



**PINE HILLS NEIGHBORHOOD IMPROVEMENT DISTRICT
SEPTIC TO SEWER PROJECT
WEDNESDAY, NOVEMBER 6, 2024**

PRESENTED BY:
Jason Warren, P.E.
Burgess & Niple

Agenda

- Welcome and Introductions
- Background
- Pine Hills Septic-to-Sewer Project
- Construction Process and Required Forms
- Questions and Answers



Welcome and Introductions

OWNER



- David Arms, Chief Engineer

CONSULTING ENGINEER



- Jason Warren, Project Manager

CONTRACTOR



PUBLIC INFORMATION OFFICER

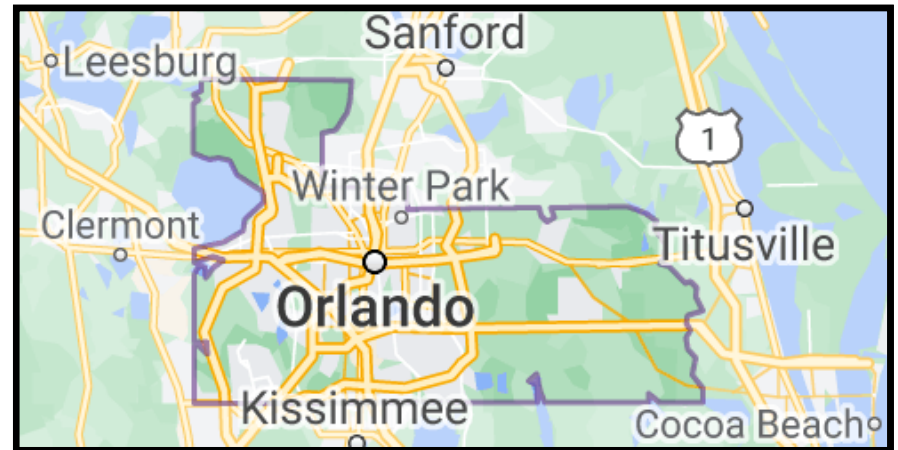


- Name: Samantha Scarp
- Email: PineHills@Septic2Sewer.com
- Phone: (407)542-9200
- Website: www.ocfl.net/PineHillsSeptic2Sewer



Introduction to Orange County & Orange County Utilities

- Orange County Utilities provides wastewater collection, treatment and reuse, drinking water, garbage disposal, and recycling services to more than 210,000 customers
 - Wastewater services for a population of 1,046,000
 - Four regional wastewater plants
 - 1,421 miles of gravity mains and 641 miles of force mains
 - 823 pump stations
 - Ranked #1 in Customer Satisfaction for Midsize Water Utilities in the South by J.D. Power



