

WEKIWA SPRINGS AREA SEPTIC TANK RETROFIT PROJECT

Orange County
Board of County Commissioners

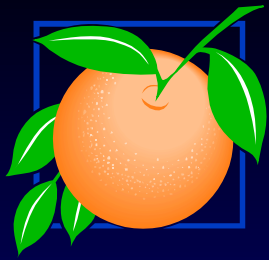
District 2 – Our Community Meeting

October 15, 2019

Please complete the notecard with the information as follows.

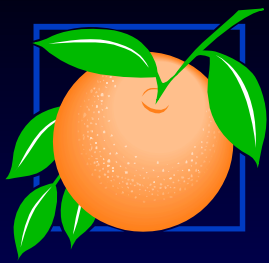
_____	_____
HOA or Area	First and Last name
_____	_____
Street Address	Phone

E-mail	
_____	_____
_____	_____



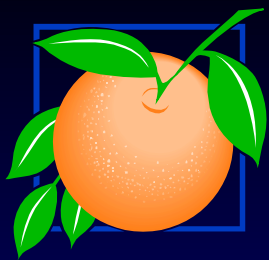
Next Meetings

- November 5, 2019
 - Clay Springs Elementary School
 - Time: 6:30 PM – 7:30 PM



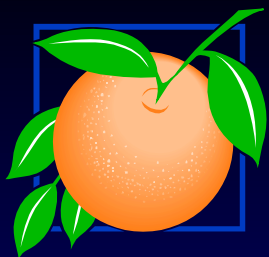
Wekiva Alliance Septic to Sewer Conversion Points

- Your property can be included **whether in an HOA or not in an HOA**
- Acting now because we have opportunity to seek state grant dollars to defray costs for all residents
- Conversion cost can be spread over a period of years
- If you sell property, conversion costs stay **attached to the property** – it doesn't follow you



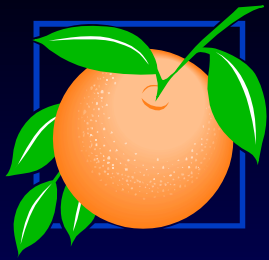
Wekiva Alliance Septic to Sewer Conversion Points

- If you have a well, you may keep it for irrigation use
- All properties prior to conversion receive personal visits from County
- Right now – **today** – the state is not requiring lots over one acre to install sewer or advanced septic system
- For Orange County residents with City of Apopka-supplied water, the city must reach agreement with county **before** conversion



