

Nickalus Holmes

From: Nickalus Holmes on behalf of Records Clerk
Sent: Thursday, September 11, 2025 8:43 AM
To: 'Mark Warren'
Cc: Consumer Contact
Subject: RE: Docket No 20250023-WS

Good Morning

We will be placing your comments below in consumer correspondence in Docket No. 20250023, and forwarding them to the Office of Consumer Assistance.

Thank you,
Nick Holmes
Commission Deputy Clerk II
Office of Commission Clerk
Florida Public Service Commission
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.

From: Mark Warren <mawarren77@hotmail.com>
Sent: Wednesday, September 10, 2025 9:47 PM
To: Records Clerk <CLERK@PSC.STATE.FL.US>
Subject: Docket No 20250023-WS

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

This is in regards to Docket No 20250023-WS, NC Real Estate Project, LLC d/b/s Grenelefe Utility and is directed to the Polk County Commission.

As an owner of 117 Tuxford Drive, in Grenelefe I wish to urge the county commissioners to reject the recommendation to pass the cost of water system improvements and increases to the current residents of this community.

In 2024 and 2025 David House repeatedly met with current residents of Grenelefe to lay out his plans for expansion and building of new home sites on the idle golf course areas. During these meetings multiple questions were raised about the ability of the existing water department to provide services for this expansion. Mr. House emphasized multiple times that the existing water department is capable of providing services for twice the number of homes as currently exist within Grenelefe. However, he also stated that he was going to build a new water department along with the new homes expansion to provide future services. This cost was to be carried as part of the new construction, not current homeowners.

It is my understanding that Mr. House, his attorney, and his engineering staff also provided this same feedback to Polk County when requesting approval for the new development plan for the Grenelefe subdivision construction project. I suggest the county commissioners review the video testimony by Mr. House to verify his claims.

Since the approval of the new development by Polk County, the water department has experienced an increasing number of failures resulting in boil water notices. In addition, Mr. House has raised his service rates resulting in increased utility bills for customers. For my home, the water bill has already more than doubled. While some increases might be justified, those should cover normal maintenance of the existing system to provide adequate services. A separate large increase in costs and fees is not justified especially if it is to support construction of new housing rather than to provide services for existing homes.

Mr. House secured CDD funding and approval for the Grenelefe development through numerous promises to the residents and Polk County Commissioners. It is not reasonable for the current homeowners to carry the cost of his expansion to support new home building. This cost, if really needed, should be carried by the developers and builders of those new homes. I would rather see the county take over the water department and provide a fair, reasonable, and safe water services than to allow private owners and companies to unreasonably pass their cost on to existing homeowners so they can gain additional profits for their own organizations. If Mr. House did his due diligence during his purchase of Grenelefe and during the process of securing the county's permission to expand development, then he is aware and responsible for providing ongoing reliable and safe water systems for Grenelefe. He should not be looking at ways to pass his own cost of ownership onto current residents.

As an owner in the Grenelefe area, I object to this proposal and request the county recommend denial of any cost increase or assessment to current homeowners for these efforts.

Sincerely,

Mark Warren