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June 17, 2026

Mr. Segundo Sanchez, Engineering Specialist II
Public Service Commission
Capital Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850
SSanchez@psc.state.fl.us

Re: Review of the 2026 Ten-Year Site Plans for Florida's Electric Utilities

Dear Mr. Sanchez,

Thank you for providing the letter and notice inviting Orange County to review the 2026 Ten-Year Site Plans for Florida's Electric Utilities in accordance with Rule 25-22.071, Florida Administrative Code.

Thank you for making the Ten-Year Site Plans available on the Public Service Commission website for ease of review. We reviewed the relevant Ten-Year Site Plans for Duke Energy Florida (DEF) and Orlando Utilities Commission (OUC). After reviewing the plans, we found there are three (3) listed projects by DEF listed that require County review. Orange County Zoning Division and Environmental Protection Division provided a preliminary review of the sites and provided preliminary comments. These comments are included as an attachment; however, they are not intended to take the place of a formal review that would occur as part of a permitting process.

We look forward to the opportunity again next year to participate in the annual review.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Weiss", is written over a circular stamp or seal.

Jon V. Weiss, P.E.,
Deputy County Administrator

Attachment A

Below are Orange County's preliminary comments related to the three (3) potential solar sites Duke Energy Florida identified in their ten-year plan based on the information accessed during the Ten-Year Plan review from the following site: <https://www.floridapsc.com/ten-year-site-plans>.

- Nova Project
- Bull Creek Project
- Wewahootee Project

The proposed sites are located in a portion of Tax Parcel ID 01-24-32-0000-00-001. The future land use is Rural/Agricultural (R) and the zoning is A-2 (Citrus Rural District). Per Section 163.3205, F.S. a solar facility shall be a permitted use in all agricultural land use categories in a local government comprehensive plan and all agricultural zoning districts within an unincorporated area and must comply with the setback and landscaped buffer area criteria for other similar uses in the agricultural district.

While the solar facilities are permitted use, as mentioned above, the County may review and comment regarding the suitability of the site. The comments provided below are from this preliminary review to regarding the suitability of the sites.

Comments from Orange County **Zoning Division** include the following:

Orange County Code allows large scale solar farms in A-1 and A-2 zoning districts, as long as they comply with a 200 ft. setback from a residential use or district.

- Nova Project and Wewahootee Projects are compliant.
- However, the Bull Creek Project is inconclusive, as there appears to be a single-family residence near the proposed site.

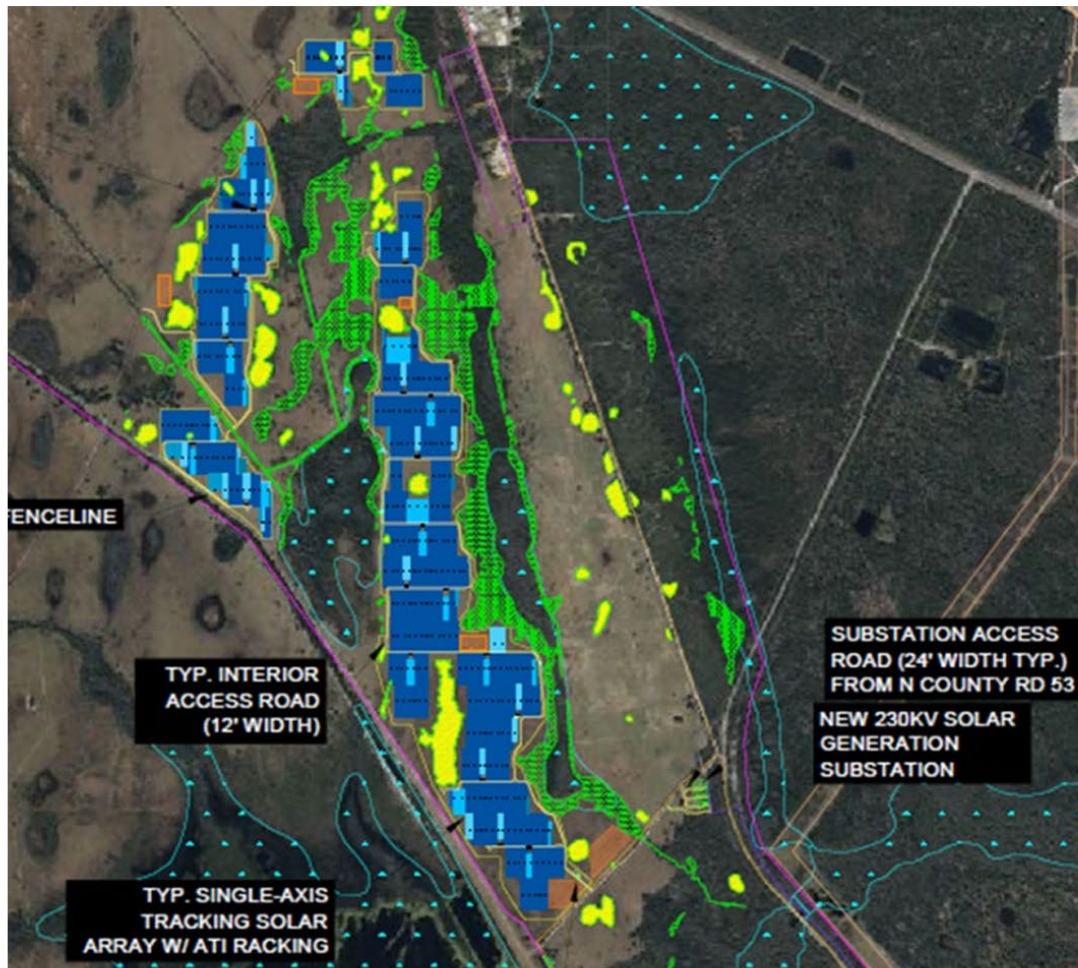
Comments from Orange County **Environmental Protection Division (EPD)** are listed on the following pages:

