To:** Records Clerk; Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Fay; Office of Commissioner Graham  
**Subject:** Docket #20240032-SU

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Commissioners,

First and foremost, I formally request that the PSC **deny Environmental Utilities LLC's application for an Original Certificate of Authorization** to provide wastewater service and direct your attention to the following factual data points:

To date, no evidence supports a requirement to abandon existing privately owned and well-maintained individual wastewater systems in the proposed service area. In fact, expert witnesses testifying at prior Administrative Hearings refuted all arguments that **Environmental Utilities LLC** put forward in attempting to support the need for service.

Going further, the Final Order from the PSC, denying **Environmental Utilities LLC's** previous application, indicated that the PSC fully understood and supported the community's countless factual data points refuting baseless claims for the necessity of a private, profit-centered utility that would charge egregious usury rates far in excess of what a county-provided system, with lifecycle amortized development, depreciation, and substantially lower non-profit rate structure, would cost taxpayers.

In addition, the PSC fully understood that, along with the associated level of community opposition to neophyte Environmental Utilities LLC's lack of any demonstrable wastewater development / operating history, customers would not voluntarily accept the economic hardship and countless development and operating risks associated with their proposed system.

Additional factors requiring significant consideration:

### Environmental

There is no water quality testing data that supports a proposal to abandon existing well-maintained wastewater systems or the devastating development impact of construction, which will unnecessarily expose, compromise, and irreparably interfere with sensitive habitats supporting wildlife, including endangered species such as the gopher tortoise.

#### Urban and Rural Service Areas

The Charlotte County Comprehensive Plan categorizes land in two groups: the Urban Service Area and the Rural Service Area.

**The Urban Service Area** is intended to direct development to places that are desirable for large populations and provide infrastructure and utilities to attract developers.

**The Rural Service Area** designation is intended to minimize / direct development away from an area.

As our barrier islands are within the **Rural Service Area**, the associated Comprehensive Plan mandates that only on-site septic systems are allowed. Nonetheless, for some unexplained reason Charlotte County is attempting to overlook the mandate of on-site septic systems by suggesting that while the County is prevented from installing a central sewer system, they are somehow allowed to abdicate responsibility to provide services by transferring said responsibility to a profit-centered private utility which will somehow circumvent the mandate, thereby exposing the tax paying citizens to both environmental damage and unconscionable economic burden.

Under any circumstances, if a neophyte, private, profit-centered utility with no operational experience or history, and a proposed rate structure far in excess of what the county would provide, is able to circumvent the mandate and develop a central wastewater system, I believe that a thorough and transparent investigation is necessary to confirm exactly why Charlotte County is not able to provide the same service, with a rate structure that is consistent with the Charlotte County Community wastewater services at large.

## Easements

Another consequence of Charlotte County abdicating its responsibility is that each property owner would be forced to grant easements and suffer through development-associated private property repairs without any compensation or benefit. i.e., The private developer can recoup its investment and will also receive an ongoing annuity comprised of excessively high rates while the county leaves the tax-paying citizens to deal with the inflated expenses. This is no different than the egregious \$60 minimum monthly rates the Barrier Island residents pay Bocilla Utilities for reselling Englewood Water District water, whether or not they consume a drop of water.

14.0 **RIGHT-OF-WAY OR EASEMENTS** - The Customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of wastewater service.

## Current and Proposed Costs

The individual homeowner cost of central sewer is unnecessary and considerable.

It is also worth noting that due to damage incurred from Hurricane Ian, there are homeowners on the islands have expended enormous sums to install new or repair existing septic systems at their newly built or rebuilt homes. It is unconscionable that the State and County now force the unnecessary abandonment of those systems and allow a private utility to egregiously profit off the tax-paying citizens' backs.

## Current Homeowner Costs

Typically, individual homeowners have little to no operating costs other than periodic pumping every three to five years to remove typical solid waste accumulation from holding tanks.

## Proposed Environmental Utilities LLC's \$\$\$

**Environmental Utilities LLC's application** indicates that the **initial hook-up** would cost **\$12,000.00 plus \$1097** for the sewer lateral installation fee (*the charge to run the pipe from the road to the location of the equipment near your home*). In addition, **an initial deposit of \$414** is also required, which is 2x the estimated monthly bill. PIE believes that this figure does not include additional expenses that the homeowner may be obliged to pay (see below).

## Ongoing Monthly Costs

**Environmental Utilities LLC's application** estimates average household usage at 2,500 gallons/month. Based on this figure, the monthly billing would be **\$207.00/month**. However, the PSC estimates average household usage to be 4,000 gallons/month. Using this figure, the monthly billing would be **\$263.57** for wastewater service alone, exclusive of your separate water bill.

## Related Costs

Additional items that may be required based on individual homeowner requirements

- \$\$ Cost of pump-out and maintenance of new system tank
- \$\$ Cost of ALL permitting, i.e., removal, installation, rehoming wildlife, etc.
- \$\$ Cost of electric installation for system
- \$\$ Cost of additional electric service if needed (potential of new or added panel)
- \$\$ Cost of replacing anything more than the "basic landscaping" that the hook-up agreement states will be replaced.
- \$\$ In the event of another bad storm or lengthy power out, you may need to have a generator to prevent sewage backup on your property.

