

**Nickalus Holmes**

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**From:** Office of Commissioner Fay  
**Sent:** Thursday, March 27, 2025 11:42 AM  
**To:** Commissioner Correspondence  
**Subject:** Docket No. 20240032-SU  
**Attachments:** DENY EU APPLICATION - RE. Docket #20240032-SU; 20240032-SU Environmental Utilities LLC; RE. Docket #20240032-SU; Re: Docket #20240032 ; DENY EU APPLICATION - RE. Docket #20240032-SU; DENY EU APPLICATION - RE. Docket #20240032-SU; DENY EU APPLICATION - RE. Docket #20240032-SU; DENY EU APPLICATION - RE. Docket #20240032-SU

Please place the attached emails in Docket No. 20240032

## Nickalus Holmes

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**From:** George Pettengill <gpettengill71@gmail.com>  
**Sent:** Thursday, March 27, 2025 10:18 AM  
**To:** Records Clerk; Office of Commissioner Clark; Office of Commissioner Fay; Office of Commissioner Graham; Office of Chairman La Rosa; Office of Commissioner Passidomo Smith  
**Subject:** DENY EU APPLICATION - RE. Docket #20240032-SU

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Dear Commissioners,

My name is George Pettengill. I am a full-time resident of LGI at 9400 Little Gasparilla Island Unit J7 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 for a certificate to install public sewer 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 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 the PSC staff did not take into account this oversight in notification in their recommendation.

Although HBBC shows as being excluded (from hookup) in EU's proposal, it fails to mention that HBBC is in fact impacted. Their proposal shows the effluent transmission line running to the bay under what is the east/west road on the southern border of HBBC property. This road is driven over daily by residents in order to enter or exit their condos, and it is also the access road to our barge landing. The barge landing allows a pump out truck to be brought in to remove solid waste from the HBBC waste water treatment plant. I mention this because elsewhere in their documentation, it indicates the easement for the transmission line is 15 feet, and the easement cannot be driven over. Since the road is not 15 feet wide in most places, it would effectively shut down the road to vehicular traffic. That would impact the HBBC buildings that back up to the road, prevent pump out trucks from servicing our wastewater plant through our barge landing, and effectively make our barge landing unusable for bringing in machinery or large items for the complex. In short, this impacts all 102 units at HBBC.

Please do the right thing and deny this application.

Respectfully,  
George Pettengill  
HBBC Unit J7

Sent from my iPad

## Nickalus Holmes

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**From:** A Ridings <a.ridings@att.net>  
**Sent:** Tuesday, March 25, 2025 5:11 PM  
**To:** Records Clerk; Office of Commissioner Passidomo Smith; Office of Commissioner Clark; Office of Commissioner Graham; Office of Commissioner Fay; Office of Chairman La Rosa  
**Cc:** Pat Ridings  
**Subject:** DENY EU APPLICATION - RE. Docket #20240032-SU

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We understand the committee staff may in fact support the granting of EU's application for the central sewer certification on LGI. We honestly cannot fathom the reasoning for this conclusion. The vast majority of homeowners are fully against such a system for all the reasons presented in the countless letters you have received and the number of owners who spoke out at the recent hearings.

Little Gasparilla Island is a small bridge less barrier island. We have no roads, no commercial properties, and no amenities. This tiny island is not suited for high density development, which we all assume will be the next push. Proof of this includes the staffs comments as stated in the filing "requests for service from existing property owners and "potential developers". If you look at how few existing property owners are requesting this service versus the vast number of property owners who adamantly reject this service you will see for yourself the majority are opposed. And who are these so called "potential developers" that have a voice in our islands future? We believe the island should remain "Old Florida" and in that belief we also support the new Bocilla islands Chain Conservation District Act (HB 4077) to ensure the islands future.

Your prior denial of this application is still the very same, EU cannot demonstrate a "need" for service. Nor is it in the public's best interest. Nor do they have easement rights. Nor do they have the expertise to engage in such an endeavor. Nor do they have the financial means. If they get this certificate, they will not be around long. They will transfer/sell and retire happily. This is not about what's best for the island, it's about what is best for the Boyers and those "potential developers".

We respectfully ask that you again deny the Application of Certificate by Environmental Utilities (EU) for the proposed central sewer system.

Thank you for your consideration in this matter.

Jp and Angela Ridings  
8318 Grand  
LGI

Sent from my iPhone

> On Apr 11, 2024, at 6:40 PM, Angie Ridings <a.ridings@att.net> wrote:

>

> Dear Clerk/Commissioners,

> We are truly surprised Environmental Utilities (EU) request has once again been submitted when the prior application was denied in 2022 (Old Document # 20200226-SU). Our objections in regard to EU providing a wastewater service to Little Gasparilla Island have not changed. The conclusions for denial remain the same now as in the original filing.

