



230 North Tubb Street
P.O. Box 98
Oakland, Florida 34760
407- 656-1117 (voice)

TOWN COMMISSION MEETING AGENDA

JANUARY 27, 2026 – 7:00 P.M.
OAKLAND MEETING HALL
221 N. ARRINGTON STREET, OAKLAND, FL 34760
(Details to view meeting through Zoom are at bottom of agenda)

All hearings are open to the public. Any interested party is invited to offer comments about any agenda items in-person at the meeting or in advance by 5:00 p.m. on Monday, January 26, 2026, in writing to the Town of Oakland, PO Box 98, Oakland, FL 34760, or by e-mail to kheard@oaklandfl.gov. Any person needing special accommodations to attend a meeting must contact the Town Clerk at 407-656-1117 x2110 at least 48 hours before the meeting.

1. CALL TO ORDER:

Pledge of Allegiance and Invocation

2. ROLL CALL: Town Clerk

3. PROCLAMATIONS:

- Proclamation – Celebrate Literacy Week – January 26 - 30
- Proclamation – National Black History Month – February

4. 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.

5. OTHER POLICY MATTERS:

- a. Basin Management Action Plan (BMAP) Requirements and Update on Progress.
- b. Onsite Sewage Treatment and Disposal System (OSTDS) Remediation Plan.

6. PUBLIC FORUM:

(For addressing matters not on the agenda. Public may be limited to three minutes.)

7. TOWN MANAGER & DEPARTMENT REPORTS:

Manager and Staff Reports

8. MAYOR & COMMISSION REPORTS:

9. ADJOURNMENT

NOTICES:

In accordance with Florida Statutes 286.0105, if any person decides to appeal any decision made by the Town Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and for that purpose they may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based. The Town of Oakland does not prepare or provide such record.

This meeting will be held as an in-person meeting and livestreamed to Zoom. Attendees may watch the livestream of the meeting via the Zoom link below; however, attendees will be in listen-only mode and will not have the opportunity to provide public comment virtually. Any interested party is invited to offer comments about any agenda items in-person at the meeting or in advance by 5:00 p.m. the day before the meeting in writing to the Town of Oakland, PO Box 98, Oakland, FL 34760, or by e-mail to kheard@oaklandfl.gov.

Zoom Instructions:

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/85980605329>

Passcode: 53yMCg

Phone one-tap:

+13052241968,,85980605329#,,,,*334472# US

Join via audio:

+1 305 224 1968 US

Webinar ID: 859 8060 5329

Passcode: 334472

TOWN OF OAKLAND
CELEBRATE LITERACY WEEK

WHEREAS, the week of January 26 through January 30, 2026, is designated by the Florida Department of Education as Celebrate Literacy Week in the state of Florida; and

WHEREAS, the Celebrate Literacy Week, Florida 2026 theme is "Read, White and Blue: Celebrating 250 Chapters of America" honoring the Nation's rich literary and historical heritage as we mark 250 years of American stories and voices; and

WHEREAS, a mission of the public schools is to prepare all students for the 21st century by becoming literate thinkers, writers, and readers in all facets of life; and

WHEREAS, the Oakland Avenue Charter School has an intense focus on student achievement; and

WHEREAS, literacy prepares students to become independent readers and thinkers who can construct and apply knowledge; and

WHEREAS, literacy enables students to become productive adults who can compete globally and contribute positively to society.

NOW, THEREFORE, I, Shane Taylor, by virtue of the authority vested in me as Mayor of the Town of Oakland, Florida and on behalf of the entire Town Commission, do hereby Proclaim the week of January 26 through January 30, 2026, in the Town of Oakland as:

"Celebrate Literacy Week"

IN WITNESS WHEREOF, I hereunto have set my hand and caused the Seal of the Town of Oakland to be affixed this 27th day of January 2026.

TOWN OF OAKLAND:

Shane Taylor, Mayor

ATTEST:

Kathy Heard, CMC, Town Clerk

TOWN OF OAKLAND
BLACK HISTORY MONTH

WHEREAS, Black History Month recognizes the significant contributions African Americans have made to the United States; and

WHEREAS, Black History Month celebrates the histories, cultures, and achievements of African American citizens; and

WHEREAS, established by American Historian Carter G. Woodson in 1926 as Black History Week, it was expanded to a month in 1976 during the Nation's bicentennial; and

WHEREAS, In the Town of Oakland, African Americans have long been leaders and business owners, enriching the community's history; and

WHEREAS, February serves to honor the vital role of African Americans in the United States and encourages the study of Black history year-round;

NOW, THEREFORE, I, Shane Taylor, on behalf of the Town of Oakland Commission, do hereby proclaim the month of February 2026 as Black History Month and urge all citizens to observe this occasion.