In closing despite the lack of necessity to replace the current on-site functional septic systems, Charlotte County, without transparent justification, is attempting to abdicate its duty to provide services to its tax-paying citizens by transferring its responsibility to an inexperienced “profit-centered” utility with an exceptionally high passthrough rate structure that will continually escalate and that citizens will be required to pay in perpetuity.

With the above in mind, the citizens of Charlotte County look to the PSC, which clearly understands the significant environmental, economic, and developmental / operational risks associated with **Environmental Utilities LLC**' application, to protect the community and deny said application.

Thank you

Peter Schaffer  
schaffer.peterw@gmail.com

## Charlie Smith

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**From:** mlube1 <mlube3203@gmail.com>  
**Sent:** Monday, April 15, 2024 1:18 PM  
**To:** Records Clerk  
**Cc:** Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Graham; Office of Commissioner Fay  
**Subject:** RE. Docket #20240032-SU

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

4/15/2024

Dear Public Service Commission:

I recently received legal notice in the mail from Environmental Utilities, LLC alerting me to their application to the Public Service Commission (PSC) for the installation of central sewer on Palm Island, where I own a home.

I vehemently oppose this for the following reasons:

- 1) I did NOT request this service, nor did the majority, if not all of the homeowners on the island, and I do not feel there is a proven need for central sewer service on our island. We have a septic system that works well and has never given us any issues. It is properly maintained and routinely inspected.
- 2) There would be a significant environmental impact and threat, with the potential destruction to endangered species that make our island their home (example: gopher tortoises).
- 3) Providing such infrastructure and utilities to our currently Rural Service area could attract high-density urban development to our unique Island and ruin it forever.
- 4) COST: In an area with significant property taxes, high utility costs (water) and escalating wind and flood insurance rates - installation, hook up, new tank and pump installation / current tank removal, landscaping and lifelong monthly costs (that are not insignificant) of this utility would just add to monthly living expenses, almost nearing the breaking point to many who already own their homes outright and no longer work and are retired. Not to mention that many of our island residents have had significant damage to their homes during Hurricane Ian are still fighting insurance companies – and will be paying for these damages / deductibles and other uncovered costs for years to come.

- 5) The potential difficulties in operation of the proposed system during storms and lengthy power outages that frequently come during not only major but even more minor storms, that would affect the operation of the proposed system.
- 6) We are still rebuilding our beautiful Island from a horrible storm a year and a half ago. This has been a monumental effort on everyone's part to say the least. I could not even imagine the time (likely years) and destruction to our beautiful island and its habitat that would be involved by installing an Island wide central sewer system – to not only the roads but to the individual properties themselves and the lush vegetation that surrounds them. THIS CANNOT BE OVERSTATED.
- 7) \*\*\* Perhaps the most disturbing aspect of all of this, is that EU is a private, for profit organization that has absolutely no stake in this whatsoever (other than profit). We have not asked for this, and the private operator in charge is not an island resident, and has never owned a wastewater utility company before. More so, this individual, to put it nicely, does not have a very good reputation when it comes to providing utility services to bridgeless barrier islands. \*\*\*

For the reasons outlined above, I ask the PSC to deny EU's application for wastewater service.

Sincerely,

Matthew Wilbur Lube  
290 Kettle Harbor Drive  
Placida FL 33946

(Don Pedro Island)

[MLube3203@gmail.com](mailto:MLube3203@gmail.com)

## Charlie Smith

---

**From:** Susanne Stubbs <suzstubbs93@gmail.com>  
**Sent:** Tuesday, April 16, 2024 3:55 AM  
**To:** Records Clerk  
**Cc:** Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Fay; Office of Commissioner Graham  
**Subject:** RE: Docket #: 20240032-SU

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear PSC Board of Commissioners,

My name is Susanne Stubbs and I live at 352 S Gulf Blvd, Placida, on the barrier island of Don Pedro Island. I am a full-time resident. I am writing to implore you to deny the EU's application for wastewater service for our barrier islands: Palm Island, Knights Island, Don Pedro Island, and Little Gasparilla. My, and our fellow residents reasons for denial request are numerous and reasonable.

Environmental burden and function:

Having experienced Ian and it's aftermath, there is no way that the proposed sewer would have been positive; it would have been a disgusting, disastrous environmental situation for our home and island (there are still areas that still need addressed as well as we still haven't resolved with insurance carrier / rebuilt our home).

Additionally, we feel this has already been resolved based on your earlier evaluation and decision (thank you).

Costs:

The initially cost is truly unknown and monthly costs will be exorbitant and a burden.

There is no proof that this request is even necessary. It has the potential to have disastrous implications, if not maintained properly. And we are not convinced that the majority of our neighbors even renters have the capacity to run the system appropriately without negative impact on the environment.

There are numerous reasons not to move forward on this, all of which have been stated and proven in the last round of discussion and decision.

