OSTDS VARIANCE COMMITTEE MEETING SUMMARY
Thursday, February 7, 2013
Gainesville

12313 Bay Shaw Building Contractors, Inc., Applicant Ake's Septic, Agent

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.38 ac, 83.76 ft requested, 0.5 ac, 100 ft required)

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

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.

12314 Nassau Wareh, Applicant Sykes, Agent

STATUTE/RULE CITATION:

381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (200 gpd requested, 130 gpd required)
381.0065(4)(e)1., FS - Setback to private potable well (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-N 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 be set back from the private drinking water wells by the maximum distance attainable but not less than proposed in the original design (55', 60', 71').

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.

The water well shall be installed into the water bearing strata with a minimum casing depth of 100 feet. The casing shall be fully grouted with neat cement from bottom to top in accordance with Chapter 62-532.500(2)(i)4, FAC.

Following well construction, the applicant shall conduct a water quality clearance of the well water by obtaining satisfactory analysis results for total coliform and nitrate, using an approved method performed by a DOH certified laboratory.

It is recommended that these analyses be repeated annually, as contamination from the nearby septic system may occur and water treatment may be required.

All sample results shall be submitted to the Nassau County Health Department within five days of receipt. If the results are unsatisfactory and/or exceed the Maximum Contaminant Level (MCL) adopted by the Florida Department of Health in Chapter 64E-8, FAC, corrective measures must immediately be taken to correct the water quality.

12315 Citrus Villacastin, Applicant A-Able Septic, LLC, Agent

STATUTE/RULE CITATION:

64E-6.001(2), FAC - Allow temporary system for permanent facility

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 applicant shall obtain and maintain a holding tank pump-out contract with a permitted disposal company until the property has been connected to the central sewer system.

An audio and visual high water alarm shall be provided in a conspicuous location visible by system users to warn that the holding tank needs to be serviced.

The holding tank shall be abandoned and the house connected to the central sewer system within 30 days of notification of the availability of such a system.

If the house is not connected to a central sewer system by January, 2015, a system meeting current standards shall be installed.

12316 **Brevard** **Grant Community Club, Inc., Applicant** **Christensen, Agent**

STATUTE/RULE CITATION:

64E-6.001(2), FAC - Allow temporary system for permanent facility

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

Approved

12317 **Brevard** **Wright, Applicant** **Modified**

STATUTE/RULE CITATION:

64E-6.001(4)(d), FAC - Commercial sewage flow increase without system upgrade (existing system requested, current standards 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 owner shall maintain an annual contract with a permitted pump out company to inspect and service the onsite sewage treatment and disposal system at least once every six months or more frequently as necessary.

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.

SHO: Removed provision to require annual contract with permitted pump out company.

12318 **Polk** **Mosaic Fertilizer, LLC, Applicant** **Lulf, Agent**

STATUTE/RULE CITATION:

381.0065(3)(b), FS - Take jurisdiction for flow currently under 403 (DOH - Regulation requested, DEP - Regulation 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:

The applicant shall obtain and maintain an annual onsite sewage treatment and disposal system operating permit in accordance with subsection 64E-6.003(5), FAC.

The operating permit shall specify testing for any industrial/hazardous/toxic waste that may have the capability of entering the system.

12319 **Monroe** **Whitley, Applicant** **No Stress Property Management, Inc., Agent** **Modified**

STATUTE/RULE CITATION:

381.0065(4)(l)3., FS - PBTS required (existing system requested, PBTS required)

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

Approved subject to the following conditions:

The ATU maintenance entity shall inspect and service the onsite sewage treatment and disposal system at least once every four months or more frequently as necessary.

The system shall be abandoned and the house connected to the central sewer system within 30 days of notification of the availability of such a system.

If the house is not connected to a central sewer system by December 31, 2015, a system meeting current standards shall be installed.

SHO: Removed provision to increase the number of inspections by the maintenance entity.

12320 **Bay** **Puckett, Applicant** **Parker Septic, Inc., Agent** **Overturned**

STATUTE/RULE CITATION:

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

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

Approved

Subdivision map and number of lots currently built.

SHO: Received additional information from applicant. This is a subdivision where several lots have already been granted variance approvals (Brandi Pines).