IN WITNESS WHEREOF, I hereunto have set my hand and caused the Seal of the Town of Oakland to be affixed on January 27, 2026.

TOWN OF OAKLAND:

Shane Taylor, Mayor

ATTEST:

Kathy Heard, CMC, Town Clerk

**TOWN COMMISSION REGULAR MEETING MINUTES
TUESDAY, JANUARY 13, 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
 Vice Mayor Satterfield
 Mayor Taylor

COMMISSIONERS ABSENT: Commissioner Ramos

PRESENTATION/PROCLAMATIONS:

Presentation – Trees of the Season Decorating Contest Winner

Community Outreach Manager Dattolo reported that 15 creative trees were on display. She then introduced Nicole Hurley of Nicole Hurley Law PLLC, the event sponsor, who presented the award to the Oakland Nature Preserve. Ms. Hurley remarked that all of the trees were interesting and unique, and congratulated the Oakland Nature Preserve on their beautiful and creative tree called "Feathered Friends" and presented the ONP with the award.

Community Outreach Manager Dattolo further reported Prairie House Coffee sponsored the second and third place winners. Polka Dogz Pet Rescue won second place for Spirit of the Season, and Winter Garden Tree Care won third place for Creative Concept.

Proclamation – Martin Luther King Jr. Day – January 19

Mayor Taylor read the Martin Luther King Jr. Day Proclamation announcing January 19, 2026 as Martin Luther King Jr. Day in the Town of Oakland.

Proclamation – National School Choice Week – January 25 – January 31

Mayor Taylor read the National School Choice Week Proclamation announcing January 25th through January 31st as National School Choice Week in the Town of Oakland.

CONSENT AGENDA:

- a. Approval of December 9, 2025, Town Commission Regular Meeting Minutes.
- b. Approval to serve alcoholic beverages at ONP's Pours at the Preserve.
- c. Approval to allow the office of the Orange County Supervisor of Elections to open and run all vote-by-mail ballots through the tabulator on Election Day. (Pulled)
- d. Approval of Independent Contractor's Agreement with CJS Communications for RFP 2025-01A Security Camera Replacement with Cloud-Based Storage and Maintenance.
- e. Approval of Proposal for Common Grounds Maintenance Services and Standard Contract Addendum for Landscaping Services. (Pulled)
- f. Approval of Waste Pro Request for CPI Adjustment.

Mayor Taylor announced Item C and stated that item is being pulled because it was already voted on by the Canvassing Board; and further, he pulled Item E due to the item being incomplete. The items missing from the packet were the backup documents for the proposal from JLC Outdoors, Inc., which were distributed to each commissioner.

He announced the items to be voted on (Items A, B, D and F) 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 Commissioner Keller, seconded by Commissioner McMullen to approve the Consent Agenda Items A, B, D and F with Item C and Item E being pulled.

AYE: Keller, McMullen, Satterfield, Taylor

NAY: None

MOTION PASSED with 4 Ayes, 0 Nays with Commissioner Ramos absent.

Mayor Taylor asked Assistant Public Works Director Kemp to explain Consent Agenda Item E for further discussion.

- e. Approval of Proposal for Common Grounds Maintenance Services and Standard Contract Addendum for Landscaping Services.

Assistant Public Works Director Kemp explained that staff was tasked to look into the Town's maintenance contracts for landscaping. The Town currently contracts with three (3) different contractors for maintenance on the Town's common grounds. Staff contacted six (6) landscape companies and three (3) submitted proposals. Top Notch Landscaping came in at the lowest price. Staff anticipates noticeable savings due to using one vendor instead of three as well as having staff do more of the landscaping.

MOTION was made by Vice Mayor Satterfield, seconded by Commissioner Keller to approve the awarding of the landscape contract to Top Notch Landscaping.

AYE: Keller, McMullen, Satterfield, Taylor

NAY: None

MOTION PASSED with 4 Ayes, 0 Nays with Commissioner Ramos absent.

PUBLIC FORUM:

Mayor Taylor opened the floor for public comment.

Becky Corcoran, 19 Oakland Pointe Circle, stated she resides adjacent to the Briley Farm development and wants to do some landscaping to her property. She asked what, if any, buffer Briley Farm may be installing.

