

OSTDS VARIANCE COMMITTEE MEETING MINUTES

Thursday, January 9, 2020

Gainesville

13692 **Brevard** **Vintage Estate Homes, Applicant** **Davis, Agent**

STATUTE/RULE CITATION:

381.0065(4)(e)1., FS - Setback to private potable well (52 ft requested, 75 ft required)
64E-6.005(1)(a), FAC - Same as 381.0065(4)(e)1., FS
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS: **Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-Y HBI-1 REI-2 ENG-Y)** **Health Officer: P**

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit as proposed in the application.

The onsite sewage treatment and disposal system shall be set back from the adjacent private drinking water by the maximum distance attainable, but not less than 52 feet when installed.

13760 **Lee** **Habitat for Humanity, Applicant**

Modified

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.25 ac, 75 ft requested, 0.5 ac, 100 ft required)
381.0065(4)(e)1., FS - Setback to private potable well (60/66 ft requested, 75 ft required)
64E-6.005(1)(a), FAC - Same as 381.0065(4)(e)1., FS
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS: **Variance Committee: P (SHO-N CHD-Y DEP-Y STI-Y HBI-2 REI-1 ENG-N)** **Health Officer: P**

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit.

The onsite sewage treatment and disposal system shall be set back from the adjacent private drinking water wells by the maximum distance attainable but not less than proposed in the application (60' and 66').

This variance applies only to the lot size requirements of s. 381.0065(4)(a), FS. The structure shall comply with the authorized sewage flow provisions of s. 381.0065(4)(a), FS.

The single-family residence shall be connected to the public drinking water system within 180 days of notification of the availability of such a system.

SHO: No drip; additional cost due to engineer. The NSF 245 ATU meets the nitrogen reduction standard.

13777 **Jackson** **Russell, Applicant** **Alday Howell Engineering,
Agent**

STATUTE/RULE CITATION:

381.0065(4)(i), FS - System likely to dispose of hazardous/toxic/industrial waste (Ind, tox, haz waste requested, Domestic, Commercial required)

RECOMMENDATIONS: **Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-1 HBI-Y REI-2 ENG-Y)** **Health Officer: P**

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include a grease trap with an effective capacity of no less than 1050 gallons.

The onsite sewage treatment and disposal system septic tank shall have an effective capacity of no less than 1050 gallons. The septic tank shall have an approved commercial filter device to minimize the quantity of solids entering the drainfield.

13784 Lee Cay Homes, Applicant

Modified

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.25 ac, 80 ft requested, 0.5 ac, 100 ft required)

RECOMMENDATIONS: Variance Committee: P (SHO-2 CHD-Y DEP-Y STI-Y HBI-Y REI-Y ENG-1) Health Officer: P

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit.

This variance applies only to the lot size requirements of s. 381.0065(4)(a), FS. The structure shall comply with the authorized sewage flow provisions of s. 381.0065(4)(a), FS.

The single-family residence shall be connected to the public drinking water system within 180 days of notification of the availability of such a system.

SHO: No drip; additional cost due to engineer. The NSF 245 ATU meets the nitrogen reduction standard.

13785 Lee Habitat for Humanity, Applicant

Modified

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.17 ac, 75 ft requested, 0.5 ac, 100 ft required)

381.0065(4)(e)3., FS - Setback to a public well producing <=2000 gpd (65/87 ft requested, 100 ft required)

64E-6.005(1)(b), FAC - Same as 381.0065(4)(e)3., FS

64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS: Variance Committee: P (SHO-N CHD-N DEP-Y STI-Y HBI-2 REI-1 ENG-N) Health Officer: P

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit.

The onsite sewage treatment and disposal system shall be set back from the drinking water wells by the maximum distance attainable but not less than proposed in the application (65', 71',

This variance applies only to the lot size requirements of s. 381.0065(4)(a), FS. The structure shall comply with the authorized sewage flow provisions of s. 381.0065(4)(a), FS.

