TOWN COMMISSION REGULAR MEETING MINUTES
TUESDAY, JANUARY 27, 2026
7:00 P.M.
OAKLAND MEETING HALL

CALL TO ORDER:

This meeting was held in-person and livestreamed as a Zoom webinar. Mayor Taylor called the regular meeting to order at 7:00 p.m. This was followed by the Pledge of Allegiance and Invocation by Marilyn Mack.

ROLL CALL:

COMMISSIONERS PRESENT:	Commissioner Keller Commissioner McMullen Commissioner Ramos Vice Mayor Satterfield Mayor Taylor
COMMISSIONERS ABSENT:	None

PROCLAMATIONS:

Proclamation – Celebrate Literacy Week – January 26 - 30

Mayor Taylor read the Celebrate Literacy Week Proclamation announcing January 26th through January 30th as Celebrate Literacy Week in the Town of Oakland.

Proclamation – Black History Month – February

Mayor Taylor read the Black History Month Proclamation announcing the month of February as Black History Month in the Town of Oakland.

CONSENT AGENDA:

a. Approval of January 13, 2026, Town Commission Regular Meeting Minutes.
b. Approval to Serve Wine at the Black History Tribute Artist Reception.

Mayor Taylor announced the items on the consent agenda and asked if any commissioners had any questions and/or comments. No questions or comments were received and the Mayor asked for a motion.

MOTION was made by Vice Mayor Satterfield, seconded by Commissioner Ramos to approve the Consent Agenda items.

AYE: Keller, McMullen, Ramos, Satterfield, Taylor
NAY: None

MOTION PASSED with 5 Ayes, 0 Nays.

OTHER POLICY MATTERS:

Basin Management Action Plan (BMAP) Requirements and Update on Progress

Public Works Director Parker explained that the Basin Management Action Plan (BMAP) is a statutorily enforceable water quality restoration plan designed to reduce pollutant loading in the natural environment. He noted that the Town of Oakland is located within three separate BMAP areas: the Upper Ocklawaha and Wekiva River surface water BMAPs, and the Wekiwa and Rock Springs spring BMAP. He further stated that the Town has specific goals established by the State, and that Town staff have worked diligently for many years to meet these requirements through various best management practices. These efforts include the development of a centralized sanitary sewer system to eliminate septic systems, significantly reducing nutrient levels within the three BMAPs, as well as the Town's implementation of Phase II MS4 permit activities for more than 10 years, which have greatly assisted in meeting BMAP requirements. Both initiatives have helped minimize nutrients and contaminants from entering the basin.

FDEP Division of Environmental Assessment and Restoration (DEAR) Deputy Director Ken Weaver presented a PowerPoint presentation (attached) outlining the Basin Management Action Plan (BMAP) program, which serves as FDEP's framework for water quality restoration and is one of the primary tools used to restore impaired water bodies that do not meet established water quality standards. He noted that of the 28 nutrient BMAPs in Florida, three (3) affect the Town of Oakland: the Upper Ocklawaha, Wekiva River, and Wekiwa and Rock Springs BMAPs. He explained that each BMAP is linked to established Total Maximum Daily Loads (TMDLs), identifies pollution sources, establishes milestones, and outlines projects and management strategies to achieve pollutant load reductions.

DEAR Deputy Director Weaver provided additional details on each of the three (3) BMAPs, stating that the Upper Ocklawaha (Surface Water/Lake Apopka) BMAP has achieved approximately 98 percent of its reduction goal of 108,258 pounds per year and is projected to reach the 100 percent milestone by 2030. He reported that the Wekiva River (Surface Water) BMAP is currently undergoing modeling updates, with new entity-specific allocations expected in four to five years. He further explained that the Wekiwa and Rock Springs (Groundwater) BMAP includes a specific allocation requiring a reduction of 8,158 pounds of nitrogen by 2038, with the Town currently credited for approximately 160 pounds of reduction. He further emphasized that the Town is required to plan for and implement projects that reduce nutrient loading and improve water quality. He also noted that in 2026, the Town submitted 21 projects that are currently under review and will be reported in the STAR Report. Additionally, he highlighted FDEP funding opportunities, including grants that the Town may pursue to support septic-to-sewer conversions, wastewater upgrades, stormwater treatment, and related projects.

- **Mayor Taylor** asked whether penalties would be imposed on the Town if BMAP milestones are not met. **DEAR Deputy Director Weaver** explained that penalties apply to agencies that are significantly behind and not in compliance. He stated that he does not anticipate penalties for the Town because it is actively

participating in and working toward the required milestones; however, penalties could be imposed if the Town fails to meet those milestones.

- **Mayor Taylor** asked whether Johns Lake is included in the BMAP. **DEAR Deputy Director Weaver** responded that he does not believe it is. **Mayor Taylor** further stated that funding is the primary factor in meeting the milestones, noting that resources are currently unavailable and that the Town is required to convert a significant number of septic systems within a 12-year timeframe.
- **Commissioner Keller** stated she shares the same concerns regarding funding, noting that the conversion of 921 septic systems represents a significant undertaking. She added that plans for septic-to-sewer conversions are already in place, and that the Town will gain additional sewer lines as new developments are constructed.
- **Mayor Taylor** emphasized that the Town is urging the legislature to allocate funding for sewer initiatives to prevent nitrogen from entering Lake Apopka, noting that the State is already investing millions of dollars in cleanup efforts.
- **Public Works Director Parker** stated the Town has received federal funding twice in the past; and further, the Town recently received 3.5 million dollars through various grant applications.
- **Vice Mayor Satterfield** noted that Johns Lake flows directly into Lake Apopka via the Motamassek Canal and emphasized that, due to this significant connection, Johns Lake should be included in the BMAP. **DEAR Deputy Director Weaver** agreed, stating that the Town should pursue projects in and around Johns Lake regardless of whether it is formally included in the BMAP.

Louis Smith, 316 N. Tubb Street, asked whether there was any information available, including results, on a prototype cleansing system that was installed years ago at the north end of Lake Apopka to remove nitrogen and phosphorus.

Public Works Director Parker stated that would be a question for Water Management; and further, concluded by recommending that the Commission, by consensus, acknowledge the importance of the Basin Management Action Plans and continue supporting staff in implementing BMAPs to help the Town meet the required milestones.

CONSENSUS of the Commission was to acknowledge the importance of the Basin Management Action Plans and continue supporting staff in implementing BMAPs to help the Town meet the required milestones.

Onsite Sewage Treatment and Disposal System (OSTDS) Remediation Plan

Public Works Director Parker explained that local governments within a Basin Management Action Plan (BMAP) are required to have an Onsite Sewage Treatment and Disposal System (OSTDS) remediation plan. He noted that staff has worked diligently to develop this plan using publicly available information from 2023 and by addressing the following eight (8) criteria:

1) A comprehensive inventory of existing OSTDS.
2) An estimate of future growth in new OSTDS over the next 20 years.
3) An inventory of OSTDS that are expected to be eliminated over the next 20 years.
4) Identification of planning, design and construction of new, or extended, sewer lines and replacement of OSTDS by connecting to central sewer.
5) The estimated costs associated with these projects.
6) An estimation of the number of OSTDS that will require upgrading to enhanced nutrient-reducing systems once the system needs replacing, and the central sewer is not nearby.
7) An estimation of costs associated with the aforementioned upgrades.
8) Any other cost-effective and financially feasible projects necessary to achieve the nutrient load reductions set forth in the BMAP.

In conclusion, he stated that the Town has been requiring developers to install central sewer systems to support new growth and is actively extending sewer lines to facilitate septic-to-sewer conversions.

Tucker Hunter, PE, Kimley-Horn, presented a PowerPoint presentation *(attached)* outlining the findings of Oakland's Onsite Sewage Treatment Disposal System (OSTDS) remediation plan. As described in the previous presentation, the Town of Oakland is located within three (3) BMAPs: the Upper Ocklawaha, Wekiva River, and Wekiwa and Rock Springs. To remain compliant with these BMAPs, the Town is required to achieve a 30% reduction in total nitrogen (TN) and total phosphorus (TP) by 2028. The report was prepared using data from 2023; however, six (6) parcels listed below have been since converted to sewer, and an additional 19 septic systems have been reported as eliminated after the report was submitted:

- The Grove (2 parcels)
- Oakland Charter School
- Public Safety Facility
- Oakland Park
- Oakland Nature Preserve

He presented maps that depicted parcels with septic systems, lift stations, and those connected to the sanitary sewer. The existing septic parcels have been divided into eight (8) project areas, as illustrated in the second map *(attached)*, to estimate project costs for OSTDS elimination and enhancement initiatives. The total cost for OSTDS elimination projects is approximately $55,500,000, which is expected to remove about 10,150 pounds of total nitrogen (TN) per year. The total cost for OSTDS enhancement projects is approximately $16,200,000, projected to eliminate around 4,701 pounds of total nitrogen (TN) per year.

Brenna Riley, E.I., Kimley-Horn, noted that the estimated pounds of nitrogen reduction is a conservative figure based on the elimination of all identified septic tanks. She added that the actual reduction may vary slightly due to updated calculations from FDEP.

