

OSTDS VARIANCE COMMITTEE MEETING MINUTES

Thursday, January 4, 2018

Lecanto

13259 Lake Bennett, Virgil & Bruce Life Estate, Applicant JK Environmental Services LLC, Agent

STATUTE/RULE CITATION:

64E-6.015, Table V, FAC - Setback to surface water body (44 ft requested, 50 ft required)
64E-6.015, Table V, FAC - Setback to private potable well (62 ft requested, 75 ft required)

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

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall be set back from the applicant's private drinking water well by the maximum distance attainable but not less than 62 feet when

13271 St. Lucie Dooling, Applicant Reliable Treasure Coast Septic, Agent

STATUTE/RULE CITATION:

381.0065(4)(e)3., FS - Setback to a public well producing ≤ 2000 gpd (84 ft requested, 100 ft required)
64E-6.005(1)(b), FAC - Same as 381.0065(4)(e)3., FS

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

Approved

13272 Dade Cuesta, Applicant Kallinosis, Agent

STATUTE/RULE CITATION:

381.0065(4)(g)2.a., FS - Estimated sewage flow exceeds 2500 gpd/acre (600 gpd requested, 519 gpd required)

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

Approved

13273 Lee Accurate Builders of SWFL, Inc., Nipper, 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-1 CHD-Y DEP-Y STI-Y HBI-2 REI-Y 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.

13274 Nassau Brown, Applicant Gillette & Associates, Inc., Agent

STATUTE/RULE CITATION:

381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (580 gpd requested, 378 gpd required)
64E-6.005(2), FAC - Setback to building (X ft requested, 5 ft required)

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

13275 Orange Franklin, Applicant Lee, Agent

STATUTE/RULE CITATION:

381.0065(4)(e)8., FS - Setback to swale or normally dry retention area (5 feet requested, 15 feet required)
64E-6.005(1)(f), FAC - Same as 381.0065(4)(e)8., FS

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 set back from the dry retention area by the maximum distance attainable but not less than five feet when installed.
This may be achieved by elongating the drainfield and maintaining a two-foot separation from property lines and building foundations when installed.

13276 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, 225 gpd required)
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

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

13277 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, 225 gpd required)
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

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

13278 Columbia Williams, Applicant

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.23 ac, 51 ft requested, 0.5 ac, 100 ft required)

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

13279 Bay Spring, Applicant Jones, Agent
STATUTE/RULE CITATION:
381.0065(4)(g)2.a., FS - Estimated sewage flow exceeds 2500 gpd/acre (500 gpd requested, 315 gpd required)
64E-6.005(2), FAC - Setback to property line (2 ft requested, 5 ft required)

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

13280 Sarasota Hone, Applicant L&T Engineering Group, Inc., Agent

STATUTE/RULE CITATION:
381.0065(4)(g)2.a., FS - Estimated sewage flow exceeds 2500 gpd/acre (520 gpd requested, 475 gpd required)
64E-6.009(3)(f), FAC - Mound stabilization requirements

RECOMMENDATIONS: Variance Committee: T (SHO-2 CHD-Y DEP-Y STI-N HBI-1 REI-N ENG-Y) Health Officer: T
Tabled and asked to provide the following information
An explanation of how the structure will be utilized; as a single-family residence or two separate residences.
With the outside staircase being the only access from the first floor to the second floor, as well as each floor having its own kitchen and laundry, it appears that the structure could be utilized as two separate residences.
This would increase the estimated sewage flow from 520 gallons per day to 600 gallons per day.

13281 Lee Habitat for Humanity, Applicant

STATUTE/RULE CITATION:
381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.26 acre ??, 75 ft requested, 0.5 ac, 100 ft 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
381.0065(4)(e)3., FS - Setback to a public well producing <=2000 gpd (59 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-Y DEP-Y STI-1 HBI-Y 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 onsite sewage treatment and disposal system shall be set back from the adjacent property's limited use public drinking water well by the maximum distance attainable but not less than 59 feet when installed.
The onsite sewage treatment and disposal system shall be set back from the applicant's private drinking water well by the maximum distance attainable but not less than 60 feet when
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 63 feet
Well construction and testing requirements.

13282 Lee Habitat for Humanity, Applicant

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.34 acre ?? requested, 0.5 ac, 100 ft required)
381.0065(4)(e)1., FS - Setback to private potable well (58 ft requested, 75 ft required)
64E-6.005(1)(a), FAC - Same as 381.0065(4)(e)1., FS
381.0065(4)(e)3., FS - Setback to a public well producing <=2000 gpd (81 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-Y DEP-Y STI-1 HBI-Y 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 onsite sewage treatment and disposal system shall be set back from the adjacent property's limited use public drinking water well by the maximum distance attainable but not less than 81 feet when installed.

The onsite sewage treatment and disposal system shall be set back from the applicant's private drinking water well by the maximum distance attainable but not less than 58 feet when Well construction and sampling requirements.

13283 Lee Highsmith, Applicant Maastricht Engineering. Inc., 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-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 adjacent property's private drinking water well by the maximum distance attainable but not less than 60 feet

A written utility easement binding lots 15 and 16 together shall be executed and recorded in the public property records at the county courthouse.

13284 Hillsborough Aleman Construction Services, Aleman, Agent Applicant

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-1 CHD-Y DEP-Y STI-Y HBI-2 REI-Y ENG-Y) Health Officer: P

Approved subject to the following conditions:

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.

The bottom of the drainfield shall be no lower than 21 inches below grade.

13286 Palm Beach Heiser, Applicant

STATUTE/RULE CITATION:

- 381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (200 gpd requested, 185 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
- 381.0065(4)(e)4., FS - Setback to irrigation well (30 ft requested, 50 ft required)
- 64E-6.005(1)(d), FAC - Same as 381.0065(4)(e)4., FS
- 64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS: Variance Committee: P (SHO-N 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 set back from the adjacent property's private drinking water well by the maximum distance attainable but not less than 57 feet
- The onsite sewage treatment and disposal system shall be set back from the applicant's private drinking water well by the maximum distance attainable but not less than 69 feet when
- 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 30 feet when installed.
- The single-family residence shall have no more than 2-bedrooms and 1,200 square feet of building area.
- The drainfield shall be installed in a bed configuration.
- Well construction and sampling requirements.

Modified

13287 St. Johns Sniezek, Applicant

STATUTE/RULE CITATION:

- 64E-6.015, Table V, FAC - Setback to irrigation well (31 ft requested, 50 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 set back from the irrigation wells by the maximum distance attainable but not less than proposed in the application (31' to adjacent irrigation well and 40' to the applicant's irrigation well).
- SHO: No well testing.

13288 Hillsborough Racetrac Petroleum, Applicant Liberty Septic, Agent

STATUTE/RULE CITATION:

- 64E-6.012, FAC - Aerobic treatment requirements

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:

- The proposed removal of the aerators from the existing aerobic treatment units will decrease the initial sewage treatment levels without providing any information of the ability of the SoilAir system to treat the waste.
- The SoilAir units can be used as additional treatment to the aerobic treatment units but shall not be substituted for the aerobic treatment unit standards.
- Other treatment options include an engineer design requiring additional treatment capabilities for the system which include CBOD5, TSS and FOG, and volumetric studies of the system using the maximum daily flows found in the system.