The single-family residence shall be connected to the public drinking water system within 180 days of notification of the availability of such a system.

SHO: No drip; additional cost due to engineer. The NSF 245 ATU meets the nitrogen reduction standard.

13786 Orange Homes in Partnership, Inc., Best, Agent
Applicant

STATUTE/RULE CITATION:

381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (300 gpd requested, 220 gpd required)

381.0065(4)(e)1., FS - Setback to private potable well (70 ft requested, 75 ft required)

64E-6.005(1)(a), FAC - Same as 381.0065(4)(e)1., FS

64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-Y HBI-2 REI-1 ENG-Y) Health Officer: P

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include a NSF 245 aerobic treatment unit with drip irrigation as proposed in the application.

The single-family residence shall have no more than three bedrooms and 1,531 square feet as proposed in the application.

The onsite sewage treatment and disposal system treatment receptacle shall be allowed to maintain a two-foot separation from building foundations when installed.

The onsite sewage treatment and disposal system treatment receptacle shall be set back from the private drinking water well by the maximum distance attainable, but not less than 65 feet

The onsite sewage treatment and disposal system drainfield shall be set back from the private drinking water well by the maximum distance attainable, but not less than 75 feet when installed.

The existing well shall be properly abandoned prior to the issuance of the onsite sewage treatment and disposal system construction permit.

**13787 Orange Homes in Partnership, Inc., Best, Agent
Applicant**

STATUTE/RULE CITATION:

381.0065(4)(g)2.a., FS - Estimated sewage flow exceeds 2500 gpd/acre (300 gpd requested, ??? Gpd required)
64E-6.005(2), FAC - Setback to property line (2 ft requested, 5 ft required)

RECOMMENDATIONS: Variance Committee: O (SHO- CHD- DEP- STI- HBI- REI- ENG-) Health Officer: O

Took no action because:

No variance appears to be necessary. The information provided with your variance request does not show a violation to the specific provisions in Ch. 64E-6, Florida Administrative Code, or Ch. 381.0065, Florida Statutes, which were stated in the request.

You are advised to contact the county health department to determine what needs to be done to obtain your onsite sewage treatment and disposal system construction permit.

You are advised to contact the county health department regarding a refund of your variance application fee.

**13788 Orange Homes in Partnership, Inc., Best, Agent
Applicant**

STATUTE/RULE CITATION:

381.0065(4)(g)2.a., FS - Estimated sewage flow exceeds 2500 gpd/acre (300 gpd requested, ??? Gpd required)

RECOMMENDATIONS: Variance Committee: O (SHO- CHD- DEP- STI- HBI- REI- ENG-) Health Officer: O

Took no action because:

No variance appears to be necessary. The information provided with your variance request does not show a violation to the specific provisions in Ch. 64E-6, Florida Administrative Code, or Ch. 381.0065, Florida Statutes, which were stated in the request.

You are advised to contact the county health department to determine what needs to be done to obtain your onsite sewage treatment and disposal system construction permit.

You are advised to contact the county health department regarding a refund of your variance application fee.

**13789 Marion Aldana Contracting, LLC, Day, Agent
Applicant**

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.46 acre requested, 0.5 acre required)

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-Y HBI-1 REI-2 ENG-Y) Health Officer: P

Approved subject to the following conditions:

This variance applies only to the lot size requirements of s. 381.0065(4)(a), FS. The structure shall comply with the authorized sewage flow provisions of s. 381.0065(4)(a), FS.

The single-family residence shall be connected to the public drinking water system within 180 days of notification of the availability of such a system.

13790 Marion Reynolds, Applicant

Modified

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.25 ac, X ft requested, 0.5 ac, 100 ft required)

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-1 STI-Y HBI-N REI-N ENG-2) Health Officer: P

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include either an in-ground nitrogen reducing biofilter (INRB), an NSF 245 aerobic treatment unit, or a nitrogen-reducing performance-based treatment system.

This variance applies only to the lot size requirements of s. 381.0065(4)(a), FS. The structure shall comply with the authorized sewage flow provisions of s. 381.0065(4)(a), FS.