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Nova Project EPD Review Summary

FIGURE 4.7

Nova Project



Nova
Lat: 28.378061
Long: -80.934377
Nova Rd
St.Cloud FL
Orange County

Figure 4.7 source: Duke Energy Florida, LLA Ten-Year Site Plan, April 2026 page 4-8

Nova Project EPD Review Summary

- The proposed Nova Project is a 770-acre area located on the eastern/southeastern side of parcel 01-24-32-0000-00-001.
- EPD received an application for **Wetland Determination WD-26-02-026** on February 5, 2026. The WD is currently in the review process. The application estimates a total of approximately 149.30 acres of wetland and surface waters. **Figures A** (land use map) and **B** (wetland map) below were submitted as part of the WD application.
- Figure 4.7 provided in the ten-year plan shows the potential solar panel placement. It appears that the project may have direct impacts to smaller isolated wetlands, impacts to upland buffers and secondary impacts to wetlands. A Natural Resource Impact Permit will be required for any proposed impacts.
- The project site is located within the St. Johns River Watershed. The Taylor Creek Reservoir (aka Lake Deseret) is adjacent to the south/southwest of the site.
- Portions of the site have soils that are highly suitable for gopher tortoise habitat. The ten-year plan noted the presence of gopher tortoises on site and acknowledged the need to conduct a full survey and obtain relocation permits.
- This site was identified as part of the Florida Wildlife Corridor and Florida Ecological Greenways Network. Project planning and design must consider methods to minimize wildlife habitat fragmentation and erosion from stormwater runoff.
- This site is located within 2 miles of the Tosohatchee Wildlife Management Area managed by the Florida Fish and Wildlife Conservation Commission (FWC). This management area may require the use of resource management practices that may result in periodic temporary conditions that may limit outdoor activities. These practices may include, but not limited to, ecological burning, pesticide and herbicide usage, exotic plant and animal removal, usage of heavy equipment and machinery, and other practices as may be deemed necessary for proper resource management.

