

**OSTDS VARIANCE COMMITTEE MEETING MINUTES**  
Thursday, February 4, 2021

**14088**      **Bay**                              **Gulf Coast Development LLC,**      **Wilson, Agent**  
   **Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(g)2.a., FS - Estimated sewage flow exceeds 2500 gpd/acre (400 gpd requested, 357 gpd required)

**RECOMMENDATIONS:**                      **Variance Committee: T (SHO-1 CHD-Y DEP-Y STI-N HBI-N REI-N ENG-2)      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 mound shoulders and the toe of the mound slope. The committee was concerned about the site elevation compared to the elevation of the adjacent properties and whether stabilization would be required.

**14105**      **Lee**                                      **Mann, Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(e)6., FS - Setback to tidal surface water body (30/36 ft requested, 75 ft required)

64E-6.005(3), FAC - Same as 381.0065(4)(e)6., FS

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

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

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include a performance-based treatment system meeting advanced secondary treatment standards with drip irrigation, as proposed in the application.

The onsite sewage treatment and disposal system shall be set back from the surface water by the maximum distance attainable, but not less than 30 feet when installed.

**14151**      **Bay**                                      **Schreiber, Applicant**                      **Wilson, Agent**

**STATUTE/RULE CITATION:**

64E-6.015, Table V, FAC - Setback to irrigation well (18 ft requested, 25 ft required)

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

Approved

**14153**      **Duval**                                      **Hardeland, Applicant**                      **Egans Environmental, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.37 ac, 97 ft requested, 0.5 ac, 100 ft required)

64E-6.009(3)(f), FAC - Obstructions shall impact the slope no more than 50%

64E-6.009(3)(f), FAC - Separation from drainfield to obstruction (4 ft requested, 5 ft required)

**RECOMMENDATIONS:**                      **Variance Committee: P (SHO-Y CHD-Y DEP-2 STI-N HBI-N 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.

**14165 Lee Diaz, Applicant Alonso, Agent**  
**STATUTE/RULE CITATION:**  
381.0065(4)(a), FS - Lot is not 1/2 acre (0.26 acre requested, 0.5 acre required)  
**RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-2 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 either 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), Florida Statutes. The structure shall comply with the authorized sewage flow provisions of s. 381.0065(4)(a),  
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.

**14166 Lee Your Family Home Builders LLC, Applicant**  
**STATUTE/RULE CITATION:**  
381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.24 ac, 85 ft requested, 0.5 ac, 100 ft required)  
**RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-2 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 as proposed in the application.  
This variance applies only to the lot size requirements of s. 381.0065(4)(a), Florida Statutes. The structure shall comply with the authorized sewage flow provisions of s. 381.0065(4)(a),  
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.

**14167 Marion Worldwide Alliance LLC, Applicant Silva-Rice, Agent**  
**STATUTE/RULE CITATION:**  
381.0065(4)(a), FS - Lot is not 1/2 acre (0.41 acre requested, 0.5 acre required)  
**RECOMMENDATIONS: Variance Committee: P (SHO-N CHD-Y DEP-Y STI-2 HBI-Y REI-1 ENG-N) Health Officer: P**  
Approved subject to the following conditions:  
This variance applies only to the lot size requirements of s. 381.0065(4)(a), Florida Statutes. The structure shall comply with the authorized sewage flow provisions of s. 381.0065(4)(a),  
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.

**14168 Marion Worldwide Alliance LLC, Applicant Silva-Rice, Agent**  
**STATUTE/RULE CITATION:**  
381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.23 ac, X ft requested, 0.5 ac, 100 ft required)  
**RECOMMENDATIONS: Variance Committee: P (SHO-N CHD-Y DEP-Y STI-2 HBI-Y REI-1 ENG-N) Health Officer: P**  
Approved subject to the following conditions:  
This variance applies only to the lot size requirements of s. 381.0065(4)(a), Florida Statutes. The structure shall comply with the authorized sewage flow provisions of s. 381.0065(4)(a),  
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.

14169 Marion

Worldwide Alliance LLC, Applicant Silva-Rice, Agent

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.27 ac, X ft requested, 0.5 ac, 100 ft required)

**RECOMMENDATIONS:**

**Variance Committee: P (SHO-Y CHD-Y DEP-2 STI-1 HBI-N REI-N ENG-Y) 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), Florida Statutes. The structure shall comply with the authorized sewage flow provisions of s. 381.0065(4)(a),

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.

14170 Marion

Worldwide Alliance LLC, Applicant Silva-Rice, Agent

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.24 ac, 85 ft requested, 0.5 ac, 100 ft required)

**RECOMMENDATIONS:**

**Variance Committee: P (SHO-Y CHD-Y DEP-2 STI-1 HBI-N REI-N ENG-Y) 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), Florida Statutes. The structure shall comply with the authorized sewage flow provisions of s. 381.0065(4)(a),

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.

14171 Marion

A-Plus Homes, Inc., Applicant

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.23 ac, 80 ft requested, 0.5 ac, 100 ft required)

**RECOMMENDATIONS:**

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

Approved subject to the following conditions:

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

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.

14172 Marion

A-Plus Homes, Inc., Applicant

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre (0.28 acre requested, 0.5 acre required)

**RECOMMENDATIONS:**

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

Approved subject to the following conditions:

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

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.

