ORANGE COUNTY FLORIDA

# WEKIWA SPRINGS SEPTIC TO SEWER PROJECT

## PHASE 5A
## CAROL WOODS
## WEKIVA RIDGE

## Community Meeting

August 19, 2026



# AGENDA

1. Introduction
2. Location
3. Purpose
4. Construction Information
5. Questions and Answers

# INTRODUCTION

## Project Summary

- 3,417 feet of 8-inch gravity sewer main and 11 manholes across project area
- 1 duplex wastewater pump station at Fire Station 27 on Novella Eliza Lane
- 750 feet of 4-inch wastewater force main from pump station at fire station will connect to Orange County Utilities' existing transmission network
- 56 septic tank abandonments and residential home lateral hookups on private property requiring homeowner license agreements
- 56 water service connections and boxes to replace existing water services; new irrigation meters for homeowners who select that option

# INTRODUCTION

## Project Schedule

- Bid Opening Date: December 18, 2025
- County Contract Awarded to: R.P. Utility & Excavation Corp.
- Anticipated Start of Construction: August 2026
- Projected Project Completion: September 2027
- Construction Schedule: 395 calendar days (13 months)

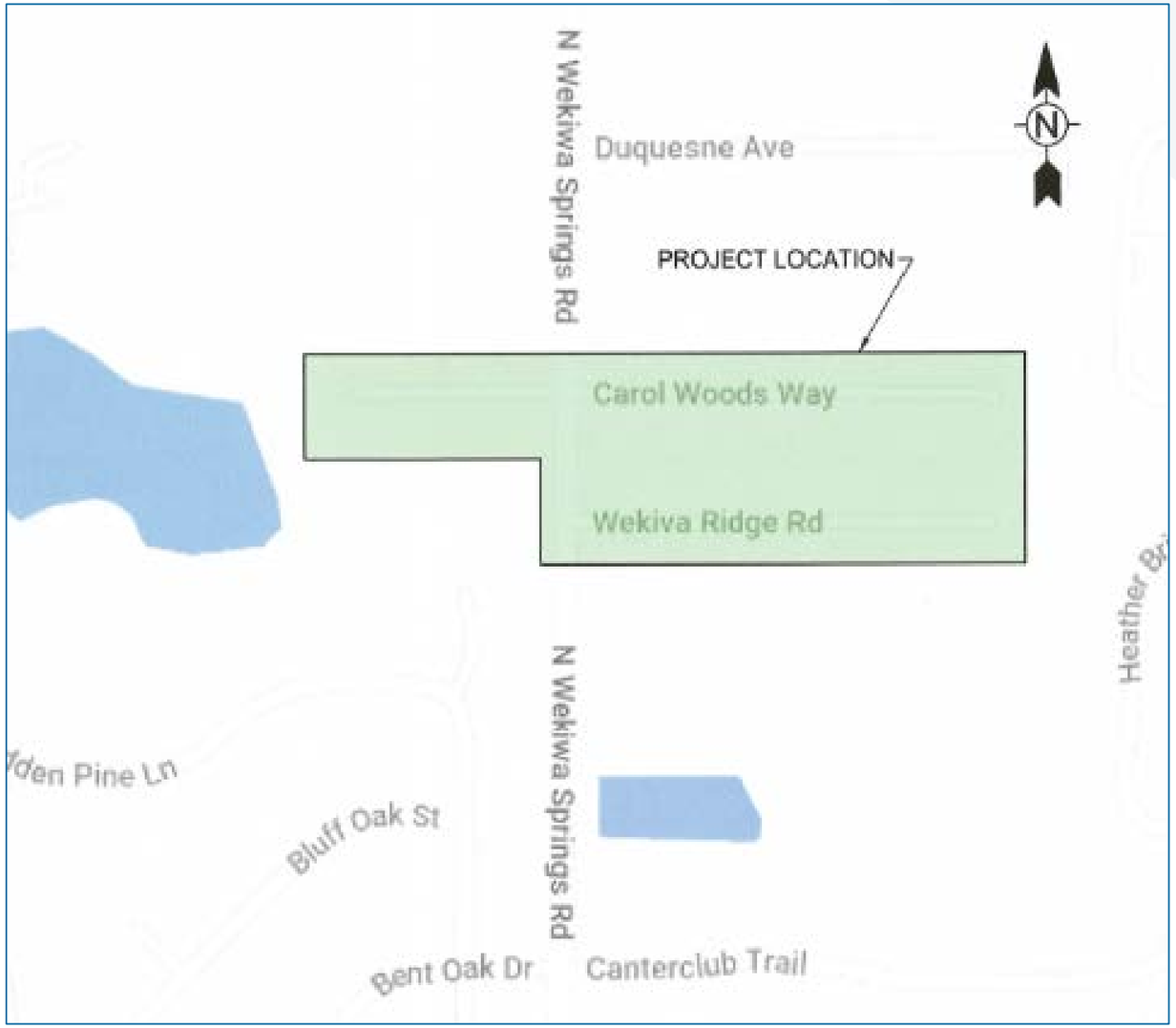
# INTRODUCTION

## Orange County Contacts

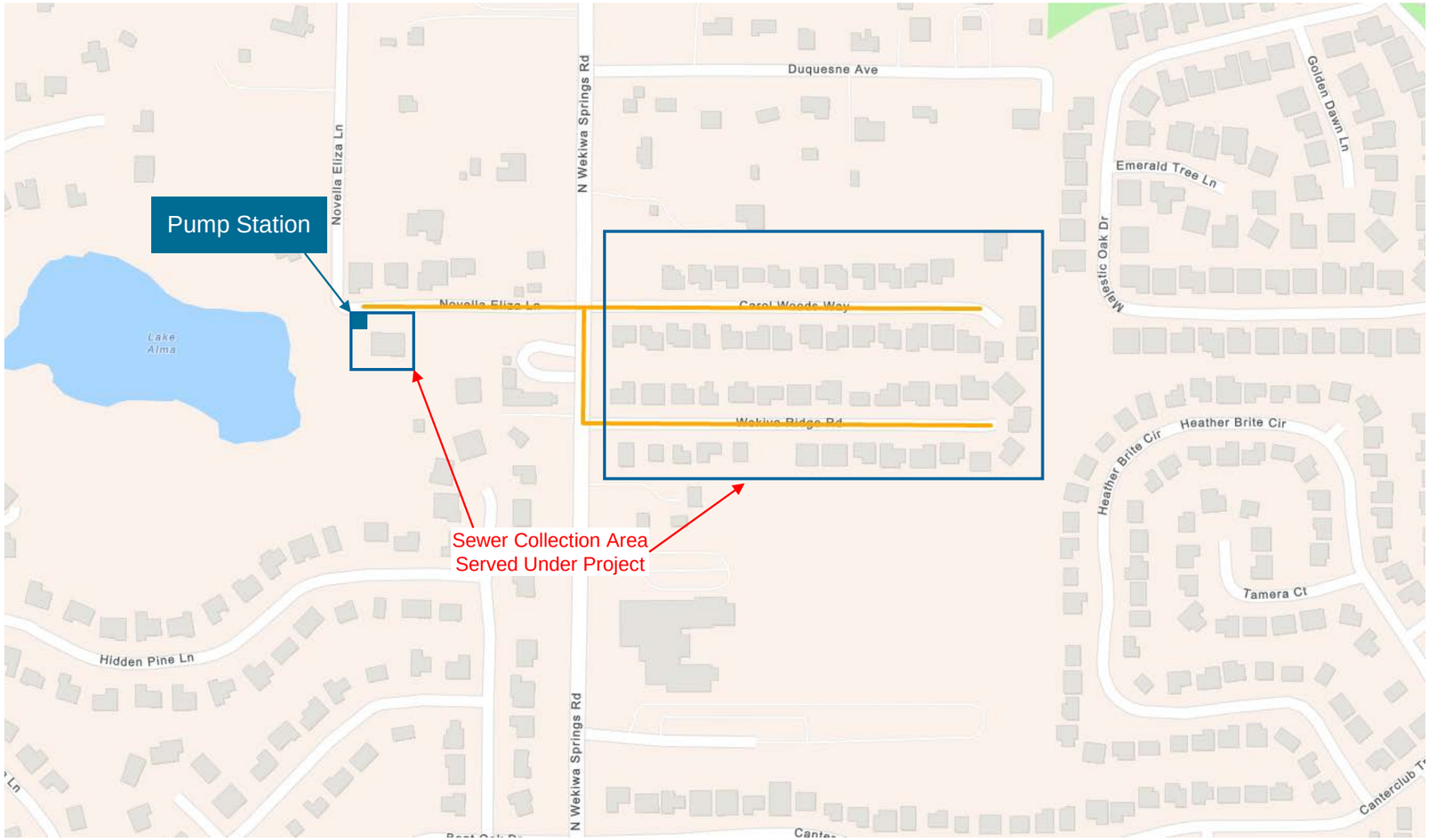
- Project Manager: Mason Manos
- Program Manager: David Arms, PE
- Chief Construction Inspector: James Montalvo
- Consulting Engineers: Burl Reardon, PE and Melanie Moore, PE