FIGURE A

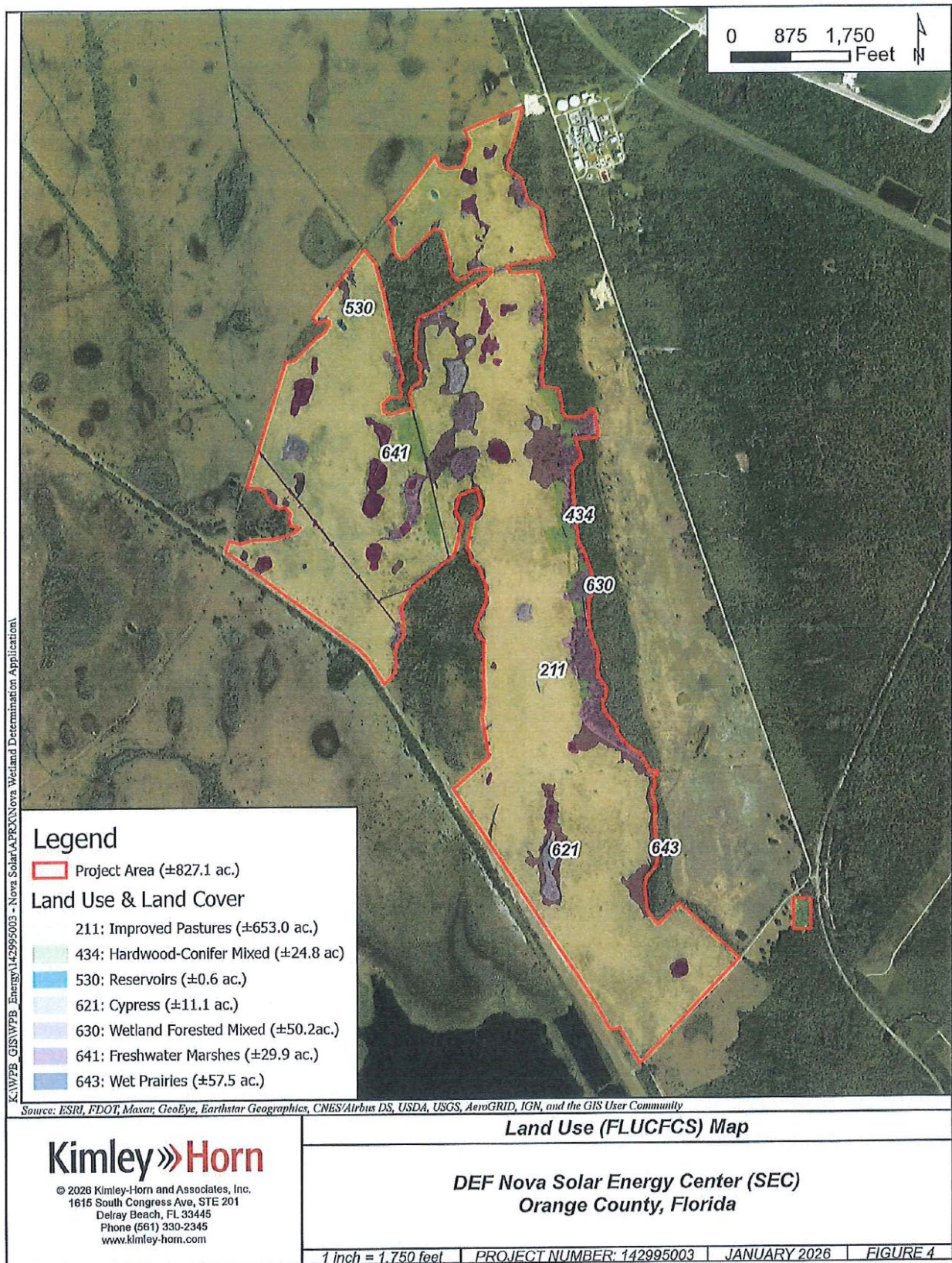