We will not be hooking up.

Respectfully,

Susanne Stubbs  
706-621-0046

## **Charlie Smith**

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**From:** Pat Carlton <pat@4cpartners.com>  
**Sent:** Tuesday, April 16, 2024 7:52 AM  
**To:** Records Clerk  
**Cc:** Office of Commissioner Graham; Office of Commissioner Passidomo; Office of Commissioner Clark; Office of Commissioner Fay; Office of Chairman La Rosa  
**Subject:** RE. Docket #20240032-SU  
**Attachments:** April 16 Letter to Commish.docx

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**April 16, 2024**

**RE. Docket #20240032-SU**

**Dear: Clerk of the Commission**

**I am writing to formally request that the PSC deny Environmental Utilities (EU) application for wastewater service. As a homeowner on Don Pedro island, and I have many reasons to object.**

- 1. I currently have a permitted Advance Treatment Unit (ATU) for my home that cost me an inordinate amount to install. It is designed to do the very things that the applicant claims. Having to attach to another system, pay the additional costs and ongoing fees is not possible.**
- 2. Our island has been subjected to having to fend off these permit requests with legal fees and time-consuming aggravation. There is precedence in denying this application AGAIN!**
- 3. The rates and charges proposed are laughable for an applicant that owns no other such facility servicing a barrier island.**
- 4. These facilities will cause higher density development to come to the island and further damage our environment that they are ‘trying to protect’. It is a developer’s gambit.**
- 5. All the costs for permitting, pump out costs, electricity, maintenance, installation costs, the cost of landscaping and irrigation. I have already paid on my system and continue to pay. WHY WOULD I WANT TO START OVER AGAIN AND ENCUMBER THE COSTS WHEN I ALREADY OWN A COMPARABLE SYSTEM?**
- 6. The permit requests would grant an easement over my property to EU without compensation. It is not just a sewer line easement. It is an entire section of yard.**
- 7. As a ferry served barrier island, the added congestion, roadway demolition, and heavy equipment requirements will cause an undue burden for the residences. There are no alternative routes on single land roads that do not interconnect.**

**Respectfully**

**Pat Carlton**

**340 Bocilla Dr. Placida, FL 33946 (residence), PO Box 3790, Placida, FL 33946 (mailing)**

**[Carlton.pat@gmail.com](mailto:Carlton.pat@gmail.com) 828-508-6536**

**April 16, 2024**

**RE. Docket #20240032-SU**

**Dear: Clerk of the Commission**

**I am writing to formally request that the PSC deny Environmental Utilities (EU) application for wastewater service. As a homeowner on Don Pedro island, and I have many reasons to object.**

- 1. I currently have a permitted Advance Treatment Unit (ATU) for my home that cost me an inordinate amount to install. It is designed to do the very things that the applicant claims. Having to attach to another system, pay the additional costs and ongoing fees is not possible.**
- 2. Our island has been subjected to having to fend off these permit requests with legal fees and time-consuming aggravation. There is precedence in denying this application AGAIN!**
- 3. The rates and charges proposed are laughable for an applicant that owns no other such facility servicing a barrier island.**
- 4. These facilities will cause higher density development to come to the island and further damage our environment that they are 'trying to protect'. It is a developer's gambit.**
- 5. All of the costs for permitting, pump out costs, electricity, maintenance, installation costs, the cost of landscaping and irrigation. I have already paid on my system and continue to pay. WHY WOULD I WANT TO START OVER AGAIN AND ENCUMBER THE COSTS WHEN I ALREADY OWN A COMPARABLE SYSTEM?**
- 6. The permit requests would grant an easement over my property to EU without compensation. It is not just a sewer line easement. It is an entire section of yard.**
- 7. As a ferry served barrier island, the added congestion, roadway demolition, and heavy equipment requirements will cause an undue burden for the residences. There are no alternative routes on single land roads that do not interconnect.**

**Respectfully**

**Pat Carlton**

**340 Bocilla Dr. Placida, FL 33946 (residence), PO Box 3790, Placida, FL 33946  
(mailing)**

**[Carlton.pat@gmail.com](mailto:Carlton.pat@gmail.com) 828-508-6536**

## Charlie Smith

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**From:** Michelle Brown <shellybrown091@gmail.com>  
**Sent:** Tuesday, April 16, 2024 9:11 AM  
**To:** Records Clerk  
**Cc:** Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Graham; Office of Commissioner Fay  
**Subject:** RE. Docket #20240032-SU

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi All,

My name is Michelle Brown and I am emailing you in regards to the proposed central sewer. I have been a resident on Palm Island/Don Pedro Island for 4 years but vacationing here for over 29 years. I strongly oppose the proposed central sewer for the following reasons:

First, a sewer spill in the Intracoastal would be devastating to the local waters. As you probably know, the water quality in Charlotte County suffers tremendously from red tide. As a U.S. Coast Guard Licensed Captain that spends majority of my time on the water, I have personally seen the long-term horrible effects of bad water quality such as thousands of dead fish, dead manatees, dead birds, dead sea grass, sick humans and house pets, and a significant decline in tourism. I strongly advise against the proposed central sewer since the risk of a central sewer leak with an underwater crossing would be much greater than the risk of one or more septic systems developing leaks and spilling in the Intracoastal.