# LOCATION

- Carol Woods Way
- Wekiva Ridge Road
- Novella Eliza Lane



# PROPOSED GRAVITY SEWER COLLECTION SYSTEM

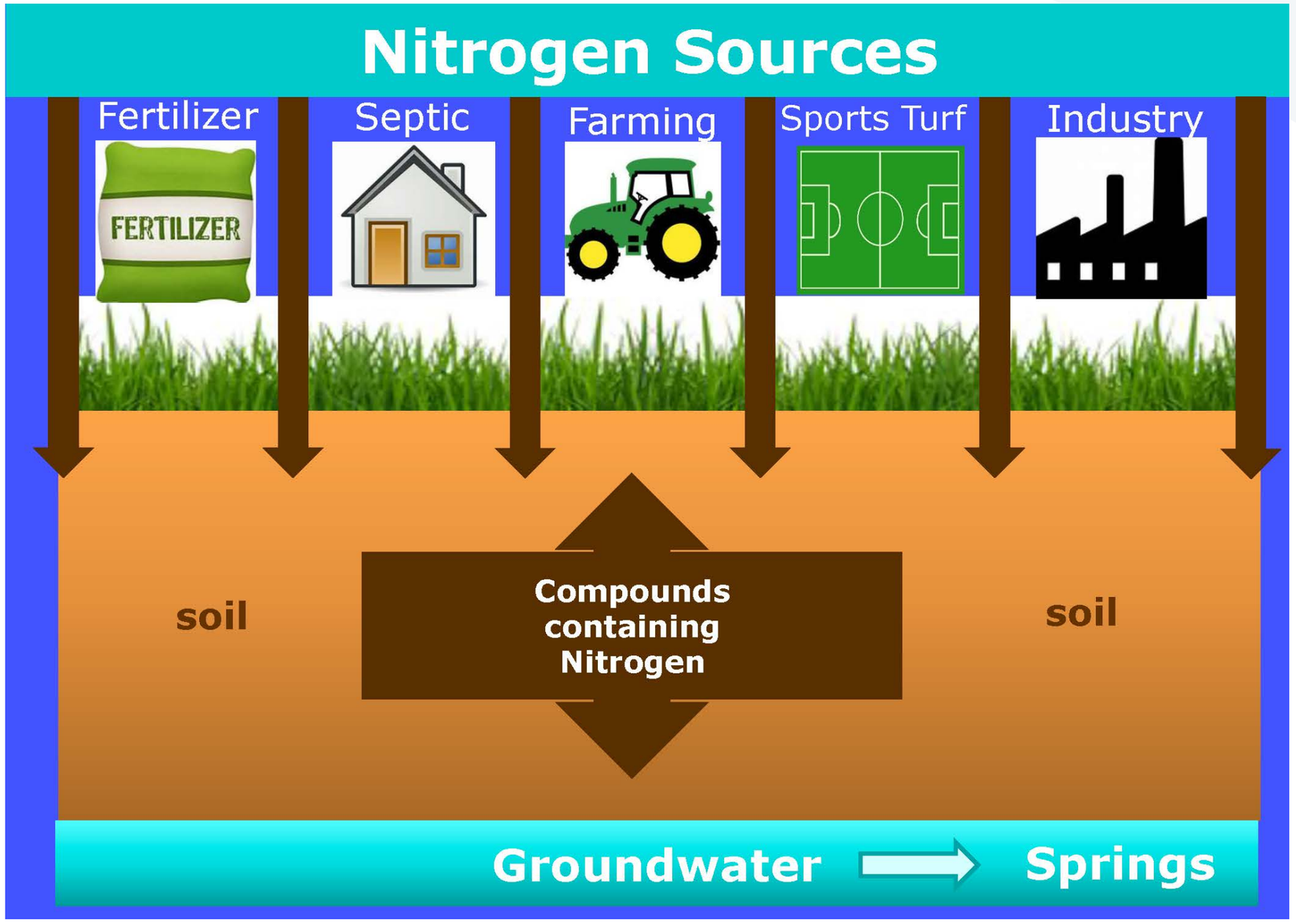


# PURPOSE

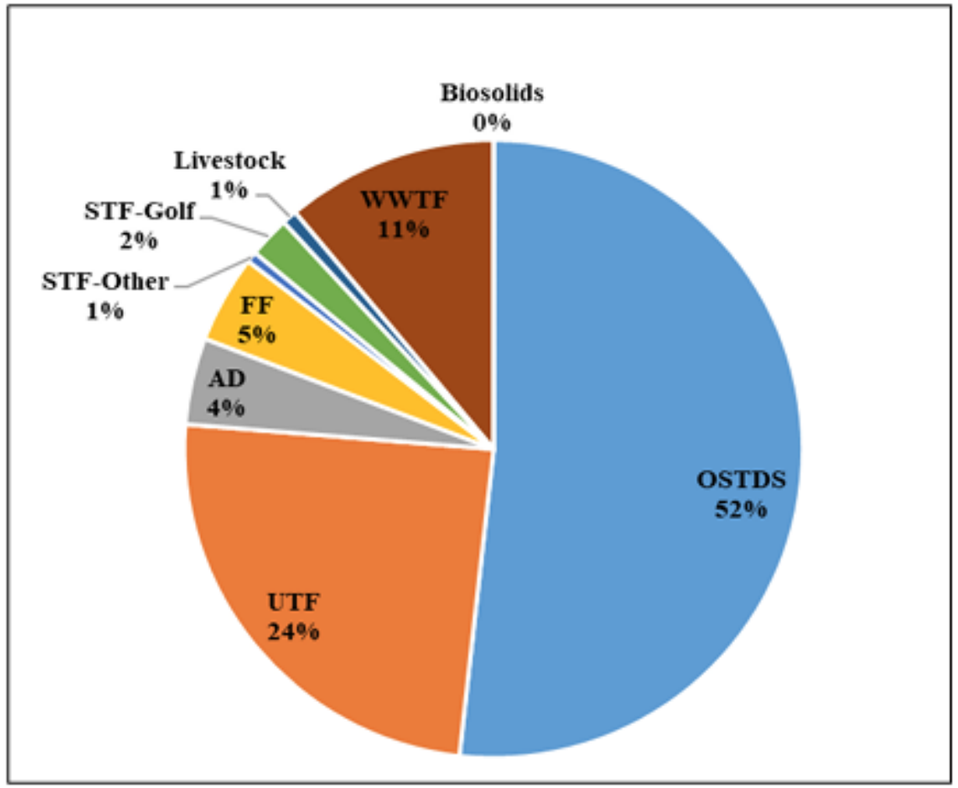
Project implemented by Orange County as part of the Florida Springs and Aquifer Protection Act and the Wekiwa Spring and Rock Springs Basin Management Action Plan (BMAP) to reduce nitrogen loading to groundwater.