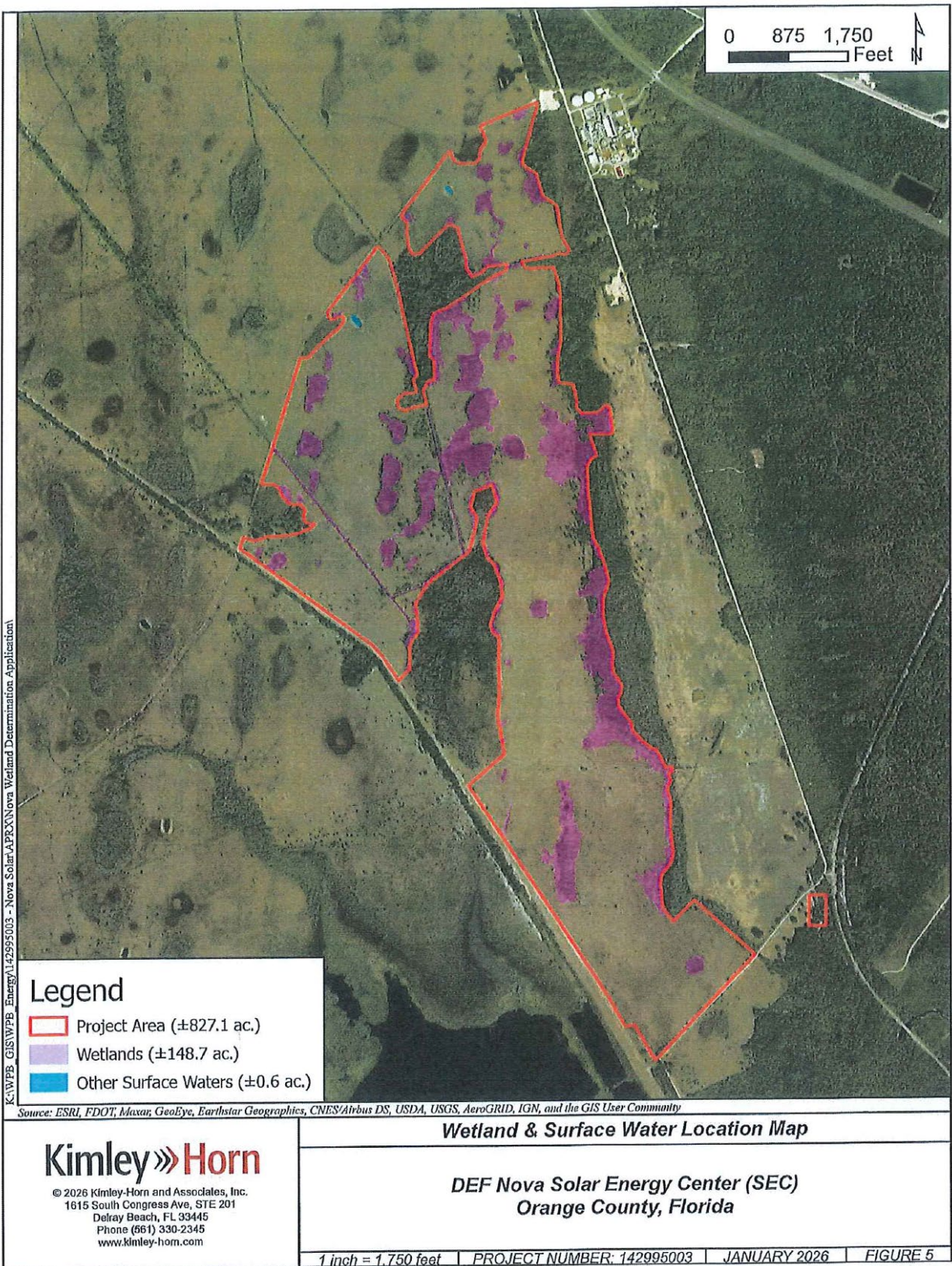


