

Antonia Hover

From: Antonia Hover on behalf of Records Clerk
Sent: Friday, March 28, 2025 9:02 AM
To: 'BLAINE WILEY'
Cc: Consumer Contact
Subject: RE: Proposed sewer project on Little Gasparilla Island

Good Morning, Blaine Wiley.

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: BLAINE WILEY <blainetwiley@aol.com>
Sent: Friday, March 28, 2025 8:58 AM
To: Records Clerk <CLERK@PSC.STATE.FL.US>
Cc: governorrn.desantis@eog.myflorida.com; dannynix@flhouse.gov
Subject: Proposed sewer project on Little Gasparilla Island

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Dear Commissioners,

My name is Blaine Wiley. My wife and I are the owners of the condominium unit at 9400 Little Gasparilla Island Unit F4, which is part of the Hideaway Bay Beach Club condos. I am writing this letter to you, to ask for the denial of the application submitted 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 which is open, uninhabited land, to the Hideaway property. We were excluded from the scope of this application on May 13, 2024 (Doc # 03001-2024) by EU's attorney. The change directly affects all of

the owners at Hideaway. We were not notified of this substantial change to the application and most of the owners did not have any idea this was happening until our monthly community meeting on 3/27/2025. The change to the application without notification denies the owners at Hideaway our ability to voice our concerns or fight the change in a timely manner. This alone is a reason to deny the application

The letter sent to you from the Hideaway lawyer, Nick Porter, dated February 28, 2025 (Doc #01210-2025) also states our 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 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. This will adversely affect the families that live in Hideaway full time, and will cause a substantial financial burden to those that utilize the units as vacation homes, especially those that need the rental income to keep their units. The amount of time we will not be able to use our properties is unknown. Is it months or years? The property values will be significantly impacted, and unused properties fall quickly into disrepair. Our community has still not yet recovered from Hurricane Ian, or Hurricanes Helene and Milton, so you can imagine what another period of time without use will do to us.

Because we were excluded from the scope of this application, we have received no estimates of the connection costs for the condos. Hideaway would be required to be the first owners forced to hook up to the sewer system without any recourse to this questionable action by EU. The full time occupants would not be able to use their homes, resulting in additional living expenses until the initial sewer construction was completed and would have to assume the costs of decommissioning our septic plant. The company that maintains our licensed septic facility on premises estimates that the cost to dismantle our current system would be in excess of \$500,000. This expense is above the hook up fee, which some on island have estimated to be 25 to 40K.

The thirty units at our neighbor, Placida Beach Club also share in the use of our licensed septic plant. This change will also adversely affect their use of their properties during construction, and will lead to many of the same issues I have described for Hideaway Bay owners.

Many of the owners that are directly affected of this project have still not been notified, and none of us have received any direct notification from EU. I remind you that Hideaway is currently using a DEP permitted septic plant does not need a sewer line brought to our property. Additionally, the placement of the waste water transmission line to the mainland will take away our barge landing, which we at Hideaway use to bring furniture, appliances and building materials to our homes, as well as allowing other island owners the same. The installation of the pipe will not allow anyone to drive within 5 feet on either side, which will block access to the owners in at least 10 units, and possibly 20 depending upon the exact location. A waste water pump for the island should not be located in the midst of a resort development, especially when other land is available which is vacant on both sides of the harbor.

I would like to add that EU currently operates the water system on the island. Most owners on the island think that the company is poorly operated yet is double the cost of water on the mainland. This gives us an idea of what EU will charge for the sewer usage.

As I'm certain has been stated by others, Little Gasparilla Island is composed mostly of part time owners. The vast majority of the homes on the island are unoccupied, perhaps about 75% of the time. This should certainly show that there is little need for the installation of a sewer system, or at least put the island very low on the priority list.

If the commission thinks a sewer is truly needed on LGI, a much better plan can be implemented that will not adversely impact the owners of Hideaway Bay and Placida Beach Club.. Please deny this current application.

Sincerely,

Blaine Wiley

Owner, Hideaway Bay Beach Club

F4

CC: Governor Ron DeSantis

Danny Nix