Next, gaining access to homes to install the new system and destroy the existing septic tanks would be a demanding, destructive, and expensive task. Some, if not most, properties on the island have physical constraints or landscaping that will complicate how the applicant gains access to each property. If the project were to move forward, these physical constraints would need to be damaged along with any trees or landscaping around the septic tanks that are currently in place. This will not only be very expensive to each homeowner, but also have negative effects to the wildlife, such as the endangered gopher tortoise, and destroy their habitat.

Lastly, the residents on Palm Island/Don Pedro Island have many concerns and unanswered questions regarding system and installation quality, system maintenance, and emergency preparedness. EU is not a contractor that has won a bid to install sewer systems. There is no performance bond required and we have no single point of recourse in the event of cost overruns or project failure. EU does not have experience installing sewers, especially in non-traditional neighborhoods and environments such as those on Palm Island/Don Pedro Island, which makes me extremely concerned for the quality of the system and installation. As you may know, the only way on and off the island is via boat or car ferry that operates only during certain hours. The applicant has not addressed how the system will be serviced in the event of failure during a storm or other adverse conditions.

Charlotte County regulations require all homes to connect to central water and wastewater within 1 year of availability. I speak for myself and several other residents of Palm Island/Don Pedro Island when I say that there are no benefits to the homeowners or the environment in moving forward with a central sewer. No water quality testing has been done in our

area to prove a need for a central sewer. The costs of the mandatory generators, electric equipment, and land destruction are uncertain and estimated to be extremely high which could make the island unaffordable for many residents. The potential of a mass sewer leakage into the Intracoastal would be detrimental to the local waters and wildlife which would directly affect tourism and small businesses on and off the island.

Based on the above reasoning, I am formally requesting that the PSC deny EU's application for wastewater service.

Thank you for your consideration and please feel free to contact me with any questions or comments.

Sincerely,

Captain Michelle Brown

[shellybrown091@gmail.com](mailto:shellybrown091@gmail.com)

727-710-0747

230 Bocilla Drive

Placida, FL 33946

## Charlie Smith

---

**From:** Robby Anderson <robby.anderson1323@gmail.com>  
**Sent:** Tuesday, April 16, 2024 4:52 PM  
**To:** Records Clerk  
**Cc:** Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Graham; Office of Commissioner Fay  
**Subject:** RE. Docket #20240032-SU

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

My name is Captain Rob Anderson and I live on Palm Island/Don Pedro Island, along with many other residents who share my concerns. We oppose EU's application for wastewater service because we do not see the need for a central sewer system. We see no benefits or need for central sewer on our island, which has a low-density population and a pristine natural environment. The costs and risks of central sewer are too high for us and could harm the island's environment, affordability, and surrounding economy. We fear that a central sewer project could lead to more pollution, erosion, and loss of wildlife habitat. We also worry about the reliability and safety of the sewer system, especially during hurricanes and power outages. We urge you to reject EU's application and respect our wishes to preserve our island's character and quality of life. Please do not move forward with this project as the damage will outweigh any possible gain.

Thank you for your consideration and please feel free to contact me if you have any questions or comments.

Captain Rob Anderson  
(813) 774-1513  
230 Bocilla Drive  
Placida, FL 33946

## Charlie Smith

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**From:** joni.graysonmain.com <joni@graysonmain.com>  
**Sent:** Wednesday, April 17, 2024 12:50 PM  
**To:** Records Clerk; Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Fay; Office of Commissioner Graham  
**Subject:** RE: Docket #20240032-SU

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

RE. Docket #20240032-SU

Dear: Clerk of the Commission

I am writing to formally request that the PSC deny Environmental Utilities (EU) application for wastewater service. As a homeowner on Don Pedro Island, and I have many reasons to object:

1. I currently have a permitted Advance Treatment Unit (ATU) for my home that cost me an inordinate amount to install. It is designed to do the very things that the applicant claims. Having to attach to another system, pay the additional costs and ongoing fees is not possible.
2. Our island has been subjected to having to fend off these permit requests with legal fees and time-consuming aggravation. There is precedence in denying this application AGAIN!
3. The rates and charges proposed are laughable for an applicant that owns no other such facility servicing a barrier island.
4. These facilities will cause higher density development to come to the island and further damage our environment that they are 'trying to protect'. It is a developer's gambit.
5. All the costs for permitting, pump out costs, electricity, maintenance, installation costs, the cost of landscaping and irrigation. I have already paid on my system and continue to pay. WHY WOULD I WANT TO START OVER AGAIN AND ENCUMBER THE COSTS WHEN I ALREADY OWN A COMPARABLE SYSTEM?
6. The permit requests would grant an easement over my property to EU without compensation. It is not just a sewer line easement. It is an entire section of yard.
7. As a ferry served barrier island, the added congestion, roadway demolition, and heavy equipment requirements will cause an undue burden for the residences. There are no alternative routes on single land roads that do not interconnect.