- Springs impaired from nitrogen (nitrate) pollutant loading
- Carol Woods Way, Wekiva Ridge Road, and Novella Eliza Lane located within Wekiwa Spring and Rock Springs Priority Focus Area (PFA)
  - PFA represents area in basin where aquifer is most vulnerable to inputs and where there are the most connections between groundwater and the springs
- Septic systems account for 52% of total nitrogen pollutant loading into groundwater and sensitive ecological systems[1].
- Project will eliminate 56 septic systems by constructing a gravity sewer system to serve residential lots and fire station

Reference: [1]Wekiwa Spring and Rock Springs Basin Management Action Plan; Division of Environmental Assessment and Restoration Water Quality, Restoration Program, Florida Department of Environmental Protection, April 2025


Nitrogen Sources
Fertilizer
Septic
Farming
Sports Turf
Industry
FERTILIZER
soil
Compounds containing Nitrogen
soil
Groundwater
Springs

# NITROGEN LOADING TO GROUNDWATER BY SOURCE




Loading to groundwater by source in the Wekiwa Spring and Rock Springs BMAP area

On-site Sewage Treatment and Disposal System (OSTDS)

Atmospheric Deposition (AD)

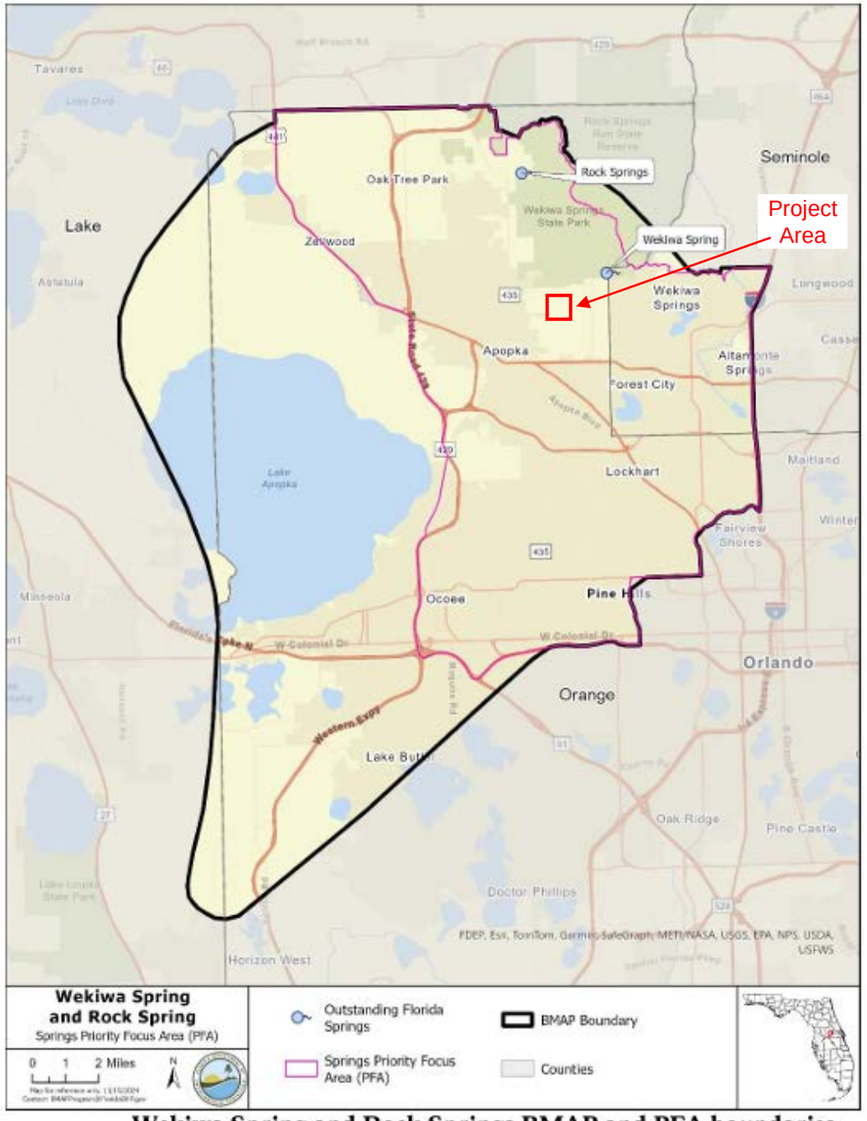
Urban Turfgrass Fertilizer (UTF)

Farm Fertilizer (FF)