Tucker Hunter concluded by recommending that the Town continue its ongoing program of converting septic systems to centralized sewer through OSTDS elimination projects. He noted that larger projects can be divided into smaller areas to reduce upfront capital costs. He added that while OSTDS enhancement projects may be more cost-effective initially, septic-to-sewer conversions reduce homeowner responsibility and provide access to additional funding sources, such as loans and grants. As an example, the West Hull Avenue project was fully funded through FDEP Springs, St. Johns, and CDBG funds, so residents did not incur any costs.

- **Mayor Taylor** clarified that this project is a State requirement and noted that all new commercial developments are being constructed with centralized sewer. He requested clarification regarding Ordinance No. 2019-08, specifically whether it requires property owners to connect to the centralized sewer within one (1) year after the completion of the sanitary sewer line if it is available.
- **Public Works Director Parker** confirmed that Mayor Taylor is correct, stating that after the completion of the sewer line, property owners have one (1) year to connect or, alternatively, must pay the base fee of $20.95 per month.

Discussion followed regarding the cost of septic-to-sewer conversions. The estimated cost is approximately $62,000 per home when a gravity sewer line is not available. If a gravity sewer line is accessible, the cost is substantially lower, ranging from approximately $6,000 to $9,000 per home, depending on the lot.

- **Commissioner McMullen** noted that approximately ten (10) years ago, Public Works Director Parker advised the Commission that the Town would eventually need to convert from septic to sewer systems. In response, the Town pursued and secured roughly $4 million in State funding. He emphasized that the Commission has consistently prioritized protecting the environment, Lake Apopka, and the Town's natural resources while minimizing financial impacts on residents. He further recommended notifying Congressman Frost about this environmental issue to explore potential opportunities for additional funding.

Further discussion focused on the importance of informing residents, ensuring they understand the necessity of the septic-to-sewer conversion, and preparing them for either the upfront cost of the conversion or the ongoing monthly fee.

Public Works Director Parker concluded by recommending that the Commission, by consensus, adopt the OSTDS remediation plan as required by State statute.

CONSENSUS of the Commission was to adopt the OSTDS remediation plan as required by State statute.

PUBLIC FORUM:

Mayor Taylor opened the floor for public comment.

Louis Smith, 316 N. Tubb Street, informed the Commission that the Briley Farm property has been cleared and includes a pond with a canal providing access to Lake Apopka, which can be used by canoes and kayaks. He also reported that residents of Johns Landing told

him that the vape store and taco stand are being operated by individuals who are preventing people from purchasing food or entering the vape store.

Norine Dworkin, Editor In Chief, VoxPopuli, announced VoxPopuli will be hosting a virtual candidate forum over Zoom on February 25th at 7:00 pm. Residents are encouraged to submit questions for the candidates to norine@wintergardenvox.com. The forum will be recorded for viewers who are unable to view it live.

With no further public coming forward, the floor was closed.

TOWN MANAGER/DEPARTMENT HEAD REPORTS:

Town Manager Hui stated she will be out of the office from January 29th through February 6th, and Chief Esan will be acting town manager. Heritage Day will continue to take place this Saturday, January 31st. The Black History Tribute Artist Reception is Thursday, February 19th from 6:00 – 7:30 pm, and the exhibit will be on display from January 31st through March 27th.

Department Head Reports

Police Chief Esan stated they are all prepared and ready for Heritage Day.

Public Works Assistant Director Kemp expressed his appreciation for the opportunity to assume the role following Public Works Director Parker, who established a strong foundation. He reported that he has already begun working on the budget for upcoming projects and equipment and shared that he is looking forward to his first Heritage Day.

Public Works Director Parker had no report.

Town Clerk Heard reported that the deadline to register to vote is coming up on Monday, February 9th. Please contact the Supervisor of Elections to register.

COMMISSION REPORTS:

Commissioner McMullen had no report.

Commissioner Ramos announced that, after years of working with MetroPlan Orlando (MPO), MPO has confirmed that "Welcome to Oakland" signs will be installed on the turnpike.

Commissioner Keller, speaking as both a Town resident and Commissioner, thanked Public Works Director Parker for always being available and responsive to her questions. She expressed her appreciation for his service and stated she is pleased that he will be transitioning into a new role with the Town. She also shared her confidence in Assistant Public Works Director Kemp as he assumes the position, noting that he will do an excellent job. She further added that she is looking forward to her first Heritage Day as a Commissioner and thanked everyone for their support over the past year.

Vice Mayor Satterfield stated he plans on signing up for the ethics training being held on February 18th, which is a more interesting class than the online class.

Mayor Taylor announced that Heritage Day will be held this Saturday and advised everyone to dress warmly. He also cautioned residents to use space heaters safely and to take precautions to protect their pipes during the cold weather.

Town Manager Hui announced the Town posted a social media post on how to protect your home during a freeze.

ADJOURNMENT:

With no further business, Commissioner McMullen adjourned the meeting at 8:13 p.m.

TOWN OF OAKLAND:

SHANE TAYLOR, MAYOR

ATTEST:

KATHY MEARD, CMC, TOWN CLERK

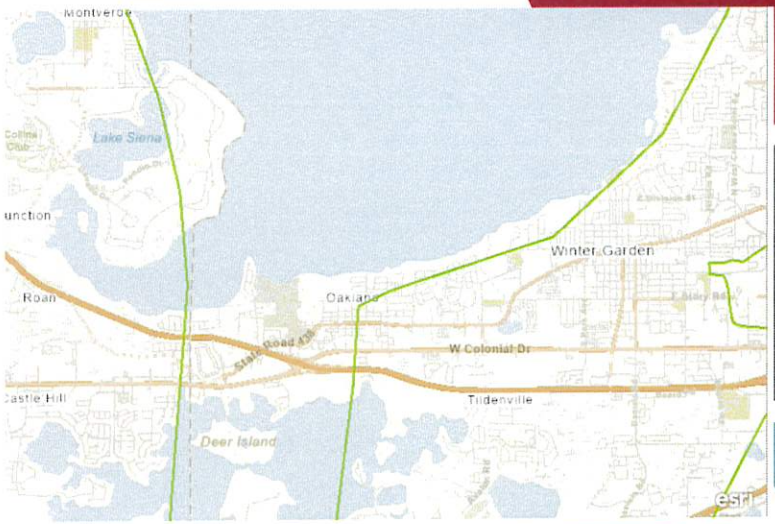
Onsite Sewage Treatment Disposal Systems Remediation Plan

TOWN OF Oakland FLORIDA

Presented By Kimley-Horn

Background

- The FDEP required an OSTDS remediation plan be submitted for all local governments within a Basin Management Action Plans (BMAP) in 2024.
- The Town of Oakland is located within 3 existing BMAPs:
  - Wekiwa and Rock Springs
  - Upper Ocklawaha
  - Wekiva River
- Required to reduce Total Nitrogen (TN) and Total Phosphorous (TP) amounts created by 30% by 2028 to remain compliant with the BMAPs' requirements.



Existing Oakland OSTDS

- Based on the Florida Department of Health (DOH) Florida Water Management Inventory from January 2023, approximately 905 parcels have been identified with permitted onsite sewage treatment and disposal systems (OTSDS).
- A total of six (6) parcels previously identified as septic have been converted to sewer since the inventory was conducted.
  - The Grove (2 parcels)
  - Oakland Charter School
  - Public Safety Facility
  - Oakland Park
  - Oakland Nature Preserve
- Since the report, an additional 19 septic systems have been reported as eliminated.

