

**Antonia Hover**

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**From:** Betty Leland  
**Sent:** Monday, March 31, 2025 7:43 AM  
**To:** Commissioner Correspondence  
**Subject:** Docket #20240032  
**Attachments:** DENY EU APPLICATION - RE. Docket #20240032-SU; DENY EU APPLICATION - RE. Docket #20240032-SU; DENY EU APPLICATION - RE: Docket #20240032-SU; Docket #20240032 EU; RE. Docket #20240032-SU; Docket #20240032; Docket #20240032-SU; Proposed EU application for wastewater services; Docket #20240032-SU; # 20240032 Deny EU Application; Deny EU Application ; Docket #20240032 - Environmental Utilities Application for Sewer System Certificate; EU Application: Docket # 20240032; Docket # 20240032-SU DENY

Good Morning:

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  
(850) 413-6024

## Antonia Hover

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**From:** Margie <777mmk@gmail.com>  
**Sent:** Friday, March 28, 2025 3:11 PM  
**To:** Records Clerk; Office of Commissioner Clark; Office of Commissioner Passidomo Smith; Office of Commissioner Graham; Office of Chairman La Rosa; Office of Commissioner Fay  
**Subject:** DENY EU APPLICATION - RE. Docket #20240032-SU

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Re: EU Application for Central Sewer Docket # 20240032-SU

### Summary – (Quotes from Context)

"There are many other low-nitrogen options to consider."

"Why are we not looking at all options available, deciding the best option, then pursuing through bids the company best suited to provide the best option?"

"Any process that excludes many viable options in favor of one option, while not allowing discussion of all options, seems to be an absurd result of the process."

"Only you can give us access to them, by denying this application."

### Context

Thank you, Commissioner, for taking your time to serve our communities and the great State of Florida.

I am a real estate investor with a marine biology background. I have contracted to the Army Corp of Engineers managing my team in monitoring various marine constructions for their impacts on marine endangered species. My family has owned on LGI since 1968 to this day.

At the service hearings, with only 3 minutes to speak, I myself gave witness to – not the lack of testing to prove the waters around my island need "cleaning," but I brought evidence produced by the State of Florida that the waters **have been tested and designated "outstanding Florida Waters"** suggesting the State of Florida itself has already determined **there is no need.**

For all the testimony given for two full days, the following did not come up.

There are many other low-nitrogen options to consider, offering benefits such as:

- Much lower nitrogen output than the current wastewater treatment being proposed.

- Much less risk to sensitive marine environments than untreated slurry under pressure in pipes all over the islands and through our pristine Outstanding Florida Waters.
- Will continue servicing our homes during very frequent electrical outages on the island (It doesn't take a storm for the power to go out. Storms bring extended outages).
- Risks are isolated to a few individual homes rather than a conglomerated slurry of solids and liquids under pressure collected from an entire island chain.
- If there is an event at an individual house, the output is such low nitrogen that we can reclaim it, so if it escapes the system, little to no harm is done.
- Pumping slurry through the ICW and Florida Outstanding Waters imposes long term risks and the potential for catastrophic environmental events that could unfold for months or years before being discovered, whereas individual homes cannot impose a catastrophic threat.
- There is nothing "low-nitrogen" about the slurry of solids and liquids that will pump under pressure through Florida's treasured islands and through Florida's outstanding waters. But what leaves our localized tanks out into drain fields would be low enough nitrogen to reclaim it. Where is the environmental risk in such a case? The current wastewater treatment of Charlotte County has much higher nitrogen output, yet is sold to local golf courses as reclaimed and distributed causing runoff into our waterways and estuaries. A local drainfield at an individual home will likely never enter any water body, but if it did, it would be at extremely low density compared to golf courses AND be much lower nitrogen levels .

Many of us islanders have been looking into these types of systems, but for all of our good intentions for the environment, **we cannot move forward on purchasing and installing these lower nitrogen, lower cost, lower risk, lower maintenance, sensible systems because we are hijacked by this EU application.** If we invest in them, **we will be forced to destroy them** within a designated period of time with a forced connection to EU's system that we deem as *highly dangerous* to our properties and our pristine marine environment.

**So the objection is – why are we not looking at all options available, deciding the best option, then pursuing through bids the company best suited to provide the best option?**

Why, if there are many solid, viable reasonable solutions available, has the process completely excluded even discussions of these options? Do we risk the rewriting of the book, "The Everglades River of Grass?"

Any process that excludes many viable options in favor of one option, while not allowing discussion of all options seems to be an absurd result of the process.

Only you can swing open that doorway to allow us the opportunity to explore all solutions - existing out there right now.

Only you can give us access to them, **by denying this application**

Only you can give us the necessary time to compare the many solutions that promise much hope for our islands. The fate of these Florida barrier islands rests in your hands.

You hold a lot of power in your hands. Please search your heart, use good judgement, and apply logic. Give our islands the best future.

I cannot thank you enough for your consideration of this issue.

Marjorie Kelsey  
9798 Little Gasparilla Island

Placida, FL 33946  
(407) 718-1786 (cell/text)  
[777mmk@gmail.com](mailto:777mmk@gmail.com)

## Antonia Hover

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**From:** Bruce Kelsey <brucekelsey@yahoo.com>  
**Sent:** Friday, March 28, 2025 4:39 PM  
**To:** Records Clerk; Office of Commissioner Clark; Office of Commissioner Passidomo Smith; Office of Commissioner Graham; Office of Chairman La Rosa; Office of Commissioner Fay  
**Subject:** DENY EU APPLICATION - RE. Docket #20240032-SU

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Please deny the proposed Environmental Utilities application As a retired Florida professional engineer with pipeline design experience and having owned a home and property on Little Gasparilla Island for over 55 years, I urge you to consider my following concerns.