- Town Manager Hui stated she will look into this and get back with her.

Anne Fulton, 227 Largovista Drive, stated that Waste Pro is not picking up all trash and does not retrieve debris that falls from their trucks. She also asked how residents can file complaints or contact Waste Pro.

- Town Manager Hui responded that, per the agreement, Waste Pro has from 7:00 a.m. to 8:00 p.m. to complete service each day, or they will return the following day. She explained that recycling trucks operate on a single designated day and can become full. To address this, Waste Pro has begun using an automated truck with a manual truck behind to pick up what is left over.
- Mayor Taylor asked for further clarification about what to do if a resident has a problem with their trash.
- Town Manager Hui stated residents should go to Waste Pro's website for complaints or requests first and if they do not receive a response or are not satisfied with the response, they should contact Town Hall and relay their concerns to Scott Townsend.

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

TOWN MANAGER/DEPARTMENT HEAD REPORTS:

Town Manager Hui asked ONP Managing Director O'Brien for an update on Heritage Day and Pours at the Preserve.

ONP Managing Director O'Brien stated Oakland Heritage Day is Saturday, January 31st and will include a raffle. Raffle tickets can be purchased online starting January 21st and on the day of the event from 10:00 am to 1:30 pm. The Pours at the Preserve is Saturday, March 7th for adults only. Tickets go on sale online on January 21st.

Town Manager Report

Town Manager Hui stated Town Hall will be closed on Monday, January 19th in observance of MLK day. U.S. Hunger Hosts the MLK day of Service Million Meal Pack at the Orange County Convention Center, and spots are still available for volunteers on Eventbrite. Legislation session started today with a lot of bills that could impact Oakland. The Town will keep a close eye on the session. Assistant Public Works Director Kemp is in the process of transitioning to public works director. Mike Parker has moved over to Town Hall and will become the capital projects coordinator focusing on grants and capital improvement projects.

Department Head Reports

HR Manager Woosypiti announced two (2) employees with OACS having anniversaries this month are Deanna Reynolds (four years) and Bianca Pedroza (three years). She further highlighted two (2) part-time employees celebrating their 10-year anniversary, Reserve Officer Horne and Water Plant Operator Fincher.

Community Outreach Manager Dattolo stated Heritage Day is January 31st from 10:00 am to 2:00 pm and highlighted the entertainment is Lucky To Be and Sean Holcomb. She announced the next exhibit is a Black History Tribute celebrating art and icons that are changing America and is opening on Heritage Day through the end of March. She further stated there is a free Healthy West Orange 5k on Heritage Day starting at 9:30 am.

Deputy Police Chief Bryant had no report.

Public Works Assistant Director Kemp reported on current projects such as Sadler Loop Trail which is a pedestrian pathway with a linear fitness park. Survey work is ongoing on Briley Avenue to allow for the septic-to-sewer project which is anticipated to begin in 2027. Catherine Ross Road is moving along and is estimated to open up in April.

Town Clerk Heard had no report.

COMMISSION REPORTS:

Commissioner Keller had no report.

Commissioner McMullen stated legislative session started today with over 1,000 bills. Property taxes is a very hot topic with no current solutions for reform; however, they may make it a special session.

Vice Mayor Satterfield wished everyone a Happy New Year.

Mayor Taylor provided a "What to Expect in the Next Quarter" report:

- 1) The Town is working on bringing in a cell tower to provide better service within the town. A cell tower rezoning plan is currently under review.
- 2) Winter Garden recently passed an e-bike ordinance, and the Town is looking into this as well to make the trail safer for all.
- 3) Orange County is requesting the Town appoint a representative on the Community Action Board (CAB). The representative must be a commissioner. This board meets on the second Wednesday every other month at 4:00 pm.

ADJOURNMENT:

With no further business, Commissioner McMullen adjourned the meeting at 7:41 p.m.

ATTEST:

TOWN OF OAKLAND:

KATHY HEARD, CMC, TOWN CLERK

SHANE TAYLOR, MAYOR



**STAFF MEMO
ITEM 4b**

MEETING DATE: January 27, 2026
TO: Town Commission
FROM: Megan Montgomery, Creative Content & Events Coordinator
RE: Approval of the ability to serve wine at the Black History Tribute Artist Reception, February 19, 2026, at the Arts & Heritage Center

BACKGROUND:

The Town Code of Ordinances states that “It shall be unlawful to consume alcoholic beverages or to display alcoholic beverages that are opened or unsealed and capable of being consumed in any public space within the own limits, except the town meeting hall complex when booked for wedding receptions, civic club affairs, holiday parties, etc. The town commission shall have the authority to extend this exception to specific town-sanctioned events such as wine and cheese tastings, or other such events that occur at the complex or on other public property.”