**14173 Marion A-Plus Homes, Inc., Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.24 ac, 85 ft requested, 0.5 ac, 100 ft required)

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

Approved subject to the following conditions:

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

**14174 Marion D32, Applicant Davis, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.29 ac, X ft requested, 0.5 ac, 100 ft required)

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

Approved subject to the following conditions:

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

**14175 Marion D32 Wholesale LLC, Applicant Davis, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.3 ac, X ft requested, 0.5 ac, 100 ft required)

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

Approved subject to the following conditions:

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

**14176 Marion Adams Homes of NW Florida, Inc., Riale, Agent Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.23 ac, 80 ft requested, 0.5 ac, 100 ft required)  
381.0065(4)(a), FS - Estimated sewage flow exceeds 1500 gpd/acre (400 gpd requested, 390 gpd required)

**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:

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.

**14177 Polk Charter Road Land Trust #3834, Easy Homes 123, Agent Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 100 ft wide (80 ft requested, 100 ft required)

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

Approved

**14178 Polk Charter Road Land Trust #3902, Easy Homes 123, LLC, Agent**  
**Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 100 ft wide (80 ft requested, 100 ft required)

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

**14179 Duval Winrock Property Management, Duck Duck Rooter Septic**  
**Applicant Services LLC, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(e)1., FS - Setback to private potable well (50-54 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  
381.0065(4)(a), FS - Estimated sewage flow exceeds 1500 gpd/acre (300 gpd requested, 200 gpd required)  
381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.13 ac, 60 ft requested, 0.5 ac, 100 ft required)

**RECOMMENDATIONS:** **Variance Committee: P (SHO-Y CHD-N 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 be installed meeting new system construction standards.  
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 (50'

**14180 Hillsborough Carpenter Companies FL LLC, Davis, Agent**  
**Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (400 gpd requested, 300 gpd required)

**RECOMMENDATIONS:** **Variance Committee: P (SHO-N CHD-Y DEP-N 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 performance-based treatment system meeting advanced secondary treatment standards with drip irrigation, as proposed in the application.

**14181 St. Lucie Dehart, Applicant Benjamin Drew's Plumbing,**  
**Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(e)3., FS - Setback to a public well producing <=2000 gpd (83 ft requested, 100 ft required)  
64E-6.005(1)(b), FAC - Same as 381.0065(4)(e)3., FS

**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 septic tank shall have an effective capacity of no less than 1200 gallons.  
The onsite sewage treatment and disposal system shall be set back from the public drinking water well by the maximum distance attainable, but not less than 83 feet when installed.

**14182**                      **St. Lucie**    **Licari, Applicant**    **Accurate Septic Services, Inc., Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(e)3., FS - Setback to a public well producing <=2000 gpd (90 ft requested, 100 ft required)  
64E-6.005(1)(b), FAC - Same as 381.0065(4)(e)3., FS

**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 be set back from the public drinking water wells by the maximum distance attainable, but not less than 90 feet when installed.

**14183**                      **Volusia**    **Maronda Homes, Applicant**    **Franz, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(e)1., FS - Setback to private potable well ((57' /X 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-1 HBI-Y REI-2 ENG-N)    Health Officer: P**

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include a performance-based treatment system meeting advanced secondary treatment standards.

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 (57', 63', and 72').

**14184**                      **Pasco**    **Powell, Applicant**    **Caesar Environmental Services, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(e)1., FS - Setback to private potable well ((66/55) 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- 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 be set back from the private drinking water wells by the maximum distance attainable, but not less than proposed in the application  
To maximize the setback to the private drinking water wells, the drainfield shall be installed in a bed configuration.

**14185**                      **Pasco**    **Robertson, Applicant**    **Quality Septic Inc., Agent**

**STATUTE/RULE CITATION:**

64E-6.015, Table V, FAC - Setback to private potable well (70 ft requested, 75 ft 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 drainfield shall be set back from the private drinking water well by the maximum distance attainable, but not less than 75 feet when installed.

**14186 Gilchrist Seasor, Applicant Hardin, Agent**  
**STATUTE/RULE CITATION:**  
381.0065(4)(t)2., FS - Cannot add fill to property in regulatory floodway  
381.0065(4)(t)1.b., FS - lot is below 10 yr. flood/df is not 36" above 2 yr. flood (X ft NGVD requested, X ft NGVD required)  
**RECOMMENDATIONS: Variance Committee: D (SHO-1 CHD-2 DEP-Y STI-Y HBI-Y REI-Y ENG-Y) Health Officer: D**  
Failure to satisfy the department that:  
Each of the above facts and conclusions, standing alone, is sufficient grounds for denial of your variance request.  
The variance proposal would create a likelihood that the onsite system discharge may adversely affect the health of the applicant or the public and may significantly degrade surface waters.

**14187 Dade Key Biscayne Beach Club, Inc., Hewett, Agent**  
**Applicant**  
**STATUTE/RULE CITATION:**  
64E-6.001(4), FAC - Reuse system that was never approved  
**RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-1 HBI-2 REI-Y ENG-Y) Health Officer: P**  
Approved subject to the following conditions:  
The onsite sewage treatment and disposal system shall be abandoned and the facility connected to the central sewer system within 30 days of notification of the availability of such a system.  
If the facility is not connected to a central sewer system by March 1, 2022, a system meeting current standards shall be installed.  
If the grease interceptor is pumped out, it shall be filled with clean water prior to use.

**14188 Nassau Perales, Applicant BGRP Engineering Group, Agent**  
**STATUTE/RULE CITATION:**  
381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (300 gpd requested, 268 gpd 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 performance-based treatment system meeting advanced secondary treatment standards with drip irrigation, as proposed in the application.