

November 20, 2025

Mr. Nate Senn
Environmental Consultant
Siting Coordination Office
Division of Water Resource Management
Florida Department of Environmental Protection
2600 Blair Stone Road, MS 3500
Tallahassee, Florida 32399-2400

RE: Duke Energy Florida DeLand West-Dona Vista 230 kV Transmission Line
Site Certification Application TA25-20

Dear Mr. Senn,

Please find enclosed the Florida Department of Commerce's (FloridaCommerce) "Agency Report," prepared and submitted pursuant to Section 403.526, Florida Statutes (F.S.), for the Duke Energy Florida DeLand West-Dona Vista 230 kV Transmission Line Certification Application TA25-20. On August 22, 2025, Duke Energy Florida filed its certification application for the DeLand West-Dona Vista 230 kV Transmission Line under the Florida Electric Transmission Line Siting Act, Sections 403.52 through 403.5365, F.S. If you have any questions regarding this matter, please contact Scott Rogers, Regional Planning Administrator, by phone at (850) 717-8510, or by email at Scott.Rogers@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/sr

cc: Marbelis Lugo, Environmental Specialist II, Siting Coordination Office, Florida Department of Environmental Protection

**FLORIDA DEPARTMENT OF COMMERCE
AGENCY REPORT
ON
DUKE ENERGY FLORIDA
DELAND WEST-DONA VISTA 230KV TRANSMISSION LINE
CERTIFICATION APPLICATION NO. TA25-20**

On August 22, 2025, Duke Energy Florida (DEF) filed its Certification Application (Application No. TA25-20) for the DeLand West-Dona Vista 230kV Transmission Line (Project) under the Florida Electric Transmission Line Siting Act (Sections 403.52 through 403.5365, F.S.). Under the Act, the Florida Department of Environmental Protection (FDEP) coordinates the certification process with input from various state, regional, and local agencies, along with interested citizens. The Florida Department of Commerce “Agency Report” on the DeLand West-Dona Vista 230kV Transmission Line (Certification Application TA25-20) is pursuant to Section 403.526, F.S., of the Florida Electric Transmission Line Siting Act and Rule Chapter 62-17.590, Florida Administrative Code.

I. Project Summary

DEF proposes the construction, operation, and maintenance of the DeLand West-Dona Vista (DWDV) 230 kilovolt (kV) Transmission Line and corridor. The proposed electric transmission line corridor extends approximately 26.26 miles from the existing DEF-owned DeLand West substation in Volusia County to the existing DEF-owned Dona Vista substation in Lake County. The proposed transmission line corridor traverses portions of Volusia County, Lake County, the City of Umatilla, and the City of Eustis. The proposed corridor largely follows DEF’s existing 69 kV transmission line right-of-way (existing 69 kV transmission line) and DEF intends to co-locate the proposed 230 kV transmission line with the existing transmission line. The proposed corridor is wider than the existing DEF right-of-way to allow for flexibility. Generally, the proposed corridor includes 100 feet of existing DEF easement and an additional 100 feet on each side for flexibility in engineering design and construction. Once any necessary additional property interests for the project have been acquired, the corridor boundaries will narrow to the final existing and acquired right-of-way.

The proposed transmission line will be constructed using primarily single-pole steel and concrete structures directly embedded into the ground. The typical aboveground structure heights will range from approximately 90 feet to 110 feet. The typical span lengths between structures will range from approximately 300 feet to 800 feet. DEF intends that most of the new 230 kV line will be co-located with the existing 69 kV transmission line, and thus, DEF will rebuild structures where necessary to support double circuit construction. Unpaved access roads are available within the existing DEF right-of-way in areas without established roadways and will be used for the construction and maintenance of the project. Where adequate access roads do not exist, DEF will construct additional access. No new bridges are anticipated to be constructed for the project.

As reported in the Certification Application, the Florida Public Service Commission (PSC) has determined that there is a need for the DeLand West-Dona Vista 230 kV transmission line project. On July 29, 2025, the PSC issued a Final Order (Order No. PSC-2025-0291-FOF-EI) granting DEF’s petition for the determination of need finding that: (1) there is a need for the DeLand West-Dona Vista transmission line

project taking into account the need for electric system reliability and integrity and the need for the delivery of abundant, low-cost electrical energy to assure the economic well-being of the residents of the state; and (2) the DeLand West and Dona Vista substations are appropriate starting and ending points for the DWDV project.

II. Recommendations: State Comprehensive Plan (Section 403.526(2)(a)3., F.S.)

The proposed DeLand West-Dona Vista 230kV Transmission Line is consistent with the following goals of the State Comprehensive Plan (SCP) (Section 187.201, F.S.):

a. SCP Goal 15 Land Use (Section 187.201(15), F.S.): *"In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner."*

In support of development, the transmission line will enhance the service capacity of the electric power system to accommodate growth in an environmentally acceptable manner (further Goal 15).

b. SCP Goal 17 Public Facilities (Section 187.201(17), F.S.): *"Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner."*

The transmission line enhances the existing and future electric power system and will serve residents in a timely, orderly, and efficient manner (further Goal 17). The transmission line enhances the provision of a stable supply of electrical power that assists emergency management activities, including emergency preparedness, response and recovery to serve residents in a timely, orderly, and efficient manner (further Goal 17).

c. SCP Goal 21 The Economy (Section 187.201(21), F.S.): *"Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents."*

The proposed transmission line will help provide Florida with a stable source of electric power and thus enhance the economic stability of the state (further Goal 21).