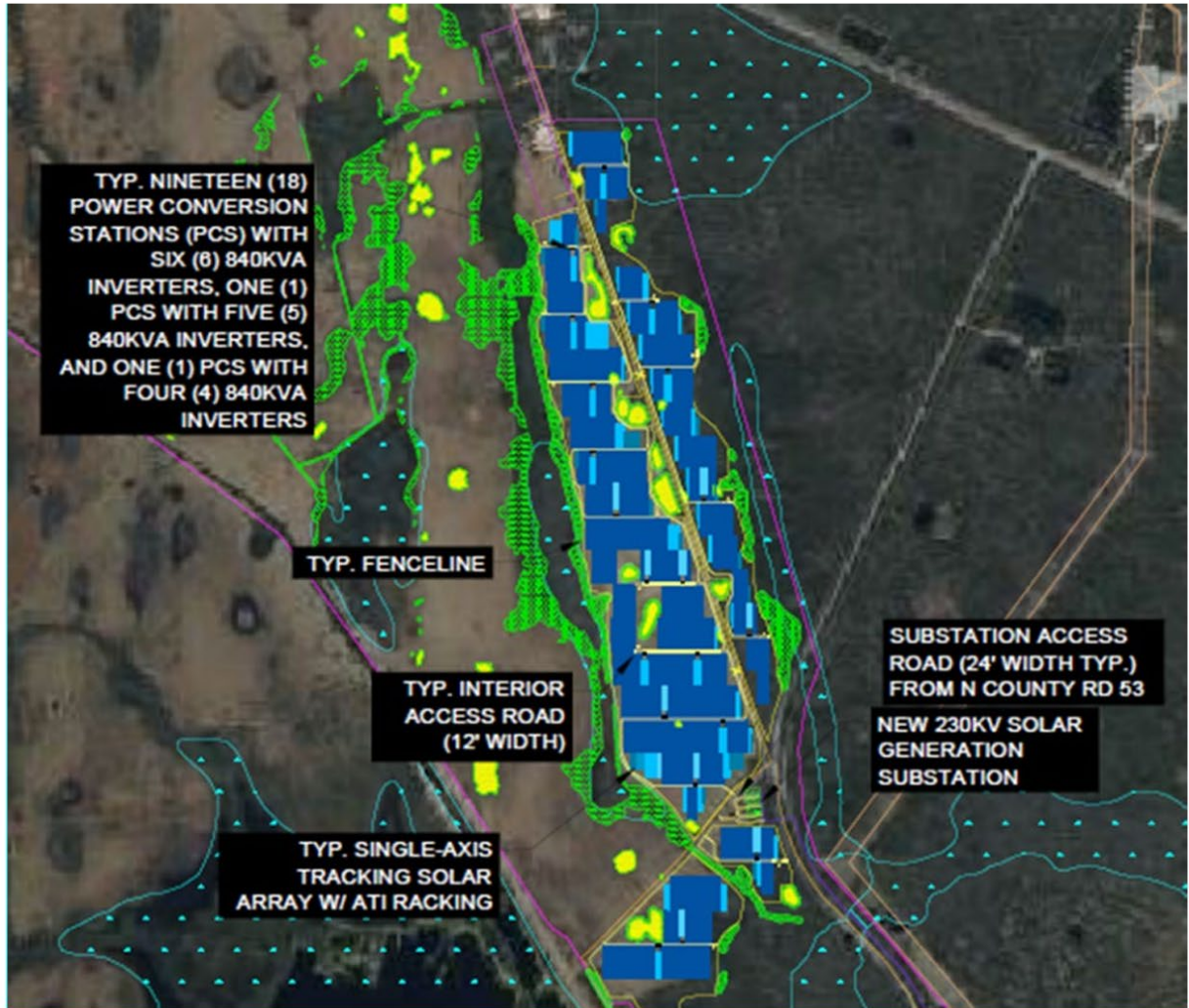
FIGURE B



Bull Creek Project EPD Review Summary

FIGURE 4.8

Bull Creek Project



Bull Creek
Lat: 28.368398
Long: -80.945892
St.Cloud FL
Orange County

Figure 4.8 source: Duke Energy Florida, LLA Ten-Year Site Plan, April 2026 page 4-9

Bull Creek Project EPD Review Summary

- The proposed Bull Creek Project is a 650-acre area located on the eastern/southeastern side of parcel 01-24-32-0000-00-001 and the western side of parcel 21-24-34-0000-00-001.
- EPD received an application for **Wetland Determination WD-26-03-040** on March 2, 2026. The WD is currently in the review process. The application estimates a total of approximately 94.69 acres of wetland and surface waters. **Figures C** (land use map) and **D** (wetland map) below were submitted as part of the WD application.
- Figure 4.8 provided in the ten-year plan shows the potential solar panel placement. It appears that the project may have direct impacts to smaller isolated wetlands, impacts to upland buffers and secondary impacts to wetlands. A Natural Resource Impact Permit will be required for any proposed impacts.
- The project site is located within the St. Johns River Watershed. The Taylor Creek Reservoir (aka Lake Deseret) is adjacent to the southwest of the site.
- Portions of the site have soils that are highly suitable for gopher tortoise habitat. The ten-year plan noted the presence of gopher tortoises on site and acknowledged the need to conduct a full survey and obtain relocation permits.
- This site was identified as part of the Florida Wildlife Corridor and Florida Ecological Greenways Network. Project planning and design must consider methods to minimize wildlife habitat fragmentation and erosion from stormwater runoff.
- This site is located within 2 miles of the Tosohatchee Wildlife Management Area managed by the Florida Fish and Wildlife Conservation Commission (FWC). This management area may require the use of resource management practices that may result in periodic temporary conditions that may limit outdoor activities. These practices may include, but not limited to, ecological burning, pesticide and herbicide usage, exotic plant and animal removal, usage of heavy equipment and machinery, and other practices as may be deemed necessary for proper resource management.

