

**OSTDS VARIANCE COMMITTEE MEETING MINUTES**  
Thursday, December 3, 2020

**14081 Pasco Habitat for Humanity of Pinellas Arnold, Agent**  
**County Inc., Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(e)1., FS - Setback to private potable well (64/66/66 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-1 REI-2 ENG-N) 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 (63', 64' and 66').

**14091 St. Johns Benedict, Applicant**

**Modified**

**STATUTE/RULE CITATION:**

381.0065(4)(e)1., FS - Setback to private potable well (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-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 an NSF 245 aerobic treatment unit with disinfection or a performance-based treatment system designed to meet advanced secondary treatment standards before discharge to the drainfield.

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

**14100 Dixie The Winifred C. Begin Revocable Begin, Agent**  
**Living Trust, Applicant**

**Rejected (up)**

**STATUTE/RULE CITATION:**

381.0065(4)(g)2., FS - Setback to surface water body (30 ft requested, 50 ft required)  
64E-6.005(4)(a), FAC - Inadequate unobstructed area available  
64E-6.005(2), FAC - Setback to property line (2 ft requested, 5 ft required)

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

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall meet advanced secondary treatment standards.

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

**14105 Lee Mann, Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(e)6., FS - Setback to tidal surface water body (8.5 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: T (SHO-Y CHD-Y DEP- STI-1 HBI-2 REI-Y ENG-Y) Health Officer: T**

Tabled and asked to provide the following information  
Information regarding any underground obstructions that would affect the system installation.  
Alternative onsite sewage treatment and disposal system locations on the property to maximize the setback to the surface water.  
A written statement of authorization from the owner of the 6'PUE&DE where any portion of the system is installed in the easement.

**14106 Lee Allen, Applicant Windward Construction LLC, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(e)6., FS - Setback to tidal surface water body (32 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-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 performance-based treatment system meeting advanced secondary treatment standards with drip irrigation, as proposed in the application.  
The onsite sewage treatment and disposal system treatment receptacles shall be set back from the surface water by the maximum distance attainable, but not less than 32 feet when  
The onsite sewage treatment and disposal system drainfield shall be set back from the surface water by the maximum distance attainable, but not less than 54 feet when installed.

**14107 Lee Hayes, Applicant Nipper, Agent**

**STATUTE/RULE CITATION:**

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

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

**14108 Duval American Classic Homes, BGRP Engineering Group LLC,  
Applicant Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(e)1., FS - Setback to private potable well (50/62 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)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (300 gpd requested, 268 gpd required)

**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 adjacent private drinking water wells by the maximum distance attainable, but not less than proposed in the application (50' and 62').

**14109 Duval American Classic Homes, BGRP Engineering Group LLC, Rejected  
Applicant Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(e)1., FS - Setback to private potable well (30 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)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (300 gpd requested, 268 gpd required)

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

Tabled and asked to provide the following information

Additional system designs or locations on the property to maximize the setback to the adjacent private drinking water well, such as utilizing the 40% reduction in drainfield size and/or moving the drainfield closer to the applicants well.

A statement from the adjacent property owner regarding the setback to their private drinking water well and the possibility of moving the well to another location on the property.

**14110 Marion Worldwide Alliance LLC, Applicant Kilcrease-Exel, Agent**

**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-2 CHD-Y DEP-1 STI-N 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), 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.

**14111 Marion Worldwide Alliance LLC, Applicant Kilcrease-Exel, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre (0.24 acre requested, 0.5 acre required)

**RECOMMENDATIONS: Variance Committee: P (SHO-2 CHD-Y DEP-1 STI-N 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), 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.

**14112 Marion Worldwide Alliance LLC, Applicant Kilcrease-Exel, Agent**

**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-2 CHD-Y DEP-1 STI-N 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), 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.

**14113 Marion Worldwide Alliance LLC, Applicant Kilcrease-Exel, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.28 ac, 80 ft requested, 0.5 ac, 100 ft required)

**RECOMMENDATIONS: Variance Committee: P (SHO-2 CHD-Y DEP-1 STI-N 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), 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.

**14114 Marion Worldwide Alliance LLC, Applicant Kilcrease-Exel, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.42 ac, X ft requested, 0.5 ac, 100 ft required)

**RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-2 HBI-1 REI-Y 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), 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.

**14115 Marion Worldwide Alliance LLC, Applicant Kilcrease-Exel, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.29 ac, 80 ft requested, 0.5 ac, 100 ft required)

**RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-2 HBI-1 REI-Y 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), 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.