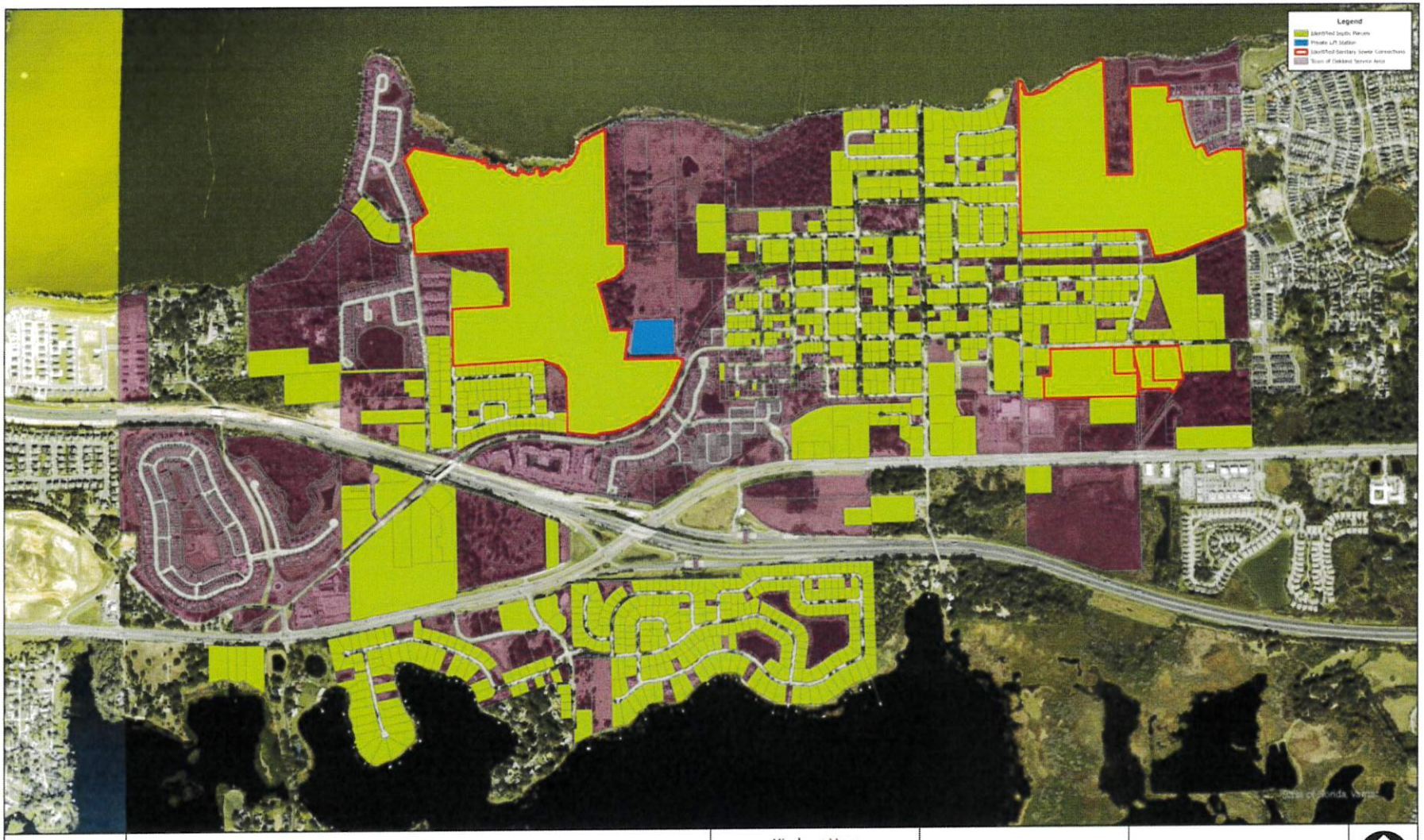


Figure 2-1	Town of Oakland Onsite Sewage Treatment and Disposal System Parcels	Kimley»Horn © 2025 Kimley-Horn and Associates, Inc. 7341 Office Park Place, Suite 102, Melbourne, FL 32940 Phone: (321) 754-0874	Project Number: 049524012 Date: November 2025	0 825 1,650 Feet	N

Proposed Projects

- The identified septic parcels have been divided into eight (8) project areas in order to calculate the estimated project costs for OSTDS elimination and enhancement projects. The project areas can be seen on the next slide.
- The total cost for OSTDS elimination projects is approximately $55,500,000 and will eliminate approximately 10,150 pounds of TN per year.
- The total cost for OSTDS enhancement projects is approximately $16,200,000 and will eliminate approximately 4,701 pounds of TN per year.

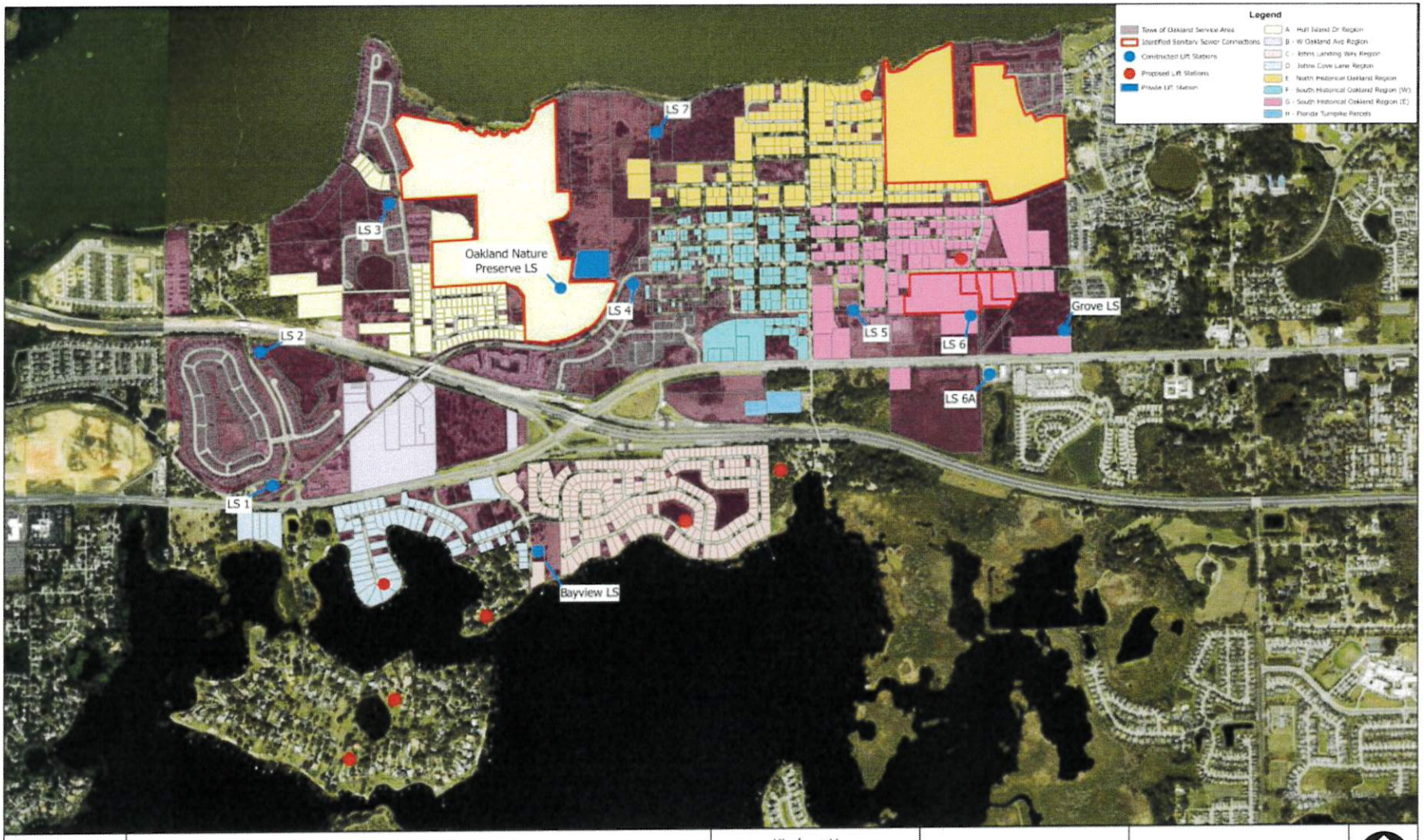
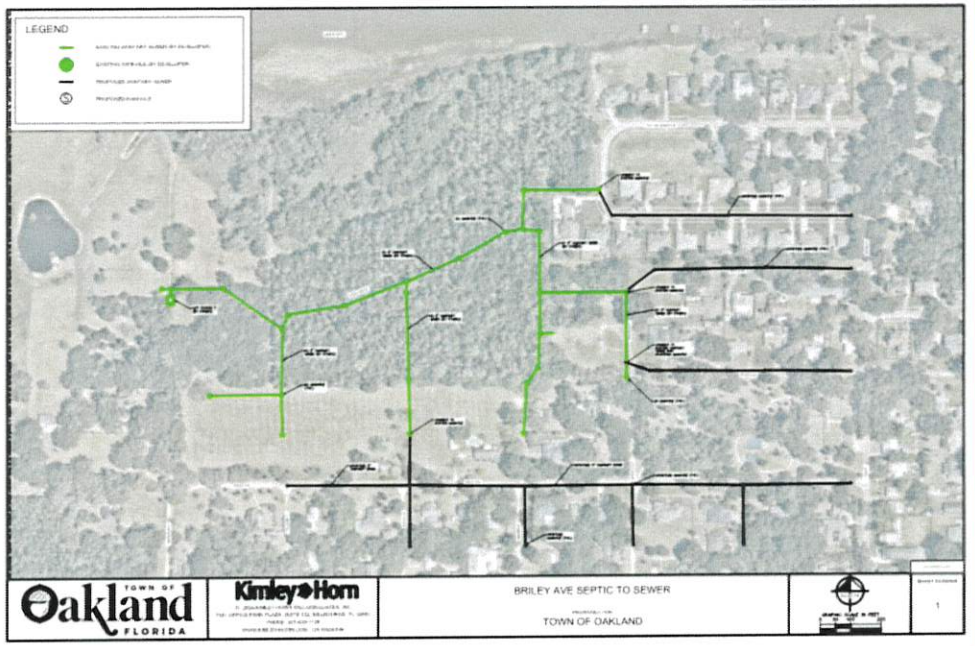


Figure 2-3	Town of Oakland 2025 Proposed Phasing Plan	Kimley»Horn © 2025 Kimley-Horn and Associates, Inc. 7341 Office Park Place, Suite 102, Melbourne, FL 32940 Phone: (321) 754-0874	Project Number: 049524012 Date: November 2025	0 1,000 2,000 Feet	N

Recommendations

- Continue on-going program of converting septic systems to centralized sewer with the OSTDS elimination projects.
- Larger projects can be split into smaller areas to help with the upfront capital costs.
- OSTDS enhancement may be more cost effective upfront, however septic-to-sewer projects minimize homeowner responsibility and more available funding options such as loans and grant programs.
  - SJRWMD Cost Share
  - FDEP Springs Funding



Town of Montverde
Town Hall
17404 Sixth Street
Montverde, FL 34756

March 13, 2026

The Honorable Daniel Webster
U.S. House of Representative
2184 Rayburn House Office Building Washington, DC
20515

Re: Support of Community Project Funding Request for Town of Oakland's North Pollard Street Wastewater Extension Project

Dear Representative Webster,

On behalf of the Town of Montverde, I am writing to express our strong support for the Town of Oakland's Community Project Funding request for the North Pollard Street Wastewater Extension. This somewhat small, but important, infrastructure project, will include abandonment of approximately 40 existing septic systems in a lower income area of town, provide some relief from wastewater impact fees, allow connection to central sewer, and will play a supporting role in improving regional water quality. In particular, improving the waters of Lake Apopka, the areas flowing springs and the surrounding groundwaters from which we drink, thus ensuring sustainable growth in West Orange County and Central Lake County.