- 1) The staff and the service application did not consider that most of the homes in the service area are occupied part-time and vacant most of the time.
- 2) The ECR gal/day estimated assumptions were based on other areas with mostly full-time residents and should have been based on the historical records of potable water supplied by water companies in the service area
- 3) Probably, the actual ECR gal/day would produce much less revenue than estimated, and the conceptual design would be inadequate to keep the lines flushed out.
- 4) No environmental tests were made in or near the service area.
- 5) Greater risk of a break in the main line and a massive spill on an island or under the inland waterway
- 6) There are safer and more efficient individual home systems that are even more efficient than the proposed system for removing nitrogen
- 7) Although the county has endorsed the application, there is hearsay the county is now opposed to low- pressure systems in new developments on the mainland.
- 8) The county does not own wastewater systems on barrier islands for good reason. It is too difficult and time consuming to transport equipment and personal to the worksite by boats and barges. EU would have the same problem providing service and dependability Conclusion Due to the average home on the islands having much less impact on the environment than septic tanks on the mainland, it would be safer, cheaper and more effective to wait for upgraded individual home systems that may qualify for government grants.

From: Bruce C Kelsey  
9798 Little Gasparilla Island  
PO Box 3462 Placida, FL 33946  
brucekelsey@yahoo.com  
phone 863-288-0286

## Antonia Hover

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**From:** Jennifer Jarvis <jarvis@mrinc.net>  
**Sent:** Friday, March 28, 2025 5:02 PM  
**To:** Records Clerk; Office of Commissioner Clark; Office of Commissioner Passidomo Smith; Office of Commissioner Graham; Office of Chairman La Rosa; Office of Commissioner Fay  
**Subject:** DENY EU APPLICATION - RE: Docket #20240032-SU

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Good Afternoon,

I am writing to ask you to please deny the approval of this application presented by EU for a sewer system. There are a few reasons, I would like to share.

1. Need – Is there really a need? I have been on the island for over 50 years. In that time, I have never seen raw sewage leaking from any property on the island. I do not agree that we are having spillage issues as claimed. Water samples have not been tested from closer to the island than Lemon Bay. Show me that there is a need, and I may change my opinion. Most of the residents do not live full time on the island. Most are weekend residents, which cuts the usage down to about 80 days a year the houses are being used. That is less than 1/3 of the year.
2. Cost – The cost involved is a concern as we would not be allowed to finance over time like impact fees are spread over time. Also, the cost for this system is outrageous. I have a newer septic as it has been replaced, is pumped, and certified every 5 years by Charlotte County's requirements. This is a large amount of money that not all residents have.
3. Charlotte County – for MANY years, the county has overlooked Little Gasparilla Island, and I feel as though now that they are realizing the money they can benefit from us they are trying to get as much as possible. We pay extremely high taxes and do not get much in return.
4. Established business – EU is not even a working water treatment or sewer company. Why would you trust a brand-new company that has no track record to something as important as sewer? We have already experienced Mr. Boyer with the water company. We pay the highest for water in the entire state of Florida. Once again, we use the house about 1/3 of the year but are required to pay their minimum just to have the water line. Here we are looking at the same high rates for monthly service.
5. Electricity – What is going to happen when the electricity goes out? Currently, we all have septic systems. When the power goes out, we keep going. With the new system, how will it keep functioning? Are we responsible for a generator to be able to keep flushing? We know how long it takes for FPL to respond to a power outage. That would mean that much longer that we would be not able to reside at the island until electricity is restored.
6. Easements – The island was not set up for commercializing. We do not have roads as you do on the mainland. How can you just take people's property so you can run all these new sewer lines? Also, the equipment and vehicles to install the lines, we are not equipped to handle the oversized vehicles.
7. Breakage – What if there is a line that breaks? How many gallons of raw sewage will be spilled into the pathways or waterways? Is there a mandatory response time? Will someone be located on the island 24hrs a day to respond to emergencies?
8. Mandatory – How are you able to make this a mandatory hook up when almost the entire island is in opposition? Are you not willing to listen to the people? We are the ones paying the taxes not being heard. Our current system works perfectly, why would I want to connect when I do not have a problem. The residents have long embraced a degree of independence due to our location; we have been self-reliant on what we must work with. Why not make this an option to opt out, especially if we can demonstrate that our system meets the requirements.
9. Financial Gain – I do believe in free enterprise, but Mr. Boyer is only out for his personal gain and NOT the best interest of the residents. If he was, he would be willing to listen.

10. Island/Mainland – There are many residents on the mainland who have septic systems, and the county is not making it mandatory for them to hook up to a sewer system. Why pick on island residents when you do not even make the mainland hook up to a county sewer system.

I believe that if Charlotte County feels as though there is an issue, then maybe look at visiting the island periodically to inspect the conditions of the island and the current sewer systems. This way they could address the issues on a regular basis and know when something isn't right. There are other solutions, this just needs to be discussed. I understand the county's interest in wanting reliable sewer systems for all, but a one-size-fits-all approach may not be the best suited for Little Gasparilla Island. Perhaps a compromise could be considered.

In conclusion, would you trust a new company to handle something as important as this? Would you like to be imposed on a mandatory \$50K hook up fee, then a \$200 charge per month for pumping gray water, and the electricity to run the pump?

I believe you all have a heart and know right from wrong. This is just wrong to approve something that is not warranted.

Thank you for your time and consideration.

Rick & Jennifer Jarvis  
9766 Little Gasparilla Island  
jarvis@mrinc.net



**Jennifer Jarvis**  
1929 5th ST NW Winter Haven, FL 33881  
O: 863.401.2577 | F: 863.294.3269 | [jarvis@mrinc.net](mailto:jarvis@mrinc.net)

## Antonia Hover

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**From:** gasparillaville <gasparillaville@mindspring.com>  
**Sent:** Friday, March 28, 2025 5:30 PM  
**To:** Records Clerk  
**Cc:** Office of Commissioner Clark; Office of Commissioner Passidomo Smith; Office of Commissioner Graham  
**Subject:** Docket #20240032 EU  
**Attachments:** PSC letter 3 28 2025.pdf

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

Dear Commissioners,

Please consider the attached letter before the commission votes on the EU petition under Docket 20240032.