The single-family residence shall be connected to the public drinking water system within 180 days of notification of the availability of such a system.

SHO: Provide all options.

13791 Hillsborough Graceland Sparkman, LLC, Tampa Septic, Inc., Agent
Applicant

STATUTE/RULE CITATION:
64E-6.006(2), FAC - Use alternative method to determine SHWT (proposed drainage requested, maps, color, texture required)

RECOMMENDATIONS: Variance Committee: P (SHO-N CHD-Y DEP-Y STI-1 HBI-Y REI-2 ENG-Y) Health Officer: P
Approved subject to the following conditions:
The property owner shall provide a written notice informing all subsequent property owners the onsite sewage treatment and disposal system has been engineered based on an alternative method used to determine the wet season water table.
The written notice shall be executed and recorded in the public property records at the county courthouse.

13792 Hillsborough Graceland Sparkman, LLC, Tampa Septic, Inc., Agent
Applicant

STATUTE/RULE CITATION:
64E-6.006(2), FAC - Use alternative method to determine SHWT (proposed drainage requested, maps, color, texture required)

RECOMMENDATIONS: Variance Committee: P (SHO-N CHD-Y DEP-Y STI-1 HBI-Y REI-2 ENG-Y) Health Officer: P
Approved subject to the following conditions:
The property owner shall provide a written notice informing all subsequent property owners the onsite sewage treatment and disposal system has been engineered based on an alternative method used to determine the wet season water table.
The written notice shall be executed and recorded in the public property records at the county courthouse.

13793 Hillsborough Graceland Sparkman, LLC, Tampa Septic, Inc., Agent
Applicant

STATUTE/RULE CITATION:
64E-6.006(2), FAC - Use alternative method to determine SHWT (proposed drainage requested, maps, color, texture required)

RECOMMENDATIONS: Variance Committee: P (SHO-N CHD-Y DEP-Y STI-1 HBI-Y REI-2 ENG-Y) Health Officer: P
Approved subject to the following conditions:
The property owner shall provide a written notice informing all subsequent property owners the onsite sewage treatment and disposal system has been engineered based on an alternative method used to determine the wet season water table.
The written notice shall be executed and recorded in the public property records at the county courthouse.

13794 Hillsborough Graceland Sparkman, LLC, Tampa Septic, Inc., Agent
Applicant

STATUTE/RULE CITATION:
64E-6.006(2), FAC - Use alternative method to determine SHWT (proposed drainage requested, maps, color, texture required)

RECOMMENDATIONS: Variance Committee: P (SHO-N CHD-Y DEP-Y STI-1 HBI-Y REI-2 ENG-Y) Health Officer: P
Approved subject to the following conditions:
The property owner shall provide a written notice informing all subsequent property owners the onsite sewage treatment and disposal system has been engineered based on an alternative method used to determine the wet season water table.
The written notice shall be executed and recorded in the public property records at the county courthouse.

13795 Hillsborough Graceland Sparkman, LLC, Tampa Septic, Inc., Agent
Applicant

STATUTE/RULE CITATION:

64E-6.006(2), FAC - Use alternative method to determine SHWT (proposed drainage requested, maps, color, texture required)

RECOMMENDATIONS: Variance Committee: P (SHO-N CHD-Y DEP-Y STI-1 HBI-Y REI-2 ENG-Y) Health Officer: P

Approved subject to the following conditions:

The property owner shall provide a written notice informing all subsequent property owners the onsite sewage treatment and disposal system has been engineered based on an alternative method used to determine the wet season water table.

The written notice shall be executed and recorded in the public property records at the county courthouse.

13796 Citrus Lopez, Applicant Sam's Mobile Home Service LLC, Agent

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.26 acre requested, 0.5 acre required)

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-2 STI-N HBI-Y REI-N ENG-1) Health Officer: P

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit.