Lake Apopka, Florida's 4th largest lake, has long suffered from nutrient pollution and water quality degradation for many years. Recent studies have shown that our springs and groundwater supplies are also being compromised by effluent being generated because of septic system use. A mere 10 years or so ago, the Town of Oakland was 100% reliant on septic systems to address their wastewater disposal needs. The ensuing wastewater initiative has allowed the abandonment of more than 1000 existing septic systems and has allowed an era of economic growth within Oakland's jurisdiction, all on central sewer, that has never been witnessed before. As a neighboring community, we realize that the Town of Oakland is deeply invested in this ongoing initiative. Along with their neighboring communities, such as us, and several regulatory agencies, we are confident that these collective efforts will further improve the region's environmental health and ecological balance. The North Pollard Street Wastewater Extension Project will play a pivotal role in allowing future infrastructure extensions and further abandonments of existing septic systems.

Furthermore, as the area experiences population growth, it is essential to invest in infrastructure that protects our shared water resources while accommodating future development. The Town of Montverde provides wastewater collection from several residential properties in Oakland and through an InterLocal Agreement with our treatment provider, the City of Clermont, that wastewater is then converted to reclaimed water and returned to residents for irrigation purposes.

I urge your full support for this funding request, as it represents a crucial step toward sustainable environmental stewardship and regional water quality improvements. Thank you for your consideration and for your continued leadership in advocating for critical infrastructure investments in our communities.

Sincerely,

Joe Wynkoop
Town Mayor, Town of Montverde

Town of Montverde
Town Hall
17404 Sixth Street
Montverde, FL 34756

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I urge your full support for this funding request, as it represents a crucial step toward sustainable environmental stewardship and regional water quality improvements. Thank you for your consideration and for your continued leadership in advocating for critical infrastructure investments in our communities.

Sincerely,

Paul Larino
Town of Montverde, Town Manager

GOVERNMENT

Oakland

As Oakland shifts from septic to sewer, residents face $6,200 connection fee

By: Roger Jimenez | Contributing Reporter
February 17, 2026

Oakland's septic-to-sewer conversion project will remove 921 commercial and residential septic tanks at a cost of approximately $55.5 million over the next 20 to 25 years.

Oakland homeowners will eventually be required to connect to the town's centralized sewer system, a mandate that could cost residents an estimated $6,200 per household.

"These people need to prepare — $6,000 is not a small chunk of change. We need to either look at that ordinance again or see if there are other ways," Mayor Shane Taylor said at the Jan. 27 town commission meeting where this was discussed during a presentation.

He was referring to Ordinance 2019-08, which states that property owners must connect within one year of receiving notice that a sewer line is available. It also says that after a year, residents are responsible for paying a monthly fee whether they connect to the sewer line or don't. Mike Parker, who recently retired as public works director, told VoxPopuli via email that the monthly fee is $20.95, a total of $251.40 annually.

The town is gradually shifting from septic tanks to a sewer system to comply with state-required nutrient pollution reduction plans. Septic tanks are known to leach nitrogen and phosphorus — two chemicals that contribute to harmful algae blooms that can kill fish and cause rashes and respiratory, liver/kidney problems in people. Oakland sits within three state-regulated Basin Management Action Plans (or BMAPs) for the Wekiva River, Wekiwa Spring and the Upper Ocklawaha River.

Continue Story

The town-wide septic-to-sewer conversion project is estimated to cost $55.5 million over the next 20 to 25 years, with enhancement projects anticipated to cost an additional $16.2 million. A total of 921 commercial and residential septic systems need to be removed.

Parker told VoxPopuli that absent "an infusion of massive funding," the town will rely, as it has in the past, on Legislative funding, developer-driven infrastructure and grants to construct the sewers and connecting lines for residents and businesses.

The town received $3.5 million in state grant funding last year to assist with the town's septic-to-sewer conversion program. In the next five years, it's estimated that about 55 homes along Briley Avenue will be connected to the public sewer, Parker told VoxPopuli. The target area is bounded by Tubb Street, the West Orange Trail, Jefferson Street and the southern half of Oakland Point Circle.

"The final design will dictate where the sewer mains will be constructed, and exactly how many existing septic systems will be adjacent to them. Until that point, the number 55 is simply an estimate," Parker said.

Still to be determined is what happens if a property owner lacks the funds to connect to the sewer line. No payment plans exist at the moment. But no penalties appear to be in place either.

Currently, under the town ordinance, the Utilities Department is authorized to enforce a connection "in such lawful manner as may be required."

While that seems vague, Parker told VoxPopuli that there hadn't been a need to impose penalties in the past because property owners voluntarily complied. "[They] wanted to get away from utilizing their septic system for whatever reason."

"Since compelling residents to connect to adjacent sewer mains is a relatively new process in Oakland, we are moving very slowly, but deliberately, in developing the regulations in such a way that it creates minimal impact to the residents, or businesses, but still meets our state-mandated requirements," Parker said.

Parker noted that other than commercial businesses that approached the town requesting sewer connections, there has only been one other septic-to-sewer project to date. Completed in 2021, it was in a low-to-moderate income neighborhood that was eligible for an economic development grant that covered the connection fees.

He anticipates that in time the ordinance and town code will both be updated to better define the guidelines for sewer connections as well as fees and penalties.

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GOVERNMENT

As Oakland shifts from septic to sewer, residents face $6,200 connection fee

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Observer
You. Your Neighbors. Your Neighborhood.

Oakland commissioners approve $55 million on-site sewage treatment plan

The plan for remediation is required by the state. Oakland's plans will take place over the next two decades.

By Leticia Silva | 3:42 p.m. February 3, 2026

TABLE 5-1 SUMMARY OF TN REMOVAL BY PROJECT FOR OSTDS ELIMINATION AND/OR ENHANCEMENT PROJECTS

Project Identifier	Project Name	Cost For Elimination	Nitrogen Removed via Elimination (lb/yr)	Cost for Enhancement	Nitrogen Removed via Enhancement (lb/yr)
A (Yellow)	Hull Island Drive Region	$7,056,375	1,103	$1,764,000	511
B (Purple)	W Oakland Avenue Region	$1,808,500	214	$342,000	99
C (Light Red)	Johns Landing Way Region	$12,275,063	2,972	$4,752,000	1,376
D (Light Blue)	Johns Cove Lane Region	$5,612,375	811	$1,296,000	375
E (Orange)	North Historical Oakland – Lake Apopka Region	$10,727,250	2,128	$3,402,000	985
F (Turquoise)	South Historical Oakland – West Region	$8,970,375	1,565	$2,502,000	725
G (Pink)	South Historical Oakland – East Region	$8,838,375	1,340	$2,088,000	620
H (Blue)	Florida Turnpike Parcels Project	$234,563	23	$36,000	10
Total		$55,522,875	10,156	$16,182,000	4,701

WEST ORANGE TIMES & OBSERVER NEWS

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The Oakland Town Commission approved Tuesday, Jan. 27, the adoption of an on-site sewage treatment disposal system remediation plan as required per the state.

Florida Statutes require local governments to come up with a remediation plan if the Florida Department of Environment Protection deems on-site sewage treatment and disposal systems are contributing at least 20% of nutrient pollutants that go into a basin management action plan area.

Oakland is located within three basin management action plans: the Upper Ocklawaha, the Wekiva River, and the Wekiwa and Rock Springs.

Oakland Public Works Director Mike Parker said staff have been working with Kimley-Horn, a consulting firm, to develop a remediation plan based on information on on-site sewage treatment and disposal systems from 2023 and the following criteria:

- Inventory of existing on-site sewage treatment and disposal system

- Estimate of future growth in new systems in the next 20 years.
- Inventory of systems expected to be eliminated over the next 20 years
- Identification of new or extended sewer lines and replacement of a sewage system by connecting to a central sewer.
- Estimation of the number and cost of on-site sewage treatment and disposal systems that will require upgrading
- Any other cost-effective and financially-feasible projects necessary to achieve the nutrient load reductions

The plan is simple: Meet state requirements by lowering the town's nutrient pollution.

To do that, the town wants to go from septic systems to sewer systems, which transport waste to centralized treatment plants to disinfect and remove contaminants more effectively than the soil-absorption method used by septic systems.

"The good news here is that for the past decade, Oakland has been compelling developers to construct central sewer systems to accommodate new growth, and we have

been diligent in extending those lines to enable septic to sewer conversions," Parker said.