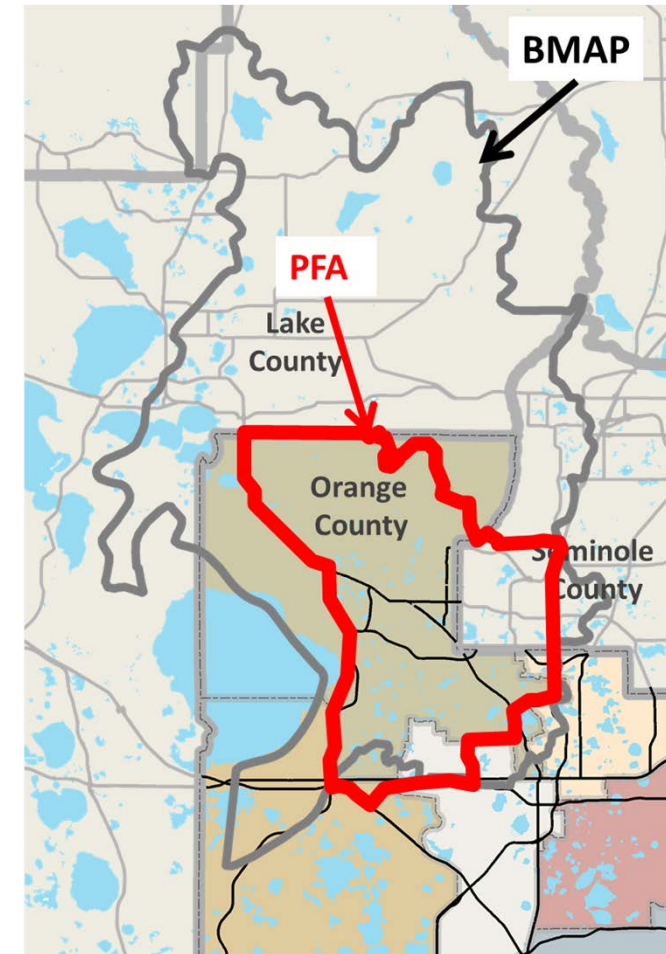
Project Background

- Wekiwa Springs is a 7,000-acre Florida State Park near Apopka containing diverse plants and wildlife
- Popular for swimming, canoeing, hiking, and camping
- 42 million gallons flow from Wekiwa Springs to the Wekiwa River each day
- Wekiwa Springs and Rock Springs Run are impaired by nutrients
 - Nitrate
 - Total phosphorus
- Excess nutrients cause overabundance of algae
 - Reduce diversity of plants and animals
 - Cause fish kills