FIGURE C

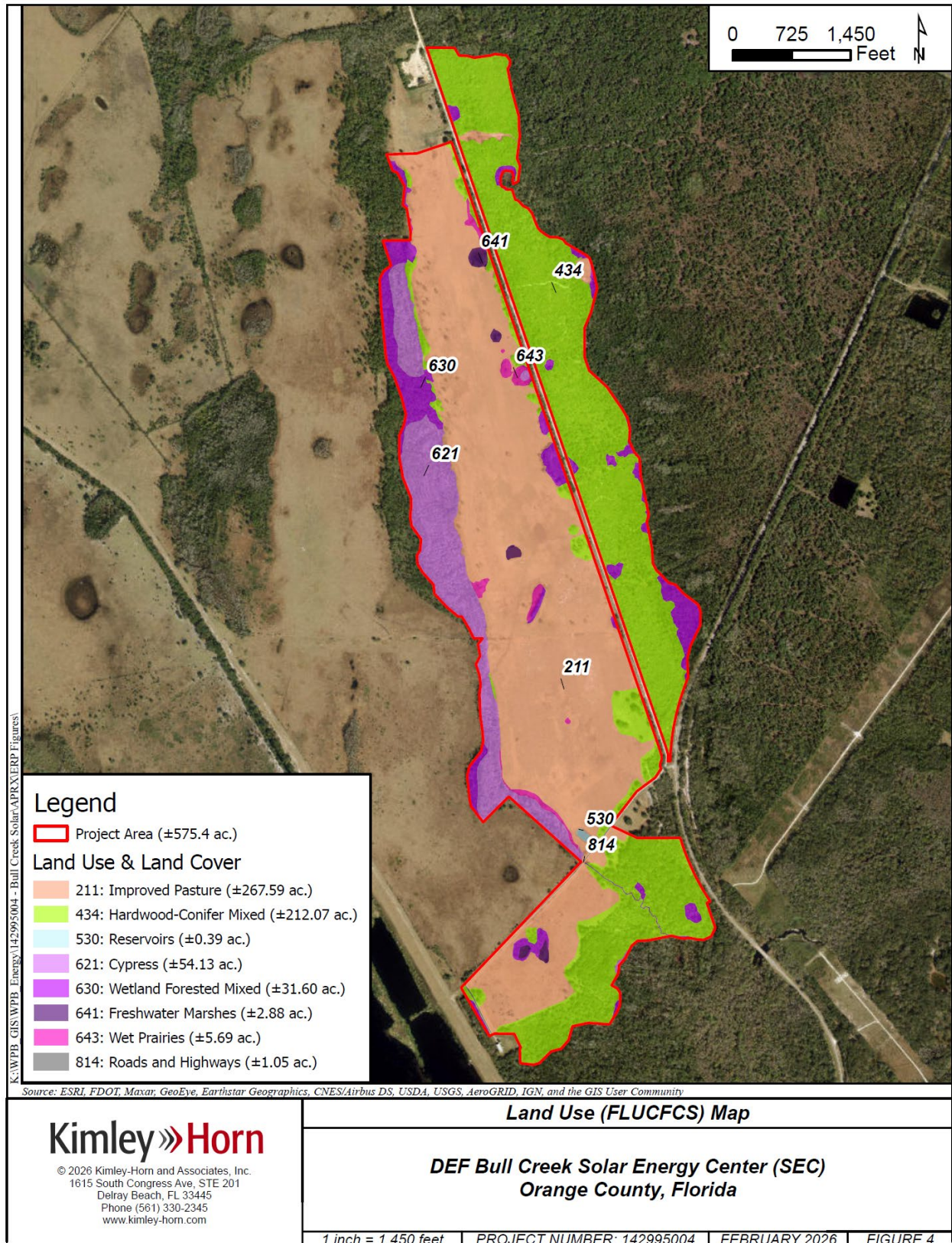