Black History Tribute Artist Reception will take place on Thursday, February 19, 2026, from 6:00 to 7:30 pm, at the Arts & Heritage Center.

Town Staff will offer wine with refreshments for the duration of the event. Staff will manage the distribution of wine, keeping beverages contained within the Arts & Heritage Center for the duration of the event only.

RECOMMENDATIONS:

Staff recommends the Town Commission approve the exception to the Code of Ordinances to allow for the serving of alcoholic beverages for the Black History Tribute Artist Reception, an event hosted by Town of Oakland and the Arts and Heritage Center staff.

FINANCIAL IMPACTS:

This event is funded under Exhibits for the current fiscal year.

ATTACHMENTS:

Flyer

BLACK HISTORY TRIBUTE

artist reception

2.19.2026 / 6 - 7:30 pm

126 W. Petris Ave.

Healthy West Oakland
ARTS AND HERITAGE CENTER
at the Town of Oakland

Join us for an intimate evening showcasing our current exhibit & the artists behind the work.

Featuring performances by Marquis Lee, a live poet & storyteller, & jazz musicians presented by HAPCO.

HAPCO
MUSIC YOUTH ARTS





**STAFF MEMO
ITEM 5a**

MEETING DATE: January 27, 2025
TO: Town Commission
FROM: Mike Parker, Public Works Director
RE: BMAP Requirements and Update on Progress

Handwritten initials "MP" in a circle, likely representing Mike Parker.

BACKGROUND:

BMAP is an acronym for Basin Management Action Plan. A BMAP is a water quality restoration plan prepared pursuant to Section 403.067(7) Florida Statutes. BMAPs are designed to reduce pollutant loading to achieve the limitations identified in an adopted Total Maximum Daily Load, or TMDL, through a comprehensive set of management strategies. These broad-based plans are developed with local stakeholders and are reliant on local commitment. These plans are also enforceable by FDEP.

The Town of Oakland is located within the areas of 3 separate BMAPs. The Upper Ocklawaha and the Wekiva River are surface water BMAPs; the Wekiwa and Rock Springs is a spring BMAP. The town has specific goals to meet, which are set by the state; based on the specific BMAP; based on the specific environmental impairment; and based on other criteria which include our geographical size when compared to the entire BMAP area.

For a number of years, town staff have worked diligently toward meeting these goals through many different Best Management Practices, or BMP's. The creation of a centralized sanitary sewer system, which will eliminate septic systems, was a huge step forward in potentially reducing nutrient levels within these 3 distinct BMAPs. Also, the Phase II MS4 Permit activities the town has been implementing for more than 10 years have been of great assistance in meeting our requirements. Combined, both of these initiatives are minimizing nutrients and contaminants from entering the BMAPs.

RECOMMENDATIONS:

Staff is recommending that the Oakland Town Commission recognize the importance of the Basin Management Action Plans and continue to support staff in working to implement BMP's that will continue to help us meet our statutory requirements.


FINANCIAL IMPACTS:

No direct impacts this Fiscal Year, however it should be noted that funding will be necessary in the future. This funding could be in the form of general budget appropriations, grants, impact fees, or developer contributions.