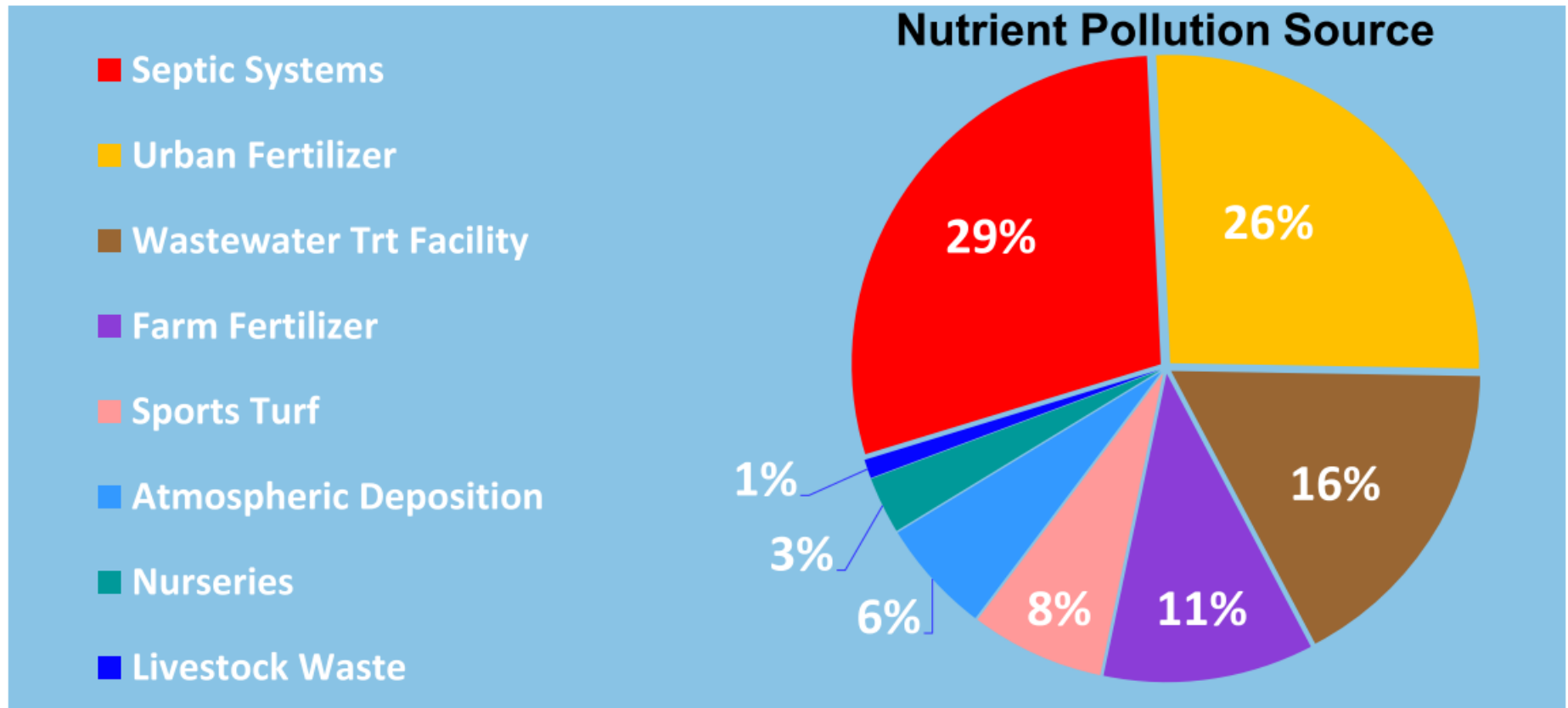


Project Background

- FDEP formulated a Basin Management Action Plan (BMAP) to reduce nutrient loading to the springs
 - Delineates a Priority Focus Area (PFA), which is the area where the aquifer is most vulnerable
 - 18,000 septic tanks within Orange County Utilities' service area inside the PFA
 - Identified septic tanks as the source of 29% of nitrogen in the springs

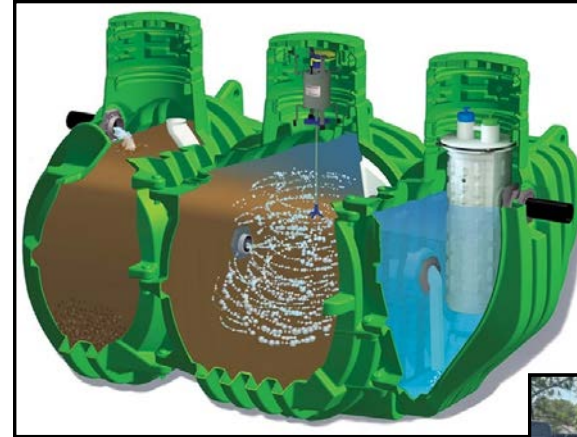


Project Background



Project Background

- All parcels in the PFA that are less than one acre are affected
- In accordance with Florida legislation, in the next 20 years property owners will have two choices
 - Connect to central sanitary sewer
 - Upgrade to enhanced OSTDS (septic system) that reduces nutrient loads
 - Estimated costs range from \$20,000 to \$25,000 per system
- Property owners cannot keep conventional septic systems



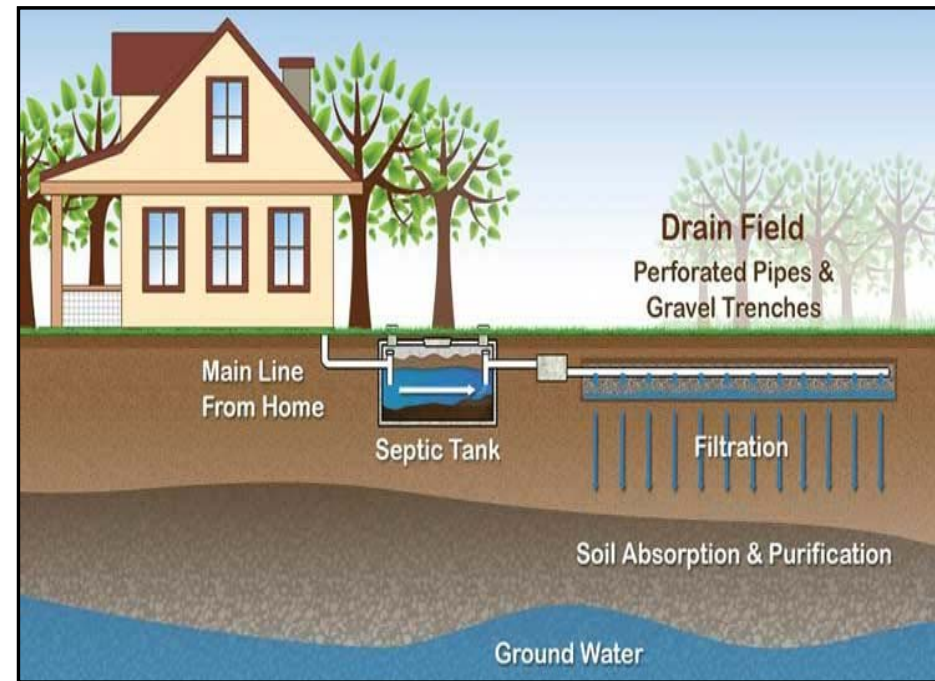
Pine Hills Septic-to-Sewer Project

- Engineering design services provided by Burgess & Niple
 - Convert 93 parcels from septic to County sewer along Pine Hills Road from SR 50 to Golf Club Parkway
 - Installation of approximately 4,000 LF of sanitary sewer, 4,000 LF of service laterals and 22 manholes in the right-of-way
 - Connect existing properties to new service laterals at no cost to property owners.
 - Abandon existing septic tanks in accordance with state regulations
- Utilize and connect to existing sanitary sewer in area wherever possible