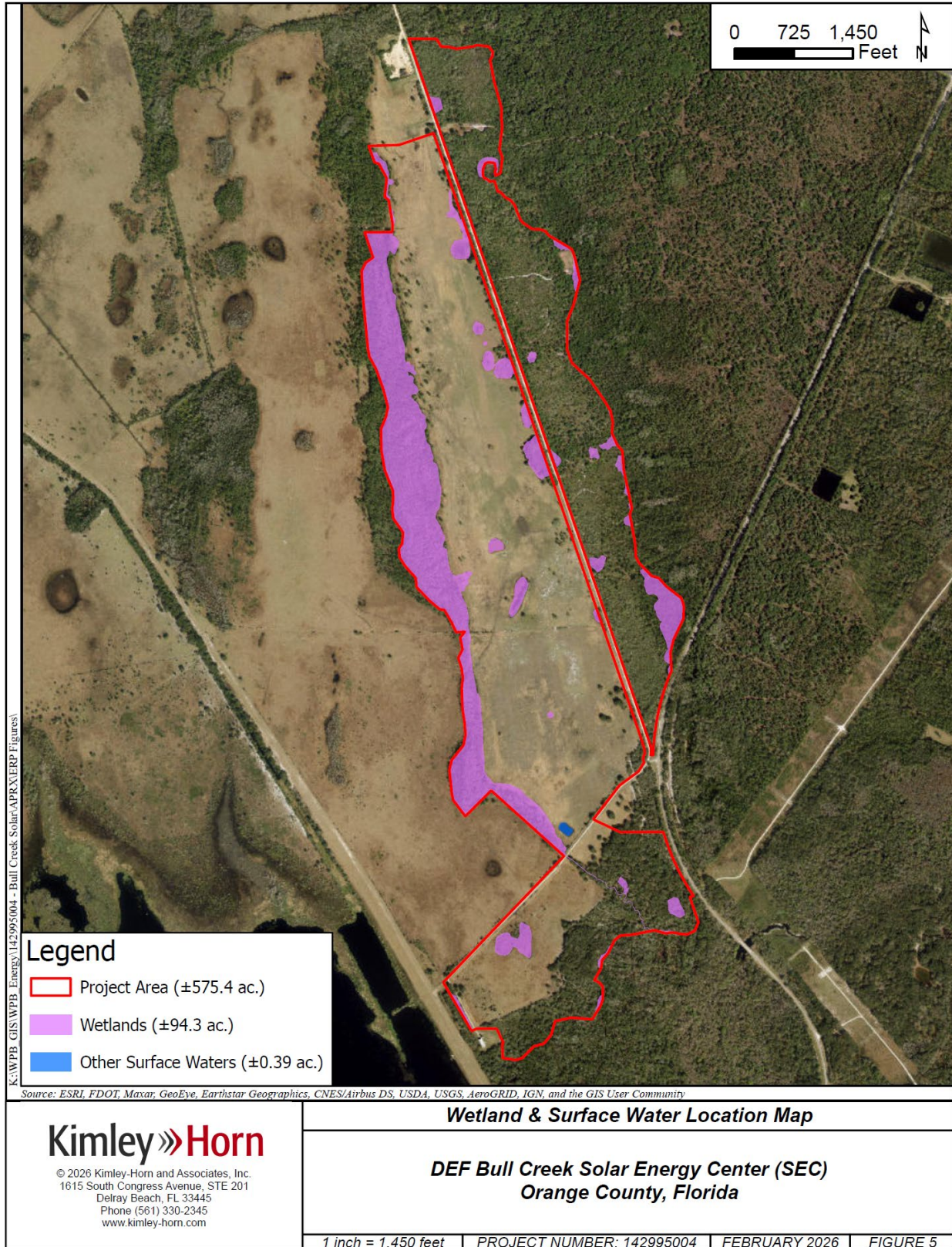
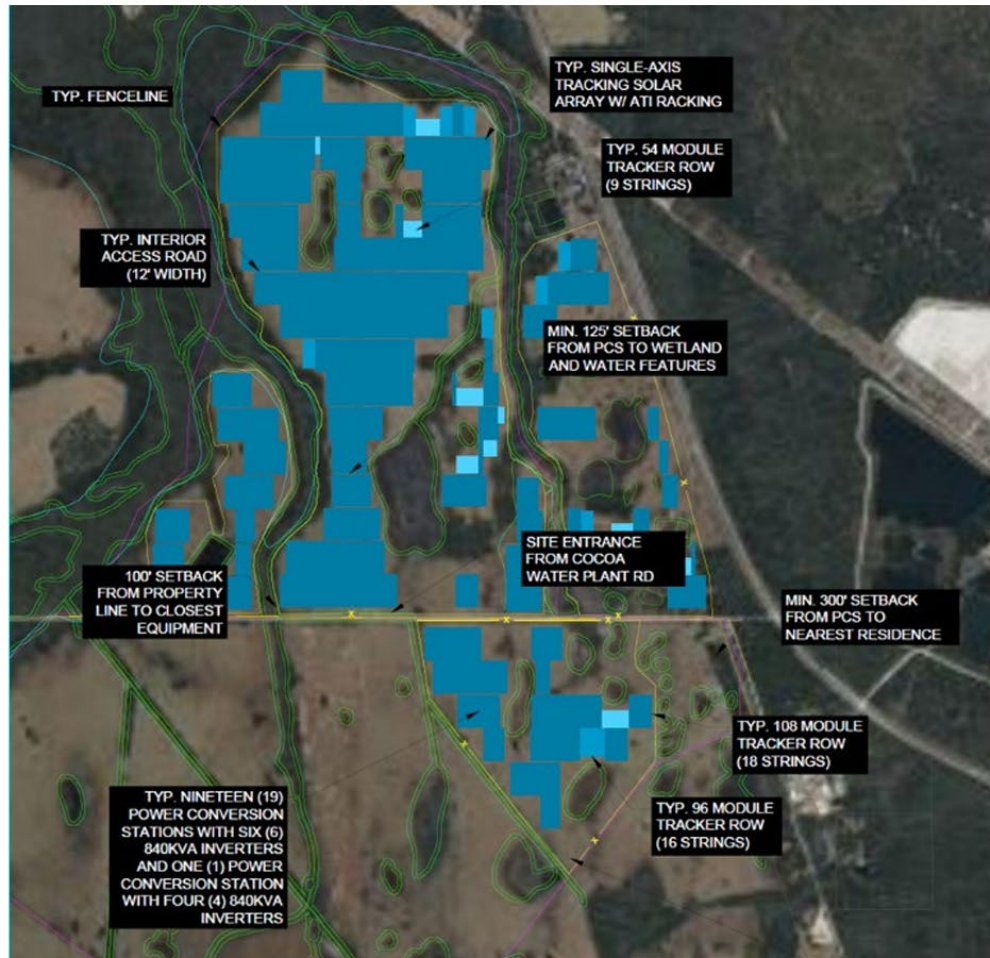