>

> There has been no evidence provided that supports the need for such service, and no request for such service has been requested or warranted. Nor will it be a request in the future. Little Gasparilla Island is a small private, bridge-less barrier island that we believe falls under the Rural Service Area Classification, which prohibits the county to extend a central sewer service to a bridge-less barrier island. Individual septic systems are already in place. This island is not suited for high-density development.

>

> Again, how does EU plan to use "our" private property and/or easements for their pump stations/waste collection system without cost to them? Our property will just be donated? Access to our private property would be required at all times in order for EU to empty their septic tank. How is installing "their" septic tank and taking out our septic tank any improvement? In addition, their system needs to be connected to each homeowner's electrical service. In Florida, electricity is unavailable quite frequently. Especially on a barrier island, the time it takes to restore electricity can be extensive thereby making the system unusable with the likelihood of a sewer backup. How is that environmentally sound?

>

> The "estimated" cost to homeowners is astronomical. Best guess hook up fee at \$40,000, plus this fee, and that fee and oh yes, that other fee. Not including the wastewater charge and probably a maintenance charge, and I'm sure there is just one more charge to add on. This doesn't even include the water bill that EU currently charges, which is radically high as well. With the recent devastation from Hurricane Ian, many islanders are still engaged in fighting with insurance companies, and many have already paid out large sums to rebuild their homes. Several have just put in new septic systems and others have spent thousands on improvements. This places excessive burden on all the homeowners of LGI.

>

> The owners of EU still have no technical expertise needed to operate a wastewater system on a barrier island, nor have they provided any documentation of qualified professionals who they "may" hire to operate such a system. No health concerns have been identified, nor any water quality issues. IF this were the case why would the County still continue to issue permits for new septic systems on the island?

>

> It makes me ponder, what is the real reason this application is back on the table?

> Please consider our concerns. They are the very same as before, nothing has changed.

> Best Regards,

>

>> JP Ridings

>> pridings1109@gmail.com

>> Angela Ridings

>> a.ridings@att.net

>

>

>> On Jan 20, 2022, at 1:01 PM, Records Clerk <CLERK@PSC.STATE.FL.US> wrote:

>>

>> Good Afternoon, JP Ridings,

>>

>> We will be placing your comments below in consumer correspondence in Docket 20200226-SU and forwarding them to the Office of Consumer Assistance and Outreach.

>>

>> Thank you.

>>

>> Lisa Smith

>>

>> Commission Deputy Clerk I

>> Office of the Commission Clerk

>> Florida Public Service Commission

>> 2540 Shumard Oak Blvd.

>> Tallahassee, FL 32399-0850

>> 850-413-6770

>>

>> PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your email message may be subject to public disclosure.

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>> -----Original Message-----

>> From: Angie Ridings <a.ridings@att.net>

>> Sent: Thursday, January 20, 2022 12:46 PM

>> To: Records Clerk <CLERK@PSC.STATE.FL.US>

>> Cc: Pat Ridings <pridings1109@gmail.com>

>> Subject: Docket #20200226-SU

>>

>> Dear Clerk of the Commission,

>>

>> As an interested party in property located on Little Gasparilla Island, We object to the Application of Certificate by Environmental Utilities (EU) for the proposed central sewer system based on the following:

>>

>> 1. Environmental Impact. Little Gasparilla is a Barrier Island with no connecting roadways or bridges to the mainland of Florida, you arrive only by boat. There are no commercial facilities, no roadways or retail development on the island, only our modest homes. It is old Florida, not Boca Grande. If a sewer pipeline is installed across the intracoastal waterway, how will a pipe leak in the middle of the waterway be detected? Who will be responsible for cleanup of such an environmental catastrophe? Who will be responsible for maintenance and/or equipment failure of such proposed sewer line? A private company with no employees or experience? To our knowledge, no water testing has been performed to determine the actual need of a sewer line vs. the septic systems currently in place. The waste management system in Florida is already overtaxed. If a central sewer system is installed, how will the mainland system handle additional households from the barrier islands, along with any additional development occurring on the mainland itself? Millions of gallons of raw sewage have been spilled into waterways by damaged lines throughout the State of Florida; therefore, is a sewer pipeline across the waterway the correct solution for our island and the environment?