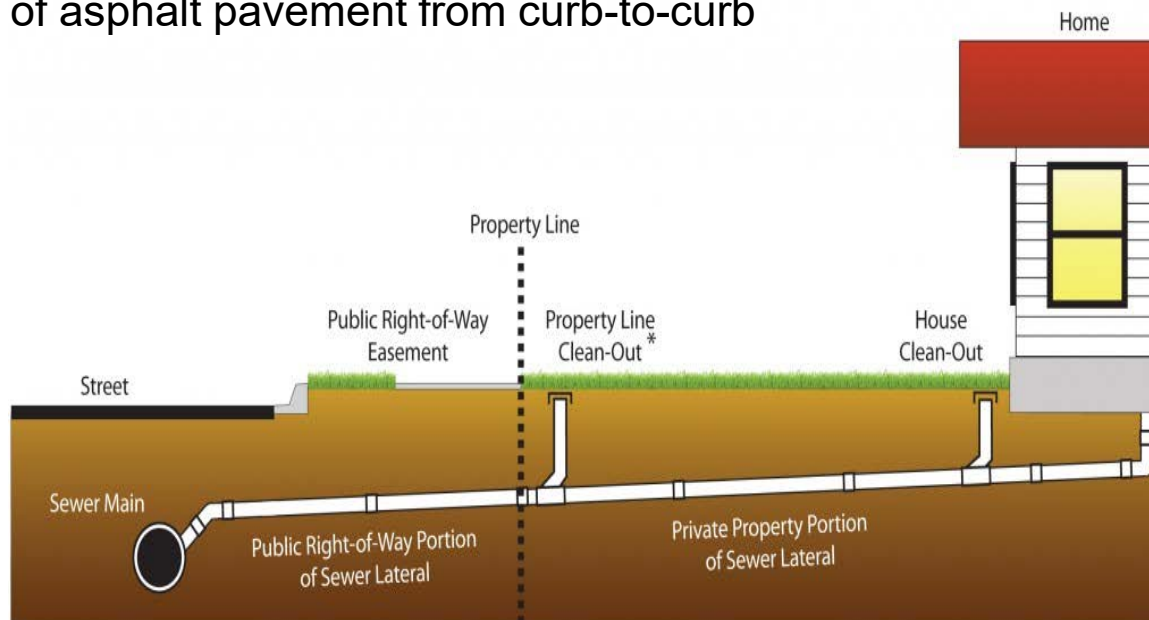
Pine Hills Septic-to-Sewer Project

- Onsite Sewage Treatment & Disposal System (OSTDS)
 - Collect wastewater in a watertight tank
 - Solids settle to the bottom
 - Liquid (effluent) exits the tank to a drain field
- Drain field
 - Spreads effluent into unsaturated soil, where it is filtered and treated
 - Water is discharged into the groundwater
 - Some nutrients remain in the treated water



