

OSTDS VARIANCE COMMITTEE MEETING MINUTES

Thursday, February 2, 2017

Gainesville

13073 Lake Neal, Applicant Lee, Agent

STATUTE/RULE CITATION:

381.0065(4)(e)6., FS - Setback to tidal surface water body (68 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-2 CHD-Y DEP-1 STI- HBI-Y 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 boundary of the surface water by the maximum distance attainable but not less than 68 feet when installed.

**13080 Lee Pierre, Applicant M&J Construction and
Developers Corporation, 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-1 CHD-2 DEP-Y STI- HBI-Y 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.

13081 Lee MCF Enterprises, Inc., Applicant SCP Enterprises, Inc., 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-Y STI- HBI-2 REI-1 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.

13082 Lee Riddle, Applicant SCP Enterprises, Inc., 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-1 CHD-Y DEP-Y STI- 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.

13083 **Martin** **Stetler, Applicant** **Septic Environmental Services Inc., Agent**

STATUTE/RULE CITATION:

381.0065(4)(e)3., FS - Setback to a public well producing <=2000 gpd (75 ft requested, 100 ft required)
64E-6.005(1)(b), FAC - Same as 381.0065(4)(e)3., FS
64E-6.015, Table V, FAC - Setback to surface water body (30 ft requested, 50 ft required)

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

Approved subject to the following conditions:
The onsite sewage treatment and disposal system shall be set back from the boundary of the surface water by the maximum distance attainable but not less than 30 feet when installed.
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 75 feet when installed.
The public drinking water well shall be permitted as required by 64E-8, FAC. The applicant shall increase the analysis frequency for coliform bacteria to a monthly basis for a period of one year.
Thereafter, if the coliform results are satisfactory, the applicant shall follow the minimum required sampling frequencies required by Chapter 64E-8, FAC. The applicant shall increase the analysis frequency for nitrate to an annual basis for a period of three years. Thereafter, if the nitrate results are satisfactory and have not shown an increase, the applicant shall follow the minimum required sampling frequencies required by Chapter 64E-8, FAC.
The applicant must meet all other requirements for limited use public water systems in accordance with Chapter 64E-8, FAC.
The residences must connect to a municipal public water system within 90 days of its availability.

13084 **Marion** **Williams, 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-2 STI- HBI-Y 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.

13085 **Dade** **Ibarra, Applicant** **Allstate Diversified Engineering, Agent**

STATUTE/RULE CITATION:

381.0065(4)(g)2.a., FS - Estimated sewage flow exceeds 2500 gpd/acre (400 gpd requested, 392 gpd required)

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

Approved

13086 **Dade** **UDORMS, LLC, Applicant** **Allstate Diversified Engineering, Agent**

STATUTE/RULE CITATION:

381.0065(4)(g)2.a., FS - Estimated sewage flow exceeds 2500 gpd/acre (675 gpd requested, 700 gpd required)

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

Failure to satisfy the department that:
The proposed residence exceeds the authorized sewage flow for the lot. The size of the residence is a hardship intentionally created by 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.
It is not unreasonable for you to modify your proposal to meet the minimum standards for sewage treatment under Florida Statutes and Florida Administrative Code.

13087 Indian River Fite, Applicant Fite, Agent
STATUTE/RULE CITATION:

64E-6.015, Table V, FAC - Setback to irrigation well (36 ft/26 ft requested, 50 ft required)

RECOMMENDATIONS: Variance Committee: P (SHO-2 CHD-Y DEP-Y STI- 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 irrigation wells by the maximum distance attainable but not less than proposed in the application (36' and 26').

13088 Brevard Gibson, Applicant Pence Septic, Agent

STATUTE/RULE CITATION:

381.0065(4)(e)4., FS - Setback to irrigation well (35 ft requested, 50 ft required)

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

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

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

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

Tabled and asked to provide the following information

Alternative system locations on the property. The committee suggested that you consider placing your private drinking water well on the north side of the property and installing the septic system on the south side of the property in order to maximize the setback to all private drinking water wells and the irrigation well.

13089 Hernando Padilla, Applicant

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre (0.29 acre requested, 0.5 acre required)

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-1 STI- 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 single-family residence shall be connected to the public drinking water system within 180 days of notification of the availability of such a system.

13090 Osceola Brooks, Applicant Green Pastures Septic Service, Agent

STATUTE/RULE CITATION:

381.0065(4)(e)3., FS - Setback to a public well producing ≤ 2000 gpd (80 ft requested, 100 ft required)

64E-6.005(1)(b), FAC - Same as 381.0065(4)(e)3., FS

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

Tabled and asked to provide the following information

A site plan prepared in accordance with s. 64E-6.004(3)(a), FAC, carefully 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.

In addition, the site plan shall show and label all pertinent features on adjacent lots. The drainfield size shall be maximized to accommodate the estimated sewage flow.

13091 Bay Ward, Applicant Jones, Agent

STATUTE/RULE CITATION:
381.0065(4)(e)1., FS - Setback to private potable well (46 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-2 STI- HBI-1 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.

13092 Dade Miami Twins Investment LLC, Applicant Statewide Septic Connections, Inc., Agent

STATUTE/RULE CITATION:
64E-6.005(2),FAC - Setback to building (3 ft requested, 5 ft required)
64E-6.005(2), FAC - Setback to property line (1 ft requested, 5 ft required)

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

13093 St. Johns McElroy, Applicant Septic Services, Inc., Agent

STATUTE/RULE CITATION:
381.0065(4)(e)1., FS - Setback to private potable well (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

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI- 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 well by the maximum distance attainable but not less than 62 feet when installed.

13094 St. Johns Vignetti, Applicant Harris, Agent

STATUTE/RULE CITATION:
381.0065(4)(a), FS - Lot is not 1/2 acre (0.39 acre requested, 0.5 acre required)

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI- HBI-1 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 single-family residence shall be connected to the public drinking water system within 180 days of notification of the availability of such a system.

13095 Gadsden Ivey, Applicant Repasky, 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: P (SHO-1 CHD-2 DEP-Y STI- HBI-Y REI-Y 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 require annual VOC sampling for first three years of operation.

13096 Dade

Jen, Applicant

Mabjeesh, Agent

STATUTE/RULE CITATION:

64E-6.001(4)(f), FAC - Commercial sewage flow increase without system upgrade (existing system requested, current standards required)
64E-6.006(4), FAC - System subject to vehicular traffic

RECOMMENDATIONS:

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

Health Officer: P

Approved subject to the following conditions:

The maximum seating capacity for the establishment shall be 69 seats.

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.

13097 Lake

Stafford, Applicant

Wilkinson, Agent

STATUTE/RULE CITATION:

64E-6.015, Table V, FAC - Setback to private potable well (67 ft requested, 75 ft required)

RECOMMENDATIONS:

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

Health Officer: A

Approved

drainfield shall meet as proposed