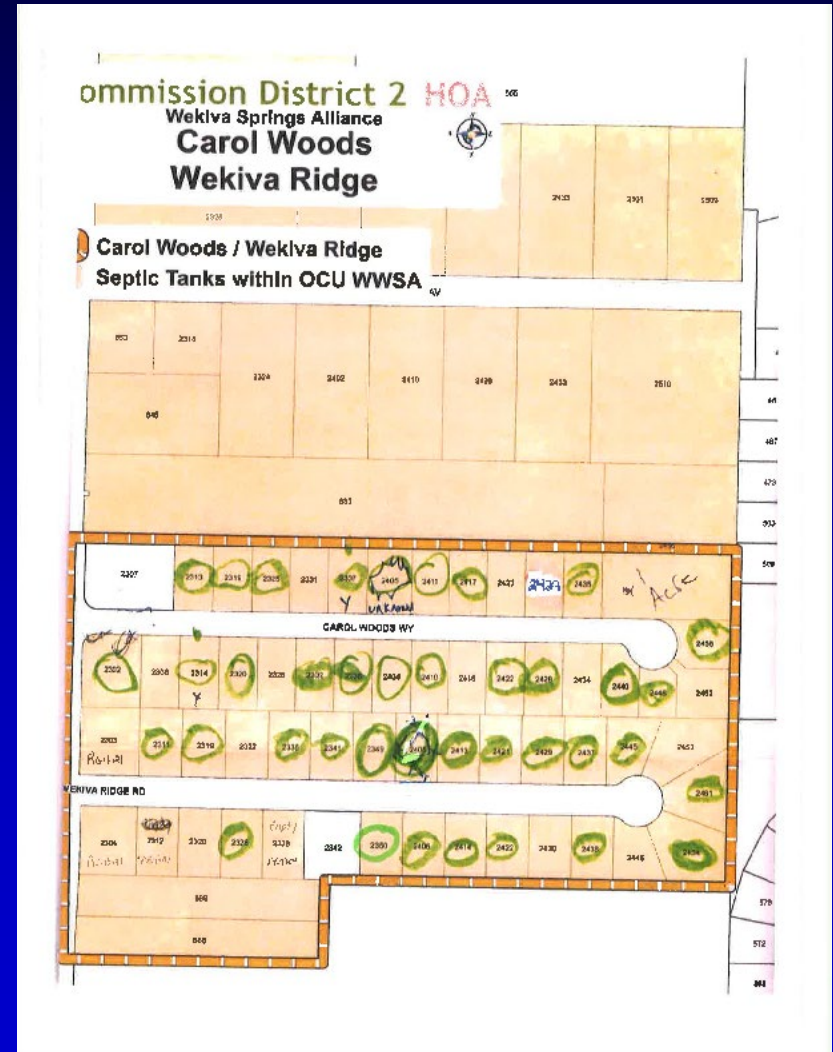
Wekiva Alliance Success Story #1

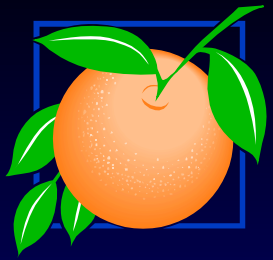
- Palms IV – Neighborhood with HOA
- HOA Board Member George Middleton stepped up to lead
- Walked door-to-door
- Spoke with property owners



Wekiva Alliance Success Story #2

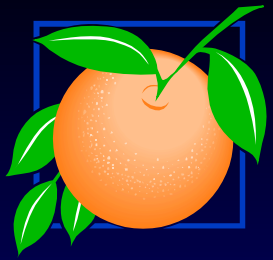
- Wekiva Ridge – Neighborhood **without** HOA
- Residents Robert & Kathryn Redell stepped up to lead
- Walked door-to-door
- Personally visited with most property owners
- Showed them the Wekiva Ridge schematic/map to explain