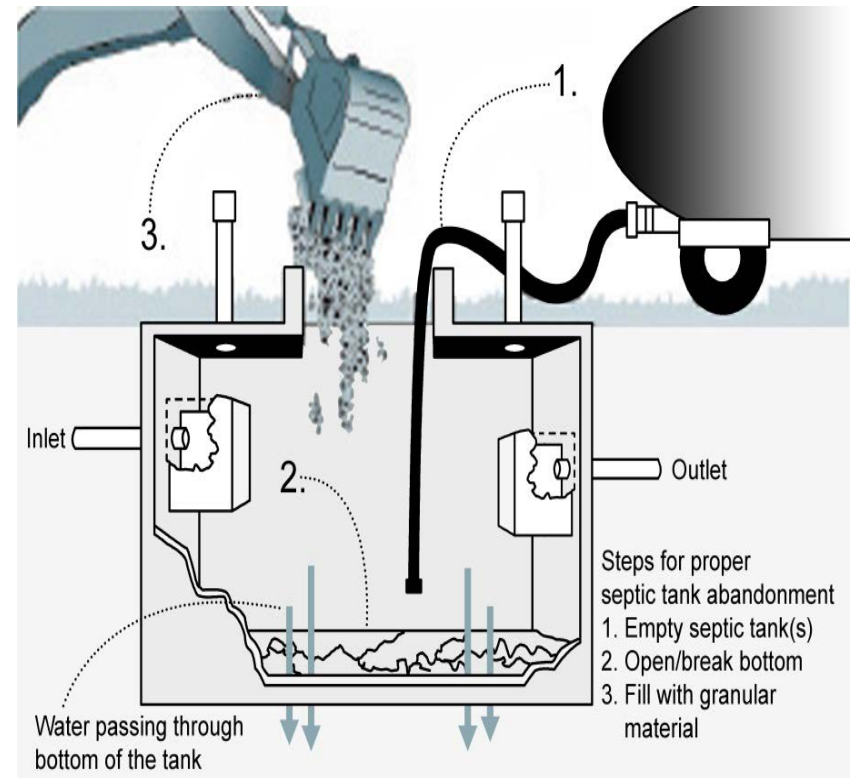
Pine Hills Septic-to-Sewer Project

- Construction of new gravity sewer system in the right-of-way
- Ensure reasonable efforts to maintain access to each parcel at the end of the day/during business hours
- Install service lateral from property line
- Abandon existing septic tank and drain field
- Replacement of asphalt pavement from curb-to-curb



Pine Hills Septic-to-Sewer Project

- Septic Tank Abandonment
 - Septic tanks will be abandoned in place in accordance with law: remove liquids and sludge, break up the bottom, backfill with granular material and restore with sod



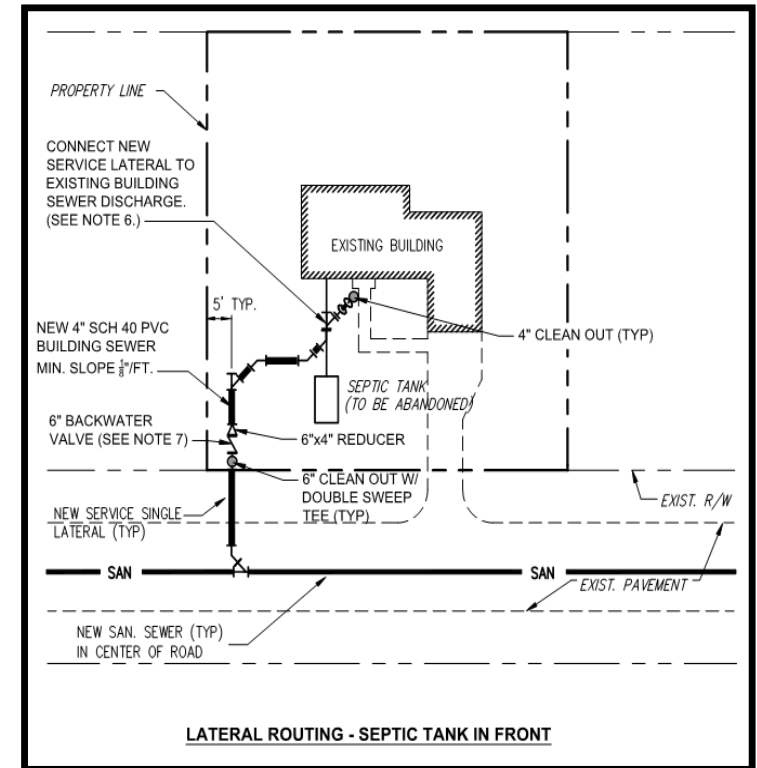
Construction Process and Required Forms

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



Construction Process and Required Forms

- Work performed on private property requires signed license agreement and plumbing permit by property owner to obtain property access
- Sewer connections and abandonment of existing septic tanks performed by certified plumber, permitted and inspected by Orange County Building Department
- Septic tanks will be abandoned in place in accordance with law: remove liquids and sludge, break up the bottom, backfill, and restore with sod
- New 4-inch sewer lateral and connect at existing discharge point
- **Any impacts to existing driveways, sidewalks, sod, irrigation, etc. will be fixed by the OCU contractor**
- All of this work is included in the project; there will be no additional costs to the property owner