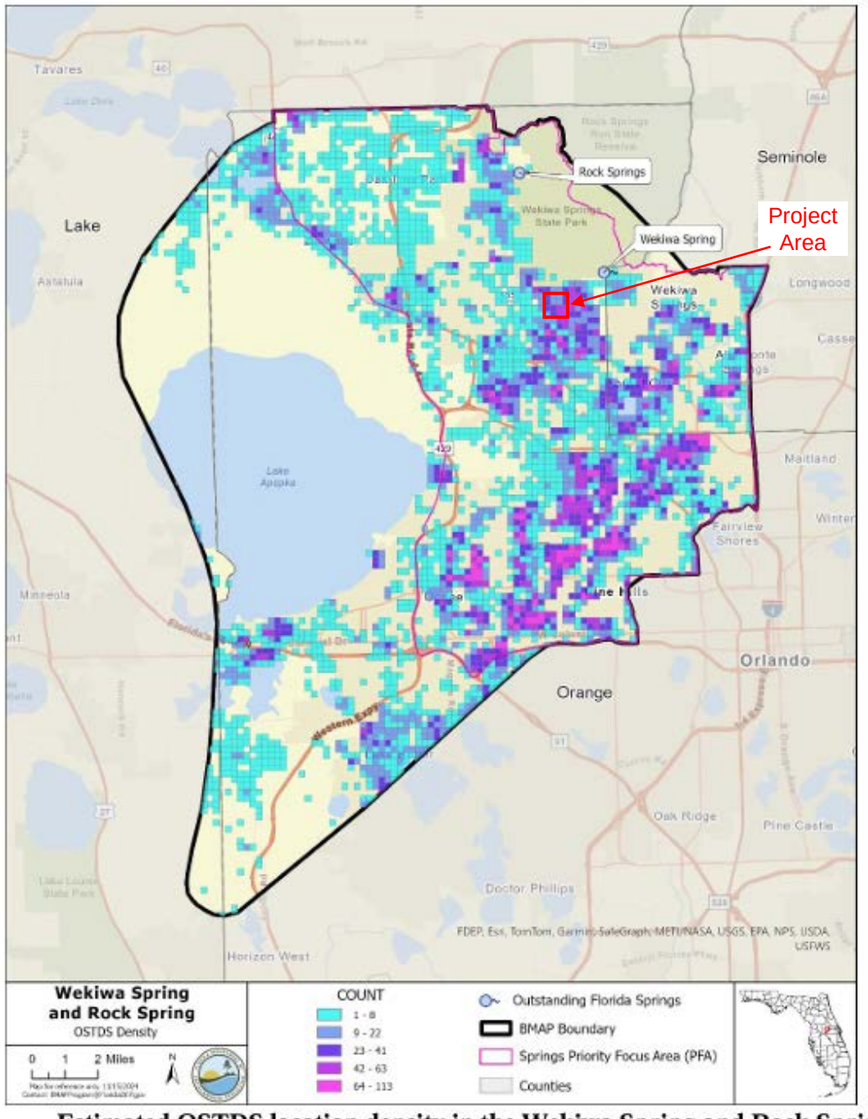
Sports Turf Fertilizer (STF)

Wastewater Treatment Facility (WWTF)

Reference: Wekiwa Spring and Rock Springs Basin Management Action Plan; Division of Environmental Assessment and Restoration Water Quality, Restoration Program, Florida Department of Environmental Protection, April 2025