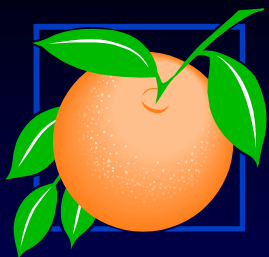
Presentation Outline

- Project Information
- Septic to Sewer
- Next Steps



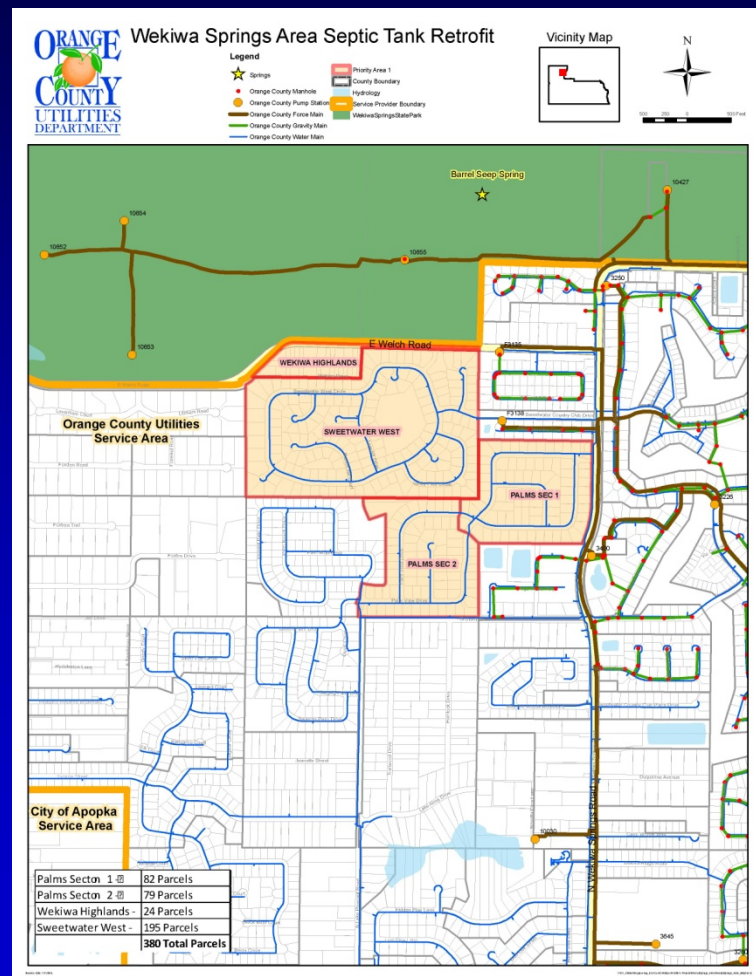
Presentation Outline

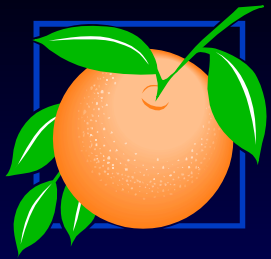
- Project Information
- Septic to Sewer
- Next Steps



Project Information

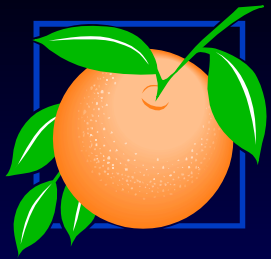
- Subdivisions being considered:
 - Phase I
 - Wekiwa Highlands (24 parcels)
 - Sweetwater West (189 parcels)
 - Phase II
 - The Palms Phase I and II (154 parcels)





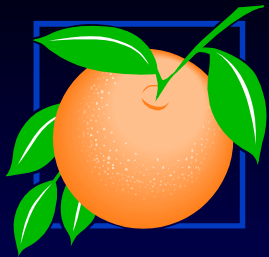
Project Information

- Phase I Wekiva Highlands and Sweetwater West (213 parcels)
- Estimated cost per parcel of \$58,000
- Estimated total project cost \$12.35M
 - Construction cost \$9.6M
 - Consulting Cost \$1.5M
 - Land acquisition \$0.5M
 - Capital charges \$0.75M