>>

>> 2. Financial Stability/Experience of EU. Environmental Utilities (EU) is a "for profit" private company with no financial history and unknown sewer utility management experience regarding environmentally sensitive endeavors such as tying a sewer line from the mainland to a private barrier island. EU should be required to provide a history of all sewer projects of this magnitude, especially since it involves environmentally sensitive areas including the intracoastal waterway. Do they have such history? No, they do not. In addition, how will EU financially complete this project? What happens when EU runs out of money or goes bankrupt prior to the completed project? Where does that leave the homeowners? Where is our recourse?

>>

>> 3. Unknown Cost to Homeowners. There are so many unknown/hidden costs to the homeowners with this proposal. An estimated upfront hookup fee of \$15,000-20,000 per homeowner has been rumored regarding the system connection and current septic removal. Since there are no "roads" on the island how will large equipment transverse the island to fill or remove all septic tanks without destroying private property? Who pays for that damage? In addition, no estimated cost of monthly rates, no estimated amount of maintenance costs and no estimated operational costs have been provided. What happens when equipment needs to be replaced in five years due to the nature of island living? Will this be our expense directly or indirectly through rate hikes? Power outages occur frequently on the island, what happens if the system uses a grinder pump? The system will be unable to operate without power, resulting in a sewer back-up. Is that more environmentally friendly than septic? Will homeowners be required to purchase and have generators in place to ensure EU's system is operational during power outages? Will the homeowners pay for the charges to run those generators? In addition, if there is an upfront fee required, there should be other payment options available to homeowners such as payments spread over time. Rates should be fair and equitable, not just to the benefit of a private company who can increase rates whenever they want.

>>

>> 4. 2017 Sewer Master Plan. If this sewer project is state mandated, why is this environmentally sensitive project being proposed by an unknown inexperienced sewer utility management company (EU) and not handled by the County and/or State of Florida?

>>

>> 5. Location of Lift Station(s) and Sewer Lines. No map has been provided indicating the location of any lift stations, lines, etc. The island is private; therefore, no easements. Homeowners should be provided with a map(s) of the proposed location of all lift stations, lines, etc. and given ample time to review such plans prior to any approval or commencement. IF this project is approved, EU should be required to pay all homeowners current market value for any and all easements they may require for implementation.

>>

>> Possible Alternatives:

>> 1. Perform a Water Quality Test to determine if such a system is necessary.

>> 2. Property owners commit to have current septic systems inspected, and upgraded/improved (if necessary).

>> 3. County to initiate, complete and maintain the project vs. a "for profit" private company with no financial history or sewer utility management experience.

>>

>> As a stakeholder in the proposed service area, it is important to have all of the relevant information regarding the proposed central sewer, including but not limited to, the proposed rates, connection fees, maintenance and operational costs, homeowners recourse, and the type of system intended for installation. We therefore request that EU's request be denied.

>>

>> Sincerely,

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>> JP Ridings

>> pridings1109@gmail.com

>> Angela Ridings

>> a.ridings@att.net

## Nickalus Holmes

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**From:** Shine Duct Systems <shineducts@gmail.com>  
**Sent:** Wednesday, March 26, 2025 9:08 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  
**Cc:** Shine Duct Systems  
**Subject:** RE. Docket #20240032-SU

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Dear Commissioners:

We just bought the property located at 9282 Little Gasparilla a month ago. We are writing to ask you to deny the application by Environmental Utilities (EU) to bring a private sewer to the island . I have been reading and watching the hearings and docket documents as well as talking to my new neighbors and investigating. I haven't seen any evidence presented about why the system is needed and all the neighbors i have met so far oppose to the sewer as well. Another important aspect is the excessive cost and financial burden this project will bring to each owner. I own an air conditioning company and I've seen the materials, labor and insurance costs incredibly raised in the past years . We do pipe fitting very similar to the proposed system and I saw the list of materials that were calculated with the difficulties of working on a bridgeless island , the backup generator and the pump needed some were estimating a cost per owner of \$40,000 , in my honest opinion I think it would be more than that. The technology proposed for the system lacks efficiency in emergency situations and if the pumps fail the system will back up and overflow. I watched a Commissioners meeting on January 7th where I saw that LGI wasn't in the Charlotte county sewer plan for at least the next 10 years, and it was explained in that meeting that the reason it wasn't included was because the environmental impact the septic tanks in low populated areas like LGI was almost nonexistent. I could keep writing pages and pages of reasons why I oppose to the centralized sewer system but the only question I had has been answered. The county already established that a sewer system is no needed for LGI in the next 10 or 15 years therefore LGI wasn't included in the Charlotte County Master Sewer Plan. So why would a for profit private company be granted a project to do something that the county deemed wasn't needed ? The answer is very simple. The application by EU needs to be denied. I hope you side with me and the hundreds of neighbors that have asked the same and do what's right for us and the community .

