

OSTDS VARIANCE COMMITTEE MEETING MINUTES
Thursday, March 4, 2021

14152 Bay Whitaker, Applicant Wilson, Agent

STATUTE/RULE CITATION:
381.0065(4)(g)2., FS - Setback to surface water body (37 ft requested, 50 ft required)
64E-6, Table III, FAC - Inadequate drainfield size (240 sf requested, 375 sf required)
64E-6.005(2), FAC - Setback to property line/building foundations (2 ft requested, 5 ft required)
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-N DEP-Y STI-2 HBI-Y REI-1 ENG-) 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 37 feet when installed.
To maximize the attainable setback to the surface water body, the applicant shall install the onsite sewage treatment and disposal system drainfield in a bed configuration.
The elevation of the bottom surface of the drainfield shall be at least 12 inches above the estimated wet season water table.

14189 Hillsborough Howell, Applicant Cote, Agent

STATUTE/RULE CITATION:
64E-6.015, Table V, FAC - Setback to private potable well (20 ft requested, 50 ft required)

RECOMMENDATIONS: Variance Committee: P (SHO-N CHD-Y DEP-Y STI-1 HBI-2 REI-Y ENG-) 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 private drinking water well by the maximum distance attainable, but not less than 20 feet

14190 Hernando Ratzert, Applicant All Around Septic Service Inc., Agent

STATUTE/RULE CITATION:
381.0065(4)(e)2., FS - Setback to a public well producing >2000 gpd (110 ft requested, 200 ft required)
64E-6.005(1)(c), FAC - Same as 381.0065(4)(e)2., FS
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS: Variance Committee: P (SHO-2 CHD-Y DEP-Y STI-1 HBI-Y REI-Y ENG-) 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 well by the maximum distance attainable, but not less than 110 feet when installed.

14191 Bay Howle, Applicant Wilson, Agent

STATUTE/RULE CITATION:
381.0065(4)(a), FS - Lot is not 1/2 acre (0.43 acre requested, 0.5 acre required)

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

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

14192 Marion Good OI Boys LLC, Applicant Mullins, Agent Modified

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.23 ac, 83 ft requested, 0.5 ac, 100 ft required)

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

SHO:

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 designed to meet a 50% reduction in nitrogen before discharge to the drainfield.

*IMPORTANT NOTE: An in-ground nitrogen reducing biofilter may not be able to be installed due to site restrictions.

14193 Marion Good OI Boys LLC, Applicant Mullins, Agent Modified

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-N DEP-N STI-Y HBI-2 REI-1 ENG-) 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.

SHO:

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 designed to meet a 50% reduction in nitrogen before discharge to the drainfield.

*IMPORTANT NOTE: An in-ground nitrogen reducing biofilter may not be able to be installed due to site restrictions.

14194 Marion Good OI Boys LLC, Applicant Mullins, Agent Modified

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-N DEP-N STI-Y HBI-2 REI-1 ENG-) 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.

SHO:

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 designed to meet a 50% reduction in nitrogen before discharge to the drainfield.

*IMPORTANT NOTE: An in-ground nitrogen reducing biofilter may not be able to be installed due to site restrictions.

14195 Marion Good Ol Boys LLC, Applicant Mullins, Agent Modified

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.23 ac, 83 ft requested, 0.5 ac, 100 ft required)

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

SHO:

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 designed to meet a 50% reduction in nitrogen before discharge to the drainfield.

*IMPORTANT NOTE: An in-ground nitrogen reducing biofilter may not be able to be installed due to site restrictions.

14196 Marion Good Ol Boys LLC, Applicant Mullins, Agent Modified

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-N DEP-N STI-Y HBI-2 REI-1 ENG-) 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.

SHO:

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 designed to meet a 50% reduction in nitrogen before discharge to the drainfield.

*IMPORTANT NOTE: An in-ground nitrogen reducing biofilter may not be able to be installed due to site restrictions.