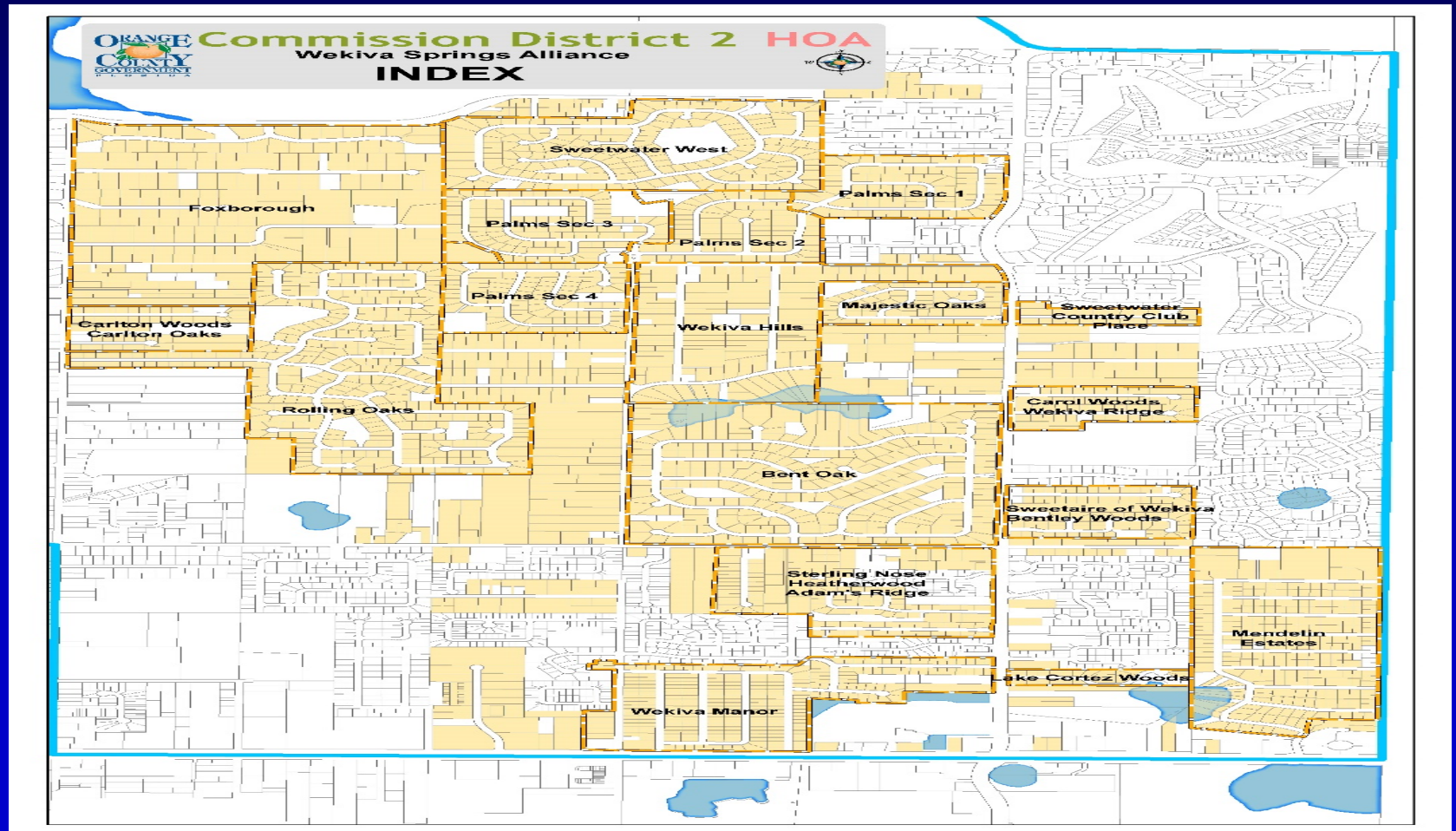
Project Information

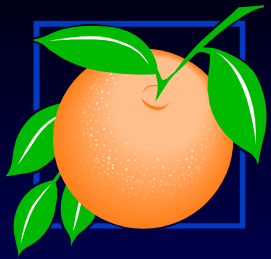
- Phase II Palms Phase I and II (154 parcels)
- Estimated cost per parcel of \$58,000
- Estimated total project cost \$8.93M
 - Construction cost \$6.9M
 - Consulting Cost \$1.0M
 - Land acquisition \$0.5M
 - Capital charges \$0.53M



Project Information

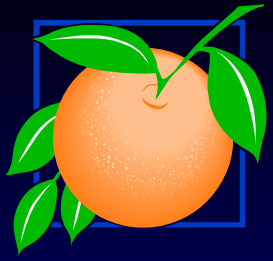
- Future Phases ?





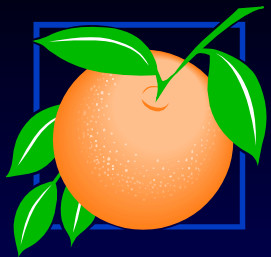
Project Information

- Potential Funding
 - Per Homeowner Costs - \$5,800
 - Total Projects Cost \$21.28M
 - Orange County \$5.32M (25%)
 - State Grants* \$13.832M (65%)
 - Homeowners \$2.128M (10%)