ATTACHMENTS: None



**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

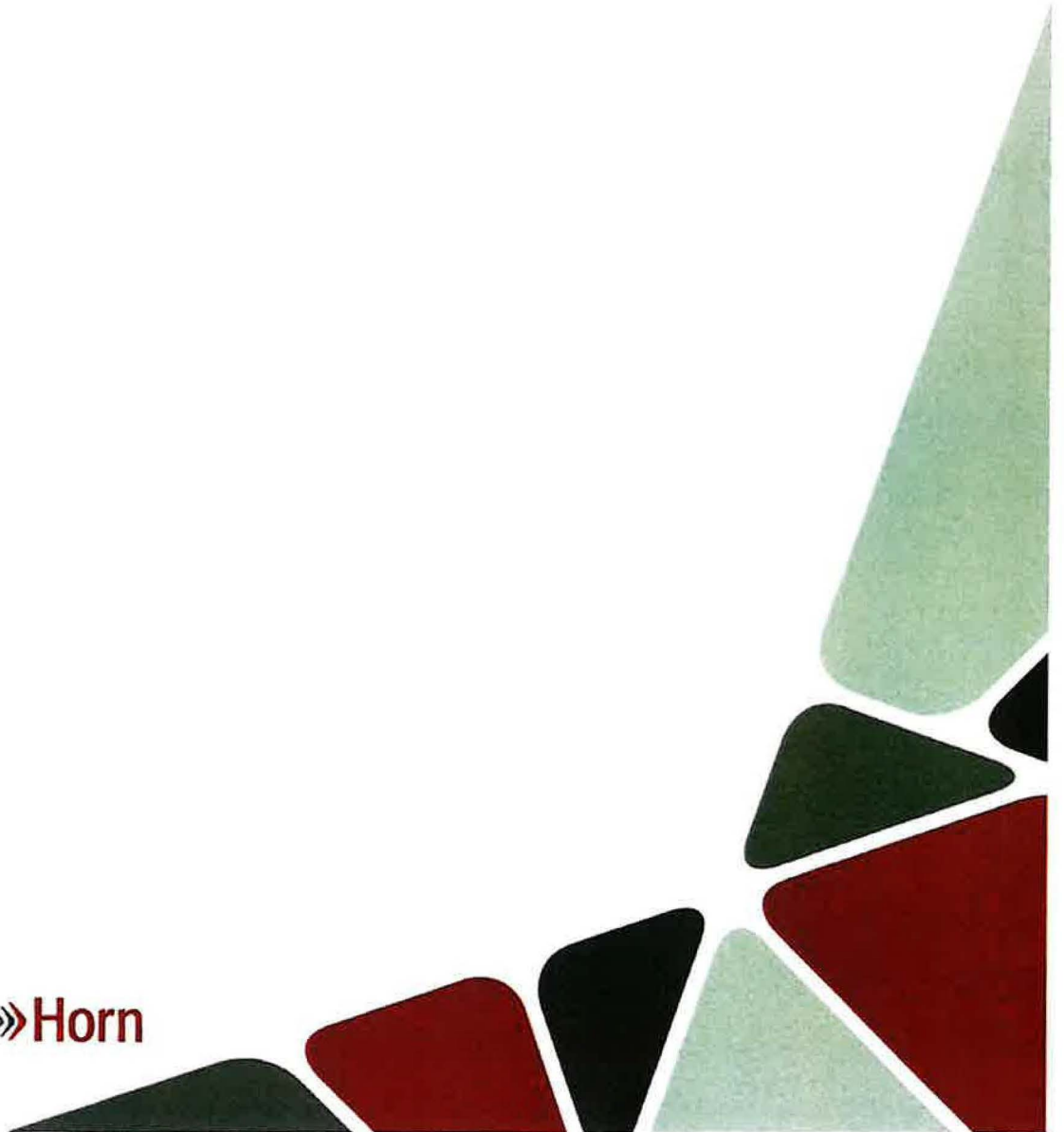


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1.0 INTRODUCTION

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.