Sincerely,

Dwayne and Gena Huebner

## Antonia Hover

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**From:** Andy Ball <gab\_three@yahoo.com>  
**Sent:** Friday, March 28, 2025 6:08 PM  
**To:** Records Clerk; Office of Commissioner Clark; Office of Commissioner Passidomo Smith; Office of Commissioner Graham  
**Subject:** RE. Docket #20240032-SU

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Dear Commissioners,

Thank you for conducting the public hearings and listening to our concerns. I see that your staffs have been hard at work developing recommendations addressing Environmental Utilities (EU) application for sewer. I am grateful for their hard work. However, as a full-time island resident on a fixed income, I strongly disagree with the recommendation to approve.

During the last round, the PSC disapproved the application in part based on need and requests from the residents. While the County issued a resolution in support of EU, there was a much larger outpouring of opposition by residents this time around. Lets be honest here, the resolution is a demonstration of hypocrisy by the County Commissioners. The resolution should not be viewed as support for EU as the county commissioner's actions speak louder than the words they put a piece of paper.

While on one hand, County commissioners say septic is bad and should not be allowed, yet they continue to issue building permits for new homes with septic systems here on the island. They line the county coffers by collecting money for permits for septic tanks they claim are environmentally harmful. If they really thought septic was so bad, they would not be allowing more houses to be built with septic systems. If they can continue to allow new septic systems on the island, where is the need despite their Resolution? If septic is so bad, the county should put a moratorium on permitting septic systems and halt development. Additionally, they should be the one installing the sewer system not a private company. To further exemplify the hypocrisy of the Resolution (lobbied for by EU?), at least one of the commissioners who supported the resolution is a builder/developer. This builder has been building on the island with septic systems even as this issue unfolds. Again, if he truly believes septic is so bad, why would he continue to install them on the island? Perhaps its greed and not a true concern for the community and environment as the resolution he supported states? Something smells fishy and it aint red tide caused by septic tanks here. It makes me wonder if that resolution wasn't bought and paid for. While the resolution does give your staff something to point to, it is nothing more than smoke and mirrors. The actions of the county should weigh more than what they put on paper. Do as i say and not as I do, doesn't work for me. The disingenuous resolution should not be considered as county support for EU as stated in the recommendations.

Furthermore, as stated in my written stakeholder comment and, it was mentioned at the public hearing, EU is essentially going to extort the residents of the island to live here for a service not requested or needed. The high cost of the extortion fee for me to live on the island is outrageous. My family that lives in Port Charlotte pays roughly \$80 a month for both County water and sewer. However, even though i live in the same county, I will have to pay \$200 or more a month. If i was paying the county, I would not be as upset as this is a function of local government. While i was upset before when we had to go through this in past years, I am now angered and outraged knowing this could become a reality should you follow the recommendations of staff.

Being a retired federal government official who was involved in rule making, I understand the difficulties and challenges in not following staff recommendations however, it is not uncommon to do. I urge you to go against staff's recommendations with a clear conscious. Consider the County's actions not, their lip service.

Thank you for considering my comments.

George A Ball  
gab\_three@yahoo.com

## Antonia Hover

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**From:** Debbie Grant <dgrant0987@gmail.com>  
**Sent:** Friday, March 28, 2025 10:30 PM  
**To:** Records Clerk; Office of Commissioner Clark; commissioner.passidome@psc.state.fl.us; Office of Commissioner Graham  
**Subject:** Docket #20240032

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Dear Commissioners,

My name is Craig Grant. I am an owner / part-time resident of LGI at 9400 Little Gasparilla Island (Unit J-4) which is a part of the Hideaway Bay Beach Club condos. (HBBC). **I am writing this letter to ask you to deny the application by Environmental Utilities for a certificate to install sewers on our island.**

EU made a change to the location of the waste water transmission line from Don Pedro State Park to the HBBC property. Even though we were excluded from the scope of this application on May 13, 2024 (Doc # 03001-2024) by EU's attorney, this change directly affects every one of the owners at HBBC. We were not notified of this substantial change to the application. This is a direct violation of one of the tenets by which the PSC should base their decision - proper notification of all involved parties. This change to the application without notification denies the owners at HBBC of our due process to be able to fight this change.

The letter from the HBBC lawyer, Nick Porter dated February 28, 2025 (Doc #01210-2025) also states HBBC's position in this matter. I was extremely disappointed that the PSC staff did not take into account this oversight in notification, in their recommendation.

**132 Families are being denied their due process because of the change made by EU without proper notification.**

If EU plans to use the model as indicated in the 2017 CC SMP, the pump house for the sewer will be built on the HBBC Septic Plant drain field. Building anything on our drain field will result in the community being shut down completely while the construction is underway. It will also force us to hook up to the EU sewer despite this being done without any kind of notification? How were we being excluded from the scope of this project?. How can this be? **Again, 132 families are being denied our due process.**

Because we were excluded from the scope of this application, there have been no estimates of the hook up costs for the condos. If this scenario plays out, HBBC would have to be the first people forced to hook up to the sewer system. We wouldn't have any recourse to this questionable action by EU. We don't have any indication of the costs associated with this action. We wouldn't be able to use our homes resulting in additional living expenses until the initial sewer construction was completed and we would also have to assume the costs of decommissioning our septic plant. Which is a legal utility(as I Understand) under the inspection/jurisdiction of Charlotte County, Florida.

Is this fair & reasonable for the 132 families that are excluded from the scope of this application.

132 families that are directly affected have not been notified. 132 families currently using a DEP permitted septic plant do not need a sewer line brought to our property. 132 families have no idea what the financial burden will be if this transmission line is brought to our property. The advantages of a central sewer system to support 390 part-time residences and approximately 150 condos which are also used on a part-time basis is a ridiculous concept or idea. The build of the infrastructure will be far more damaging to our wildlife than the existing septic systems that already exist on LGI.