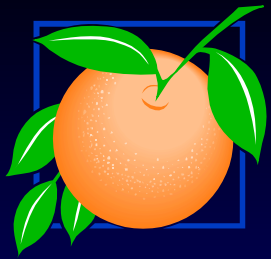
Presentation Outline

- Project Information
- **Septic to Sewer**
- Next Steps



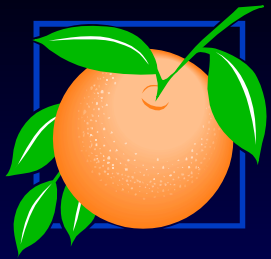
Septic to Sewer



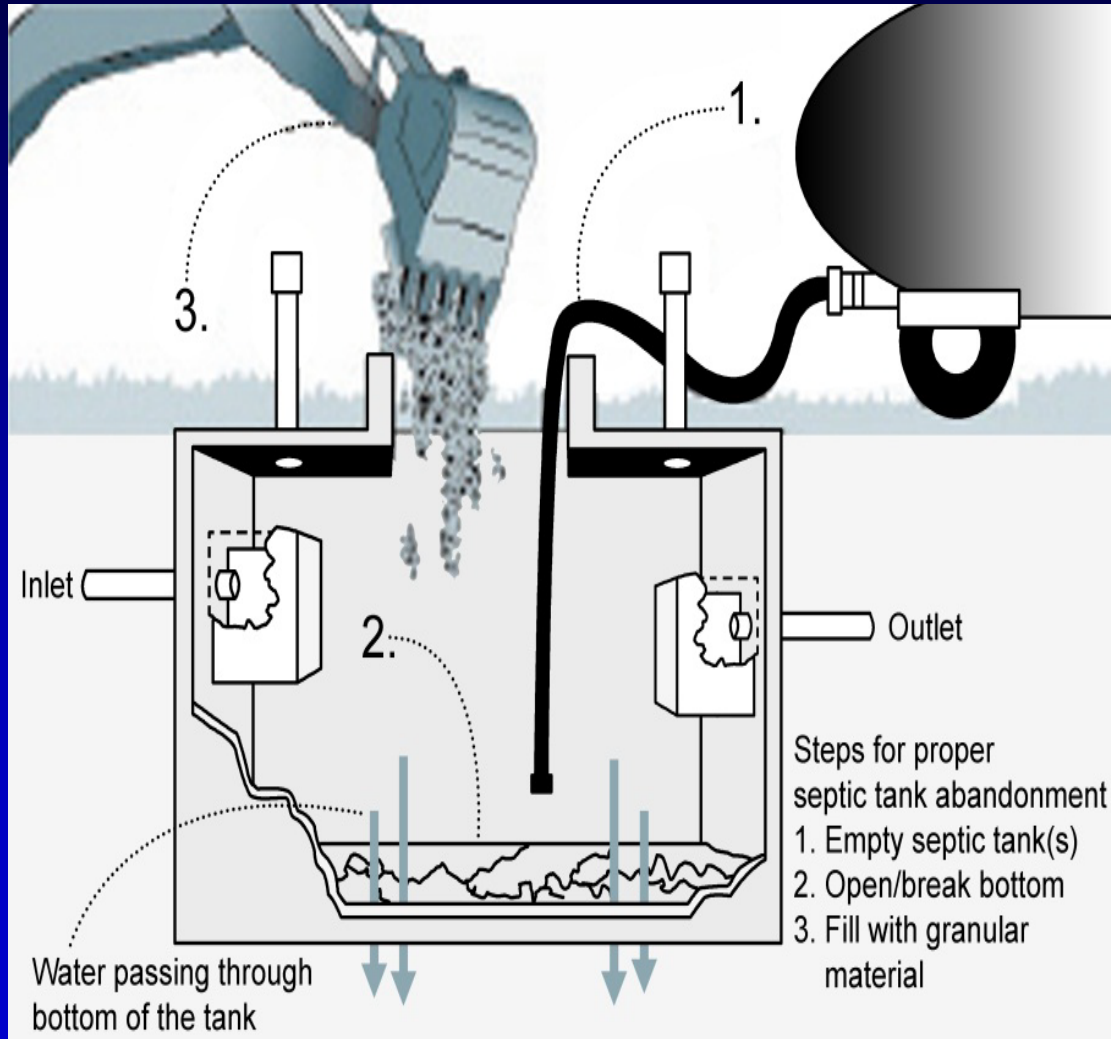


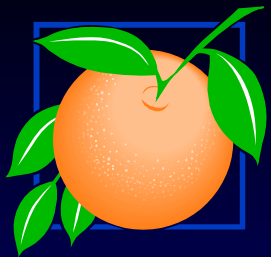
Septic to Sewer

- Existing septic tank to be abandoned, drain field abandoned in place.
- New sewer service lateral will be installed from home main line to connection point at property line near right of way cleanouts installed in accordance with plumbing codes