2.0 OAKLAND ONSITE SEWAGE TREATMENT DISPOSAL SYSTEMS

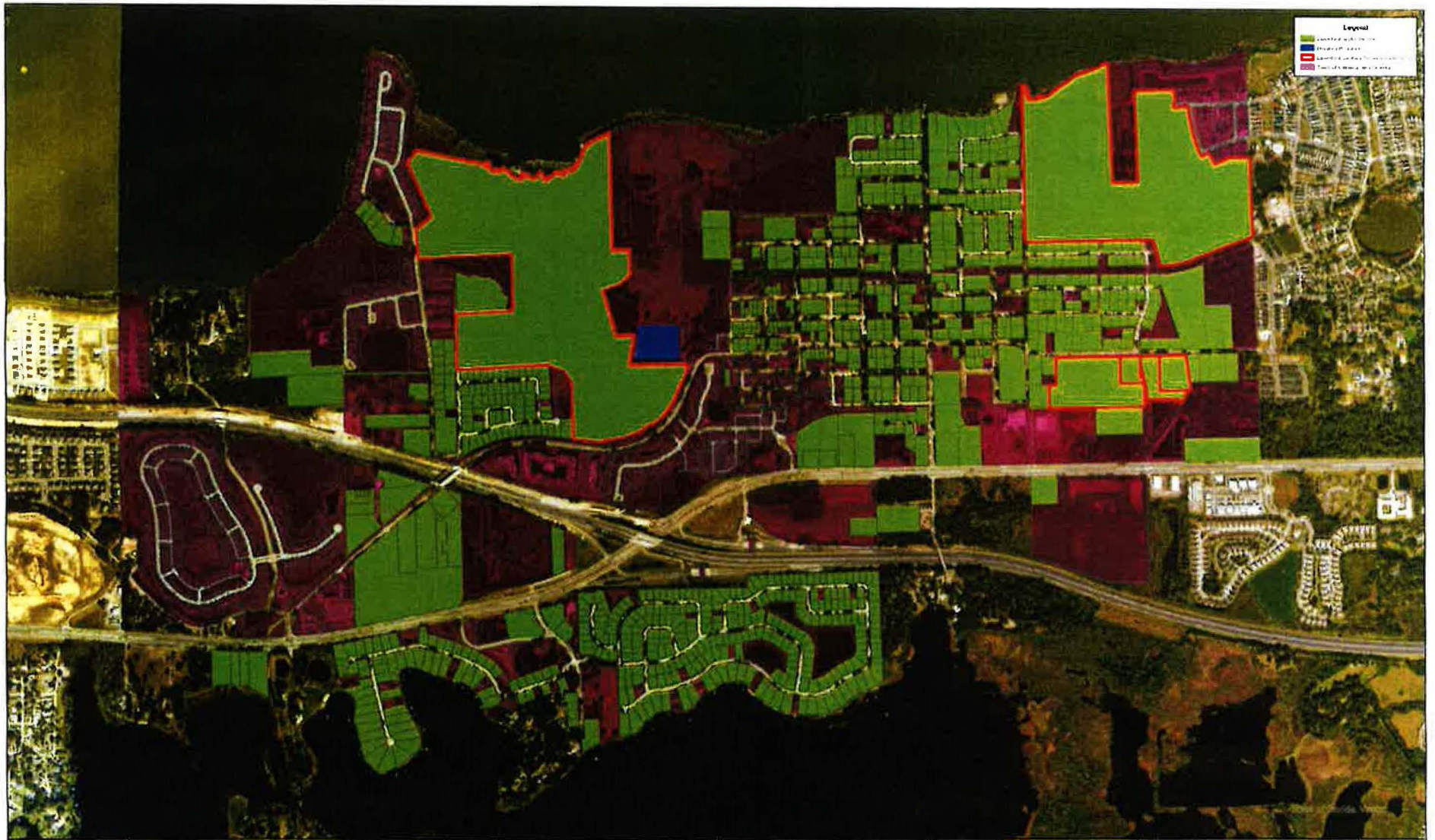
The Florida Department of Health (DOH) has compiled an inventory of all the known and probable onsite sewage treatment and disposal systems within the Town limits. A review of the DOH Florida Water Management Inventory from **January 2023** was conducted and filtered for data regarding systems within 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.



Legend

- Onsite Sewage Treatment System
- Onsite Sewage Disposal System
- Onsite Sewage Treatment System (Proposed)
- Onsite Sewage Disposal System (Proposed)

Figure
2-1

**Town of Oakland
Onsite Sewage Treatment and Disposal System Parcels**

Kimley»Horn
© 2025 Kimley Horn and Associates, Inc.
7241 Office Park Place, Suite 102, Melbourne, FL 32940
Phone: (321) 754-0074

Project Number: 049524012
Date: November 2025

0 825 1,650
Fees





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**.

