

Cambridge Greens & Cambridge Greens 1st Addition Septic-to-Sewer Project History

Beginning in June 2022, a septic-to-sewer project was implemented in the Cambridge Greens and Cambridge Greens 1st Addition Subdivisions by the Southwest Florida Water Management District and the Florida Department of Environmental Protection in cooperation with Citrus County to reduce nutrient loading into the local aquifer. Cambridge Greens and Cambridge Greens 1st Addition have more than 160 aged septic tank systems over 20 years old, and currently over 400 systems in total. The projected timeline is as follows:

- Planned Design Completion: **August 2022**
- Planned Construction Start: **August 2023**
- Planned Construction End: **January 2025**
- Planned Sewer Connections Completed: **January 2026**

Please see [Letter to Homeowners](#) for comprehensive information developed by our own Cambridge Greens 1st Addition Septic-to-Sewer Committee (CG/SSC). If any residents have questions about the project or need additional information, please call the Citrus County Water Resources Department at **352-527-7650**.

June 2, 2022: Public Information Septic-to-Sewer Meeting

This meeting was conducted in an open house type format with information stations. This allowed for more in-depth discussion and maximized the opportunity to discuss individual questions or concerns with County Staff and Consultants. Please read through the [Septic-to-Sewer Project Frequently Asked Questions Handout](#), which should answer some or most of your questions.

September 17, 2022: Diagrams of Sewer Line Connection Points

Diagram information was provided from the Director of Utility Planning and Engineering, Citrus County Water Resources Department, Tina Malmberg. Engineering inspectors started street by street and placed a survey stake with a ribbon showing the location of the connection point as it showed on the construction plans.

December 15, 2022: \$4,000 Septic-to-Sewer Grant Proposal Approved

At the BOCC meeting on November 29th, a vote was taken and passed to approve a **\$4,000 grant for each Cambridge Greens and Cambridge Greens 1st Addition homeowner or lot owner**. This grant money may be used to help residents defray expenses toward construction/connection to the central sewer system.

Residents can be reimbursed up to **\$4,000** toward the following expenses:

- The **\$2,745** home connection fee to the county's sewer lines
- Plumbing expenses (approximately **\$2,000 to \$4,000**) for extension to your home (plumbing permits should be included in the estimate)
- Decommissioning of your septic system (plus **\$50** permit fee)
- Repair of your property during construction

Additional expenses not covered under the **\$4,000** grant money include:

- County inspection fee of **\$100**
- Utility activation fee of **\$35**
- Utility deposit to set up account of **\$120** (refundable after 36 months of payment history)

The **\$2,745** home connection fee can be paid over 10 years on your monthly utility bill at 6% interest. At 6% interest, the monthly payment will be **\$30.48** for a total of **\$3,657**. The interest will amount to **\$912**.

This work must be done by a licensed, insured contractor, paid by check or credit card, and submitted for reimbursement (please keep your receipts). Once the Homeowner's registered septic installer or licensed plumber completes the work to connect to the central sewer system, and all inspections are complete, the Homeowner will remit all eligible paid receipts, and proof of payment for reimbursement review. The proof of payment must be a cleared bank check, credit/debit card receipt, or copy of a cashier's check.

March 26, 2023: Septic-to-Sewer Contractor Bid Update

There were three bidders for the project. The winning bid was from **Commercial Industrial Corporation (CIC) with a bid of \$10,492,201.19**, and approved by Consultant, Pigeon Ardurra. The County assured us, in writing, that **the cost to property owners will be capped at \$6,000 per lot**, which covers the county's assessment for the overall cost of extending sewer lines throughout the Cambridge Greens and Cambridge Greens 1st Addition communities. This must be paid whether you have a house or an empty lot.

This **\$6,000** expense to extend sewer lines into the community is in addition to the home connection fees as explained above in the December 15th Grant Proposal information. This assessment can be paid in full or financed through County Property Taxes over 10 years with 6% interest. For example, the **\$6,000** project assessment fee would appear as a line item on your tax bill for 10 years (plus 6% interest). At 6% interest for 10 years, the total paid over 10 years will be **\$7,993.20**. The interest will amount to **\$1,993.20**.

April 25, 2023: Winning Bid Approved by BOCC

The bid of **\$10,492,201.19** from **Commercial Industrial Corporation** for the Septic-to-Sewer Project for Cambridge Greens and Cambridge Greens 1st Addition was approved by the BOCC.

May 2023: Cambridge Greens Septic-to-Sewer Layout Plans

Sewer layout plans for both Cambridge Greens and Cambridge Greens 1st Addition can be viewed at [Cambridge Greens Sewer Layout Plans](#).

August 2023: Septic-to-Sewer Construction Start Date

The Cambridge Greens Septic-to-Sewer construction start date was **August 2023**. A Notice to Proceed date was agreed upon by the Contractor, Commercial Industrial Corporation (CIC) and Citrus County Water Resources of **August 28, 2023**. The later start date was necessary due to the extended lead time for delivery of project staging materials and a biological survey. CIC has been staging material on site, and began the sewer installation on **Monday, October 16th**. They started at Lift Station Site CG-01 on E. Monopoly Loop, at the SW corner of the Drainage Retention Area (DRA) of E. Ventnor Lane. Working out from the lift station, the Contractor will install gravity sewer lines, laterals and manholes. Once all the gravity sewer lines and manholes are complete for this lift station, the Contractor will move on to the next lift station installation.

Sewer Availability and Residential Service Connections

Construction is expected to last **520** calendar days, concluding in **January 2025**. At that point, residents will be notified of Sewer Availability and the Residential Service Connections phase of the project will begin. This process will last one year, concluding in **January 2026**.

The most up-to-date timeline is shown in the graphic on the next page. Please see the **Citrus County BOCC Website** for further information about the [Cambridge Greens Septic-to-Sewer Project and Timeline](#).

CAMBRIDGE GREENS SEPTIC TO SEWER