Respectfully,

Joni Cole,  
550 N. Gulf Blvd  
Don Pedro Island  
Placida Florida 33946  
615-428-3368

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## Charlie Smith

---

**From:** Sara Green <sarawgreen@gmail.com>  
**Sent:** Wednesday, April 17, 2024 3:41 PM  
**To:** Records Clerk; Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Fay; Office of Commissioner Graham  
**Subject:** Docket #20240032-SU

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear County Clerk,

I trust this communication finds you well. I address you with a sense of urgency and conviction concerning the pending application submitted by Environmental Utilities, LLC for a certificate to provide wastewater service on Don Pedro Island of Charlotte County.

As a concerned citizen and owner of multiple properties on Don Pedro Island, I stand in staunch opposition to the approval of this application. I stand before you with a grave concern and an unwavering determination to safeguard the unique charm and tranquility of our cherished barrier islands.

Stated below are some of the consequential reasons behind my fervent plea for the rejection of this application:

**Adherence to Comp Plan Mandates:** The Rural Service Area designation, meticulously outlined in our Comprehensive Plan, emphatically advocates for the use of on-site septic systems. I implore you to weigh the ramifications of deviating from this established framework, recognizing the profound implications such actions may have on our community's identity and environmental well-being.

**Imperative of Environmental Assessment:** In evaluating Environmental Utilities, LLC's proposal, it is imperative that we prioritize comprehensive environmental assessments. Without a thorough understanding of the potential repercussions on our fragile ecosystem, we run the risk of making decisions that could jeopardize the natural beauty and ecological equilibrium of our island sanctuary.

*Defense of Wildlife Habitat:* Don Pedro Island transcends mere geographical boundaries; it stands as a sanctuary for a diverse array of wildlife. As custodians of this precious habitat, it is our solemn duty to shield it from harm and preserve its sanctity for the enjoyment of future generations.

*Assertion of Property Rights and Privacy:* I hold dear the sanctity of privacy and autonomy afforded by my property rights, and I trust that you share my unwavering commitment to upholding these fundamental values. Any proposal that necessitates encroachments upon our properties must be approached with the utmost caution and respect for individual liberties.

*Evaluation of Financial Ramifications:* While cognizant of the necessity for infrastructure development, I beseech you to meticulously consider the financial implications of this project on taxpayers and property owners alike. It is imperative that we conduct a judicious examination, ensuring that our resources are allocated in a manner that serves the best interests of our community as a whole.

I earnestly trust my concerns will be taken into consideration and thank you for your careful time and attention to this pressing matter. I remain steadfast in my conviction that we can forge a path forward that honors the cherished values and aspirations of Don Pedro Island's residents.

Respectfully,

Sara Green  
13 & 17 Bayshore Circle  
Placida, FL 33946  
[sarawgreen@gmail.com](mailto:sarawgreen@gmail.com)

## Charlie Smith

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**From:** Soosie <soosie71@gmail.com>  
**Sent:** Wednesday, April 17, 2024 4:04 PM  
**To:** Records Clerk  
**Cc:** Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Graham; Office of Commissioner Fay  
**Subject:** Fwd: Environment Utilities, LLC Wastewater Application, Docket No. 20240032-SU

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

PLEASE NOTE THIS EMAIL WAS SENT YESTERDAY BUT WAS NOT POSTED SO I AM RE-SENDING. THANK YOU.

----- Forwarded Message -----

**Subject:**Environment Utilities, LLC Wastewater Application, Docket No. 20240032-SU  
**Date:**Tue, 16 Apr 2024 12:09:19 -0400  
**From:**Soosie <[soosie71@gmail.com](mailto:soosie71@gmail.com)>  
**To:**[clerk@psc.state.fl.us](mailto:clerk@psc.state.fl.us)  
**CC:**[Commissioner.LaRosa@psc.state.fl.us](mailto:Commissioner.LaRosa@psc.state.fl.us), [Commissioner.Clark@psc.state.fl.us](mailto:Commissioner.Clark@psc.state.fl.us),  
[Commissioner.Passidomo@psc.state.fl.us](mailto:Commissioner.Passidomo@psc.state.fl.us), [Commissioner.Graham@psc.state.fl.us](mailto:Commissioner.Graham@psc.state.fl.us),  
[Commissioner.Fay@psc.state.fl.us](mailto:Commissioner.Fay@psc.state.fl.us)

To The Clerk of the PSC and Commissioners LaRosa, Clark, Passidomo, Graham and Fay:

I am writing to you, once again (two years hence), as a ***property owner and resident of Don Pedro Island for 48 years. I strongly object to Environmental Utilities, LLC [EU]'s plan for wastewater service on our bridgeless barrier islands.***

Given the the fact that ***I do not believe there is a proven need for sewer service***, the proposal to do so seems moot. But the primary reasons for requesting the denial of this particular proposal is the fact that it is a private for-profit utility and my concern regarding the applicant's financial strength and management experience. The costs (both hookup and rates) to the stakeholders involved with this project are exorbitant!!