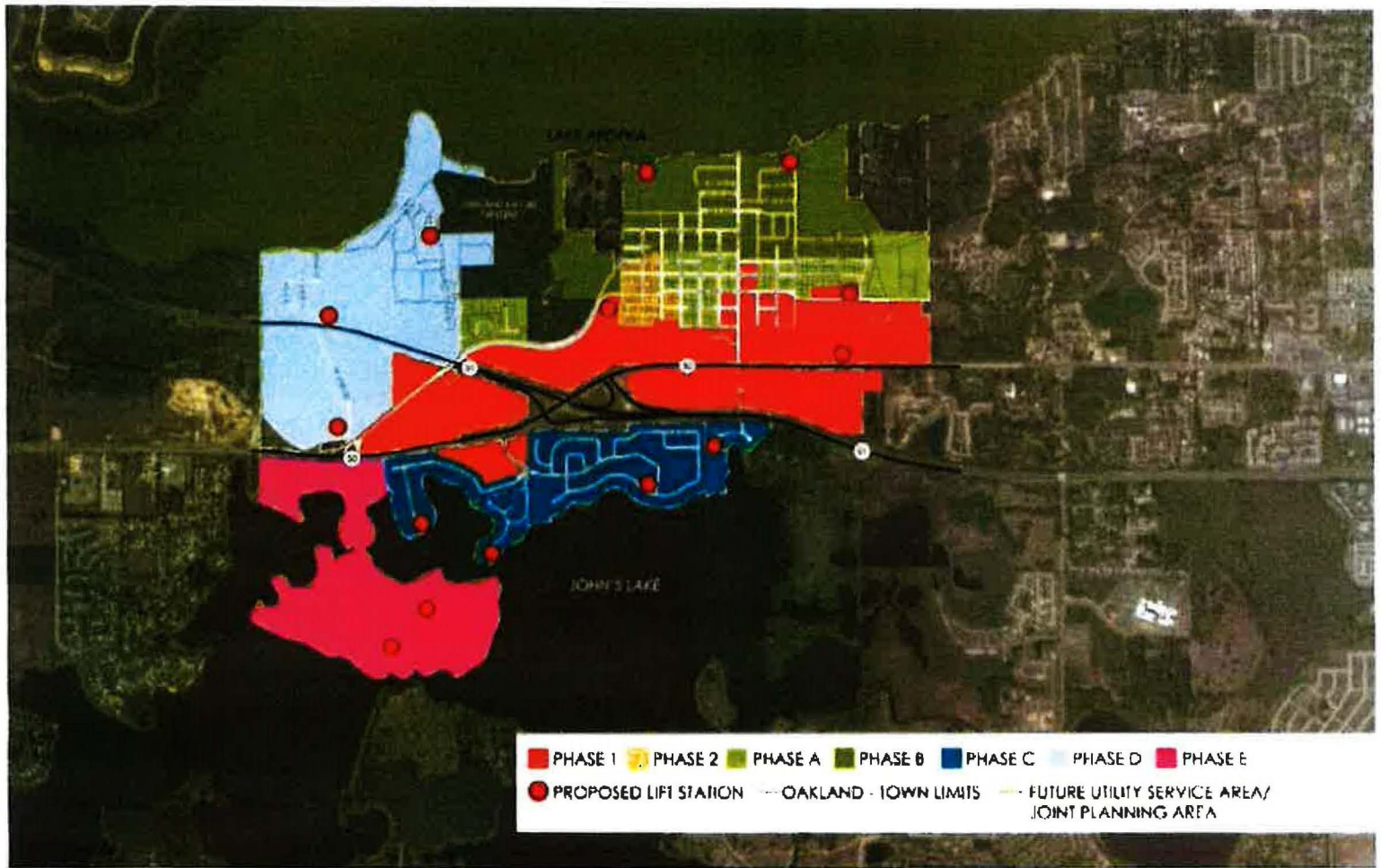


Figure
2-2

**Town of Oakland
2015 Phasing Plan**

Kimley»Horn
 2825 Wilbur Park and Associates, LLC
 7341 Wilbur Park Place, Suite 102, Montgomery, AL 36117
 Phone: (205) 954-3874

Project Number: 049524012
 Date: November 2025





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.

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	-



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



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

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



ITEM 7
Elise Hui, Town Manager
Manager and Staff Reports

MEETING DATE: January 27, 2026
TO: Town Commission
FROM: Elise Hui, Town Manager
RE: Town Manager and Staff Reports

Principal Dwyer

Important Dates:

January 26-30 - Literacy Week/Scholastic Book Fair
January 29 - Science Night
February - Black History Month
February 13 - Noon Release/OACS Community Outreach Day
February 16 - Holiday
February 20 - Boosterthon Fun "Run" Dance a Thon
March - Woman's History Month

Community Outreach Manager Dattolo

Please see attached upcoming event flyers.

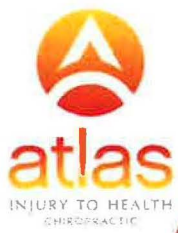
Town Clerk Heard

The deadline to register to vote for the March 10th election is Monday, February 9th.

