

Nickalus Holmes

From: Nickalus Holmes on behalf of Records Clerk
Sent: Friday, September 12, 2025 1:23 PM
To: 'Theo Pozzy'
Cc: Consumer Contact
Subject: RE: Docket No. 20250023-WS - Grenelefe Utilities proposed rate increase

Good Afternoon

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

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From: Theo Pozzy <tpozzy@yahoo.com>
Sent: Friday, September 12, 2025 1:11 PM
To: Records Clerk <CLERK@PSC.STATE.FL.US>
Subject: Docket No. 20250023-WS - Grenelefe Utilities proposed rate increase

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Pozzy Properties LLC
2270 NW 124th Ave.
Portland, OR 97229

September 12, 2025

Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850
clerk@psc.state.fl.us

Re: Opposition to Proposed Water and Wastewater Rate Increases – Docket No. 20250023-WS

Dear Commissioners,

I am writing on behalf of Pozzy Properties LLC, which owns four condominium units in the Grenelefe community as long-term rental investments. My family also owns a fifth unit as a second home. These properties are an important part of our retirement portfolio, both as a source of rental income and as an appreciating asset for eventual sale.

The proposed rate plan — which would increase annual water and sewer costs by 6–10 times current levels — threatens not only our business but the stability of the entire Grenelefe community. A unit that currently pays about \$800 per year would face nearly \$4,800 in annual utility costs. For multi-occupant rental units, the bill could climb much higher. These expenses cannot be absorbed by modest rent increases, as tenants in this community are price-sensitive. The end result will be negative cash flow for property owners and a wave of forced sales.

If current owners are pushed to sell, the market will quickly flood with distressed properties. At the same time, potential buyers will be deterred by the prospect of exorbitant ongoing utility bills. This combination will depress property values and stall the recovery of a community that has already endured decades of decline. For Pozzy Properties LLC, the impact is direct and severe: our investment model depends on stable operating costs, predictable rental income, and long-term appreciation. The proposed rate increases dismantle that model, jeopardizing both our company's viability and our family's financial security.

Beyond individual owners, the ripple effects will harm the broader economy of Grenelefe and Polk County. If owners are forced out and values decline, HOA budgets will weaken, property tax collections will shrink, and maintenance of common areas will falter. Renters and residents who might otherwise support local businesses will disappear. This is not only a threat to investors like us, but to the stability of the entire community and the County's long-term economic health.

We feel that this proposed rate increase violates the Commission's duty under Section 367.081(1), Florida Statutes, which requires that rates be "fair, just, and reasonable" to both customers and the utility. It is our understanding that under Florida law, the Commission has the authority to:

- Require that new development and future growth pay their proportionate share of capacity costs through plant capacity charges (see §367.081(2)(a), Fla. Stat.), rather than burdening current ratepayers.
- Spread recovery of major capital improvements over a longer time horizon, instead of imposing immediate and unaffordable increases.
- Consider whether grant funding, low-interest loans, or state/federal assistance are available before approving extreme increases.

We respectfully urge the Commission to reject the proposed rate structure and require a plan that is equitable and sustainable. A balanced solution should protect current residents, hold new development accountable for its share of costs, and preserve the long-term viability of Grenelefe as a livable and investable community.

Respectfully,
Theo Pozzy
Manager, Pozzy Properties LLC