

Tristan Davis

From: Katherine Fleming
Sent: Tuesday, March 24, 2026 7:40 AM
To: Commissioner Correspondence
Subject: FW: Duke Energy Substation / Transmission line ROUTING OPTIONS
Attachments: Duke Energy Neighborhood Alert PDF.pdf

Please place in Docket No. 20250078-EI.

Thank you!

From: Richard Durkin <rdurkin1@icloud.com>
Sent: Monday, March 9, 2026 12:11:16 PM
To: gapassid@psc.state.fl.us <gapassid@psc.state.fl.us>
Subject: Duke Energy Substation / Transmission line ROUTING OPTIONS

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Ms. Gabriella Passidomo Smith
Chairman
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399

Dear Ms. Passidomo Smith,

It has just been brought to my attention in the past few days that Duke Energy is not only building a new substation in West DeLand, on a commercial site, but for some unknown reason is CONSIDERING a 100% residential community route for running their transmission lines, rather than using the readily available, close proximity, existing commercial route to get transmission lines down to SR 44.

Duke Energy is considering running an industrial 230 KVA transmission line down Greens Dairy Rd and then down Hazen Rd to SR 44. This is a 100% residential community with 100 large lot (1.5-2.5 acres) residential homes PLUS four high density residential communities with another 681 homes, in addition to Citru Grove Elementary School.

Attached is a neighborhood alert letter I shared with some neighbors, detailing the POTENTIAL HOME PROPERTY VALUE LOSS OF UP TO \$170 MILLION DOLLARS that our neighborhood will get hit with if Duke Energy for some absurd reason, selects this route.

Duke Energy should in no way be given carte blanche to simply select the 2.7 mile transmission line route from their new substation to SR 44 ... that is the lowest construction cost option for them ... without taking into consideration the negative property value impact on the community residents associated with each route option.

There is not ONE SINGLE resident in this community that approves of this action ... and frankly virtually none of the residents of the 4 single family subdivisions were even aware of the prospect of this happening. Duke Energy had not even advised OF the Transmission line project ... they had sent an obscure note to SOME residents mentioning a "new substation". with NO MENTION WHATSOEVER of 230KVA transmission lines potentially running over the roof tops of \$1 million dollar homes and an elementary school.

We, the residents of the homes on and abutting Greens Dairy Rd and Hazen Rd in DeLand, Florida, request the

intervention of the Florida Public Service Commission, the body that APPROVED the "general project". in prohibiting Duke Energy from running their 230 KVA transmission lines through our neighborhood and limit their route options to the existing COMMERCIAL ROUTE DOWN N SPRING GARDEN AVE or another option they reportedly have to the East of the proposed substation.

Best Regards,
Richard Durkin
1480 Hazen Rd
DeLand, FL 32720
Cell (305)984-6649
email rdurkin1@icloud.com

NEIGHBORHOOD ALERT

Residents of the area encompassing Greens Dairy Rd. and Hazen Rd., DeLand, Fl and abutting residences

Re: Duke Energy Industrial Substation And Transmission Project, a 230 KVA Line Project And New Substation Planned for W. International Speedway Bl and N. Spring Garden Avenue

1. Duke Energy is constructing a new Substation on a parcel next to the Circle K gas station on West ISB and N. Spring Garden Ave.
2. The new substation will be part of a new 27 mile transmission line project that will run from Duke Energy West substation to Eustis.
3. The New Substation will be connected to the existing Duke Energy Substation at 230 N Spring Garden Ave by a 230 KVA transmission line **running down one of two potential routes:**
 - A. The “*commercial option*” down N. Spring Garden Avenue to the Duke Energy Substation

OR

 - B. The “*residential option*” .75 miles across Greens Dairy Rd and 2.0 miles down Hazen Rd. to SR 44.
4. The transmission lines will utilize large 120-130 foot tall transmission line support poles that will be an aesthetic disaster if constructed in a neighborhood that is virtually 100% single family residential homes, with a large % being on 1.5 to 2.5 acre lots, as well as homes in four higher density subdivisions that abut Greens Dairy Rd and Hazen Rd. along the 2.75 mile “residential” route.
5. The transmission line placement will directly impact the homes on the “residential route” with an expected LOSS IN PROPERTY VALUE OF 20% - 50% of the homes current market value depending on distance from the transmission line corridor. A personal financial loss of this magnitude is completely unacceptable.

6. In addition to the dramatic negative financial impact on homes in the “residential route option” it is also a fact that residents will be subjected to inordinately high magnetic fields 24 hours a day, an acknowledged health hazard. There will also be the noise pollution of the constant “humming” associated with 230 KVA transmission lines.

7. Residents of the neighborhoods encompassing the Greens Dairy Rd and Hazen Rd area are requested to **SPEAK UP AND VOICE THEIR DISPLEASURE DIRECTLY TO:**
 - Duke Energy: email **GridImprovementFL@duke-energy.com**
 - Deland Mayor Chris Cloudman: Email **cloudmanc@deland.org**
 - Volusia County Manager George Recktenwald: Email **grecktenwald@volusia.org**
 - Governor DeSantis: Email: **GovernorRon.DeSantis@eog.myflorida.com**

8. Duke Energy has advised that they are receiving “comments” regarding the new project and the **PROPOSED TRANSMISSION LINE ROUTES FROM THE NEW SUBSTATION TO THE CURRENT ONE ...** until March 17, 2026 as part of their review process in determining the final route the line will take.

9. It is highly recommended that residents strongly urge Duke Energy to opt for the North Spring Garden Ave. route (“the commercial option”) as it is already a commercial environment and placement in that location will not subject a large number of full time residents to visual pollution, magnetic waves 24 / 7 and noise pollution 24 / 7.

10. The total number of homes impacted by the “residential routing” (Greens Dairy Rd and down Hazen Rd to SR 44) is significantly more than the “60 homes affected” mentioned on the Duke Energy web site.

The bulk of the land area along the “residential” route is zoned low density single family with lots mostly ranging from 1.5 to 2.5 acres. The number of large lot single family homes is approximately 100 homes with market values primarily in the \$600,000 - \$1.0 million dollar range.

That is a market value in the range of \$75 million dollars only in the large lot single family homes.

There are also 4 higher density single family subdivisions with a total of 681 single family homes:

- Glenwood Springs (Backing on Greens Dairy Rd) 227 single family homes
- Mallory Square (Facing Hazen Rd) 261 single family homes
- Forest Trace (Facing Hazen Rd) 96 single family homes
- River Chase (Facing Hazen Rd) 97 single family homes

Homes in these subdivisions have market values on average of \$385,000. The total market value of the higher density single family homes in the impacted area is \$262.2 million dollars.

The total current market value of homes in the “residential” route option is approximately:

-large lot single family homes	\$ 75.0 million dollars
-high density single family homes	\$262.2 million dollars
TOTAL CURRENT MARKET VALUE	\$337.2 million dollars

There is no way that Duke Energy can justify wiping out the financial security of more than 750 DeLand homeowners by selecting the “residential route” for 2.75 miles of transmission lines. Even if it is necessary to have an increase in electricity rates for this area, to opt for the commercial route, that option would be dramatically more desirable than wiping out, in many cases, the majority of equity that home owners have established by building homes and paying mortgages for decades.

Name _____

Address _____

Date _____

Signature _____