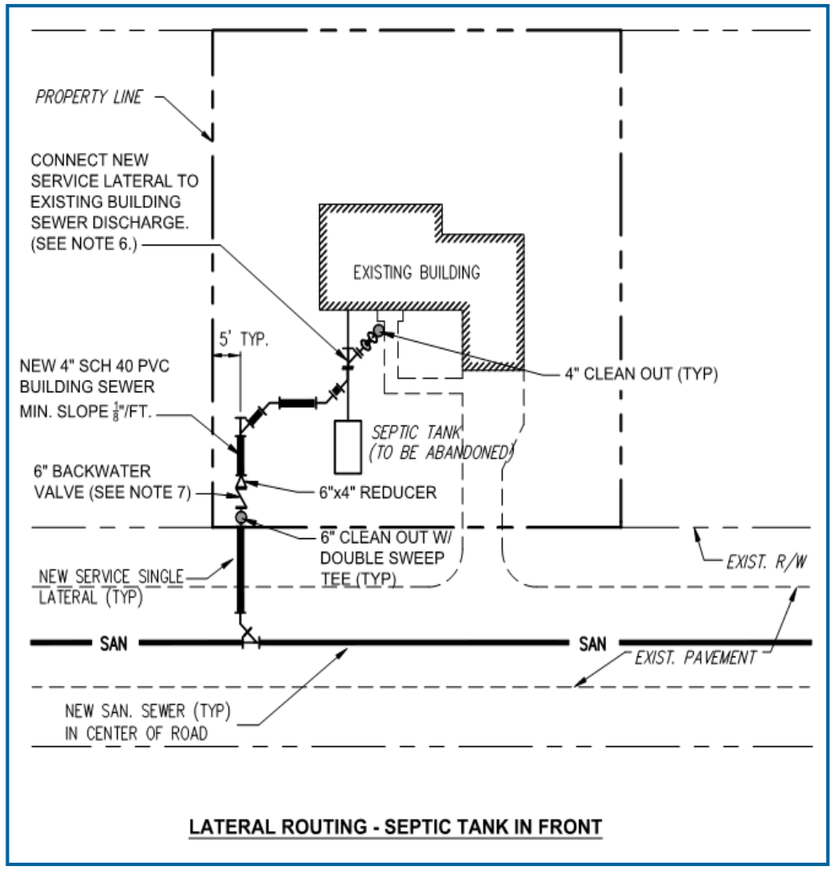

**Wekiwa Spring and Rock Springs BMAP and PFA boundaries**




**Estimated OSTDS location density in the Wekiwa Spring and Rock Springs BMAP area and PFA**

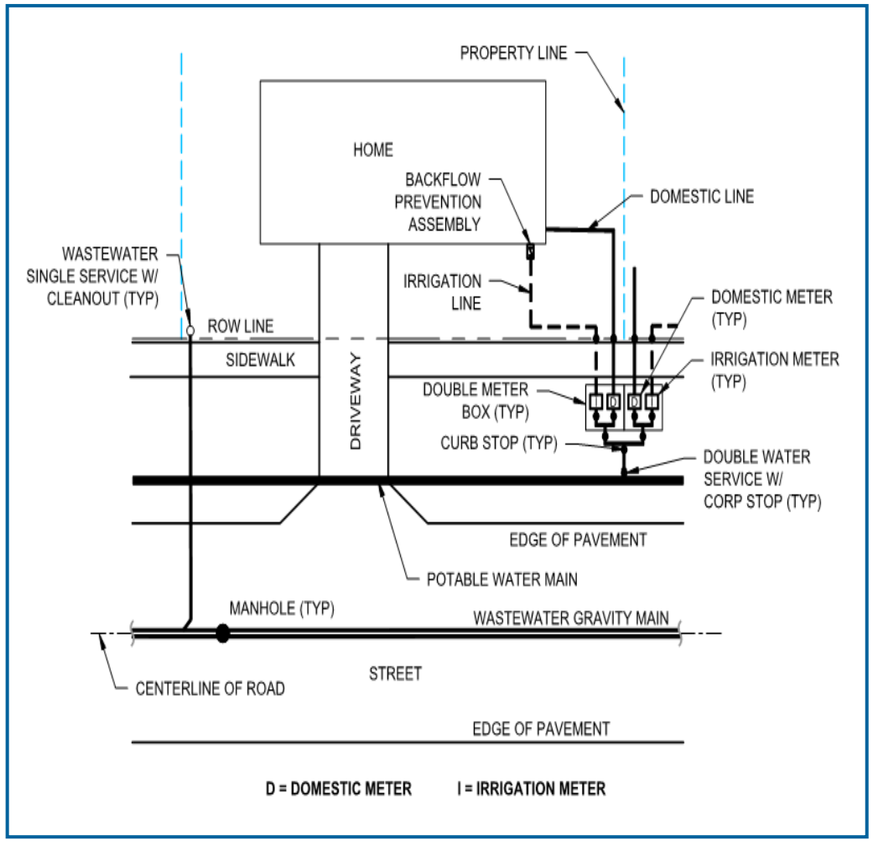
Reference: Wekiwa Spring and Rock Springs Basin Management Action Plan; Division of Environmental Assessment and Restoration Water Quality, Restoration Program, Florida Department of Environmental Protection, April 2025

# SEWER CONNECTIONS AND TANK ABANDONMENTS




- Install new 4-inch building sewer line from new service lateral to connect to existing building sewer discharge
- Work includes connecting each residence to central sewer by county's contractor upon receiving authorization from homeowner via license agreement
- Costs included in MSBU; no additional costs to homeowner
- Septic tanks will be abandoned in place in accordance with law; contractor will remove liquids and sludge, break up bottom and sides to 12-inch below grade, backfill, and restore with sod

# WATER SERVICE AND WATER/IRRIGATION METERS



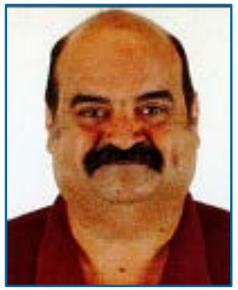

- New double meter boxes for domestic and irrigation meters
- Connect existing domestic water line to domestic meter and irrigation system to irrigation meter
- Costs included in MSBU; no additional costs to homeowner

# CONSTRUCTION INFORMATION

- **Work performed on private property requires signed and notarized license agreement by property owner for county contractor to obtain property access**
- Sewer connections, abandonment of existing septic tanks, and installation of water service and irrigation meters will be performed by a certified plumber and permitted and inspected by Orange County Division of Building Safety at no additional cost to homeowner
- Scheduled water service disruptions will be necessary during construction; notices will be provided in advance
- Certified arborist will ensure protection of trees and shrubs and determine need for removal and replacement
- Contractor will provide audio-video documentation of existing conditions prior to any work performed on private property
- Damaged sod and landscaping, irrigation systems, and existing pavers and walkways will be replaced by contractor at no additional cost to homeowner

# CONSTRUCTION INFORMATION

- Orange County inspector will be on-site every day
- Residents will be provided contact information for county inspector in addition to Public Information Officer (PIO)
- Typical work hours – 8 hours per day between 7 a.m. and 7 p.m.
- Typical workday – Monday through Friday
- Contractor can request overtime to remain on schedule



James Montalvo
Chief Utilities Inspector



Mark Boger
Engineering Inspector

# CONSTRUCTION INFORMATION

- All questions or concerns during construction phase should be directed to PIO:

  **Ally Linville, Quest**

  **Phase5@Septic2Sewer.com**

  **407-901-0075**

- If property owner identifies issue at their property, they should NOT arrange for it to be fixed themselves
  - Property owners should contact PIO
  - Property owners will not be reimbursed if they hire their own repair company
- PIO will provide frequent updates and announcements through neighborhood property managers

# CONSTRUCTION INFORMATION

- Construction activities will be implemented in subphases to minimize disturbed areas
- Construction limits and restoration requirements; most open excavations will be closed or covered at the end of every day
- Contractor will remove and replace asphalt, pavement, and curbs where necessary
- Construction will require the removal and replacement of sidewalks, driveways, sod, and potentially irrigation in rights-of-way
- Contractor will be required to detour or otherwise control vehicular traffic while working in roadways
- Contractor will attempt to maintain access to properties; notice will be given if access will be limited
- PIO will be provided for community interaction during construction and maintain a 24-hour hotline phone number for residents
- Private property restoration will be completed in a timely manner at no additional cost to homeowner