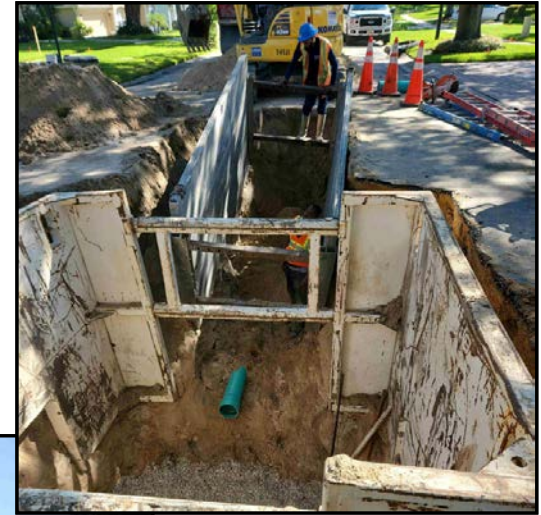
Construction Process and Required Forms



Installing roadway stabilization



Installing manhole



Installing gravity main



Installing sewer lateral



Installing roadway base

Construction Process and Required Forms

- Contractor will record audio-video documentation of existing conditions prior to any work performed on private property
- Public Information Officer will be provided for community interaction during construction and maintain a 24-hour hotline phone number for residents
- Certified arborist to ensure protection of trees and shrubs and determine need for removal and replacement
- Goal to maintain access to properties at all times
- Construction limits and restoration requirements; all open excavations will be closed or covered at the end of every day
- Contractor will need to detour or otherwise control vehicular traffic while working in roadways



Construction Process and Required Forms

LICENSE AGREEMENT FOR CONTRACTOR TO ENTER UPON LANDS TO CONNECT RESIDENCES TO PUBLIC UTILITY SYSTEMS

_____, (Licensor/Property Owner) hereby grants to _____, (Contractor/ Contractor's Plumbing Subcontractor), a licensed plumbing contractor (hereinafter called Plumbing Contractor), the license and privilege to enter on the property described below, for the purposes of disconnecting and abandoning (but not removing) the existing septic tank and connecting the residential unit to the public wastewater system being installed by the Orange County Utilities Department (County) in public rights-of-way pursuant to the Wekiwa Springs Septic Tank Retrofit Phase 3 - The Palms 3 and 4 (Project). This agreement also grants the license and privilege for the Plumbing Contractor to connect the existing residential irrigation system to the new public water system irrigation water meter being installed by the County in public rights-of-way pursuant to the Project. Connection to the new public water system irrigation water meter is not mandatory.

A. Licensor grants said License to Plumbing Contractor in consideration of the sum of \$1.00, the sufficiency of which is hereby acknowledged. Licensor and Plumbing Contractor acknowledge and agree that Plumbing Contractor may utilize the services of a subcontractor to connect the residence to the public utility systems authorized and permitted by this License Agreement.

B. The purpose of this License Agreement is to allow Plumbing Contractor its office, employees, agents, and assigns to enter upon the described property for the purposes set forth in paragraph "A" above.

C. This license shall be a term of five hundred and forty (540) days from the date hereof. Licensor, and Plumbing Contractor agree that this License Agreement may be renewed one time for up to an additional sixty (60) days upon further written notice to Licensor from Plumbing Contractor at least fifteen (15) days prior to the expiration of the initial term of this License Agreement. Notice to Licensor shall be sent to:

Property Owners Name: _____
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Facsimile: _____
 Site Address: _____
 Site Parcel ID: _____
 Site Legal: _____

D. The person executing this License Agreement as Licensor represents that he has the authority to grant the License and that he/she is the _____ (owner, partner, corporate officer, trustee of the owner).

E. The Property Owner granting this License acknowledges and agrees that the services of the Plumbing Contractor will be paid for by Property Owner through the MSBU being created by Orange County to pay for the extension of the public wastewater systems into the Palms 3 and 4 Community.

F. The Property Owner granting this License acknowledges and agrees that the services of the Plumbing Contractor will include installation of new gravity sewer piping from a connection to the house to a point of connection with the County defined as the sewer lateral connection with a clean out connection located in the right of way and disconnecting and abandoning (but not removing) the existing septic tank.

