

**Charlie Smith**

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**From:** Betty Leland  
**Sent:** Thursday, April 18, 2024 3:31 PM  
**To:** Commissioner Correspondence  
**Subject:** Docket #20240032  
**Attachments:** 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: OBJECTION TO DOCKET NO. 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; My Support of Charlotte County Docket No. 20240032-SU; Docket #20240032-SU; Docket #20240032-SU; Docket #20240032-SU

Good Afternoon:

Please place this email in Docket #20240032.

Thanks.

Betty A. Leland, Executive Assistant to  
Commissioner Art Graham  
Florida Public Service Commission  
[bleland@psc.state.fl.us](mailto:bleland@psc.state.fl.us)  
(850) 413-6024

## 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

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**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

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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

## 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

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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

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**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.**
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- 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

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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

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**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:** Dena Craig <apolodena@gmail.com>  
**Sent:** Wednesday, April 17, 2024 8:39 AM  
**To:** Records Clerk  
**Cc:** Office of Chairman La Rosa; Office of Commissioner Clark;  
comissioner.passidomo@psc.state.fl.us; Office of Commissioner Graham; Office of  
Commissioner Fay  
**Subject:** Re: OBJECTION TO DOCKET NO. 20240032-SU

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I am resending our letter to make sure everyone received it



On Sat, Apr 6, 2024 at 4:28 PM Dena Craig <[apolloedena@gmail.com](mailto:apolloedena@gmail.com)> wrote:  
April 5, 2024

Commision Clerk  
Office of Commision Clerk  
Florida Public Service Commision  
2540 Shumard Oak Boulevard  
Tallahassee Florida32399-0850

CC> Our elected county commissioners: LaRosa, Clark, Passidoma. Graham, Fay

Docket No.20240032-SU

To whom it may concern,  
Our names are Edward and Dena Craig. We own a home at 261 Bocilla dr located on Don Pedro Island. This is a barrier island located in Charlotte County.  
We received notice on April 3<sup>rd</sup> 2024 from a company, Environmental Utilities LLC filing an application for a certificate to provide wastewater service to our island and other nearby areas.

We would like to officially file our OBJECTION to this application.  
**PLEASE DENY ENVIRONMENTAL UTILITIES APPLICATION FOR WASTE WATER SERVICE!!!!!!!!!!!!!!!!!!!!!!**

First, it just amazes us that a private for-profit company could just come in and file an application to force our community into something we have not asked for and have proven is not needed. Our community just went through a 2 year battle with this company and won. It cost a tremendous amount of money in legal fees. And now here we go again. Is there not anything to stop them from repeating this?

Again we repeat we OBJECT!!!

The final order released after our last battle by the PSC stated “noting the level of opposition to the Environmental Utilities’s proposal by its prospective customers, we find that customers are highly unlikely to voluntarily connect to the Environmental Utilities's system. Expert witnesses in the last administrative hearing refuted the arguments Environmental Utilities put forward supporting the need for service. Please go through and read all of the documents from the last time Environmental Utilities tried to take over our islands and force us into something we do not need or want. There is a reason it was not approved!!

No one has requested this service!!!!!! We do not want or need it!!!!

Our island is such a quaint little place. 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 a central sewer but not a privately owned utility. How is this right, fair or even legal?

There have been no environmental reasons or problems for us to be forced into this. We would face forced cost ,loss of property for easements, and traffic congestion.

Our area is just recovering from IAN. Many of us are still rebuilding. We do not need to face this expensive fight again!!!! Please consider our community's objection to this and don’t approve this application.

They are a private company just interested in profit, It is also our understanding that Environmental Utilities lacks experience of owning a wastewater utility. Is that not a huge red flag???

I thought this was a democratic country where we have the right to make our own decisions, There are no proven environmental reasons or dangers why we need sewers on our island . Just because a company decides they want to take over and force us into this is just mind boggling. Especially the fact that we spent so much money last time to fight this and now we have to do this all over. Is there no end to this?

Thank you for taking the time to read this and for your consideration,

Sincerely,

Dena and Edward Craig

261 Bocilla dr

Mailing

17140 Bethlehem rd

Mulberry Fl 33860

813-767-4571

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

## 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

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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

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**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

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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

---

**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

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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

---

**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

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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

---

**From:** don apexmortgagebrokers.com <don@apexmortgagebrokers.com>  
**Sent:** Wednesday, April 17, 2024 7:31 PM  
**To:** Office of Commissioner Fay; Office of Commissioner Clark  
**Cc:** Office of Commissioner Graham; governorrn.desantis@eog.myflorida.com; ltgovernorjeanette.nunez@eog.myflorida  
**Subject:** My Support of Charlotte County Docket No. 20240032-SU

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Dear Commissioners, Governor and Lt. Governor.

For your service and what you do for Florida, surrounding counties and Charlotte County. Florida is truly a shining example of how state governance should be conducted. Thank you!

As you know.. there is a desire to add sewer lines and waste treatment to our barrier islands in light of the health issue with Septic Tanks on our islands. Please see Docket No. 20240032-SU - Application for certificate to providing wastewater service in Charlotte County by Environmental Utilities, L.L.C.

First, I wanted to express my support of a new wastewater service on Little Gasparilla Island and Don Pedro and Knight Island. After Hurricane Ian, it became all to evident that a need to handle sewage from septic tank overflow was needed to protect our treasured coasts of Florida.