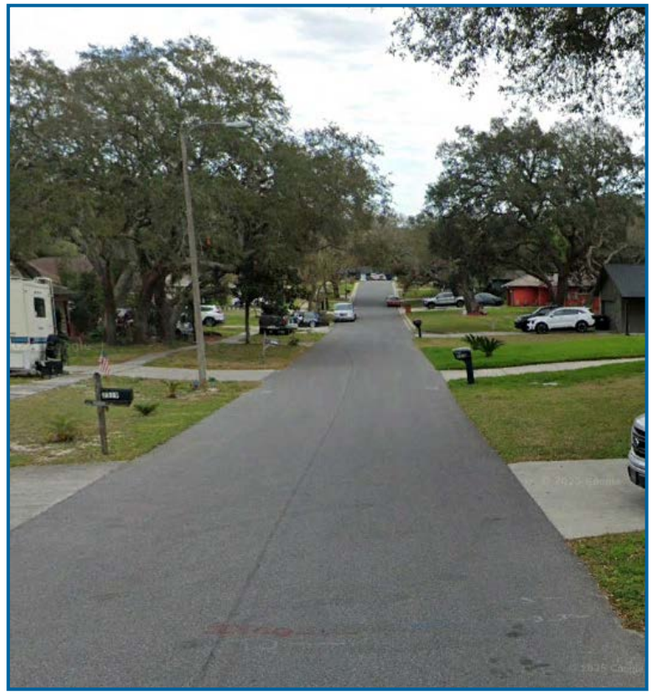
# CONSTRUCTION INFORMATION

## Existing Conditions Prior to Construction



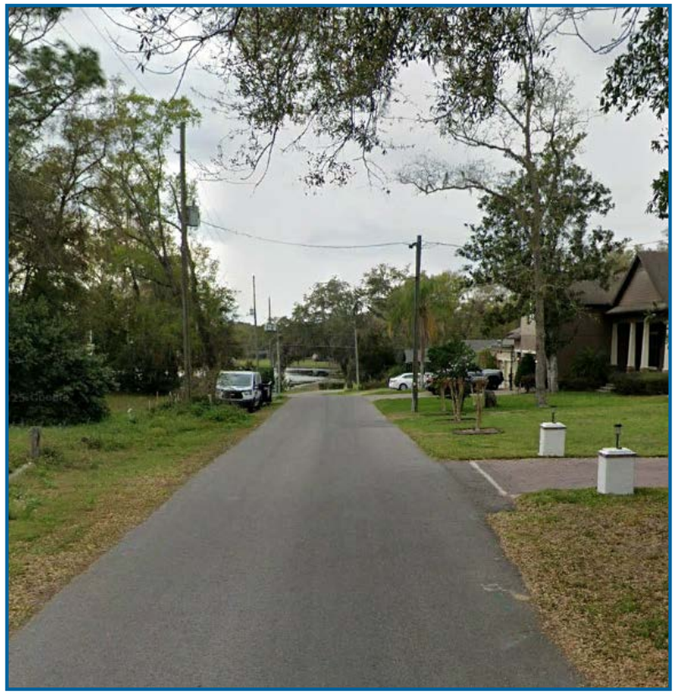
Carol Woods Way

June 2019 (Google Earth)



Wekiva Ridge Rd.

June 2025 (Google Earth)



Novella Eliza Ln.

March 2025 (Google Earth)

# CONSTRUCTION INFORMATION

- Sewer and water system will be constructed using open cut construction methods within right-of-way or utility easements
- Involves excavating a trench, installing pipe in 20 ft. long segments, then backfilling and compacting back to surface level