Having personally known the applicant since his arrival on the island in 1986, I am highly concerned about the financial responsibility and business acumen of the applicant. As an individual, the applicant has been a good friend for all these years, but his ability and record of running businesses is questionable. Although the applicant has run the water plant on Little Gasparilla, he has no experience running a sewer service.

I am heartened that we, as islanders, have collectively (even as our numbers have grown) been diligent stewards of our islands. The uniqueness of our location has dictated that we be ever mindful of our environment and its preservation. In keeping with that concern, I do not believe there is a need for sewer on our islands and that it would be detrimental on many levels.

Therefore, ***I am asking (with much background and personal knowledge) that the PSC deny EU's application for wastewater service!!***

Yours truly,

Susan Sirmons

190 Kettle Harbor Dr.

Don Pedro Island

[soosie71@gmail.com](mailto:soosie71@gmail.com)

## Charlie Smith

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**From:** gil@gcus.com  
**Sent:** Wednesday, April 17, 2024 5:01 PM  
**To:** Records Clerk; Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Fay; Office of Commissioner Graham  
**Subject:** Charlotte County, FL Docket #20240032-SU Central Sewer Proposal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

We are residential condominium owners at a small (8 unit) complex on Don Pedro Island. We have owned our home there for over 30 years. Our property consists of 4 duplex buildings, sharing a total of 3 well-maintained septic tanks and common-area drain fields, with two of the buildings set back at least 400 feet from the road.

There is absolutely no reason for the county to consider building and connecting this sewer system on this barrier island, even through a private utility provider. In our case, we are a property owner group of mostly retirees. The hook-up fees alone, not to mention the monthly usage fees, will be a detriment to our ownership ability. We were recently forced to pay for relocation of all our (potable) water meters from under our buildings out to the road because the private water utility provider deemed it necessary. I fear this will be a similar future situation with a privately run and managed sewage utility.

There is no historical evidence that the current septic system zoning is causing harmful environmental hazards. In the event of power outages/interruptions (which the island frequently has), we fear the potential sewage back-up issues from pump failure (especially at our property) will lead to far worse damage to our personal property and adjacent waterways.

Our barrier islands are in the Rural Service Area for the Charlotte County Comprehensive Plan. The Comp Plan mandates on-site septic systems for the Rural Service Area. Now they (Environmental Utilities, LLC) are insisting that the Comp Plan prohibits the County from installing central sewer, but not a privately owned utility. There is no need for these barrier islands to allow for any increased density zoning, and therefore do not need the infrastructure of a central sewer system. Don't let the high-powered legal representation sway your vote.

We object to the proposal and ask the PSC to deny the Application for Original Certificate of Authorization for this proposed central sewer system.

Gilbert and Lori Green  
Don Pedro Island House Condominiums  
160 N. Gulf Blvd, Unit #1  
Don Pedro Island

Mailing Address:  
1212 Boca Ciega Isle Dr.  
St. Pete Beach, FL 33706

## Charlie Smith

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**From:** Alex Freeze <alexfreezephoto@gmail.com>  
**Sent:** Wednesday, April 17, 2024 8:56 PM  
**To:** Records Clerk  
**Cc:** Office of Commissioner Clark; Office of Commissioner Fay; Office of Commissioner Graham; Office of Chairman La Rosa; Office of Commissioner Passidomo  
**Subject:** Docket #20240032-SU

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Hello Florida representatives,

I am writing as a concerned homeowner (9862 Little Gasparilla Island, Placida, Florida 33946) on Little Gasparilla Island. My grandparents, father, and uncles built our house on the island in the 1970s and it has been the heart of our family for generations.

Homeowners on the island by a vast majority do not want to hook up to mainland sewer utility for a myriad of valid reason. I will share the primary ones below.

Please take into consideration specifically the proposed impacts to local habitats, endangered wildlife like the gopher tortoise, and the astronomical, non-negotiable cost to homeowners.

The following are a list of opposition points:

Need for Service. There has been no evidence provided that supports a need for service in the proposed service area. Expert witnesses at the last Administrative Hearing refuted the arguments that EU put forward supporting the need for service. And the Final Order released by the PSC stated: "noting the level of opposition to EU's proposal by its prospective customers, we find that customers are highly unlikely to voluntarily connect to EU's system." It's up to us to provide this opposition.

Environmental. No water quality testing has been done in our area to prove a need for sewer. This project brings the potential for destruction of habitat and interference with endangered species such as the gopher tortoise.

Providing utilities is the way local government promotes high-density development. The Charlotte County Comprehensive Plan categorizes land into two groups: the Urban Service Area and the Rural Service Area. In order to direct development to places that are desirable for large populations, the Urban Service Area provides infrastructure and utilities to attract developers. In the same way, if government wishes to direct development away from an area, it puts it into the Rural Service Area. Our barrier islands are in the Rural Service Area. The Comp Plan mandates on-site septic systems for the Rural Service Area. Now they are insisting that the Comp Plan prohibits the County from installing central sewer, but not a privately owned utility.