Thanks in advance,

Respectfully

Marlon Lopez

786-261-5026

Shine Duct Systems



## Nickalus Holmes

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**From:** Peter Leerdam <pleerdam@yourhomedy.com>  
**Sent:** Thursday, March 27, 2025 9:47 AM  
**To:** Office of Commissioner Fay; Office of Commissioner Graham; Office of Chairman La Rosa; Office of Commissioner Clark; Office of Commissioner Passidomo Smith  
**Subject:** 20240032-SU Environmental Utilities LLC

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Dear Commissioners,

My wife and I own a condo at 9400 Little Gasparilla Island Unit C3 which is part of the Hideaway Bay Beach Club condos (HBBC). I ask that you please reject the above referenced application by EU to install sewer lines across the HBBC Property based on the following deficiencies:

Notice - It was my understanding that the HBBC community was to be excluded from this plan as was confirmed by the EU attorney during the initial stages of the application process. I have recently learned that the proposed plan has been substantially modified and clearly contradicts the expectations set forth by EU when the initial plan was proposed. When the plans were substantially modified the PSC staff and/or EU should have been more transparent and notified the HBBC owners so a fully informed decision could be made.

Conflict with the Comp Plan - Per the staff report, this plan is in conflict with the county comp plan. It is concerning that staff is relying on a county resolution that was adopted as a consent agenda item, lacking factual support, and without any discussion as a means to dismiss this conflict. It's a classic strategic move by special interests and this should be given strong consideration by you and your fellow commissioners.

Those impacted by this proposal the most, including HBBC, have voiced their objection to this application. There is minimal support, if any, from the property owners on the island and I respectfully ask that the application is rejected.

Regards,  
Peter Leerdam

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1850 Lee Rd, Suite 300  
Winter Park, FL 32789  
M: 407-619-4884

**Nickalus Holmes**

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**From:** workman patricia <nurseoc@yahoo.com>  
**Sent:** Tuesday, March 25, 2025 3:22 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  
**Attachments:** septic letter 3-25-25.pdf

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March 25, 2025

To Whom It May Concern:

My name is Patricia Workman and I have been a homeowner on Little Gasparilla Island for 23 years.

I have seen many changes on the Island over those years and am not opposed to change when well planned, and consideration given to the preservation of the Island environment, feasibility of the cost to homeowners and reliability and expertise of the applicant.

- Our Island does not have a traditional road system – burying present utility and water lines causes issues with access and disturbing other utilities – sewer pipes would be overwhelming.
- The cost to homeowners is unreasonably high. Every time we hire a contractor for anything we pay at least double what it would cost on the mainland. This system as proposed would be an ongoing and increasing cost, unaffordable to most owners, some who need to share their homes with guests at least part time just to pay taxes and insurance.
- New, county approved septic systems are being installed on the Island as needed – I had a new system installed by a licensed contractor 7 years ago and this would have to be dismantled and filled at my expense.

- Emergency access and repair is very difficult for any utility issues on the Island. Most homes are not occupied full-time. I have concerns about how this would be dealt with.

Testimony at the recent hearings was very clear that the majority of the Islanders are not in favor of this system.

Thank you for your consideration of these comments.

Sincerely,

Patricia Workman (9730 LGI)

nurseoc@yahoo.com

March 25, 2025

To Whom It May Concern:

My name is Patricia Workman and I have been a homeowner on Little Gasparilla Island for 23 years.

I have seen many changes on the Island over those years and am not opposed to change when well planned, and consideration given to the preservation of the Island environment, feasibility of the cost to homeowners and reliability and expertise of the applicant.

- Our Island does not have a traditional road system – burying present utility and water lines causes issues with access and disturbing other utilities – sewer pipes would be overwhelming.
- The cost to homeowners is unreasonably high. Every time we hire a contractor for anything we pay at least double what it would cost on the mainland. This system as proposed would be an ongoing and increasing cost, unaffordable to most owners, some who need to share their homes with guests at least part time just to pay taxes and insurance.
- New, county approved septic systems are being installed on the Island as needed – I had a new system installed by a licensed contractor 7 years ago and this would have to be dismantled and filled at my expense.
- Emergency access and repair is very difficult for any utility issues on the Island. Most homes are not occupied full-time. I have concerns about how this would be dealt with.