This variance applies only to the lot size requirements of s. 381.0065(4)(a), FS. The structure shall comply with the authorized sewage flow provisions of s. 381.0065(4)(a), FS.

The single-family residence shall be connected to the public drinking water system within 180 days of notification of the availability of such a system.

13797 Volusia Palelis, Applicant John C Cascio Septic Service, Inc., Agent Modified

STATUTE/RULE CITATION:

381.0065(4)(e)1., FS - Setback to private potable well (63/72 ft requested, 75 ft required)

64E-6.005(1)(a), FAC - Same as 381.0065(4)(e)1., FS

64E-6.005(2),FAC - Setback to building/property lines (2 ft requested, 5 ft required)

64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS: Variance Committee: P (SHO-1 CHD-Y DEP-Y STI-Y HBI-Y REI-Y ENG-2) Health Officer: P

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include either an in-ground nitrogen reducing biofilter (INRB), an NSF 245 aerobic treatment unit, or a nitrogen-reducing performance-based treatment system.

The onsite sewage treatment and disposal system shall be set back from the private drinking water wells by the maximum distance attainable, but not less than proposed in the application (63' SHO: Provide all options.

13798 Palm Beach Lox Land Holdings Inc., Applicant All American Septic, Agent

STATUTE/RULE CITATION:

381.0065(4)(e)1., FS - Setback to private potable well (49 ft requested, 75 ft required)
64E-6.005(1)(a), FAC - Same as 381.0065(4)(e)1., FS
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS: Variance Committee: P (SHO-N CHD-N DEP-Y STI-1 HBI-Y REI-2 ENG-N) Health Officer: P

Approved subject to the following conditions:

To maximize the attainable setback, the applicant shall use an alternative drainfield product in a bed configuration that will reduce the area required to install the drainfield.

The onsite sewage treatment and disposal system treatment receptacle shall be set back from the applicants private drinking water well by the maximum distance attainable, but not less than 50 feet when installed.

The onsite sewage treatment and disposal system drainfield shall be set back from the applicants private drinking water well by the maximum distance attainable, but not less than 60 feet

13799 Volusia All Quality Homes Inc., Applicant John C. Cascio Septic Service, Inc., Agent

STATUTE/RULE CITATION:

381.0065(4)(e)1., FS - Setback to private potable well (63 ft requested, 75 ft required)
64E-6.005(1)(a), FAC - Same as 381.0065(4)(e)1., FS
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-1 STI-2 HBI-Y REI-Y ENG-Y) Health Officer: P

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include a NSF 245 aerobic treatment unit.

The onsite sewage treatment and disposal system shall be set back from the private drinking water wells by the maximum distance attainable, but not less than proposed in the application (63', 70', and 70').

13800 Orange Watson, Applicant

STATUTE/RULE CITATION:

381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (300 gpd requested, 215 gpd required)
381.0065(4)(e)1., FS - Setback to private potable well (60 ft requested, 75 ft required)
64E-6.005(1)(a), FAC - Same as 381.0065(4)(e)1., FS
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-Y HBI-2 REI-1 ENG-Y) Health Officer: P

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include a NSF 245 aerobic treatment unit with drip irrigation as proposed in the application.

The onsite sewage treatment and disposal system shall be set back from the drinking water wells by the maximum distance attainable, but not less than proposed in the application (45' and

13801 Osceola 1601 Carolyn Ct LLC, Applicant

STATUTE/RULE CITATION:

381.0065(4)(e)7., FS - Setback to non-tidal surface water body (45 ft requested, 75 ft required)
64E-6.005(3), FAC - Same as 381.0065(4)(e)7., FS
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-2 HBI-Y REI-1 ENG-Y) Health Officer: P

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include a NSF 245 aerobic treatment unit with drip irrigation, as proposed at the variance review and advisory committee meeting.
The onsite sewage treatment and disposal system shall be set back from the surface water by the maximum distance attainable, but not less than 45 feet when installed.