**Please do the right thing and deny this application. Please do not hesitate to call for any questions.**

Sincerely, Craig D. Grant HBBC Unit J-4 913-314-4146 m

## **Antonia Hover**

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**From:** Pat Gordon <patgordon1@comcast.net>  
**Sent:** Saturday, March 29, 2025 9:10 AM  
**To:** Records Clerk; Office of Commissioner Clark; Office of Commissioner Passidomo Smith; Office of Commissioner Graham  
**Subject:** Docket #20240032-SU

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### **Haven't the Barrier Island Resident's endured enough?**

Three years of devastating hurricanes have not only destroyed or damaged most island properties, creating a huge financial burden; now EU wants to destroy our fragile infrastructure when no environmental justification has been validated.

We don't need it; nor do we want it! So that then begs the question...Who does, and Why? Until the need is proven to be absolutely critical, and the proposed system will work; I respectfully request that you deny this request.

Thank you,

Pat Gordon  
9 Pointe Way  
Don Pedro Island, Fl.

## Antonia Hover

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**From:** kevin Kendall@verizon.net  
**Sent:** Saturday, March 29, 2025 4:58 PM  
**To:** Office of Commissioner Graham  
**Subject:** Proposed EU application for wastewater services

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Dear Commissioners,

My wife and I are the owners of Unit F-10 at Hideaway Bay Beach Club (HBBC) Condos at 9400 Little Gasparilla Island. We are writing this letter to ask you to **DENY** the application by Environmental Utilities for a certificate to install sewers on our island.

EU made the change to the location of the waste water transmission line from Don Pedro State Park to the HBBC property. Even though Hideaway was excluded from the scope of this application on May 13, 2024 (Doc # 03001-2024) by EU's attorney, this change directly affects every one of the owners at HBBC. We cannot understand how any committee, team, or attorney in the world could allow this change to have taken place without notification to the property on which the change will take place. We were not notified of this substantial change to the application, which is a violation to the tenet of proper notification to involved parties. This includes 132 families. This change to the application without notification denies the owners at HBBC of our due process to be able to fight this change. The letter from the HBBC lawyer, Nick Porter dated February 28, 2025 (Doc #01210-2025) also states HBBC's position in this matter.

If EU plans to use the model as indicated in the 2017 CC SMP, the pump house for the sewer will be built on the HBBC Septic Plant drain field. Building anything on our drain field could potentially result in the community being shut down completely while the construction is underway. This would disrupt people's lives tremendously after we are barely recovered from 3 major hurricanes in recent memory. It will also force us to hook up to the EU sewer despite being excluded from the scope of this project and despite the fact that we have our own water treatment at this time and are not asking for or looking for sewers at this time.

Hideaway residents have not been notified, currently use a DEP permitted septic system, and do not need a sewer line brought to our property.

Please deny this application and stop EU from pursuing what will benefit themselves and not Hideaway residents.

Kevin and Pamela Kendall  
HBBC Unit F-10

kevin Kendall@verizon.net

Kevin Kendall  
kevinkendall@verizon.net

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Kevin Kendall  
kevinkendall@verizon.net

## Antonia Hover

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**From:** Joan Der <joan.der7@gmail.com>  
**Sent:** Saturday, March 29, 2025 10:15 PM  
**To:** Office of Commissioner Passidomo Smith; Office of Commissioner Clark; Records Clerk; Office of Commissioner Graham  
**Subject:** Docket #20240032-SU

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I ask you to please deny the EU application again - there is a huge opposition and no water quality problem is documented.

Maybe Charlotte County is more supportive this time around, but they are deserting our island with regard to services. They are pawning us off on yet another private company charging premium fees for historically unreliable service that EU is notorious for. Why can't the County treat us fairly and provide services at public utility rates? Or leave us alone. The sewer need is not proven to be great.

Why was EU allowed to change the application to another sewer system after enormous time and money was spent to address the second application with a low-pressure system? We were denied the opportunity at the hearing to address the application you are voting on Tuesday. Who allowed that late change?

Just as EU changed the type of sewer at the last minute, EU is highly likely to change the sewer situation for the residents, last minute. They would likely change the fees, the timeline, the natural beauty and complicate our seasonal hurricane repairs. The hurricane surge has been very difficult on residents. As of today, I still cannot ride a bike on my street as there is nothing but sugar-sand to ride on. FEMA is still traveling by my house every few minutes almost 6 months after Hurricane Milton. When will I get a road to bike on if EU is putting in a sewer? They have no incentive to be efficient with process or costs. My friend on Little Gasparilla tells horror stories of the water utility that EU's owner poorly installed. There is no recourse for residents. Why let another population be subject to the grief imposed by the EU owner.

I am sorry Palm Island Resort is having trouble with their sewage. They have not addressed their identified problem for years. The Resort's hookup to an island EU sewer should not be a backdoor chance to burden residents outside the Resort for the costs the Resort neglected. I have many friends at the Resort. But don't bail the Resort out of their sewer problems on the back of innocent, non-resort residents like me, with a perfectly fine septic system.

I do not see a need proved for sewer outside the resort and never have. Please deny EU. Vote no on any project proposed by EU.

Joan Der. 171 South Gulf Boulevard on Don Pedro Island; Placida, FL 33946  
[joan.der7@gmail.com](mailto:joan.der7@gmail.com)  
Cell phone in U.S. 1 630 217-7886

## **Antonia Hover**

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**From:** Marlene Torres <mtacctorres@gmail.com>  
**Sent:** Sunday, March 30, 2025 10:56 AM  
**To:** Office of Commissioner Graham  
**Subject:** # 20240032 Deny EU Application

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

Dear Commissioners,

My name is Marlene Torres, I am an owner/resident of Little Gasparilla Island (LGI) residing at 9400 Little Gasparilla Island, Unit I2, within the Hideaway Bay Beach Club (HBBC) condominiums. I am writing to formally request the denial of Environmental Utilities' (EU) application for a certificate to install sewer systems on our island.

### **Lack of Proper Notification and Due Process**

The EU has proposed relocating the wastewater transmission line from Don Pedro State Park to HBBC property. Despite being excluded from the scope of this application on May 13, 2024 (Doc #03001-2024) by EU's attorney, this significant change directly impacts all HBBC owners. As owners we were not notified of this substantial amendment, violating the Public Service Commission's (PSC) requirement for proper notification to all affected parties. This oversight has denied HBBC owners the due process necessary to contest this change.