On-site sewage treatment and disposal system elimination projects already have been developed and could be implemented over the next 20 years, costing an estimated $55,522,875.

A project timeline has yet to be set.

The town also reviewed on-site sewage treatment and disposal system enhancement projects, which would convert these systems to nutrient removal systems, totaling about $16.182 million.

While Mayor Shane Taylor and Commissioner Kris Keller were concerned with the cost, Parker reminded them of DEP funding opportunities.

In other news

- Mayor Shane Taylor proclaimed Monday, Jan. 26, to Friday, Jan. 30, as "Celebrate Literacy Week."
- Taylor proclaimed February as National Black History Month.
- Commissioners approved serving wine at the Black History Tribute Artist Reception event.
- The deadline to register to vote for the March 10 election is Monday, Feb. 9.

AUTHOR

Leticia Silva

Staff writer Leticia Silva is a graduate from the University of Central Florida. As a child, her dream was to become a journalist. Now, her dream is a reality. On her free time she enjoys beach trips, trying new restaurants and spending time with her family and dog.

Latest News

March 13, 2026

OAKLAND NATURE
PRESERVE

The Honorable Daniel Webster
U.S. House of Representative
2184 Rayburn House Office Building Washington, DC
20515

Re: Support of Community Project Funding Request for Town of Oakland's North Pollard Street Wastewater Extension Project

Dear Representative Webster,

On behalf of the Oakland Nature Preserve, a 501(c)3 entity, I would like to express our strong support for the Town of Oakland's Community Project Funding request for the North Pollard Street Wastewater Extension. This somewhat small, but important, infrastructure project, will include abandonment of approximately 40 existing septic systems in a lower income area of town, provide some relief from wastewater impact fees, allow connection to central sewer, and will play a supporting role in improving regional water quality. In particular, improving the waters of Lake Apopka, the areas flowing springs and the surrounding groundwaters from which we drink, thus ensuring sustainable growth in West Orange County and Central Lake County.

Recent studies have shown that these environmental treasures are being compromised by effluent being generated because of septic system use. A mere 10 years or so ago, the Town of Oakland was 100% reliant on septic systems to address their wastewater disposal needs. The ensuing wastewater initiative has allowed the abandonment of more than 1000 existing septic systems, including the large one being used at our facilities. This has allowed an era of economic growth within Oakland's jurisdiction, all on central sewer I might add, that has never been witnessed before. As a recent beneficiary of this initiative, we realize that the Town of Oakland is deeply invested in this. Along with the collective efforts of their neighboring communities, we at the Oakland Nature Preserve, along with our colleagues at the state level, are confident that these efforts will further improve the region's environmental health and ecological balance. The North Pollard Street Wastewater Extension Project will play a pivotal role in allowing future infrastructure extensions and further abandonments of existing septic systems.

Furthermore, as the area experiences population growth, it is essential to invest in infrastructure that protects our shared water resources while accommodating future development. However, this growth comes with a hefty price tag. And, as with most small towns, Oakland takes every opportunity to relieve the financial burden on its citizenry that comes with a project such as this.

I urge your full support for this funding request, as it represents a crucial step toward sustainable environmental stewardship and regional water quality improvements. Thank you for your consideration and for your continued leadership in advocating for critical infrastructure investments in our communities.

Sincerely,

Nicole O'Brien

Managing Director
Oakland Nature Preserve

TOWN OF Oakland FLORIDA

STAFF MEMO
ITEM 5b

MEETING DATE: January 27, 2025

TO: Town Commission

FROM: Mike Parker, Public Works Director

RE: Onsite Sewage Treatment and Disposal System (OSTDS) Remediation Plan

BACKGROUND:

Subparagraph 403.067(7)(a)9., Florida Statutes, specifies that local governments within a basin management action plan (BMAP) must develop an onsite sewage treatment and disposal system (OSTDS) remediation plan containing certain information, if the Florida Department of Environmental Protection (department) identifies onsite sewage treatment and disposal systems (OSTDS) as contributors of at least 20 percent of point source or nonpoint source nutrient pollution or, if the department determines remediation is necessary to achieve the total maximum daily load (TMDL).

Although finalization of the remediation plan has taken a bit longer than required by statute, staff has worked diligently in developing a plan based on existing OSTDS information publicly available in 2023; and on the following eight criteria: **1)** A comprehensive inventory of existing OSTDS. **2)** An estimate of future growth in new OSTDS over the next 20 years. **3)** An inventory of OSTDS that are expected to be eliminated over the next 20 years. **4)** Identification of planning, design and construction of new, or extended, sewer lines and replacement of OSTDS by connecting to central sewer. **5)** The estimated costs associated with these projects. **6)** An estimation of the number of OSTDS that will require upgrading to enhanced nutrient-reducing systems once the system needs replacing, and the central sewer is not nearby. **7)** An estimation of costs associated with the aforementioned upgrades. **8)** Any other cost-effective and financially feasible projects necessary to achieve the nutrient load reductions set forth in the BMAP.

In brief, development of a Plan is required. And yes, meeting the criteria set forth will be expensive. The good news here is that for the past decade, Oakland has been compelling developers to construct central sewer systems to accommodate new growth, and we have been diligent in extending those lines to enable septic to sewer conversions.

RECOMMENDATIONS:

Staff is recommending that the Oakland Town Commission adopt by consensus the OSTDS Remediation Plan as required by state statute.

FINANCIAL IMPACTS:
The only direct impact this Fiscal Year would be final compensation to Kimley Horn for their work in developing the remediation plan. However, it should be noted that continued funding for septic to sewer construction will be necessary in the future. This funding could be in the form of general budget appropriations, grants, impact fees, or developer contributions.

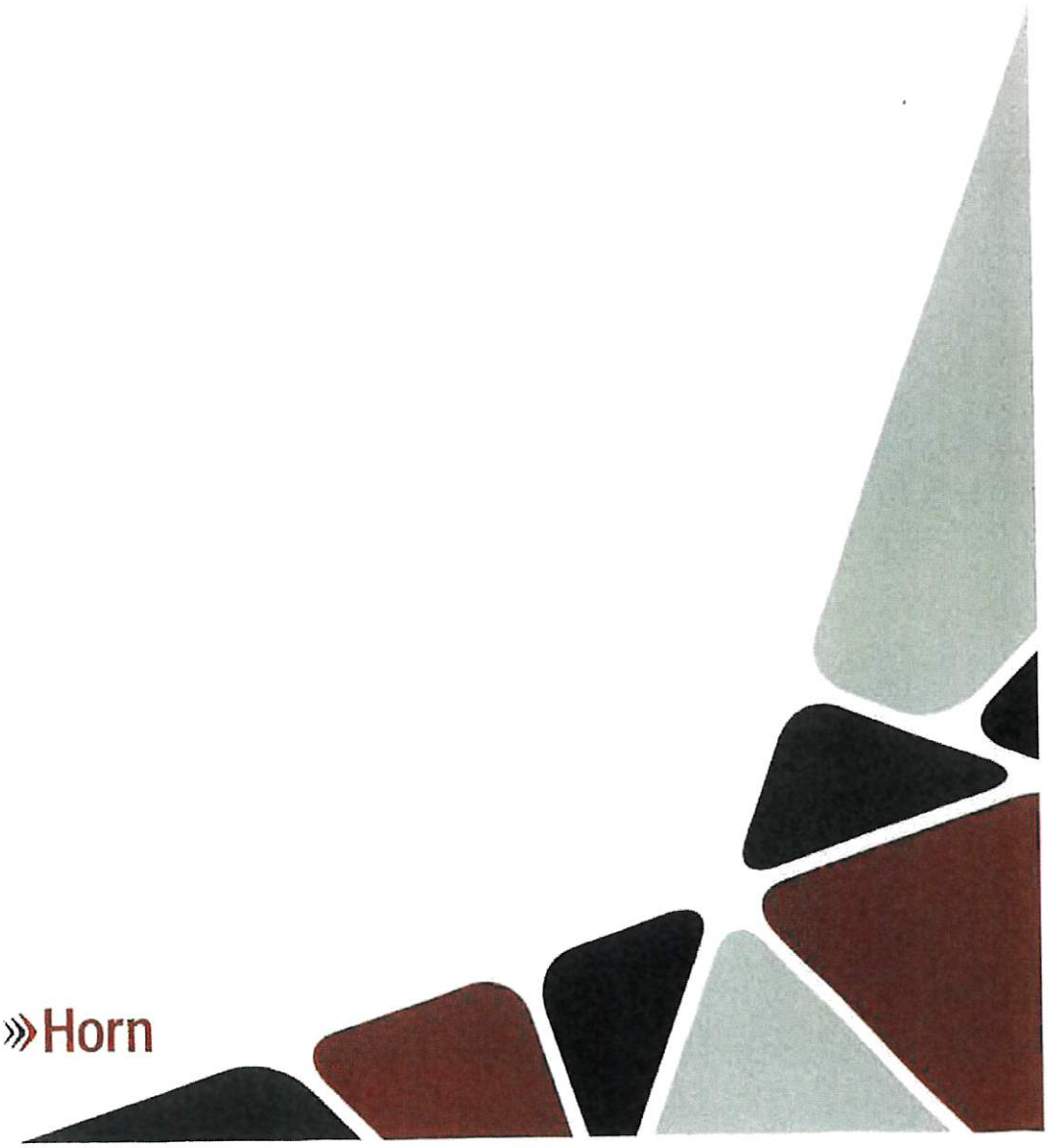
ATTACHMENTS: OSTDS Remediation Plan

TOWN OF OAKLAND

CLEAN WATERWAYS COMPLIANCE

OSTDS REMEDIATION PLAN

November 2025



Prepared by:

Kimley»Horn

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Tables

Kimley»Horn

1.0 INTRODUCTION

1.1 BACKGROUND

The Town of Oakland (Town) is located in the western portion of Orange County and is entirely within the Wekiwa Spring and Rock Spring Basin Management Action Plan (BMAP). A BMAP is a water quality restoration plan which is prepared in accordance with Florida Statutes Section 403.067(7). These areas are designed to reduce nutrient loading through an adopted Total Maximum Daily Load (TMDL).