We would be forced to give up our private property rights for free. According to County regulations, hook-up to central sewer is mandatory within one year of the utility being installed and available to their property. EU's application for certification of the service area includes a copy of the contract that homeowners would have to sign. Here's a segment:

Remember, this is not just a utility easement on your side boundary. With a low-pressure sewer system, the tank and equipment will be located close to your home. You will be forced to give up easement rights across your property without compensation.

Traffic Congestion. The combination of post-storm rebuilds, new home construction, and tourist traffic during season has made wait lines at the ferry both unpredictable and outrageous. Now, consider the heavy equipment and materials transport needed to construct an island-wide central sewer system. And how long it will take to build.

The Costs. The costs of central sewer are quite considerable at a very bad time for Islanders. Many are still engaged with fighting their insurance companies for settlements from Hurricane Ian and have had to lay out large sums for their re-builds while they wait for compensation. Some owners have just paid deep-pocket sums to install new septic systems at their newly built or re-built homes. Many property owners simply do not have the resources available to convert from septic to sewer. Here is an outline of what we anticipate:

### BASIC COSTS

EU's application shows it would cost \$12,000.00 for the initial hook up plus \$1097 for the sewer lateral installation fee (the charge to run the pipe from the road to the location of the equipment near your home). There is also an initial deposit required of \$414, which is identified as 2x the estimated monthly bill. PIE believes that this figure does not include additional expenses that the homeowner may be obliged to pay (see below).

### MONTHLY COSTS

EU estimates average household usage at 2,500 gallons/month. Based on this, the monthly billing would be \$207.00/month. However, the PSC estimates average household usage at 4,000 gallons/month. Using this figure the monthly billing would be \$263.57/month for wastewater service alone. This is exclusive of your water bill.

### RELATED COSTS

These are some items that might be an additional expense for individual homeowners (listed here but not limited to):

\$\$ Cost of pump-out and maintenance of new system tank

\$\$ Cost of ALL permitting ie, removal, installation, rehoming wildlife etc.

\$\$ Cost of electric installation for system

\$\$ Cost of additional electric service if needed (potential of new or added panel)

\$\$ Cost of replacing anything more than the "basic landscaping" that the hook-up agreement states will be replaced.

\$\$ In the event of another bad storm or lengthy power out, you may need to have a generator to prevent sewage backup on your property.

Thank you for your time and listening to your constituents.

All the best,

Alex (Morrison) Freeze

## Charlie Smith

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**From:** KBL Stevenson <stevensonkorrie@gmail.com>  
**Sent:** Thursday, April 18, 2024 11:13 AM  
**To:** Records Clerk; Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Fay; Office of Commissioner Graham  
**Subject:** Docket #20240032-SU

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April 18, 2024

Florida Public Service Commission  
2540 Shumard Oak Blvd  
Tallahassee, FL 32399-0850

Re: Docket #20240032-SU

Commissioners of the Public Service Commission:

I am a property owner at 9700 Little Gasparilla Island which is a property within the service area of the proposed wastewater service, Docket #20240032-SU.

I formally object and request that PSC **deny** Environment Utilities (EU) application for wastewater service.

The homes, on average, do not have heavy usage. Half of them are empty at any given time and all very easily managed with a properly maintained septic. A sewer system is a terrible 'solution' to a misdiagnosed problem.

Additionally, there is no plausible reason to understand how this is even permitted to be brought to the table yet again after it was previously denied for the incredible amount of reasons from outrageous costs initially and ongoing to environmental hazards to the extreme maintenance and electricity it must have. It is simply and truly reprehensible.

This is about ONE family that wants to make a massive amount of income off of our land and our residents. It is that simple. The amount of financial and area devastation for so many with their homes on the island after Hurricane Ian is reason alone to point out the obvious.

In good conscience, there is no possible way for this to be approved by the PSC and is yet again a waste of everyone's time and resources.

Thank you,

Korrie Stevenson  
9700 Little Gasparilla Island, Placida FL 33946

[stevensonkorrie@gmail.com](mailto:stevensonkorrie@gmail.com)

## Charlie Smith

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**From:** Peter Schaffer <schaffer.peterw@gmail.com>  
**Sent:** Thursday, April 18, 2024 1:23 PM  
**To:** Records Clerk; Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo; Office of Commissioner Fay; Office of Commissioner Graham  
**Subject:** Docket #20240032-SU

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Dear Commissioners,

First and foremost, I formally request that the PSC **deny Environmental Utilities LLC's application for an Original Certificate of Authorization** to provide wastewater service and direct your attention to the following factual data points:

To date, no evidence supports a requirement to abandon existing privately owned and well-maintained individual wastewater systems in the proposed service area. In fact, expert witnesses testifying at prior Administrative Hearings refuted all arguments that **Environmental Utilities LLC** put forward in attempting to support the need for service.

Going further, the Final Order from the PSC, denying **Environmental Utilities LLC's** previous application, indicated that the PSC fully understood and supported the community's countless factual data points refuting baseless claims for the necessity of a private, profit-centered utility that would charge egregious usury rates far in excess of what a county-provided system, with lifecycle amortized development, depreciation, and substantially lower non-profit rate structure, would cost taxpayers.