The HBBC attorney, Nick Porter, addressed this issue in his letter dated February 28, 2025 (Doc #01210-2025). It is disappointing that the PSC staff overlooked this notification failure in their recommendation. Consequently, 132 families are denied due process because of the EU's unnotified change.

### **Potential Impact on HBBC Community**

If the EU proceeds with the model indicated in the 2017 Charlotte County Sewer Master Plan, the construction of a pump house on our septic plant drain field could or will necessitate the decommissioning of our existing system. This would effectively force HBBC to connect to the EU sewer system, despite our exclusion from the project's scope. Such construction would render our community uninhabitable during the process, imposing additional living expenses on residents. Moreover, no estimates have been provided for hookup costs, leaving us without information regarding the potential financial burden we may incur.

### **Conclusion**

In summary, 132 families who are directly affected have not been notified, currently utilize a DEP-permitted septic system, and are unaware of the potential financial implications if this transmission line is brought to our property. I urge you to deny this application to protect the rights and well-being of the HBBC community.

Sincerely,



## **Antonia Hover**

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**From:** Luis Torres <sabretoothdmd@hotmail.com>  
**Sent:** Sunday, March 30, 2025 11:18 AM  
**To:** clerk@psc.state.fl; Office of Commissioner Clark; Office of Commissioner Passidomo Smith; Office of Commissioner Graham  
**Subject:** Deny EU Application

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**Dear Commissioners,**

**As a part-time resident at Hideaway Bay Beach Club (HBBC) in unit I-2 on Little Gasparilla Island, I am writing to express my concerns regarding the application submitted by Environmental Utilities for a certificate to install sewers on the island. I urge you to deny this application.**

**The recent change made by Environmental Utilities to relocate the wastewater transmission line to the HBBC property directly impacts all owners, including myself, at HBBC. Despite being excluded from the initial scope of the application on May 13, 2024, this significant modification was made without proper notification to us. This lack of transparency violates the principle that all involved parties should be adequately informed and denies us our due process to challenge this change.**

**The failure to notify 132 families at HBBC, including myself, of this development is concerning. If the proposed sewer system is implemented according to the 2017 CC SMP model, the construction of the pump house on the HBBC Septic Plant drain field would disrupt our community and potentially force us to connect to the sewer system without our consent or knowledge of the associated costs. This unjust situation would impose financial burdens and inconvenience on us as part-time residents.**

**As a result of being excluded from the application scope, there has been no assessment of the hookup costs for the condos at HBBC. If compelled to connect to the sewer system, we would face uncertainty regarding the expenses involved, disruption to our living arrangements during construction, and the additional cost of decommissioning our septic plant. This lack of information and consideration for 132 affected families is unacceptable.**

**It is imperative that the interests and rights of all residents at HBBC are respected. Therefore, I urge you to consider the implications of this application and to prioritize fairness and due process for the 132 families involved. Please deny the application by Environmental Utilities to install sewers on Little Gasparilla Island.**

**Sincerely,**

**Luis Torres  
HBBC Unit I-2**

## Antonia Hover

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**From:** G G HOLT <ggacholt@netsync.net>  
**Sent:** Sunday, March 30, 2025 5:36 PM  
**To:** Office of Commissioner Graham  
**Subject:** Docket #20240032 - Environmental Utilities Application for Sewer System Certificate

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

Commissioner Graham,

My name is Greg Holt and my family owns a condo unit at Hideaway Bay Beach Club (HBBC) on Little Gasparilla Island. I have just recently been made aware of an effort by Jack Boyer and Environmental Utilities (EU) to once again receive certification to install a sewer system on the island. I am writing this letter to request you vote against this application.

The efforts by Jack for an island sewer system dates back to the 2017 Charlotte County Sewer Master Plan and is the subject of EU's application for an island sewer system. (Doc.#01108-2024 dated 0/11/2024). This application included moving the location of the waste water transmission line, from Don Pedro State Park to HBBC property, to include the property where our sewer system is located on and an access road. This system not only serves the HBBC community but also processes waste water from the the Placida Condos located north of the HBBC property. After hearings before the Commission an amendment to the EU application was subsequently made to exempt HBBC and our sewer system from the scope of the document (Doc.#03001-2024 dated 05/13/2024).

It has now come to the attention of the HBBC homeowners that once again Jack is attempting to receive approval of an island septic system that includes the HBBC property which was exempted from the scope of the project. This has been done without HBBC homeowners receiving direct notification which impacts our investment and confiscates land owned by us under eminent domain. Without notification we have been denied the opportunity to appear before the Commission and challenge Jack's renewed attempt to obtain ownership of a significant portion of HBBC property. A letter to the Commission from HBBC attorney Nick Porter clearly states HBBC's position to this application (Doc#01210-2025 Dated 02/28/2025).

As a note, I am a past president and member of the Hideaway Bay Beach Club HOA Board of Directors. In that capacity I have dealt directly with the maintenance and improvement of our septic system over the years. This DEP permitted septic system serves HBBC and Placida Condos well and receives constant maintenance and upgrades by a licensed waste water management company. It also undergoes periodic inspection by DEP to ensure it meets operational, environmental and safety standards. If the EU application is approved not only will we lose our septic system and the land associated with it, we will have the burden of decommissioning the system. We will also give up control of the road along the southern border of the property which passes directly in front of three of the condo buildings. Two of these buildings rely on this road to allow owners access to their units.

We also have not been given any indication by Jack or EU as to the cost of the mandatory hookup for each condo or the time frame for the project. As a past president of the BOD I have had interactions with Jack as they relate to HBBC and Gasparilla Water. I have found him to be unreliable, both in his word and actions. I have no reason to believe this will change in the future.

From the time of the amendment to remove HBBC from the scope of the project to today nothing has occurred that would support the reversal of this amendment. What has occurred is our efforts to recover from three major hurricanes, Hurricanes Ian, Helene and Milton, which impacted HBBC. A recovery that includes maintaining the viability of our sewer system to serve our

community along with protecting the environmental integrity of Little Gasparilla Island. I am deeply concerned about the negative impact of this application to Little Gasparilla Island as a whole and specifically to Hideaway Bay Beach Club.

