

**Nickalus Holmes**

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**From:** Betty Leland  
**Sent:** Thursday, March 27, 2025 11:43 AM  
**To:** Commissioner Correspondence  
**Subject:** Docket #20240032  
**Attachments:** DENY EU APPLICATION - RE. Docket #20240032-SU; Docket # 20240032; Docket # 20240032; Deny the application by EU to install sewers on HBBC; Docket #20240032; DENY SEWER ON LITTLE GASPARILLA ISLAND; 20240032-SU Environmental Utilities LLC

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](mailto:bleland@psc.state.fl.us)  
(850) 413-6024

## 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:** Keelan Armstrong <keearm@hotmail.com>  
**Sent:** Thursday, March 27, 2025 10:14 AM  
**To:** Records Clerk; Office of Commissioner Clark; Office of Commissioner Passidomo Smith; Office of Commissioner Graham  
**Subject:** Docket # 20240032

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Dear Sirs and/or Madams,

We are owners of 2 condos in Hideaway Bay Beach Club on Little Gasparilla Island in Charlotte County, Florida. It has come to our attention that a proposed sewer line location has been moved from Don Pedro State Park area to our property at Hideaway Bay Beach Club without any regard to us. We were not included in the scope of the application on May 13, 2024 (Doc #03001-2024) and were not notified of the change to the application even though it would greatly affect our condominium community. We were denied our due process to be able to voice our opinions on this change.

The plans by Environmental Utilities now have the sewer line running right up through our barge landing, which would subsequently be unusable by us. As we are a bridgeless barrier island then any large items would not be able to reach our community. In addition, the pump house for the sewer will be built right on our septic field in their plans! Our septic system successfully serves not only our community at Hideaway Bay Beach Club (102 units) but also Placida Beach island condominium community. If a pump house is put on our drain field, it would render our septic system unusable, would force us to hook up to the sewer system (at what cost to each of us?) and would also force us to decommission our septic system at our expense (up to half a million dollar proposed cost to do this). We were not included in any of the talks and plans as our system was deemed perfectly fine and usable for our communities. We have not been informed of any costs to us. We were denied any due process for these ridiculous proposals. Were they trying to sneak these plans under the radar knowing we would likely deny them?

Please, please deny this application by Environmental Utilities. We have not been allowed our voices on this matter. Again, please deny this application.

Thank you for your time,  
William and Keelan Armstrong, Hideaway Bay Beach Club Units K1 and G6

## Nickalus Holmes

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**From:** Roederer, Chris <croederer@tgh.org>  
**Sent:** Thursday, March 27, 2025 10:04 AM  
**To:** Records Clerk; Office of Commissioner Passidomo Smith; Office of Commissioner Graham; Office of Commissioner Clark  
**Cc:** aroederer@outlook.com  
**Subject:** Docket #20240032

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Dear Commissioners,

My name is Chris Roederer, owner of I-9 condo at 9400 Little Gasparilla Island (Hideaway Bay Beach Club). The purpose of my email is to request that you 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. It's quite disturbing that 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 and legal right 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.**

Chris

**Chris A. Roederer**

TGH Foundation

Tampa General Hospital

813-844-7594 – Office

813-610-5213 – Cell

[croederer@tgh.org](mailto:croederer@tgh.org)

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## Nickalus Holmes

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**From:** ivan moravcik <njdevils62@gmail.com>  
**Sent:** Thursday, March 27, 2025 10:02 AM  
**To:** clerk@psc.state.fl; Office of Commissioner Clark;  
Commisioner.Passidomo@psc.state.fl.us; Office of Commissioner Graham  
**Subject:** Deny the application by EU to install sewers on HBBC

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Dear Commissioner

Our names are Maria and Ivan Moravcik. We are owners of LGI at 9400 Little Gasparilla island Unit K-3 which is part of the Hideaway Bay Beach Club Condos (HBBC).

We are writing this letter to ask you to DENY the application by Enviromental Utilities(EU) for a certificate to install sewers on our island.

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 everyone of the owners at HBBC.We were not notified of this substantial change of the application.

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

Because we were excluded from this scope of this application,there have been no estimate of the hook-up cost for the condos.We would not be able to use our condos resulting in additional living expenses until the initial sewer construction completed and we would have to assume the costs of decommissioning our septic plant.

Please do the right thing and DENY this application.

Sincerely Maria&Ivan Moravcik  
HBBC Unit K-3

## Nickalus Holmes

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**From:** Anita Roederer <aroederer@outlook.com>  
**Sent:** Thursday, March 27, 2025 9:55 AM  
**To:** Records Clerk; Office of Commissioner Passidomo Smith; Office of Commissioner Graham; Office of Commissioner Clark  
**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

## Nickalus Holmes

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**From:** Karin Leereveld <karinleereveld@gmail.com>  
**Sent:** Thursday, March 27, 2025 9:49 AM  
**To:** Office of Commissioner Graham  
**Subject:** DENY SEWER ON LITTLE GASPARILLA ISLAND

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Dear Commissioners,

My name is Karin Leereveld and I am a resident of LGI at 9400 Little Gasparilla Island Unit K2 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 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 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.

**132 Families are being denied their due process because of the 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. It will also force us to hook up to the EU sewer despite being excluded from the scope of this project. 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 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 wouldn'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 have to assume the costs of decommissioning our septic plant. 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.

Please do the right thing and deny this application. PLEASE confirm receipt of this email.

Thank you, Karin

KARIN LEEREVELD  
Global Luxury Realtor  
Coldwell Banker Realty  
100 N Tamiami Trail, Sarasota, FL 34236  
M: 941.232.9955  
E: [Karin.Leereveld@floridamoves.com](mailto:Karin.Leereveld@floridamoves.com) W: [KarinLeereveldFlorida.com](http://KarinLeereveldFlorida.com)

## 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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