Town Manager Hui

- 1/15 - Gaby and I attended the Tri County League of Cities Membership Lunch where the Seminole County Property Appraiser, David Johnson, provided a presentation on the potential impacts of the current property tax reduction proposals.
- In addition to Commissioner McMullen, Mayor Taylor and I will be traveling to Tallahassee on January 28th to visit local legislators to advocate for our \$1.5 million appropriations request to continue our septic to sewer conversions as well as to discuss the impact of potential property tax reductions.
- I will be out of the office January 29th- February 6th with limited access to e-mails. Chief Esan will be Acting Town Manager while I am away in case of emergency.

Please visit www.Oaklandfl.gov (Town News) for the latest news about the Town.



SATURDAY
JAN. 31
Speer Park
 331 N. Tubb St.
10 am - 2 pm



Free 5K

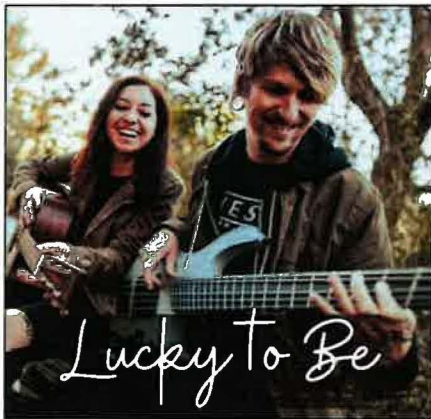


Bring your lawn chairs & enjoy live entertainment all day!

10:00 am

11:30 am

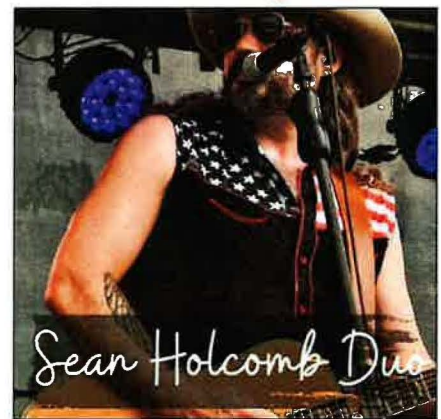
12:00 pm



Local favorite singer/songwriters,
& educators



Live interactive
demonstration from our
friends at ONP



Nashville Recording Artist,
Sean Holcomb Duo

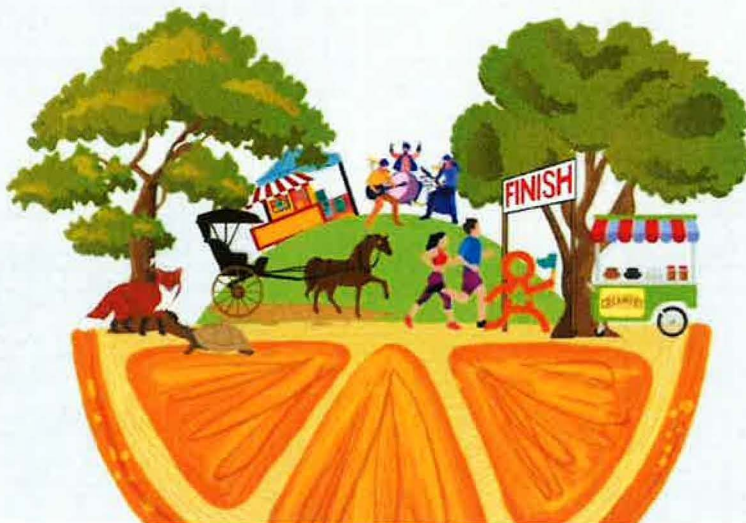
*Food trucks, local
favorites, & More!*

*Arts & Crafts
Vendors!*

*The Mechanical
Gator is back!*



**HEALTHY
WEST ORANGE**



**OAKLAND NATURE
PRESERVE**

 **OAKLANDFL.GOV**

 **OAKTOWNUSA**

Black History Tribute 2026

*CELEBRATING ART & ICONS
CHANGING AMERICA*

HEALTHY WEST ORANGE
ARTS AND HERITAGE CENTER
AT THE TOWN OF OAKLAND 

ON DISPLAY JAN. 31 - MAR. 27

*126 W. PETRIS AVE.
OAKLAND, FL*



BLACK HISTORY TRIBUTE

artist reception

2.19.2026 / 6 - 7:30 pm

126 W. Petris Ave.

HEALTHY WEST ORANGE
ARTS AND HERITAGE CENTER
AT THE TOWN OF ORANGE

Join us for an intimate evening showcasing our current exhibit & the artists behind the work.

Featuring performances by Marquis Lee, a live poet & storyteller, & jazz musicians presented by HAPCO.

HAPCO
MUSIC YOUTH ARTS

