

Antonia Hover

From: Antonia Hover on behalf of Records Clerk
Sent: Thursday, March 27, 2025 9:57 AM
To: 'Anita Roederer'
Cc: Consumer Contact
Subject: RE: Docket #20240032

Good Morning, Anita Roederer.

We will be placing your comments below in consumer correspondence in Docket No. 20240032, and forwarding them to the Office of Consumer Assistance and Outreach.

Thank you!

Toni Hover
Commission Deputy Clerk I
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399
Phone: (850) 413-6467

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From: Anita Roederer <aroederer@outlook.com>
Sent: Thursday, March 27, 2025 9:55 AM
To: Records Clerk <CLERK@PSC.STATE.FL.US>; Office of Commissioner Passidomo Smith <Commissioner.Passidomo.Smith@psc.state.fl.us>; Office of Commissioner Graham <Commissioner.Graham@PSC.STATE.FL.US>; Office of Commissioner Clark <Commissioner.Clark@psc.state.fl.us>
Subject: Docket #20240032

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Dear Commissioners,

My name is Anita Roederer and I am an owner at Hideaway Bay Beach Club I-9 condos. The address is 9400 Little Gasparilla Island. This place is truly my paradise and respite. 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. HBBC was excluded from the scope of this application on May 13, 2024(Doc#03001-2024) by EU's attorney. This change directly affects all of the owners at Hideaway Bay. We were not notified of this substantial change to the application. This appears to violate one of the reasons upon which the PSC should

base their decision which is “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 attorney, Nick Porter, dated February 28,2025 (Doc#01210-2025) also states HBBC’s position in this matter. I am terribly disturbed 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 this change made by EU without 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. How can we justly be denied the use of our own property? It will also FORCE HBBC owners to hook up to the EU sewer, despite being excluded from the scope of this project because we have our own operational(and permitted) sewer system. How can this be done without any kind of notification. 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 project moves forward, HBBC would have to be the first people forced to hook up to the sewer system. We would have no recourse to this questionable action by EU, we would have no indication of the costs associated with this action, we would have loss of use of our homes until the sewer construction is completed and we would have to assume the costs of decommissioning our workable septic plant. Do you believe that this is fair 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 plant do not need a sewer line brought onto our property. 132 families have no idea what the financial burden will be if this transmission line is brought to our property.

Please do the right thing and deny this application.

Very Sincerely,
Anita Roederer
HBBC owner, Unit I-9

Anita R. Roederer