FIGURE D



Wewahootee Project EPD Review Summary

FIGURE 4.9
Wewahootee Project



Wewahootee
Lat: 28.384832
Long: -80.969111
St.Cloud FL
Orange County

Figure 4.9 source: Duke Energy Florida, LLA Ten-Year Site Plan, April 2026 page 4-10

Wewahootee Project EPD Review Summary

- The proposed Wewahootee Project is a 790-acre area located on the eastern side of parcel 01-24-32-0000-00-001.
- EPD has no record of a WD for this site.
- Figure 4.9 provided in the ten-year plan shows the potential solar panel placement. It appears that the project may have direct impacts to smaller isolated wetlands, impacts to upland buffers and secondary impacts to wetlands. A Natural Resource Impact Permit will be required for any proposed impacts.
- The project site is located within the St. Johns River Watershed. Portions of Jim Creek (aka James Creek) are within the project area. Jim Creek is designated as an impaired water body by the Florida Department of Environmental Protection (FDEP) according to the Impaired Waters Rule, Chapter 62-303 of the Florida Administrative Code.
- Portions of the site have soils that are highly suitable for gopher tortoise habitat. The ten-year plan noted the presence of gopher tortoises on site and acknowledged the need to conduct a full survey and obtain relocation permits.
- This site was identified as part of the Florida Wildlife Corridor and Florida Ecological Greenways Network. Project planning and design must consider methods to minimize wildlife habitat fragmentation and erosion from stormwater runoff.
- This site is located within 2 miles of the Tosohatchee Wildlife Management Area managed by the Florida Fish and Wildlife Conservation Commission (FWC). This management area may require the use of resource management practices that may result in periodic temporary conditions that may limit outdoor activities. These practices may include, but not limited to, ecological burning, pesticide and herbicide usage, exotic plant and animal removal, usage of heavy equipment and machinery, and other practices as may be deemed necessary for proper resource management.
- The Wewahootee Project may be a less suitable location for a proposed solar site due to the proximity to Jim Creek.