G. The Property Owner granting this License acknowledges and agrees that the services of the Plumbing Contractor will include installation of new irrigation piping from a connection to the existing irrigation system to a point of connection with the County defined as the irrigation water meter located in the right of way and disconnecting and the irrigation system from the existing potable water service.

H. The Property Owner granting the License acknowledges that the utilities constructed by the Plumbing Contractor on private property beyond the County point of connection are owned and shall be maintained by the Property Owner.

I. Utilities constructed by the Plumbing Contractor and owned by the Property Owner will have a warranty period of three hundred and sixty five days (365) from the date of Project final completion.

II.

DONE AND EXECUTED AND EFFECTIVE this _____ day of _____, 20____.

WITNESSES: LICENSOR:

By: _____ Print Name: _____
 By: _____ Print Name: _____
 By: _____ Print Name: _____

AS TO LICENSOR:
 STATE OF _____
 COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date) by _____ (name) as _____ (owner, partner, corporate officer, trustee). He/she is personally known to me [] or has produced _____ as identification.

 Signature - Notary Public-State of _____
 Type or Print Name

U:\BDG\AGRCNT\CONNECT.WASTEWATER



Orange County Division of Building Safety
 201 South Rosalind Avenue
 Reply To: Post Office Box 2687 • Orlando, Florida 32802-2687 Date: _____
 Phone: 407-836-5550 • Fax 407-836-5492 • Inspections ONLY: 407-836-2825
 www.ocfl.net/building Building Permit Number: _____

APPLICATION FOR PLUMBING PERMIT

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

PLEASE PRINT:
 The undersigned hereby applies for a permit to make plumbing installations as indicated below on property.
 Project Address: _____
 Suite/Unit #: _____ Bldg #: _____ City: _____ Zip Code: _____
 Subdivision Name: _____
 Parcel ID Number: Section _____ Township _____ Range _____ Subdivision _____ Block _____ Lot _____
 (15 Digit Parcel Number)
 Owner Name: _____ Phone No.: (_____) _____-_____
 Owner Address: _____ City: _____ State: _____ Zip Code: _____
 Class of Building: Existing New Type of Structure: Residential (028) Commercial (029) Mobile Home (006)
 Scope of Work: New (001) Alteration (003) Addition (004) Repair (002)
 Date First Inspection Desired: ____/____/____ or will call
 Permit valuation greater than \$2500 requires a notarized Page 2, and Notice of Commencement prior to the first inspection.

FIXTURES	QUANTITY	FIXTURES	QUANTITY	FIXTURES	QUANTITY
2" Meter	_____	Lavatories	_____	Trailer Connection(s)	_____
Bathub(s)	_____	Pool Piping	_____	Urinal(s)	_____
Dishwasher(s)	_____	Re-pipe only (No additional work)	_____	Washing Machines	_____
Disposal(s)	_____	Service Sink(s)	_____	Water Closets (Toilets)	_____
Drinking Fountain(s)	_____	Shower(s)	_____	Water Heater(s)	_____
Floor Drain(s)	_____	Sink(s)	_____	Water Softener	_____
Irrigation (# of heads)	_____	Spa	_____	Misc:	_____
Laundry Tub(s)	_____	* Solar	_____	* Electrical wiring over 50 volts RMS requires separate electrical permit	_____

Grease Trap/Interceptor _____ Quantity _____ Size _____ Gal _____ New Replace Remove
 Sewer _____ New Water Connection: Yes No
 New Waste water Connection: Yes No
Total Job Valuation: \$ _____

I hereby make Application for Permit as outlined above, and if same is granted I agree to conform to all Division of Building Safety Regulations and County Ordinances regulating same and in accordance with plans submitted. The issuance of this permit does not grant permission to violate any applicable Orange County and/or State of Florida codes and/or ordinances. I hereby certify that the above is true and correct to the best of my knowledge.

PLEASE PRINT: (Check one) Owner: Contractor:
 Name of License Holder/Agent: _____
 Contractor License Number (if applicable): _____
 Contact Phone Number: (_____) _____-_____
 E-Mail Address: _____

Authorized Signature: _____

NOTE: The Building Permit Number is required if the Mechanical Installation is associated with any construction or alteration where a Building Permit has been issued.
Para más información en español, por favor llame al Departamento de Building Safety al número 407-836-5550.

To be completed as required by State Statute Section 713 and other applicable sections.