I appreciate your time and consideration in this matter and again urge the Commission to deny this application.

Respectfully,

Greg Holt

## Antonia Hover

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**From:** Martin Mueller <martinmueller07@gmail.com>  
**Sent:** Sunday, March 30, 2025 9:12 PM  
**To:** Office of Commissioner Clark; Office of Commissioner Passidomo Smith; Office of Commissioner Graham; Records Clerk  
**Subject:** EU Application: Docket # 20240032

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

Dear Commissioners,

My name is Martin Mueller. My wife Janet and I are owners of 9400 Little Gasparilla Island Unit C6 which is part of the Hideaway Bay Beach Club condos. (HBBC). I am writing this letter to ask you to deny the application by Environmental Utilities (EU) for a certificate to install sewers on our island.

I do not understand how EU can build a sewer treatment plant on our property and force us to connect when we already have a perfectly good DEP permitted septic treatment plant.

I also do not understand, why since EU's plan now includes building on our property, why we were not notified. How will our units continue to utilize our existing sewage treatment plant?

Our community has suffered greatly due to the impact of Hurricanes Ian, Helene and Milton! To grant EU permission, to further disrupt our community, build something on our land that we do not need, and force us to use something with unknown cost is wrong.

Please do the right thing and deny this application.

Martin and Janet  
HBBC Unit C6

## Antonia Hover

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**From:** Candyce Cohen <candycecohen@gmail.com>  
**Sent:** Monday, March 31, 2025 1:51 AM  
**To:** Office of Commissioner Clark; Office of Commissioner Passidomo Smith; Office of Commissioner Graham; Office of Chairman La Rosa; Office of Commissioner Fay  
**Cc:** Records Clerk  
**Subject:** Docket #20240032-SU DENY  
**Attachments:** CCohen - Docket #20200226-SU.pdf

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

Dear Commissioners,

My name is Candyce Cohen and I am a full-time resident of Don Pedro Island since 1995. I have spoken out twice in the past few years against the Environmental Utilities Sewer proposal which impacts my cherished home and community on Don Pedro Island. While I last wrote to you in 2021, frankly the EU application hasn't changed much except I've been working two jobs to try to recover financially to recover from 3 major hurricane landfalls in the last 2 years. Now, I am once again writing you requesting you DENY the Environmental Utilities proposal to provide sewer "service" to my cherished island community.

The EU proposal falls short of the PSC's focus to ensure our services are delivered in a safe, reasonable and reliable manner.

- EU simply has NO EXPERIENCE delivering sewer solutions and, to hear the residents of Little Gasparilla Island, their delivery of water solutions has been sub-standard. EU has not offered any indication of how they would course correct to offer reliable service to this larger service area with a more complex service.
- A lot pressure system on a bridgeless, barrier island is asking for disaster. The Helene and subsequent Milton storm surges taught us all that Mother Nature can wreak havoc on systems. There is no way a system under pressure should be anywhere near environmentally sensitive areas. A single break during Milton would result in a contained spill where the EU proposed solution would expose, under pressure, the entire island's sewage to the Lemon Bay waters.
- Further the Low Pressure solution proposed by EU invite environmental disaster on an island without power for a couple days - Milton and Helene destroyed many generators as they were housed on the ground level. This is the WRONG SOLUTION for the environmentally sensitive areas we call home.
- Charlotte County's West county treatment center is not an advanced wastewater treatment facility - so moving the island's sewage to this facility to be treated would SUBSTANTIALLY WORSEN OUR WATER QUALITY by releasing red-tide fueling, nitrogen-rich gray water to the numerous golf courses

lining Lemon Bay. Charlotte County Utilities should prioritize upgrading the AWT standards removing red-tide fueling nutrient from wastewater before any action to dismantle low-density OSTDS.

- In the last 5 years in Charlotte County alone, nearly ~450 sewage spills totaling almost another 3m gallons of which 555k gallons made it into our waterways, but it must be the one off septic tanks causing water quality issues? Except there are no documented water quality issues around our island. Issues have been noted near golf courses that use CCU's gray water .. which just flows right back into Lemon Bay.
  - CCU took out \$110m state loans and grants to fund the East Port upgrades forecast in 2026.
  - If Island septic issues are such a priority, then CCU would've prioritized upgrading West Port to AWT as well before 2034.
- Central sewer provided not by a qualified, experienced utility but rather an inexperienced, private, for-profit entity is UNSAFE for our environment. The nature of a Limited Liability Corporation providing this service provides no recourse to the public or the county for any costly environmental mistakes. The nature of a private, for-profit LLC versus a governmental body providing these services means no government or private environmental Clean Water grants will be offered to such an entity or it's customers as the LLC could close doors after collecting funds with limited recourse.
- The costs proposed, both upfront of nearly \$45K by many estimates and the ongoing few hundred dollars a month, are excessive when compared to any other utility service area in the state ... and most in the country. Several retirees or those on fixed incomes will be forced to move as these upfront on monthly costs are beyond reasonable.

Please consider all the input you have heard, read and collected from those actually in the service area, and not just relatives of the applicant's family, who have substantially requested the PSC once again DENY this EU application.

Respectfully submitted,

Candyce Cohen  
Full-time Resident since 1995 in the proposed service area  
8 Pointe Way, Don Pedro Island, FL 33946  
candycecohen@gmail.com  
(201) 600-1083

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Attaching my previous letter as EU has made minimal changes to their proposed solution since Docket #20200226-SU

From: **Candyce Cohen** <candycecohen@gmail.com>

Date: Sun, Jan 23, 2022 at 2:06 PM

Subject: Docket #20200226-SU

To: <clerk@psc.state.fl.us>, <Commissioner.LaRosa@psc.state.fl.us>, <Commissioner.Clark@psc.state.fl.us>, <Commissioner.Passidomo@psc.state.fl.us>

Distinguished commissioners LaRosa, Clark, Passidomo and Clerk of the Commission,

Good morning. I have been a homeowner on Don Pedro Island in Charlotte County since 1990, and a full-time resident since 1995. I am formally requesting the Public Service Commission DENY Environmental Utilities LLC's (EU's) application for wastewater service for the following reasons:

### 1. NEED FOR SERVICE

Water quality testing in and around Lemon Bay and northern Charlotte Harbor has not established the need to replace septic systems with a central sewer system. To address this concern, EU emailed interested parties information from a Florida Atlantic University study on septic system impact on the "urbanized Indian River Lagoon" area on the east/Atlantic coast of Florida. EU has also referenced via email that the islands to the north (in Sarasota County) and to the south (in Lee County) are on central sewer.

