

**Antonia Hover**

**From:** John Plescow  
**Sent:** Tuesday, September 9, 2025 11:05 AM  
**To:** Consumer Correspondence; Consina Griffin-Greaux  
**Subject:** FW: Docket # 20250023-WS,NC Real Estate Projects, LLC d/dba Grenelefe Utility

Please, add to docket 20250023.

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**From:** Consina Griffin-Greaux <CGriffin@psc.state.fl.us> **On Behalf Of** Consumer Contact  
**Sent:** Tuesday, September 09, 2025 9:08 AM  
**To:** John Plescow <JPlescow@PSC.STATE.FL.US>  
**Subject:** FW: Docket # 20250023-WS,NC Real Estate Projects, LLC d/dba Grenelefe Utility

John,  
Please forward to clerk's office. 20250023  
C'Griffin-Greaux

**From:** John Stewart <[johnprest@yahoo.com](mailto:johnprest@yahoo.com)>  
**Sent:** Tuesday, September 2, 2025 7:33 PM  
**To:** Consumer Contact <[Contact@PSC.STATE.FL.US](mailto:Contact@PSC.STATE.FL.US)>  
**Subject:** Re: Docket # 20250023-WS,NC Real Estate Projects, LLC d/dba Grenelefe Utility

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Office of Community Clerk

2540 Shumard Oak Blvd.

Tallahassee FL 32399-0850

Re: Docket # 20250023-WS,NC Real Estate Projects, LLC d/dba Grenelefe Utility

This project at Grenelefe was opposed by the homeowners from the beginning. We felt that the water system and sewer system were pitifully inadequate. However I got a letter from the PSC stating that the system was operating under capacity and that there was no reason to be concerned. ( See below)

The development plan tore up the golf courses behind our homes and built homes on the fairways. An historic recreational community was transformed into another sea of

cookie-cutter homes. Needless to say, the existing homeowners have watched the beauty, tranquility, and value of their neighborhoods plummet.

We always thought that this project was a terrible idea, but now we are being asked to accept a 664% increase in our water rates and a 1240% increase in our sewer rates so that the utility company **owned by the developer** can make a “reasonable profit.”

The County Commission, which had originally turned down the development's Community Development District, evidently negotiated a deal where the developer would pay the costs of upgrading the utilities to support the huge growth. Obviously, I have never sided with the developer on this project, but I find myself wondering why the PSC would overturn the agreement with the developer and the County and saddle the existing residents with the utility costs of the new homes. The commission made it quite clear a year ago that the sewer and water system were adequate for the existing users so it seems incomprehensible that the surrounding residents should be subsidizing the cost of someone else's new house.

Thanks for your understanding.

John Stewart

121 Coventry Lane

Haines City, FL 33844

[johnprest@yahoo.com](mailto:johnprest@yahoo.com)

**Peck, Erica**

**From:**erica.peck@floridadep.gov

**To:**johnprest@yahoo.com

**Cc:**Loesch, Gerald,Petti, David

Fri, Apr 26 at 12:52 PM

Hi Mr. Stewart,

Thank you for your inquiry. According to Department records, Grenelefe Resort's WWTF (permit FLA013016) is currently running well under their permitted capacity with

the highest month over the last year being at 46.4% of their total plant capacity in November 2023. If new homes are coming online and have been permitted then the flows from those dwellings are taken into consideration during the permitting process.

Attached please find the most recent Capacity Analysis Report that was submitted with the permit renewal application which indicates that the treatment plant will be able to handle the projected growth and increased flows of the area throughout the permit cycle (see the bottom of page 7 of 35). I checked with the Compliance Assurance Inspector, David Petti (cc'd), and he is not aware of any compliance issues or odor complaints at the facility.

Please feel free to contact me back with any other concerns that the Department can help with.

Sincerely,

**Erica Peck**

Florida Department of Environmental  
Protection, SW District

Environmental Consultant

Domestic Wastewater

[Erica.Peck@FloridaDEP.gov](mailto:Erica.Peck@FloridaDEP.gov)

Office: 813-470-5906