14197 Marion NCE Enterprises Inc., Applicant Mullins, Agent Modified

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.32 ac, 80 ft requested, 0.5 ac, 100 ft required)

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

SHO:

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 designed to meet a 50% reduction in nitrogen before discharge to the drainfield.

*IMPORTANT NOTE: An in-ground nitrogen reducing biofilter may not be able to be installed due to site restrictions.

**14198 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)

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

**14199 Marion Worldwide Alliance, LLC, Silva-Rice, Agent
Applicant**

Modified

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-N DEP-N STI-Y HBI-1 REI-2 ENG-) 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.

SHO:

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 designed to meet a 50% reduction in nitrogen before discharge to the drainfield.

*IMPORTANT NOTE: An in-ground nitrogen reducing biofilter may not be able to be installed due to site restrictions.

14200 Marion Kott, Applicant

Modified

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-N DEP-N STI-Y HBI-1 REI-2 ENG-) 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.

SHO:

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 designed to meet a 50% reduction in nitrogen before discharge to the drainfield.

*IMPORTANT NOTE: An in-ground nitrogen reducing biofilter may not be able to be installed due to site restrictions.

14201 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, 80 ft requested, 0.5 ac, 100 ft required)

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

14202 Marion Saddick, Applicant Houck, 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-Y CHD-Y DEP-Y STI-1 HBI-Y REI-2 ENG-) 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.

14203 Marion A Plus Homes, Inc., Applicant

Modified

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.38 ac, X ft requested, 0.5 ac, 100 ft required)

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

SHO:

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 designed to meet a 50% reduction in nitrogen before discharge to the drainfield.

*IMPORTANT NOTE: An in-ground nitrogen reducing biofilter may not be able to be installed due to site restrictions.

14204 Volusia MCN Properties LLC, Applicant SLR Environmental Services LLC, Agent

STATUTE/RULE CITATION:

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-1 HBI-Y REI-2 ENG-) 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 drip irrigation.

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

To maximize the setback to the private drinking water well, the onsite sewage treatment and disposal system shall be allowed to maintain a two-foot separation from property lines when

14205 Lee Derrick, Applicant Green Sun Homes, Agent

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre (0.35 acre requested, 0.5 acre required)

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

14210 Lee Humphrey, Applicant Aubuchon Homes, Agent
STATUTE/RULE CITATION:
381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.25 acre requested, 0.5 acre required)
381.0065(4)(e)6., FS - Setback to tidal surface water body (25 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-N DEP-Y STI-1 HBI-2 REI-Y ENG-) Health Officer: P
Approved subject to the following conditions:
The onsite sewage treatment and disposal system shall be a performance-based treatment system designed to meet advanced secondary treatment standards.
The onsite sewage treatment and disposal system treatment receptacle shall be set back from the surface water by the maximum distance attainable, but not less than 25 feet when installed.
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 40 feet when installed.
The drainfield system shall not be subject to saturation from sources such as the driveway.

14211 Brevard Genuise, Applicant
STATUTE/RULE CITATION:
64E-6, Table V, FAC - Setback to irrigation well (42 ft requested, 50 ft required)

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

14212 Brevard Maronda Homes, Applicant Davis, Agent
STATUTE/RULE CITATION:
381.0065(4)(e)1., FS - Setback to private potable well (64 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-2 HBI-Y REI-1 ENG-) 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 drip irrigation as proposed in the application.
The onsite sewage treatment and disposal system shall be set back from the adjacent properties private drinking water wells by the maximum distance attainable, but not less than 64 feet

14213 Volusia Bell, Applicant All Daytona Septic Tank Service Inc., Agent Modified

STATUTE/RULE CITATION:
64E-6.015, Table V, FAC - Setback to irrigation well (25'/36' requested, 50 ft required)

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-2 HBI-Y REI-1 ENG-) Health Officer: P
Approved subject to the following conditions:
The onsite sewage treatment and disposal system shall be set back from the irrigation wells by the maximum distance attainable but not less than proposed in the application (25'/36').
Sampling results for irrigation well.
SHO: No sampling required.