- The population density from Indian River and surrounding coastal counties are significantly greater running from 20% to 85% greater population density than Charlotte County.
- I also note the Indian River Lagoon is listed as the waterway with the 4<sup>th</sup> highest volume of untreated sewage spills in the state from Florida DEP analysis spanning 2009 – 2018, and therefore should not be conflated with Lemon Bay and Charlotte Harbor.
- As Mr. Boyer has also communicated the islands north and south have central sewer, to be clear both those counties have 280% greater population density than Charlotte County.
- Don Pedro, Knight and Little Gasparilla Island differs significantly from our neighbors on the east coast. Besides population density referenced above, the islands do not support high-rise/multifamily nor commercial development (beyond a single resort on the north end). Extensive commercial development is not zoned for and not contributing to the need for central sewer. In fact, our zoning ensures this will not change.
- Anecdotally, we have seen on other islands up and down the coast, when sewer is installed developers "lobby" county and city commissions to alter zoning to increase development which would fundamentally change the nature of the islands and the Florida native environment we have today.

Given these concerns, I request EU's application be **DENIED**.

### 2. INCREASED RISK OF SEWAGE SPILLS DUE TO POWER INTERRUPTIONS (vs AGEING INFRASTRUCTURE)

While future local water quality studies may one day show some nutrient leakage from septic tanks, central sewer adds risk for environmental nightmares beyond an individual home's septic tank collapsing here and there. Checking Florida headlines and Florida DEP Public Notice of Pollution (PNP) tracking of sewage and wastewater spills[1] over the past few years[2]

I note while EU would hopefully not struggle with Ageing Infrastructure, it would have to contend with **POWER OUTAGES**.

• The system proposed by EU requires electrical pump stations distributed to each homesite. In addition to the **significant cost** of supporting these, an extended Florida Power outage could lead to a devastating raw, untreated sewage dump in our waters - hundreds of times greater than individual septic tanks. Even with EU requiring each homeowner install/upgrade electrical service and generators, during power outages, fuel is precious and difficult to obtain.

• We have a hurricane season every year and have had numerous instances of multi-day outages on island. To add risk of environmental damage due to difficulty providing electricity to individual septic pumps island-wide is a risk that should weigh heavily in the consideration.

• Power outages are common throughout the year even outside the 6-month long hurricane season. In the last month we have had two significant outages one which resulted in a 19-hour outage across most of the island.

Given these concerns, I request EU's application be **DENIED**.

### 2. FINANCIAL ABILITY

The principals of Environmental Utilities (EU) are well-known to island residents with no observable financial stability or standing to undertake a project of this nature typically undertaken by municipal and governmental bodies. EU has not referenced any efforts to seek available water quality grants such as the Florida water-quality SWAG grants or the federal DEP 319 grants designated for septic to sewer projects.

• As a limited liability corporation, EU LLC will not pass basic due diligence to be deemed a qualified recipient of the environmental, governmental or even philanthropic grants available to support such projects. Grantors will be required to act as fiduciaries in granting taxpayer or donor funds. The principals of the LLC have little to no oversight and would logically be considered "high-risk" potential recipients of grants.

- The principles of a limited liability corporation can “walk away” at any time with no liability – with grant monies in their pockets and no recourse to taxpayers or foundations.

- Further, as an LLC entity can “walk away” from the project at any time, there are no requirements to report any monies paid to that date. As there is no governmental body is taking responsibility for this project, islanders are left susceptible to undue risk of financial loss from a “limited liability” entity.

- With the size and resources of EU being limited, their capabilities to negotiate, oversee, and run such a large logistical infrastructure project are incredibly limited. Contract management, purchasing, construction oversight and execution would be much better overseen by a governmental entity which has the critical mass to cover such logical functions across a county/state entity.

Given these concerns, I strongly request EU’s application be **DENIED**.

**3. TECHNICAL EXPERTISE**

Environmental Utilities (EU) is an LLC whose principals are well known to many island residents through a couple decades of business practices -- none of which is in providing wastewater solutions. Our natural environment is too important to risk to an inexperienced, limited liability entity experiment with providing services in lieu of the currently working septic solutions.

- Citing a loose “relationship” with Knight Island Utilities which operates at Palm Island Resort does not ensure experience or knowledge nor does it instill confidence in island residents who have observed and smelled the failing treatment of sewage at the current Knight Island Utilities location.

- EU’s principals currently operate Little Gasparilla Water Utility which, while not wastewater, the numerous anecdotal customer complaints on this entity show an indication of their ability to provide and support utility services.

Given these concerns, I request EU’s application be **DENIED**.

**4. FAIR & EQUITABLE RATES & CHARGES**

Charges estimated for individual residential homeowners are nothing short of outrageous and unsubstantiated by facts.

- A connection charge (Service Availability Charge) originally estimated at \$20K/unit was reduced to \$13,221/unit upon further analysis which begs the question if all rates overestimated by 50%?!! The average estimated monthly residential usage (of 4k/gallons) is \$256.66 – and this **is in addition to** the highest water rates paid to a private for-profit water utility on the island.

- The estimated wastewater costs are significantly more than four times the cost of wastewater for our mainland neighbors. EU has shared an estimated \$256.66 monthly charge for use of 4000 gallons which compares to \$54.89 in nearby Venice, FL and \$55.18 in nearby North Port, FL (both in Sarasota County)[3]. FL Water and Wastewater Rates Dashboard (upd Sept 2020)

Charlotte County collects our tax dollars, but has abdicated responsibility to provide service with even the minimal oversight and services for island residents who are in Charlotte County.