Florida Statute Subparagraph 403.067(7)(a)9 specifies that local governments within a BMAP must develop a wastewater treatment plan, as well as, an onsite sewage treatment and disposal system remediation plan if the wastewater treatment facilities or onsite sewage treatment and disposal systems have been identified as contributors of at least 20 percent of point source, or non-point source, nutrient pollution. The 20 percent contribution refers to the entirety of the BMAP area, and the Town will be contributing a smaller percentage to add to the required amount. BMAPs are also required if the Florida Department of Environmental Protection (FDEP) determines remediation is necessary to meet the TMDL limits for nutrients such as nitrogen (TN) and phosphorous (TP).

The Town has a gravity sewer system that sends a majority of the flow to the City of Clermont for treatment. Additionally, flows from Oakland Park are sent to the City of Winter Garden for treatment. The Town does not have a wastewater treatment plant. However, the Town has known onsite sewage treatment and disposal systems (OSTDS) that are within the historic area of the town limits. The purpose of this remediation plan is to develop an inventory of the OSTDS to be eliminated or enhanced within the Town of Oakland limits.

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2.0 OAKLAND ONSITE SEWAGE TREATMENT DISPOSAL SYSTEMS

The Florida Department of Health (DOH) has compiled an inventory of all the known and probable onsite sewage treatment and disposal systems within the Town limits. A review of the DOH Florida Water Management Inventory from **January 2023** was conducted and filtered for data regarding systems within the Town of Oakland's limits. Due to development growth within the Town's service area, it is understood that the data has changed since January 2023. A summary is provided below in **Table 2-1** for the Town.

TABLE 2-1 SUMMARY OF OAKLAND WASTEWATER INVENTORY

Waterbody	Number of Parcels
Septic	905
Sewer	714
Total	**1,619**

Throughout the Town there are approximately 1,619 parcels, of which 905 parcels have been identified with permitted onsite sewage treatment and disposal systems (OSTDS, or septic system) located within the Town limits. A total of six (6) of the parcels that were identified as septic have been converted to sewer; four (4) parcels were recently converted from septic-to-sewer in a project conducted in 2023 for the Oakland Charter School, one (1) is the Oakland Nature Preserve that has a lift station connection to sanitary sewer, and one (1) is under construction as Oakland Park that will be connected to sanitary sewer. Therefore, there are 899 parcels that are identified with septic tanks.

All of these septic systems are within the Wekiwa Spring and Rock Spring BMAP. These septic system parcels are shown in **Figure 2-1**. In **Figure 2-1**, the Town's service area is shown in purple with the identified septic parcels listed in the FLWMI highlighted in green. The six (6) parcels listed in this section as known sewer parcels that were recently converted after the inventory was taken are shown with a red border.

Figure	Town of Oakland Onsite Sewage Treatment and Disposal System Parcels	Kimley»Horn © 2025 Kimley-Horn and Associates, Inc. 7341 Office Park Place, Suite 102, Melbourne, FL 32940 Phone: (321) 754-6874	Project Number: 049524012 Date: November 2025	0 825 1,650 Feet	N
2-1					

Kimley»Horn

2.1 OSTDS ELIMINATION

The Town estimates that the majority of septic systems within their limits will be connected to centralized sewer within the next 20 years. Many of these systems are located near existing sanitary sewer collection systems and could be connected to the public system. The remaining systems would require an extension of a sanitary sewer main to connect to in order to discharge to the public wastewater treatment collection system. Additionally, the Town has implemented an ordinance that if sanitary sewer is available, then the property owner needs to connect to the centralized sewer within one year of completion of the sanitary sewer.

2.1.1 REQUIRED INFRASTRUCTURE

The conversion of the existing septic systems will require the expansion of wastewater collection and transmission infrastructure including force mains, gravity mains, lift stations, and all associated appurtenances. Prior to the OSTDS Remediation plan, the Town developed a phasing plan in 2015 that identified future lift stations along with the designated parcels that will connect to the lift station. The 2015 phasing plan is shown on **Figure 2-2**. Since the development of the phasing plan, several lift stations have been constructed and are shown on **Figure 2-3.** As part of this plan an evaluation of the major wastewater infrastructure associated with the conversion of the septic systems was performed. This evaluation utilized each parcel's relative location to nearby wastewater infrastructure to estimate the cost of converting/connecting these systems. Planning level cost estimates for OSTDS elimination projects were developed on a project-by-project basis and are presented in **Section 4.0**.

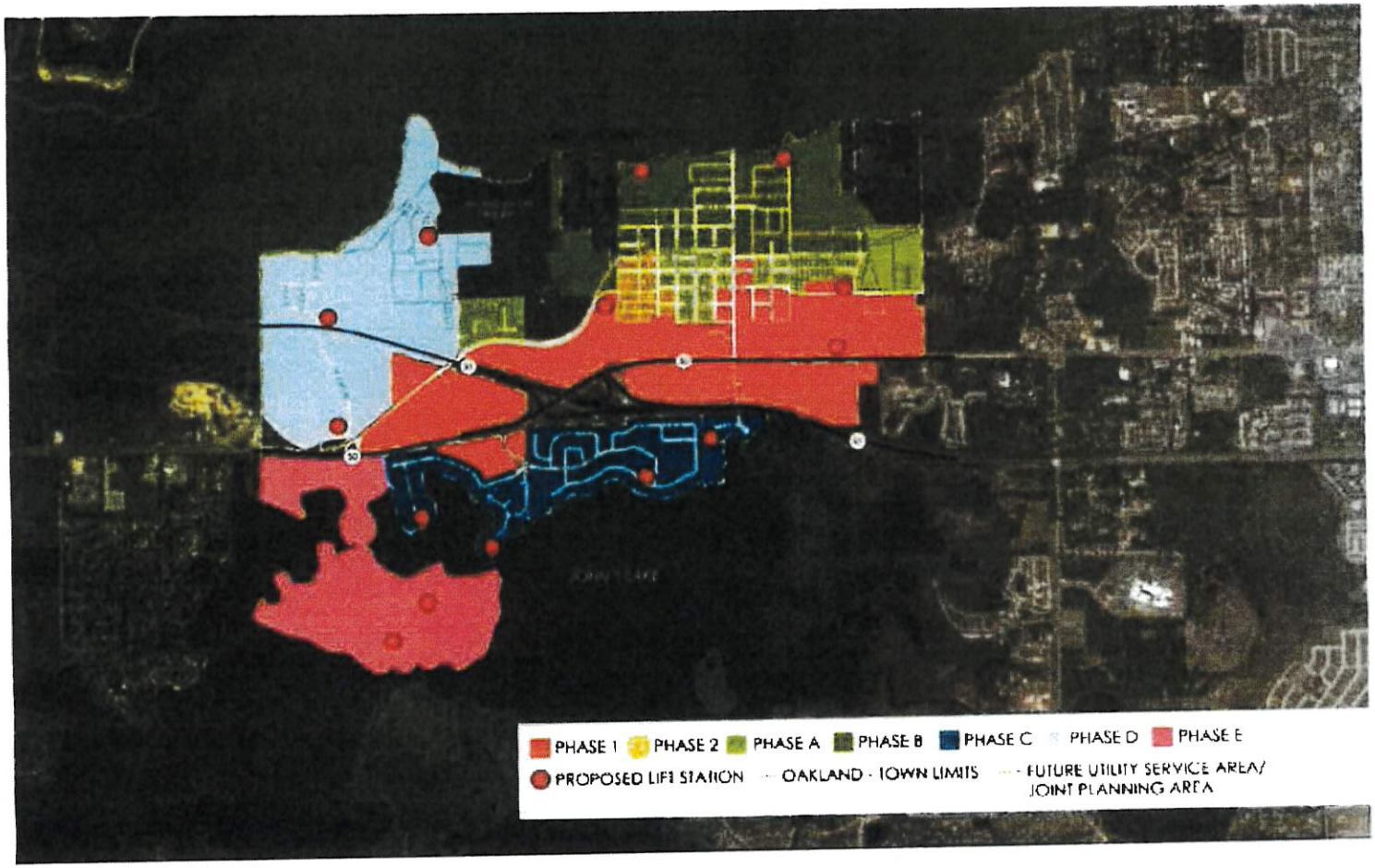

Figure 2-2	**Town of Oakland** **2015 Phasing Plan**	Kimley»Horn 	Project Number 049524012 Date November 2025		