In addition, the PSC fully understood that, along with the associated level of community opposition to neophyte Environmental Utilities LLC's lack of any demonstrable wastewater development / operating history, customers would not voluntarily accept the economic hardship and countless development and operating risks associated with their proposed system.

Additional factors requiring significant consideration:

### **Environmental**

There is no water quality testing data that supports a proposal to abandon existing well-maintained wastewater systems or the devastating development impact of construction, which will unnecessarily expose, compromise, and irreparably interfere with sensitive habitats supporting wildlife, including endangered species such as the gopher tortoise.

#### Urban and Rural Service Areas

The Charlotte County Comprehensive Plan categorizes land in two groups: the Urban Service Area and the Rural Service Area.

**The Urban Service Area** is intended to direct development to places that are desirable for large populations and provide infrastructure and utilities to attract developers.

**The Rural Service Area** designation is intended to minimize / direct development away from an area.

As our barrier islands are within the **Rural Service Area**, the associated Comprehensive Plan mandates that only on-site septic systems are allowed. Nonetheless, for some unexplained reason Charlotte County is attempting to overlook the mandate of on-site septic systems by suggesting that while the County is prevented from installing a central sewer system, they are somehow allowed to abdicate responsibility to provide services by transferring said responsibility to a profit-centered private utility which will somehow circumvent the mandate, thereby exposing the tax paying citizens to both environmental damage and unconscionable economic burden.

Under any circumstances, if a neophyte, private, profit-centered utility with no operational experience or history, and a proposed rate structure far in excess of what the county would provide, is able to circumvent the mandate and develop a central wastewater system, I believe that a thorough and transparent investigation is necessary to confirm exactly why Charlotte County is not able to provide the same service, with a rate structure that is consistent with the Charlotte County Community wastewater services at large.

## Easements

Another consequence of Charlotte County abdicating its responsibility is that each property owner would be forced to grant easements and suffer through development-associated private property repairs without any compensation or benefit. i.e., The private developer can recoup its investment and will also receive an ongoing annuity comprised of excessively high rates while the county leaves the tax-paying citizens to deal with the inflated expenses. This is no different than the egregious \$60 minimum monthly rates the Barrier Island residents pay Bocilla Utilities for reselling Englewood Water District water, whether or not they consume a drop of water.

14.0 **RIGHT-OF-WAY OR EASEMENTS** - The Customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of wastewater service.

## Current and Proposed Costs

The individual homeowner cost of central sewer is unnecessary and considerable.

It is also worth noting that due to damage incurred from Hurricane Ian, there are homeowners on the islands have expended enormous sums to install new or repair existing septic systems at their newly built or rebuilt homes. It is unconscionable that the State and County now force the unnecessary abandonment of those systems and allow a private utility to egregiously profit off the tax-paying citizens' backs.

## Current Homeowner Costs

Typically, individual homeowners have little to no operating costs other than periodic pumping every three to five years to remove typical solid waste accumulation from holding tanks.

## Proposed Environmental Utilities LLC's \$\$\$

**Environmental Utilities LLC's application** indicates that the **initial hook-up** would cost **\$12,000.00 plus \$1097** for the sewer lateral installation fee (*the charge to run the pipe from the road to the location of the equipment near your home*). In addition, **an initial deposit of \$414** is also required, which is 2x the estimated monthly bill. PIE believes that this figure does not include additional expenses that the homeowner may be obliged to pay (see below).

## Ongoing Monthly Costs

**Environmental Utilities LLC's application** estimates average household usage at 2,500 gallons/month. Based on this figure, the monthly billing would be **\$207.00/month**. However, the PSC estimates average household usage to be 4,000 gallons/month. Using this figure, the monthly billing would be **\$263.57** for wastewater service alone, exclusive of your separate water bill.

## Related Costs

Additional items that may be required based on individual homeowner requirements

- \$\$ Cost of pump-out and maintenance of new system tank
- \$\$ Cost of ALL permitting, i.e., removal, installation, rehoming wildlife, etc.
- \$\$ Cost of electric installation for system
- \$\$ Cost of additional electric service if needed (potential of new or added panel)
- \$\$ Cost of replacing anything more than the "basic landscaping" that the hook-up agreement states will be replaced.
- \$\$ In the event of another bad storm or lengthy power out, you may need to have a generator to prevent sewage backup on your property.

In closing despite the lack of necessity to replace the current on-site functional septic systems, Charlotte County, without transparent justification, is attempting to abdicate its duty to provide services to its tax-paying citizens by transferring its responsibility to an inexperienced "profit-centered" utility with an exceptionally high passthrough rate structure that will continually escalate and that citizens will be required to pay in perpetuity.

With the above in mind, the citizens of Charlotte County look to the PSC, which clearly understands the significant environmental, economic, and developmental / operational risks associated with **Environmental Utilities LLC'** application, to protect the community and deny said application.

Thank you

Peter Schaffer  
schaffer.peterw@gmail.com