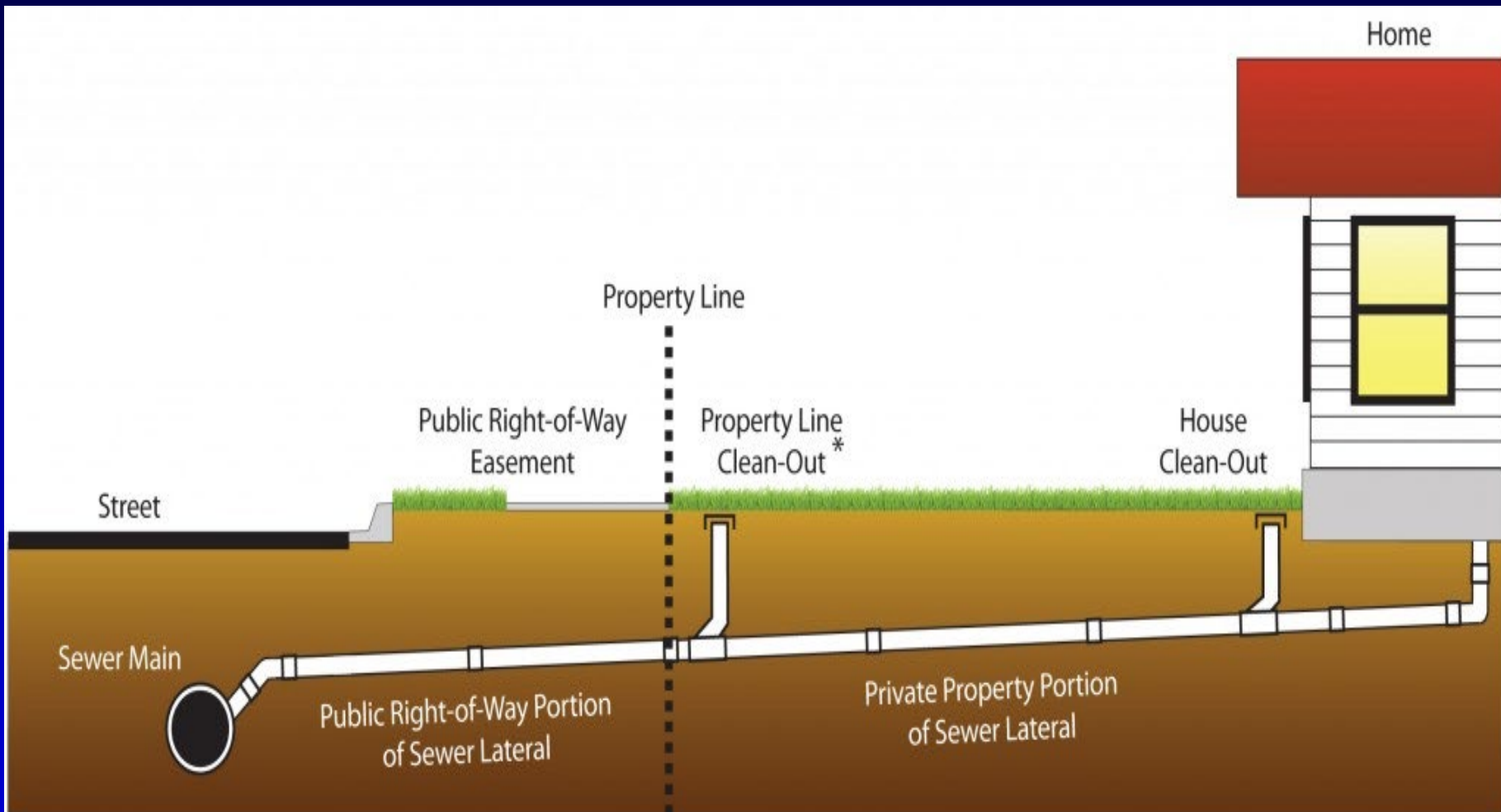


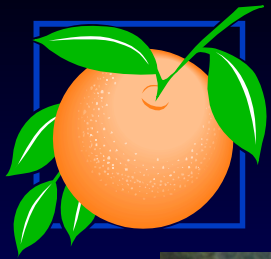
Septic to Sewer





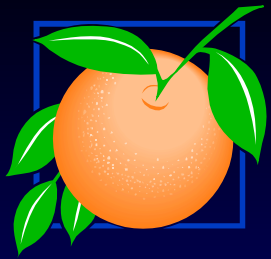
Septic to Sewer





Septic to Sewer

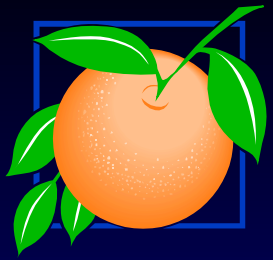




Septic to Sewer

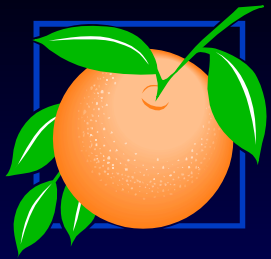
Alternatives to Septic Tank

Septic Tank Improvements	Cost per Lot
Gravity Collection	\$60,000
Pressure System	\$30,000
Advanced Treatment Unit (ATU)	\$15,000 to \$20,000
Drainfield Replacement	\$5,000 to \$10,000



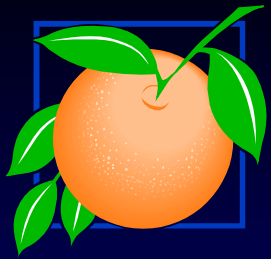
Presentation Outline

- Project Information
- Septic to Sewer
- Next Steps



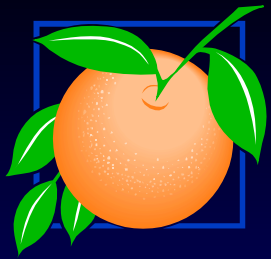
Next Steps

- Three community meetings (Sept. - Nov. 2019)
 - Background and project re-introduction
 - Project details, costs/benefits and Q/A
 - Project summary/cost and straw poll
 - Seeking 67% commitment
- Grant Application to SJRWMD & FDEP
 - Submit before Feb. 15, 2020



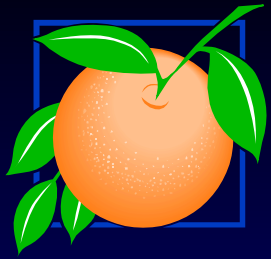
Next Steps

- Grant Scoring - Summer 2020
 - If positive scores, mail MSBU ballot seeking 67% participation
 - 10% funding by each homeowner
- Fourth Community Meeting (Summer 2020)
 - Discuss Grant scores and mailed ballot
 - Project status
 - Ballot Q/A
- BCC Hearing Fall 2020
 - Establish MSBU for project funding
- Design Start Fall 2020



Next Steps

- Potential Schedule
 - Design 1.5 years
 - Land Acquisition 0.5 years
 - Construction 2.0 years
 - Total 4.0 years



Questions?

**AT END OF PRESENTATION OR
EMAIL DISTRICT2@OCFL.NET**