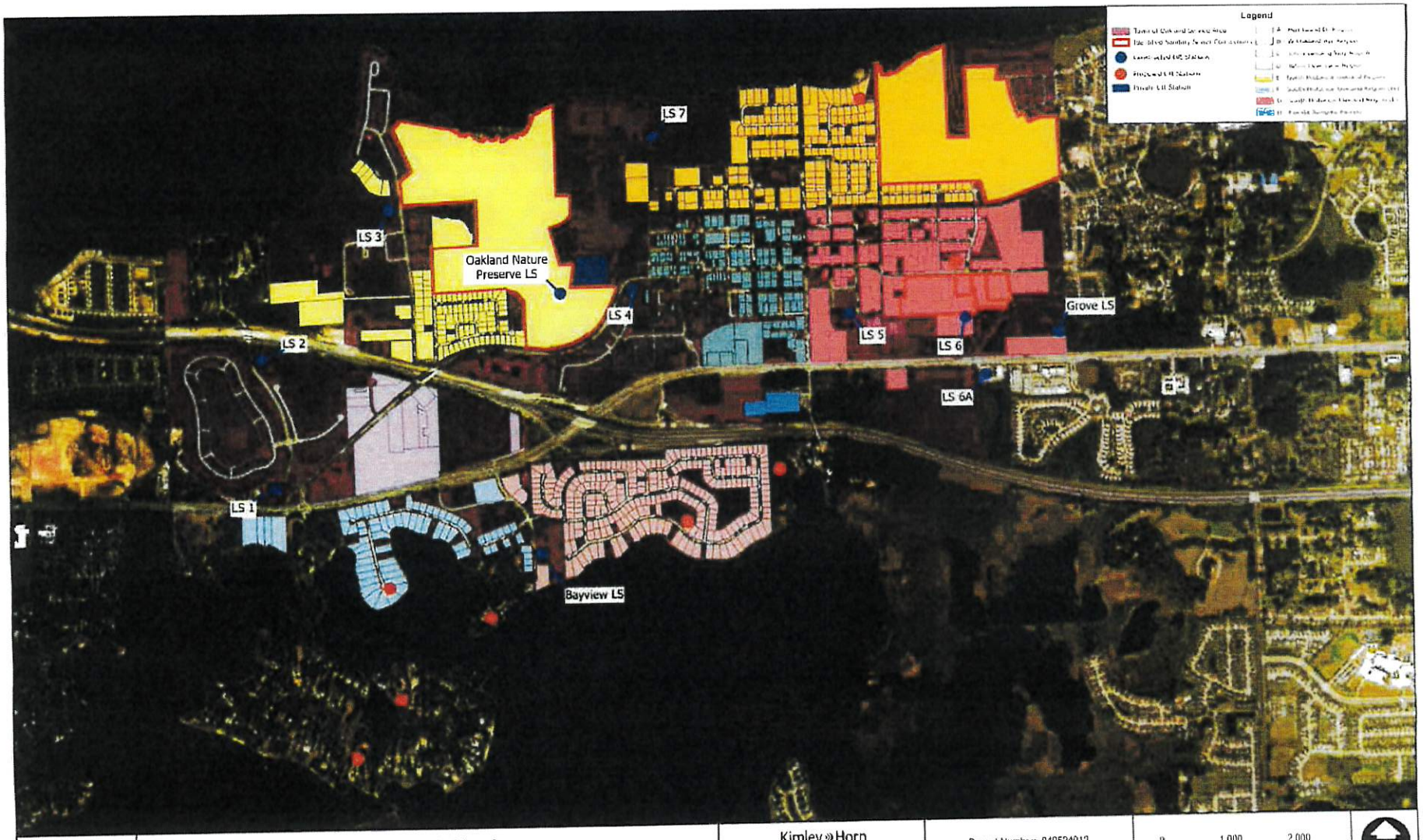

Figure	Town of Oakland 2025 Proposed Phasing Plan	Kimley»Horn	Project Number: 049524012 Date: November 2025	0 1,000 2,000 Feet
2-3				

Kimley»Horn

3.0 FUTURE GROWTH OF ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS

An analysis of potential growth within the Town limits was conducted. Per the University of Florida's Bureau of Business Research (BEBR), the population in the Town of Oakland has grown from 2,609 in 2014 to 5,402 in 2024. This averages to an annual growth increase of 6.57% per year, or approximately 280 individuals per year. All vacant lots and future potential systems were assumed to be enhanced nitrogen reducing systems, as required by state rule effective January 1, 2024.

Kimley»Horn

4.0 OSTDS ELIMINATION AND ENHANCEMENT PROJECTS

In order to further reduce TN released into the BMAP area, OSTDS elimination and enhancement projects have been developed. These projects address existing septic systems that will be abandoned/removed and the parcel connected to a centralized sewer system.

4.1 OSTDS ELIMINATION PROJECTS

A list of OSTDS elimination projects was developed that could be implemented over the next 20 years. The projects were identified based on proximity to future or existing lift stations that the Town has planned and infrastructure required to connect to central sewer as shown in **Section 2.0**. This list includes the number of septic systems to be eliminated, the amount of nitrogen to be removed, as well as the estimated construction cost of the project, including all infrastructure and connection costs. The connection costs do not include the City of Clermont impact fees. These OSTDS elimination projects are presented in **Table 4-1**. It should be noted that portions of the sites identified may have already been connected to central sewer due to grant funding or developer contributions. The table below also provides the cost for eliminating remaining septic systems whose locations would have to be converted individually. Projects have been given short description names based on location, however a full map showing their locations based on project number is provided in **Figure 4-1**.

TABLE 4-1 OSTDS ELIMINATION PROJECTS

Project Identifier	Project Name	OSTDS Parcels Eliminated	Estimated Project Cost	Estimated Project Timeline
A (Yellow)	Hull Island Drive Region	98	$7,056,375	TBD
B (Purple)	W Oakland Avenue Region	19	$1,808,500	TBD
C (Light Red)	Johns Landing Way Region	264	$12,275,063	TBD
D (Light Blue)	Johns Cove Lane Region	72	$5,612,375	TBD
E (Orange)	North Historical Oakland – Lake Apopka Region	189	$10,727,250	TBD
F (Turquoise)	South Historical Oakland – West Region	139	$8,970,375	TBD
G (Pink)	South Historical Oakland – East Section	116	$8,838,375	TBD
H (Blue)	Florida Turnpike Parcels	2	$234,563	TBD
TOTAL		**899**	**$55,522,875**	-