III. Local Government Comprehensive Plans and Land Development Regulations (Section 403.526(2)(a)3., F.S.)

Each local government in Florida is required to adopt a local comprehensive plan as provided in the Community Planning Act (Act) under Chapter 163, Part II, F.S. Pursuant to the Act, each local government is required to adopt land development regulations that implement and are consistent with the comprehensive plan. Additionally, development orders are required to be consistent with the comprehensive plan and land development regulations. Under Section 163.3164(14), F.S., of the Act, "development" is defined by express reference to Section 380.04, F.S., which states, in part, that *"The following operations or uses shall not be taken for the purpose of this chapter to involve 'development' as defined in this section"... "(b) Work by any utility and other persons engaged in the distribution or transmission of gas, electricity, or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, power lines,*

towers, poles, tracks, or the like.” Thus, the DeLand West-Dona Vista 230kV Transmission Line is exempt from constituting “development” for the purpose of local comprehensive plans and land development regulations adopted pursuant to the Act. Therefore, approval of the proposed transmission line is not contingent on consistency with the comprehensive plans and land development regulations.

IV. East Central Florida Strategic Regional Policy Plan (Section 403.526(2)(a)3., F.S.)

The *East Central Florida 2060 Plan* (Strategic Regional Policy Plan - SRPP) promotes the protection of natural resources of regional significance by promoting functionally intact ecosystems that depend on connectivity over statewide or regional landscapes to maintain long term, viable and diverse populations of plant and wildlife communities. The proposed transmission line corridor is compatible with the protection of natural resources (plant and wildlife communities) of regional significance. The proposed transmission line will minimize adverse impacts to natural resources by utilizing an existing transmission line right-of-way and minimizing the development footprint on the ground. The proposed transmission line will primarily consist of pole structures and overhead lines that constitute a minimal footprint on the ground. Unpaved access roads are available within the existing DEF right-of-way in areas without established roadways, and will be used for the construction and maintenance of the DeLand West-Dona Vista project. The proposed transmission line will not impede the connectivity of functionally intact ecosystems over statewide or regional landscapes. The proposed transmission line is compatible with maintaining long term, viable and diverse populations of plant and animal communities. The proposed DeLand West-Dona Vista project will create minimal impacts to wetlands, surface waters and groundwater resources.

The proposed transmission line corridor promotes the stable availability of electrical power to assist with emergency management (planning, response and recovery) and is compatible with SRPP Policy 6.8 (*Emergency preparedness planning should consider and address statewide, regional and local pre-disaster evacuation and post-disaster response and recovery.*).

The proposed transmission line corridor largely follows DEF’s existing 69 kV transmission line right-of-way and DEF intends to co-locate the 230 kV transmission line with the existing transmission line as much as is practical. The proposed transmission line corridor is compatible with SRPP Policy 8.13 (*Promote the co-location of new or expanding utilities in existing corridors and rights-of-way.*).

The proposed transmission line corridor promotes the stable availability of electrical power for various uses and activities and is compatible with several economic development policies of the SRPP: Policy 4.9 (*Support efforts to retain and maximize traditional industry sectors.*), Policy 4.10 (*Promote the development and attraction of high-wage, value-added, and export-oriented technology and manufacturing industries.*), and Policy 4.5 (*Support and promote natural resource protection as a component of the region’s economy.*). The proposed transmission line corridor is compatible with Policy 4.5 by utilizing DEF’s existing right-of-way as much as is practical.

V. Section 403.526(2)(b)1., F.S.

Pursuant to Section 403.526(2)(b)1., F.S., the Agency Report shall contain “A notice of any nonprocedural requirements not specifically listed in the application from which a variance, exemption, exception, or other relief is necessary in order for the proposed electrical power plant to be certified.”

The Florida Department of Commerce has not identified any such nonprocedural requirements in the application or otherwise necessary for the proposed corridor to be certified.

VI. Recommendation for Approval or Denial of the Application (Section 403.526(2)(b)2., F.S.)

Pursuant to Section 403.526(2)(b)2., F.S., the Agency Report shall contain *“A recommendation for approval or denial of the site certification application.”*

The Florida Department of Commerce concludes that the proposed DeLand West-Dona Vista 230kV Transmission Line furthers goals of the State Comprehensive Plan and is an efficient use of an existing electric power transmission line right-of-way. Therefore, the Florida Department of Commerce recommends approval of the Certification Application (Application No. TA25-20) for the DEF DeLand West-Dona Vista 230kV Transmission Line, contingent on the Project meeting all applicable certification requirements.

VII. Proposed Conditions of Certification (Section 403.526(2)(b)3., F.S.)

Pursuant to Section 403.526(2)(b)3., F.S., the Agency Report shall contain *“Any proposed conditions of certification on matters within the jurisdiction of such agency. For each condition proposed by an agency in its report, the agency shall list the specific statute, rule, or ordinance which authorizes the proposed condition.”*

The Florida Department of Commerce does not propose any conditions of certification.