13802 St. Lucie Whitley, Applicant Pace 2000 Inc., Agent

STATUTE/RULE CITATION:

381.0065(4)(e)7., FS - Setback to non-tidal surface water body (51 ft requested, 75 ft required)
64E-6.005(3), FAC - Same as 381.0065(4)(e)7., FS
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS: Variance Committee: O (SHO- CHD- DEP- STI- HBI- REI- ENG-) Health Officer: O

Took no action because:

No variance appears to be necessary. The information provided with your variance request does not show a violation to the specific provisions in Ch. 64E-6, Florida Administrative Code, or Ch. 381.0065, Florida Statutes, which were stated in the request.

You are advised to contact the county health department to determine what needs to be done to obtain your onsite sewage treatment and disposal system construction permit.

You are advised to contact the county health department regarding a refund of your variance application fee.

13803 Palm Beach Balatoris-McNally, Applicant

STATUTE/RULE CITATION:

64E-6.001(4)(e), FAC - Building addition without system upgrade (existing drainfield requested, current df sizing required)

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-Y HBI-2 REI-1 ENG-Y) Health Officer: P

Approved subject to the following conditions:

Should the onsite sewage treatment and disposal system fail to function in a sanitary manner, the system shall be replaced with a system meeting standards for new systems in effect at the time of the system failure.

The property owner shall provide a written notice informing all subsequent property owners that should the onsite sewage treatment and disposal system fail to function in a sanitary manner, the system shall be replaced with a system meeting standards for new systems in effect at the time of the system failure.

The written notice shall be executed and recorded in the public property records at the county courthouse.

13804 Palm Beach Carkeek, Applicant

STATUTE/RULE CITATION:

381.0065(4)(e)1., FS - Setback to private potable well (46/50 ft requested, 75 ft required)
64E-6.005(1)(a), FAC - Same as 381.0065(4)(e)1., FS
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS: Variance Committee: P (SHO-N CHD-N DEP-Y STI-Y HBI-2 REI-1 ENG-N) Health Officer: P

Approved subject to the following conditions:

The single-family residence shall have no more than 2-bedrooms and 1200 square feet of building area.

The onsite sewage treatment and disposal system shall be set back from all private drinking water wells by the maximum distance attainable, but not less than 50 feet when installed.

13809 Volusia Circle K Inc., Applicant Bowman Consulting, Agent

STATUTE/RULE CITATION:

64E-6, Table I, FAC - Instead of Table I, Size on (1358 gpd requested, 4785 gpd required)
64E-6, Table I, Footnote 2, FAC - Doesn't want to multiply high volume establishment flow by 3 (1358 gpd requested, 4785 gpd required)

RECOMMENDATIONS: Variance Committee: T (SHO-Y CHD-Y DEP-Y STI-2 HBI-Y REI-1 ENG-Y) Health Officer: T

Tabled and asked to provide the following information

Alternative onsite sewage treatment and disposal system designs; such as increasing the size of the treatment receptacles to meet the estimated sewage flow determined by 64E-6, Florida Administrative Code.

In addition, the property is located in a Department of Environmental Protection area of concern for nutrients (total nitrogen and total phosphorus). The alternative system designs shall include nutrient reduction.

13810 St. Lucie Bowman, Applicant

Overtured (up)

STATUTE/RULE CITATION:

381.0065(4)(g)2., FS - Setback to surface water body (40 ft requested, 50 ft required)
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS: Variance Committee: D (SHO-2 CHD-Y DEP-Y STI-Y HBI-Y REI-Y ENG-1) Health Officer: T

Tabled and asked to provide the following information

A site plan prepared in accordance with s. 64E-6.004(3)(a), Florida Administrative Code, drawn to scale and showing the locations of the proposed onsite sewage treatment and disposal system septic tank and drainfield, the shoulders and the toe of the slope. The site plan shall show all pertinent features including the mean annual flood line of the permanent nontidal surface water body.

Alternative onsite sewage treatment and disposal system designs to maximize the setback to the surface water. You may also want to consider shifting the house location to provide sufficient room for the onsite system.