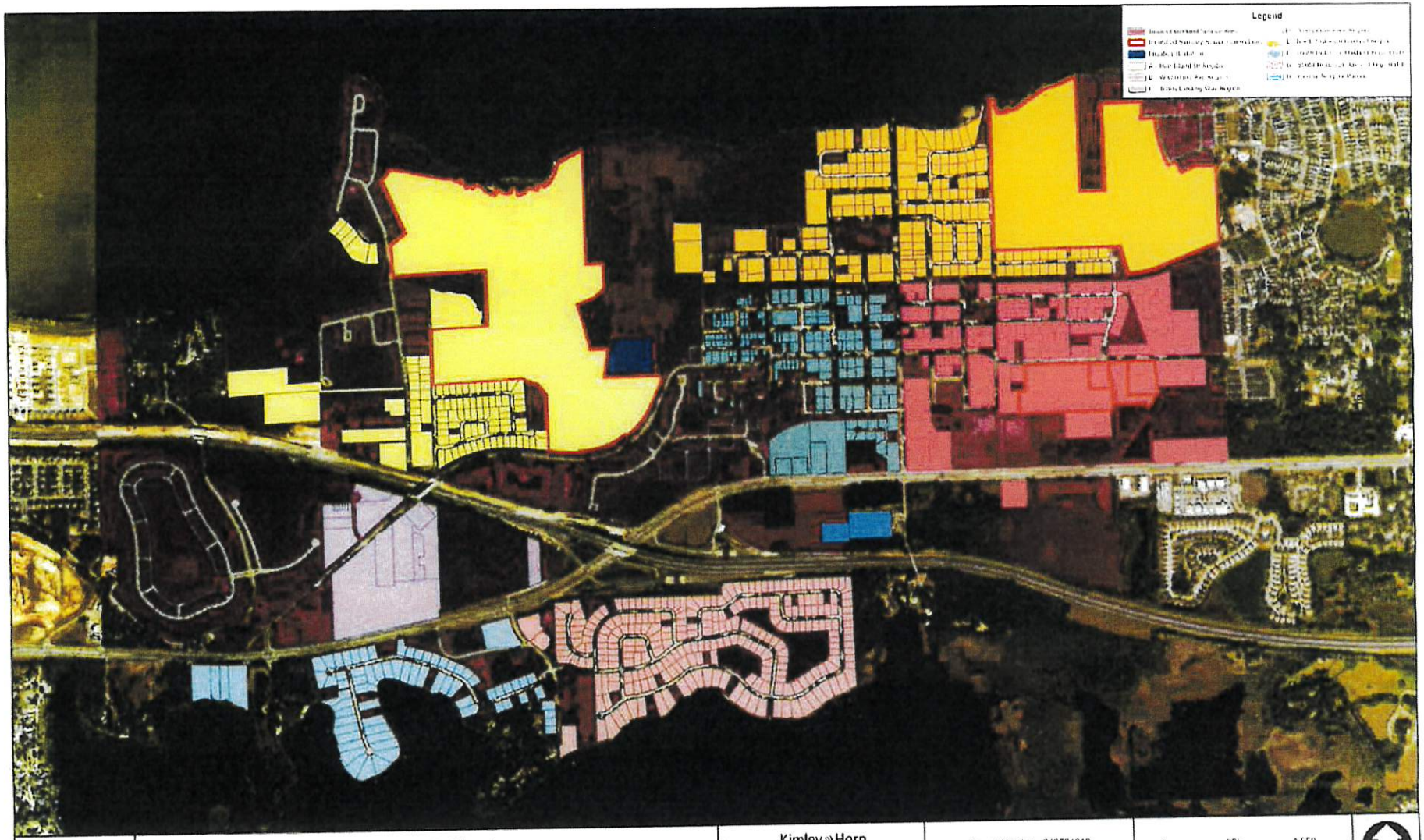

Figure	Town of Oakland OSTDS Proposed Project Divisions	Kimley»Horn 1541 Colonial Blvd, Suite 161, Fort Myers, FL 33907 Phone: (239) 454-3074	Project Number 049524012 Date November 2025	0 825 1,650 Feet	N
4-1					

Kimley»Horn

4.2 OSTDS ELIMINATION PROJECT PRIORITIZATION

The amount of nitrogen that would be removed, in pounds per year, if the OSTDS elimination projects were to be implemented, and project costs were utilized to determine the cost per pound of nitrogen removed for each project. The projects were then prioritized based on the cost per pound of nitrogen that would be removed and is presented below in **Table 4-2.** However, due to the close proximity to Lake Apopka and recent construction of Briley Farms with available sanitary sewer connections readily available, priority ranking of the North Historical Oakland – Lake Apopka Region project was shifted to be number 1. It is also recommended to further break the larger projects up into smaller areas to help with upfront capital costs with a cap of 60 connections or $4,000,000 in construction costs. If all OSTDS elimination projects are implemented, an estimated 10,156 lb/yr of Total Nitrogen will be removed from the BMAP.

TABLE 4-2 OSTDS ELIMINATION PROJECTS PRIORITIZATION

Ranking	Project Identifier	Project Name	OSTDS Parcels Eliminated	Estimated Project Cost	Amount of Nitrogen Removed (lb/yr)	Cost per Pound of Nitrogen Removed
1	E (Orange)	North Historical Oakland – Lake Apopka Region	189	$10,727,250	2,128	$5,041.00
2	C (Light Red)	Johns Landing Way Region	264	$12,275,063	2,972	$4,130.24
3	F (Turquoise)	South Historical Oakland – West Region	139	$8,970,375	1,565	$5,731.87
4	A (Yellow)	Hull Island Drive Region	98	$7,056,375	1,103	$6,397.44
5	G (Pink)	South Historical Oakland – East Region	116	$8,838,375	1,340	$6,595.80
6	D (Light Blue)	Johns Cove Lane Region	72	$5,612,375	811	$6,920.31
7	B (Purple)	W Oakland Avenue Region	19	$1,808,500	214	$8,450.93
8	H (Blue)	Florida Turnpike Parcels Project	2	$234,563	23	$10,198.37

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4.3 OSTDS ENHANCEMENT PROJECTS

It is intended that all existing OSTDS systems within the Town limits will be converted to sewer. However, an evaluation on converting these systems to Enhanced Nutrient Removal Systems was also considered. Project areas were kept the same, however cost and nitrogen removal evaluations were conducted under the expectation of an enhancement project. These septic systems will reduce total nitrogen loading by a lesser margin overall (4,701 lbs/year) and have a lower total overall cost, but the cost per pound of nitrogen removed may be greater. These OSTDS enhancement projects are presented below in **Table 4-3.**

TABLE 4-3 OSTDS ENHANCEMENT PROJECTS

Ranking	Project Identifier	Project Name	OSTDS Parcels Eliminated	Estimated Project Cost	Cost per Pound of Nitrogen Removed	Amount of Nitrogen Removed (lb/yr)
1	E (Orange)	North Historical Oakland – Lake Apopka Region	189	$3,402,000	$3,453.81	985
2	F (Turquoise)	South Historical Oakland – West Region	139	$2,502,000	$3,451.03	725
3	A (Yellow)	Hull Island Drive Region	98	$1,764,000	$3,452.05	511
4	C (Light Red)	Johns Landing Way Region	264	$4,752,000	$3,453.49	1,376
5	B (Purple)	W Oakland Avenue Region	19	$342,000	$3,454.55	99
6	G (Pink)	South Historical Oakland – East Region	116	$2,088,000	$3,367.74	620
7	D (Light Blue)	Johns Cove Lane Region	72	$1,296,000	$3,456.00	375
8	H (Blue)	Florida Turnpike Parcels Project	2	$36,000	$3,600.00	10

Kimley»Horn

5.0 CONCLUSION

With the implementation of the OSTDS elimination projects discussed previously, the Town of Oakland will be able to remove a potential 10,156 lb/yr of total nitrogen. With the implementation of the OSTDS enhancement projects, the Town of Oakland will be able to remove a potential 4,701 lb/yr of total nitrogen. A summary of TN removed for each project number is presented below in **Table 5-1.** While the cost of OSTDS may be more cost effective upfront, the homeowner is required to maintain the septic tank and individual owner pays full cost with few funding options available at this time. The septic-to-sewer option minimizes homeowner responsibility and has a larger capital cost but has more funding options available, including loans and grant programs.

TABLE 5-1 SUMMARY OF TN REMOVAL BY PROJECT FOR OSTDS ELIMINATION AND/OR ENHANCEMENT PROJECTS

Project Identifier	Project Name	Cost For Elimination	Nitrogen Removed via Elimination (lb/yr)	Cost for Enhancement	Nitrogen Removed via Enhancement (lb/yr)
A (Yellow)	Hull Island Drive Region	$7,056,375	1,103	$1,764,000	511
B (Purple)	W Oakland Avenue Region	$1,808,500	214	$342,000	99
C (Light Red)	Johns Landing Way Region	$12,275,063	2,972	$4,752,000	1,376
D (Light Blue)	Johns Cove Lane Region	$5,612,375	811	$1,296,000	375
E (Orange)	North Historical Oakland – Lake Apopka Region	$10,727,250	2,128	$3,402,000	985
F (Turquoise)	South Historical Oakland – West Region	$8,970,375	1,565	$2,502,000	725
G (Pink)	South Historical Oakland – East Region	$8,838,375	1,340	$2,088,000	620
H (Blue)	Florida Turnpike Parcels Project	$234,563	23	$36,000	10
Total		**$55,522,875**	**10,156**	**$16,182,000**	**4,701**

March 13, 2026

The Honorable Daniel Webster
U.S. House of Representatives
2184 Rayburn House Office Building
Washington, DC 20515

Re: Support of Community Project Funding Request for Town of Oakland's North Pollard Street Wastewater Extension Project

City of Winter Garden

P: 407.656.4111

300 West Plant Street
Winter Garden, FL
34787
wintergarden-fl.gov

Dear Representative Webster,

On behalf of the City of Winter Garden, I am writing to express our strong support for the Town of Oakland's Community Project Funding request for the North Pollard Street Wastewater Extension. This somewhat small, but important, infrastructure project will include abandonment of approximately 40 existing septic systems in a lower income area of town, provide some relief from wastewater impact fees, allow connection to central sewer, and will play a supporting role in improving regional water quality. In particular, improving the waters of Lake Apopka, the areas flowing springs and the surrounding groundwaters from which we drink, thus ensuring sustainable growth in West Orange County and Central Lake County.

Lake Apopka, Florida's 4th largest lake, has long suffered from nutrient pollution and water quality degradation for many years. Recent studies have shown that our springs and groundwater supplies are also being compromised by effluent being generated because of septic system use. A mere 10 years or so ago, the Town of Oakland was 100% reliant on septic systems to address their wastewater disposal needs. The ensuing wastewater initiative has allowed the abandonment of more than 1000 existing septic systems and has allowed an era of economic growth within Oakland's jurisdiction, all on central sewer, that has never been witnessed before. As a neighboring community, we realize that the Town of Oakland is deeply invested in this ongoing initiative. Along with their neighboring communities, such as us, and several regulatory agencies, we are confident that these collective efforts will further improve the region's environmental health and ecological balance. The North Pollard Street Wastewater Extension Project will play a pivotal role in allowing future infrastructure extensions and further abandonments of existing septic systems.

Furthermore, as the area experiences population growth, it is essential to invest in infrastructure that protects our shared water resources while accommodating future development. The City of Winter Garden provides wastewater treatment for nearly 300 of the Oakland residents. That wastewater is then converted to reclaimed water and returned to those residents to use for irrigation purposes.

I urge your full support for this funding request, as it represents a crucial step toward sustainable environmental stewardship and regional water quality improvements. Thank you for your consideration and for your continued leadership in advocating for critical infrastructure investments in our communities.

Sincerely,

John Rees

Mayor, City of Winter Garden