Permit Application Information - Page Two

Owner's Name _____
 Owner's Address _____
 Fee Simple Titleholder's Name (if other than owner's) _____
 Fee Simple Titleholder's Address (if other than owner's) _____
 City _____ State _____ Zip Code _____
 Contractor's Name _____
 Contractor's Address _____
 City _____ State _____ Zip Code _____
 Job Name _____
 Job Address _____ SUITE/UNIT _____
 City _____ State _____ Zip Code _____
 Bonding Company Name _____
 Bonding Company Address _____
 City _____ State _____ Zip Code _____
 Architect/Engineer's Name _____
 Architect/Engineer's Address _____
 Mortgage Lender's Name _____
 Mortgage Lender's Address _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, GAS, MECHANICAL, ROOFING, SIGNS, POOLS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. A Notice of Commencement must be recorded and posted on the job site before the first inspection. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

Owner Signature _____ The foregoing instrument was acknowledged before me this ____/____/____ by _____ who is personally known to me and who produced _____ as identification and who did not take an oath.

Contractor Signature _____ The foregoing instrument was acknowledged before me this ____/____/____ by _____ who is personally known to me and who produced _____ as identification and who did not take an oath.

Notary as to Owner _____ Commission No. _____ State of FL, County of _____ My Commission expires: _____ (SEAL)

Notary as to Contractor _____ Commission No. _____ State of FL, County of _____ My Commission expires: _____ (SEAL)

Para más información en español, por favor llame al Departamento de Building Safety al número 407-836-5550.

Septic-to-Sewer Website

Website: www.ocfl.net/PineHillsSeptic2Sewer

Pine Hills Septic²Sewer

PROJECT INFORMATION

Orange County Utilities will install approximately 8,000 feet of pipe and 22 manholes, which will be constructed underground along Pine Hills Road. Orange County Utilities is proposing to connect 84 parcels to the county sewer system within the project boundary.


- [Community Meeting Presentation \(October 2024\)](#)
- [Community Update](#)
- [Community Meeting Notice](#)

[Pine Hills Neighborhood Improvement District](#)

Florida's natural water resources are vulnerable to human activity, which can generate excess phosphorus and nitrogen. These nutrients cause harmful algal blooms, which impair the water quality, kill fish, and damage local ecosystems. Pine Hills Road is in the Priority Focus Area of the Wekiwa Spring and Rock Springs Basin Management Action Plan. The primary water bodies in this basin are considered impaired by excessive nutrients. Septic tanks have been identified as the source of 29% of the nitrogen load in the springs.

To address this, Orange County secured funding to replace septic tanks on private properties within the Wekiwa Spring and Rock Springs Basin, improving groundwater quality and preserving natural resources. The Pine Hills Septic Tank Retrofit Project is funded by a combination of sources, including a Florida Department of Environmental Protection wastewater grant, the American Rescue Plan Act, and an Orange County contribution. These funds will enable parcels on Pine Hills Road between Alhambra Drive and Golf Club Parkway to be converted from septic tanks to a sewer system.

On this page you'll find details on the construction status and how to get in touch for more information. Please note that the construction schedule could change due to supply chain shortages, weather conditions, other utility coordination, grant funding requirements, and unforeseen factors.



Duties of the Property Owner

- Very few, actually...
- **The Contractor will ask each homeowner to sign a License Agreement and Plumbing Permit that authorizes work to be performed on private property.**
- All the work necessary to convert the homes from private onsite systems to public utilities will be performed by the Contractor. There will be no need to hire your own contractor after our project is complete.
- Damage incurred to onsite features (walkways, irrigation equipment, etc.) shall be reported to the PIO. Do not seek repairs from anyone other than the Orange County Contractor. Such restoration cannot be reimbursed.
- Be aware of ongoing construction activities and obey directions, signage, etc.
- Communicate with Contractor's PIO or Orange County inspectors if there are any concerns.
- **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, but there will be challenges. However, we have assembled a skilled and experienced team that will deliver excellent results and provide outstanding service!



Pine Hills Septic-to-Sewer Project Schedule

- Septic to Sewer Project Potential Schedule
 - Design Complete - April 19, 2024
 - Proposal from Contractor - July 19, 2024
 - BCC Approval - August 27, 2024
 - Construction Commencement - September 3, 2024
 - Construction Completion – November 13, 2025



Questions and Answers