- The proposed solution requires expensive electrical upgrades as well as generators to help protect wastewater processing in the event of the all too frequent power outages we see throughout each year. In a hurricane season, access to fuel and fuel at stations with electrical power are rare commodities. EU is looking to force homeowners eliminate their safe working septic systems in favor of a wastewater solution provided by an inexperienced provider susceptible to failure with our all too frequent power outages.

- As EU will not be able to avail themselves of 319 or SWAG grants that would be available to a municipal or governmental entity, the entire burden of cost will fall on homeowners who already pay taxes into the county covering countywide utility infrastructure.

Given these concerns, I request EU’s application be **DENIED**.

In summary, I am asking that the Environmental Utilities LLC application addressed by Docket #20200226-SU be **DENIED** on these points:

- No proven need for replacement of existing septic tanks.

- No studies in local waters (the studies cited were performed in Florida's waterway with the 4<sup>th</sup> highest impact from untreated sewage spills).
- Current low-density and no multi-family zoning in our area.
- Increased risk of untreated sewage spills due to reliance on electricity in an area with common power interruptions.
- EU's corporate structure as a "LIMITED LIABILITY" corporation will not pass basic due diligence for federal and state 319 or SWAG grants leaving the entire burden of cost on the homeowners.
- EU does not have demonstrated expertise in providing central sewer solutions.
- EU's rates and charges have been guesswork at best evidenced by
  - The 50% overestimated connection fee originally provided
  - The estimated **ongoing** monthly costs of more than 465% of our mainland neighbors)
  - The extensive costs to run lines from main roads, fill and remove existing septic, upgrade electrical service, provide, and maintain generators for common power outages, and grant uncompensated easements across privately held land adds further to each homeowner's costs.

Thank you for your service, taking the time to read my concerns and your serious contemplation and review of the EU LLC proposal which drives so many of us to reach out and communicate our concerns with you.

Best regards,  
 Candyce Cohen  
 Don Pedro Island Resident,  
 8 Pointe Way, Don Pedro Island  
 Charlotte County FL  
 Financial Technology Consultant  
 Cell: 201-600-1083  
 Email: [candycecohen@gmail.com](mailto:candycecohen@gmail.com)

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[1] <https://prodenv.dep.state.fl.us/DepPNP/reports/viewIncidentDetails?page=1>

[2] <https://stories.usatodaynetwork.com/sewers/>

[3] <https://dashboards.efc.sog.unc.edu/fl>



Candy Blue &lt;candycecohen@gmail.com&gt;

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## Docket #20200226-SU

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**Candyce Cohen** <candycecohen@gmail.com>

Sun, Jan 23, 2022 at 2:09 PM

To: clerk@psc.state.fl.us, Commissioner.LaRosa@psc.state.fl.us, Commissioner.Clark@psc.state.fl.us,

Commissioner.Passidomo@psc.state.fl.us

Bcc: pie@palmislandstates.org, david.paul.cohen@gmail.com

Distinguished commissioners LaRosa, Clark, Passidomo and Clerk of the Commission,

Good morning. I have been a homeowner on Don Pedro Island in Charlotte County since 1990, and a full-time resident since 1995. I am formally requesting the Public Service Commission DENY Environmental Utilities LLC's (EU's) application for wastewater service for the following reasons:

### 1. NEED FOR SERVICE

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- As Mr. Boyer has also communicated the islands north and south have central sewer, to be clear both those counties have 280% greater population density than Charlotte County.
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- Anecdotally, we have seen on other islands up and down the coast, when sewer is installed developers "lobby" county and city commissions to alter zoning to increase development which would fundamentally change the nature of the islands and the Florida native environment we have today.

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- We have a hurricane season every year and have had numerous instances of multi-day outages on island. To add risk of environmental damage due to difficulty providing electricity to individual septic pumps island-wide is a risk that should weigh heavily in the consideration.
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Best regards,

Candyce Cohen

Don Pedro Island Resident,

8 Pointe Way, Don Pedro Island

Charlotte County FL

Financial Technology Consultant

Cell: 201-600-1083

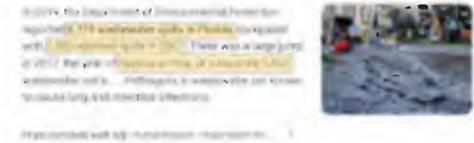
Email: [candycecohen@gmail.com](mailto:candycecohen@gmail.com)

[1] <https://prodenv.dep.state.fl.us/DepPNP/reports/viewIncidentDetails?page=1>

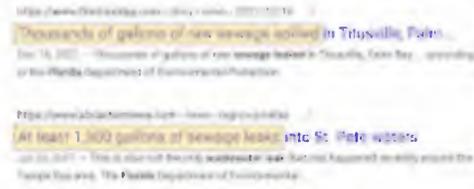
[2] <https://stories.usatodaynetwork.com/sewers/>

[3] <https://dashboards.efc.sog.unc.edu/fl>

8 attachments

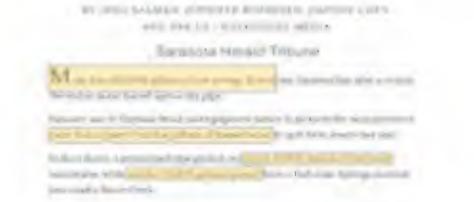


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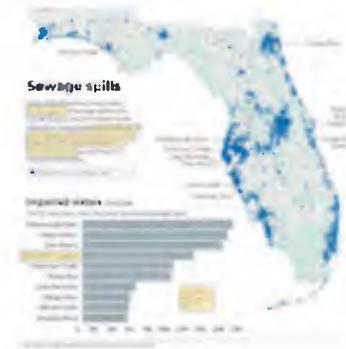


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Most spills from Florida's sewage treatment plants are on the  
Aging infrastructure and storms  
contribute to massive spills



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