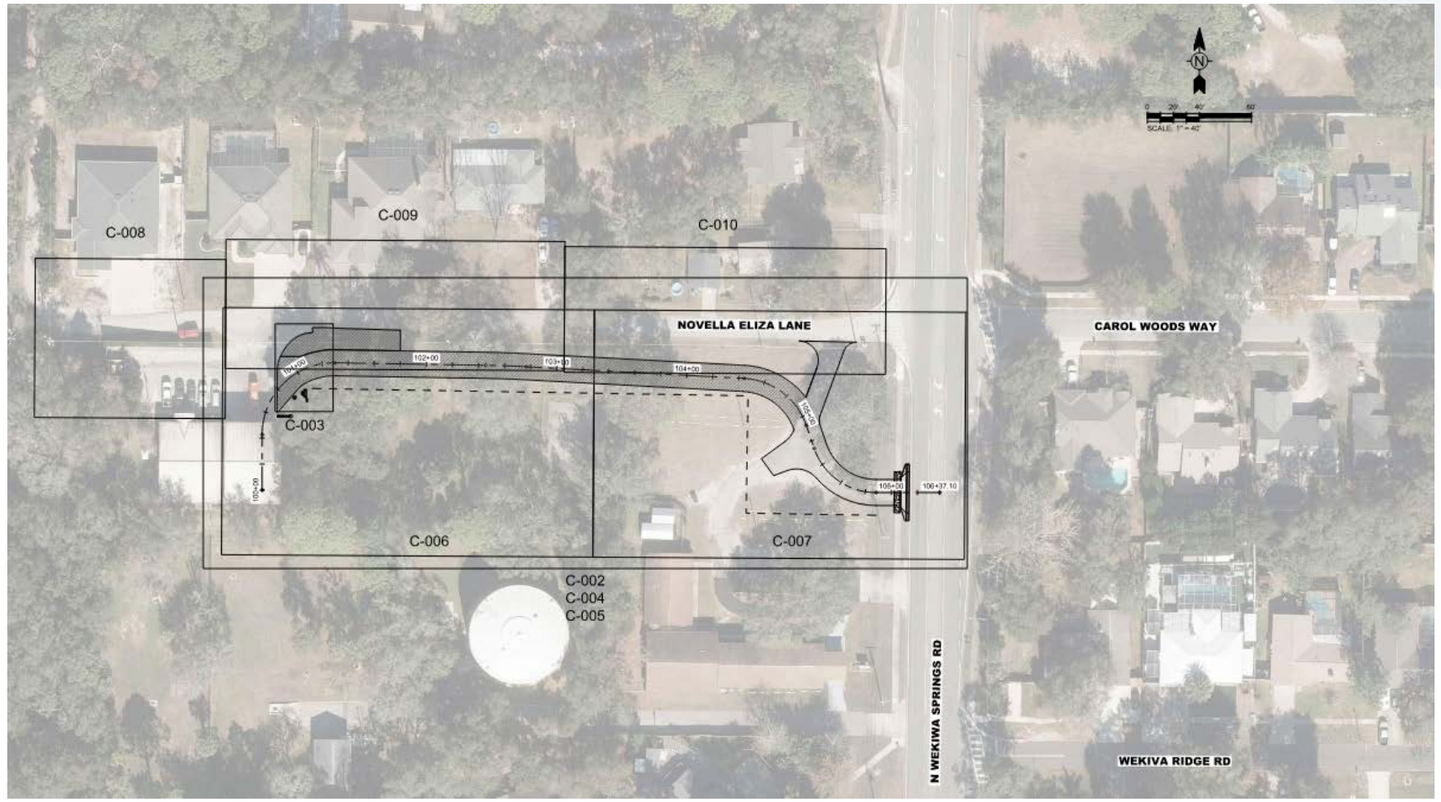





# CONSTRUCTION INFORMATION

## Emergency Services Temporary Access Road

- Emergency services will be maintained throughout construction
- During subphase construction on Novella Eliza Lane, a dedicated temporary access road will be available for emergency services use only
- Please don’t block emergency services access road
  - Towing protocols may be in effect for the safety of the community



# DRIVEWAY ACCESS




- Reasonable efforts will be made to restore and maintain access to each home outside of the contractor's normal working hours; however, this will not be possible at every location
- When it's not possible:
  - Homeowner will be notified of the limited access conditions at least one week in advance
  - Appropriate notifications to emergency service providers will be made
  - Reasonable efforts will be made to restore complete access as soon as possible
- If there are special circumstances, please notify the PIO; accommodations established on case-by-case basis

# DUTIES OF THE HOMEOWNER

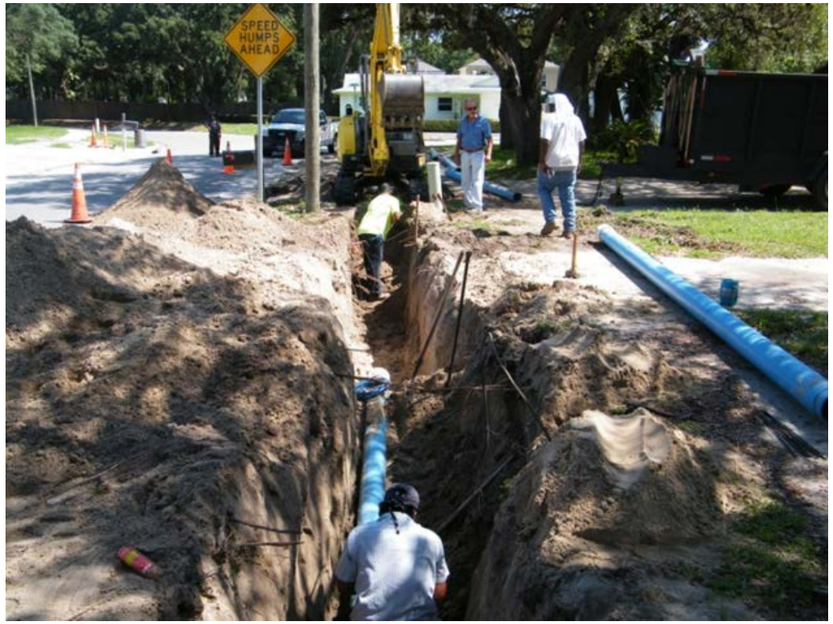
## Very few, actually…

- The contractor will ask each homeowner to sign a license agreement that authorizes work to be performed on private property and permits to be submitted as needed.
- All work necessary to convert the homes from private on-site systems to public utilities will be performed by the contractor. **There will be no need to hire your own contractor after this project is complete. There are no additional costs for the work on private property.**
- Be aware of ongoing construction activities and obey directions, signage, etc.
- Do not block the emergency services access road on Novella Eliza Lane; vehicles in violation may be subject to towing!
- Communicate any concerns to the PIO.

**PLEASE BE PATIENT!** We understand the inconveniencies during a construction project of this kind. We will be working hard to accommodate homeowners during the construction process, and there will be challenges. Our skilled and experienced team will do our best to deliver excellent results with minimized disruptions.

# CONSTRUCTION INFORMATION

***Remember, stay clear of construction work area and heavy equipment.***




Road closures and detours will be necessary.



# THANK YOU!

# Questions?

## PIO:

Ally Linville, Quest
Phase5@Septic2Sewer.com
407-901-0075

## MORE INFO:

ocfl.net/Septic2Sewer



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