I feel you should know my interest in this project. I currently have 6 different parcels on the island and will be developing them with homes that are between 2,100 square feet (*3 bedrooms*) and 3,400 square feet (*4 bedrooms*) on each lot. Currently this would require me to add 6 septic fields to the island.

These 6 new homes (*along with the currently building on the island*) will greatly impact the infrastructure of the island from a waste disposal standpoint. I believe that as responsible land owners it is our duty to plan for the future needs on the island instead of the cost to "hook up" to a new sewer system. Having said that, It would be more acceptable for home owners already on a septic system to have a way to pay over time to spread out the cost they will incur on a new sewer system.

In many other areas of the country, I have seen improvements to a property as part of the transferring of title in a sale situation. For example: In Breckenridge, Colorado (*Where we currently have another home*) when an older condo building unit is sold to a new owner, the fire sprinkler system has to be updated to the new building codes that were not in effect when the property was originally built. In that example, the original condo owners were given a few years to bring their unit up to code. The transfer of property also accelerated the conversion process. If you look at the number of parcels that have changed hands in the past 4 years (*which is massive*) this process could have handily solved the problem of home owners not willing to update their property.

Future impact of not upgrading the sewage system is great. Imagine how much the inter-coastal waterways and Gulf of Mexico will be impacted by 6 more septic tanks on my projects alone (*not withstanding all of the other new construction on the island*). In addition, I have another lot that I sold just before Hurricane Ian where the buyer is over 120 days late on making loan payments as well as property taxes for this year. I might be taking the property back after I file a NOD with Florida for non payment on the balloon note I hold on the property. If that happens, I will instead be developing 7 (*not 6 lots*) on Little Gasparilla Island (*Little Gasparilla Island Construction LLC is my other company*).

**My biggest concerns are what I have experienced in the 4 years I have owned these properties:**

- Hurricane Ian dropped a ton of water on the island and the area was flooded for a great time afterwards.
- These was standing water on the island every time I visited my lots in 2022 and 2023.
- This standing water was contaminated with waste.
- This in my mind is a health issue.

- Drainage from the island septic tanks overflows into the Gulf of Mexico and Inter Coastal Waterways.
- This drainage destroys the food supply for marine life.
- Red Tide was pretty bad as well... improper drainage did not help the situation.
- There has been inadequate service on the island when septic tanks need to be cleaned out.
- The company that does the service is not consistent in providing this service causing overfilled tanks.
- As the island grows in development, this will only exacerbate the situation we now have.

In conclusion, I fully support preparing a path towards a better system than what is currently in place. Here are my 2 doubloons:

- Will it cost every owner money to have this new service? Yes.
- Are there ways to spread the cost over time for each home owner? Yes.
- Will this system eliminate the aggravation I have heard many home owners having with getting their septic tanks services? Yes.
- Were there situations in the past where the company servicing the septic tanks would not perform service if they did not like the home owner? I do not know personally as I only own lots at this point in time... but I have been told this was the case.
- Over the long run, will the home owner save money by not needing a pumping service? Possibly.
- Will this solve the problem of barging equipment to the island to perform septic tank maintenance in the future? Yes.
- Will this make it easier for other services to have docking to the island with less equipment traffic? Yes.
- Will it be more expensive to "kick the can" down the road and address the problem later? Absolutely.
- Is it the right thing to do to preserve the quality of life on Little Gasparilla for future generations? Yes.

Thank you for adding my comments to the debate on this project. It's never easy asking property owners to have to make improvements to their property, especially at a cost they would not have to incur if nothing changed.

I wish there was a way that Charlotte County could see the benefit to the people on the mainland who enjoy the beautiful beaches and marine life that Little Gasparilla Island and the other barrier islands offer. Maybe tax dollars could be appropriated to help this project since it benefits not only the islanders, but the people who visit the island every year from Charlotte and surrounding counties.

All the Best,  
Don Reynolds

**P.S. Here are the lots currently in development on LGI if you need to verify that I own these lots on the island:**

- [422022404002](#) - 9612 DOUBLOON TRAIL (Lot 70 x 110)
- [422022330004](#) - 9684 PRIVATEER RD (Lot 50 x 175)
- [422016401012](#) - 8092 LITTLE GASPARILLA ISLAND (North LGI Dock 6) (Lot 50 x 175)
- [422016479004](#) - 8480 LITTLE GASPARILLA ISLAND (Lot 50 x 150)
- [422022105003](#) - 9128 GRAND AVE (Lot 100 x 314) 0.72 acres (31,406 sq. ft.)
- [422022181008](#) - 9360 LITTLE GASPARILLA ISLAND (Lot 120 x 199) 0.55 acres (23,879 sq. ft.)

## Don Reynolds

President, Sr Mortgage Broker  
 NMLS 1217170 | FL License LO-5331 | CO License 100055541  
 ☎ Cell Phone & Text: (303) 356-5789  
 ✉ [Don@ApexMortgageBrokers.com](mailto:Don@ApexMortgageBrokers.com)



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☎ (941) 999-2624 ● Central Florida Branch ● NMLS ID 2541409  
771 Kirkman Road, Orlando FL 32811

☎ (972) 942-0084 ● Dallas-Fort Worth Branch ● NMLS ID 2561567



ReplyForward  
Add reaction

## 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

---

**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 bought 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