**14116 Marion Investor Nation Residential Weitlund Construction, Agent  
Capital LLC, Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.24 ac, 80 ft requested, 0.5 ac, 100 ft required)

**RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-2 HBI-1 REI-Y 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), 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.

**14117 Bay Central Air Conditioning Services Whitewater Environmental,  
of Bay County, Applicant Agent**

**STATUTE/RULE CITATION:**

64E-6.005(2),FAC - Setback to building (4 ft requested, 5 ft required)

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

Approved

**14118 Osceola Diamond P Properties, Applicant Kent Custom Homes, Inc., Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(e)7., FS - Setback to non-tidal surface water body (60 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-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 be designed to meet secondary treatment standards.

The onsite sewage treatment and disposal system shall be set back from the surface water by the maximum distance attainable, but not less than 60 feet when installed.

**14119 Brevard Mauriello Family Trust, Applicant S.O.S. Septic or Sewer, Agent**

**STATUTE/RULE CITATION:**

64E-6.015, Table V, FAC - Setback to irrigation well (35 ft requested, 50 ft 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 onsite sewage treatment and disposal system shall be set back from the adjacent property's irrigation well by the maximum distance attainable but not less than 35 feet when installed.

**14120 Alachua Ferencz, Applicant Arp, Agent**

**STATUTE/RULE CITATION:**

381.0065(aa), FS - setback to well (72 ft requested, 75 ft required)

**RECOMMENDATIONS:**

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

Approved

**14121 Alachua Victoria Farms, Applicant Carreno, 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: T (SHO-Y CHD-Y DEP-Y STI-1 HBI-2 REI-Y ENG-Y) Health Officer: T**

Tabled and asked to provide the following information

A description of the proposed operation. This should include a description of each step in the process from receiving to clean-up procedures.

**14122 Orange Diaz, Applicant Nehmutallah, Agent**

**STATUTE/RULE CITATION:**

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

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

381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (300 gpd requested, 255 gpd required)

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

**RECOMMENDATIONS:**

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

Tabled and asked to provide the following information

A site plan prepared in accordance with ss. 64E-6.004(3)(a), Florida Administrative Code, drawn to scale and showing all required features. The onsite system components shall also be drawn to scale in their proposed locations.

Alternative system designs to maximize the setback to the adjacent property's drinking water well and that will mitigate the lot flow allowance request. In addition, this property is in an area of concern for Wekiva and Rock Springs due to nitrogen.

**14123 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-2 REI-Y ENG-N) Health Officer: P**

Approved subject to the following conditions:

The property owner shall provide a written notice, that informs 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.

**14124 Duval Hiebsch, Applicant BGRP Engineering Group, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(b), FS - Lot density exceeds 4/acre

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

Tabled and asked to provide the following information

The committee was concerned the wet ditch located on the site plan may be a surface water body as defined in subsection 381.0065(2), Florida Statutes.

If the wet ditch is considered a surface water body, please show the boundary of the surface water body on the site plan.

**14125 St. Johns Tang, Applicant Wang, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(b), FS - Lot density exceeds 4/acre

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

Approved

**14126 Bay Wilmil LLC, Applicant Petty, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(b), FS - Lot density exceeds 4/acre

381.0065(4)(e)4., FS - Setback to irrigation well (48 ft requested, 50 ft required)

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

381.0065(4)(e)7., FS - Setback to non-tidal surface water body (60 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-N CHD-N DEP-Y STI-1 HBI-Y REI-Y ENG-2) Health Officer: P**

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall be set back from the irrigation well by the maximum distance attainable, but not less than 48 feet when installed.

The onsite sewage treatment and disposal system shall be set back from the surface water by the maximum distance attainable, but not less than 60 feet when installed.

The onsite sewage treatment and disposal system shall be replaced with a system meeting repair standards.

**14127 Brevard Hensley, Applicant Coastal Septic Services, Inc., Agent**

**STATUTE/RULE CITATION:**

64E-6.015, Table V, FAC - Setback to surface water body (35 ft requested, 50 ft required)

**RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP- 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 be set back from the surface water by the maximum distance attainable, but not less than 35 feet when installed.



14133

Dade

Silver One Investment, LLC,  
Applicant

SB Engineering, Inc., Agent

**STATUTE/RULE CITATION:**

381.0065(4)(b), FS - Lot density exceeds 4/acre

**RECOMMENDATIONS:**

**Variance Committee: D (SHO-1 CHD-Y DEP-Y STI-Y HBI-Y REI-Y ENG-2)**

**Health Officer: D**

Failure to satisfy the department that:

Any perceived hardship that you might experience because of the obligation to meet established standards comes about as a direct result of your own proposed action.

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 the groundwater.