Testimony at the recent hearings was very clear that the majority of the Islanders are not in favor of this system.

Thank you for your consideration of these comments.

Sincerely,

Patricia Workman (9730 LGI)

nurseoc@yahoo.com

## Nickalus Holmes

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**From:** S Crymes <s\_crymes@hotmail.com>  
**Sent:** Tuesday, March 25, 2025 3:17 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  
**Cc:** Rhonda Freeman  
**Subject:** DENY EU APPLICATION - RE. Docket #20240032-SU

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Our address is 8342 Grand Ave, Placida FL and we oppose EU being granted the sewer

We experience very regular breaks in the water service. What if this was a large sewage spill?

And the cost is prohibitive. We are retired and so are many neighbors Thank you Sarah

Sarah Crymes  
404.886.4980

## Nickalus Holmes

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**From:** McCoy, Thomas <thomas.mccoy@vanderbilt.edu>  
**Sent:** Wednesday, March 26, 2025 6:25 PM  
**To:** Office of Chairman La Rosa; Commissioner.Clark@psc.state.fl.us; Office of Commissioner Passidomo Smith; Office of Commissioner Graham; Office of Commissioner Fay  
**Subject:** Re: Docket #20240032

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Dear Commissioners:

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I am writing this letter on behalf of myself, Thomas R. McCoy, and my spouse, Judith A. McCoy. We own and reside in our home at 9720 Little Gasparilla Island. We have owned our house on LGI since 1994 and have been full time residents there since 2007. We are writing to formally object to the request by Environmental Utilities for authorization to construct a wastewater collection system on LGI. For environmental reasons, we would strongly endorse any proposal by a suitable government or not-for-profit entity to construct a traditional full sewer system on LGI. But we strongly object to EU's current proposal.

Applicant EU is not competent to conduct the construction and maintenance of a sewer system on the island. EU has no experience at all with any aspect of constructing and maintaining a sewer system. EU's poor performance in the construction and maintenance of the existing potable water supply system on LGI suggests that it should not be entrusted with the construction and maintenance of a much more environmentally sensitive sewer system. EU's water system on the island is plagued by inadequate pipe capacity, poor pipeline location and construction, frequent pipeline breaks, and frequent water outages followed by "boil water" notices to all affected residences.

The current proposal will subject the homes on LGI to substantial and unnecessary costs. Unlike most sewer systems that are operated by a governmental unit or utility district, the proposed system is designed to generate a substantial profit for its private owner-operator, thus significantly increasing the homeowner's cost beyond the cost of a nonprofit public utility. And because EU is a private for-profit business, construction and operation of the system would not qualify for the wide range of state and federal grants which significantly reduce the costs to homeowners served by traditional not-for-profit sewer systems.

In short: EU is not the provider LGI owners should be forced to accept in order to meet LGI's environmental needs, and the cost structure proposed is not the cost structure to which LGI owners should be subjected in order to meet the environmental needs. We urge the PSC to reject EU's current application.

Thomas r. McCoy  
Judith A. McCoy

**Nickalus Holmes**

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**From:** LGI GUY <lgiguy@lgiguy.com>  
**Sent:** Tuesday, March 25, 2025 2:49 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

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

Dear Commissioner,

After thoroughly reviewing the staff report, I am appalled by the blatant disregard for facts and the staff's unwarranted support for this application.

There is no local support for this proposal. The overwhelming majority of island residents stand firmly against it. I urge you to visit our unique piece of old Florida—accessible only by private vessel—and speak directly with the community to fully understand the impact of your decision.

The applicant has no experience in this field, and the proposed system is neither functional nor a legitimate central sewer system. If approved, it will result in an ecological disaster. I am well-acquainted with such systems, and they fail under power outages and flooding conditions. Any commissioner who votes in favor will bear responsibility for the consequences.

Additionally, staff has overlooked the necessity and cost of easements. The applicant's other utility company has already unlawfully seized my property in two separate locations without permission, invitation, or legal due process. For years, he has profited illegally from my land without repercussions. Approving this sewer company will follow the same pattern, with the county being used as a tool to force compliance, just as was done with the water utility.

A vote in favor of this application is not a vote for responsible sewer management—it is a vote to enrich one individual at the expense of our island's integrity. Our community treasures its old Florida charm, and it deserves your protection. I urge you to vote for denial.

Thank you for your time and consideration.

Sincerely,

William J. Meyers

8154 Little Gasparilla Island  
Placida, FL 33946

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USCG Licensed Captain  
Ordained Minister  
Treasurer/Director LGIFR  
President, Banyan Bayou  
USMC (RET)