OSTDS VARIANCE COMMITTEE MEETING MINUTES
Thursday, March 3, 2016
Lecanto

12800 Dade
Sidama Investment & Statewide Septic Consultants Development LLC, Applicant Inc., Agent

STATUTE/RULE CITATION:
64E-6.001(4)(f), FAC - Commercial estab >20% domestic flow increase without upgrade (existing system requested, current standards required)
64E-6.001(4)(g), FAC - Addition exceeds authorized lot sewage flow (5000 gpd requested, 1240 gpd required)

RECOMMENDATIONS:
Approved subject to the following conditions:
If the existing onsite sewage treatment and disposal system is used, the facility shall have no more than ten residents.
If the existing onsite sewage treatment and disposal system is replaced with the proposed system, the facility shall have no more than sixteen residents.

12831 Pinellas
El-Alami, Applicant El-Alami, Agent

STATUTE/RULE CITATION:
381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (300 gpd requested, 225 gpd required)

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

12832 Bay
Skinner Capital Group, Applicant Jones, Agent

STATUTE/RULE CITATION:
381.0065(4)(e)4., FS - Setback to irrigation well (20 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-1 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 set back from the irrigation well by the maximum distance attainable but not less than 20 feet when installed.

12833 Duval
Horton, Applicant Reedy, Agent

STATUTE/RULE CITATION:
381.0065(4)(a), FS - Lot is not 1/2 acre (0.34 acre requested, 0.5 acre required)

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

Dream Finders Homes, Applicant   Reedy, Agent

STATUTE/RULE CITATION:
- 381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (400 gpd requested, 383 gpd required)
- 381.0065(4)(g)2., FS - Setback to surface water body (28 ft requested, 50 ft required)
- 64E-6.005(4)(a), FAC - Inadequate unobstructed area available
- 64E-6.009(5)(a)15., FAC - Obstruction

RECOMMENDATIONS:
Approved subject to the following conditions:
As proposed, 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 the boundary of the surface water by the maximum distance attainable but not less than 18 feet when installed.

Brevard

Liburd, Applicant

Overturned (down)

STATUTE/RULE CITATION:
- 64E-6.001(4), FAC - Reuse system that was never approved

RECOMMENDATIONS:
Variance Committee: P  (SHO-N  CHD-N  DEP-Y  STI-1  HBI-2  REI-Y  ENG-Y)   Health Officer: D
Failure to satisfy the department that:
- if 4” separation exists enlarge drainfield to meet required sizing.
- if less than 4”, deny and require 6” separation and drainfield to meet required sizing.

SHO: Field visit confirmed that drainfield is below the EWSWT.
The drainfield currently sits in the water table during the wet season and during times when the water table is high. At those times, the present system discharges sewage effluent directly into the groundwater.

This variance proposal would significantly degrade the groundwater. It is not unreasonable to require you to modify your onsite system to meet the minimum standards for sewage treatment under Florida Administrative Code.

Lee

Blocker Homes, LLC, Applicant

STATUTE/RULE CITATION:
- 381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.27 ac, 80 ft requested, 0.5 ac, 100 ft required)

RECOMMENDATIONS:
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.

Lee

Blocker Homes, LLC, Applicant

STATUTE/RULE CITATION:
- 381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.3 ac, 90 ft requested, 0.5 ac, 100 ft required)

RECOMMENDATIONS:
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.
12838  Lee  Asset Link, LLC, Applicant  Baschieri, Agent

STATUTE/RULE CITATION:
381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.27 ac, 80 ft requested, 0.5 ac, 100 ft required)

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.

12839  Seminole  Powalisz Enterprises LLC, Johnson Septic Service, Agent

STATUTE/RULE CITATION:
381.0065(4)(e)3., FS - Setback to a public well producing <=2000 gpd (65 ft requested, 100 ft required)
64E-6.005(1)(b), FAC - Same as 381.0065(4)(e)3., FS
381.0065(4)(a), FS - Estimated sewage flow exceeds 1500 gpd/acre (600 gpd requested, 400 gpd required)
381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (X ac, X ft requested, 0.5 ac, 100 ft required)

Approved subject to the following conditions:
The onsite sewage treatment and disposal systems shall be set back from the public drinking water well by the maximum distance attainable but not less than 65 feet when installed.
Prior to final system approval, the 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.

12840  Dade  Lima, Applicant  Montes, Agent

STATUTE/RULE CITATION:
64E-6.006(4), FAC - System under paving
64E-6.006(4), FAC - System subject to vehicular traffic

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

12841  Putnam  Shebester, Applicant  Turner Septic Service, Agent

STATUTE/RULE CITATION:
381.0065(4)(e)2., FS - Setback to a public well producing >2000 gpd (100 ft requested, 200 ft required)
64E-6.005(1)(c), FAC - Same as 381.0065(4)(e)2., FS

RECOMMENDATIONS:  Variance Committee: A (SHO-Y CHD-Y DEP-Y STI-1 HBI-Y REI-Y ENG-2)  Health Officer: A
Approved
12842  Walton Sutton, Applicant

STATUTE/RULE CITATION: 381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.25 ac, 78 ft requested, 0.5 ac, 100 ft required)

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

Approved subject to the following conditions:

The single-family residences 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 structures shall comply with the authorized sewage flow provisions of s. 381.0065(4)(a), FS.

12843  Orange Homes in Partnership, Inc., Applicant

STATUTE/RULE CITATION: 381.0065(4)(e)1., FS - Setback to private potable well (52 ft requested, 75 ft required)

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

Approved

12844  Orange Brown, Applicant Homes in Partnership, Inc., Agent

STATUTE/RULE CITATION: 381.0065(4)(e)1., FS - Setback to private potable well (58 ft requested, 75 ft required)


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 60 feet when installed.

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

12845  Orange Florida Castle Builders,

STATUTE/RULE CITATION: 64E-6.005(4)(a), FAC - Inadequate unobstructed area available

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

Approved
Dade Kalka, Applicant
Allstate Diversified Engineering, Agent

STATUTE/RULE CITATION:
64E-6.006(4), FAC - System subject to vehicular traffic

RECOMMENDATIONS:
Approved subject to the following conditions:
Should the onsite sewage treatment and disposal system fail to function in a sanitary manner, the system shall be replaced with a system meeting repair standards.
The repair permit shall specify that no portion of the drainfield shall be installed beneath the driveway.

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Martin Lewis, Applicant
Accuright Land Surveying, Inc., Agent

STATUTE/RULE CITATION:
381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.13 ac, 60 ft requested, 0.5 ac, 100 ft required)
381.0065(4)(e)1., FS - Setback to private potable well (50 ft requested, 75 ft required)
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS:
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 50 feet when installed.
The applicant shall conduct a water quality clearance of his 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 analysis be repeated annually. All sample results shall be submitted to the Florida Department of Health in Alachua County within five days of receipt. If the results are unsatisfactory
and/or exceed the Maximum Containment Level (MCL) adopted by the Florida Department of Health in Chapter 64E-8, FAC, corrective measures must be immediately taken to correct the water quality.

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Charlotte Hamilton, Applicant

STATUTE/RULE CITATION:
64E-6.015, Table V, FAC - Setback to irrigation well (33 ft requested, 50 ft required)

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

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Brevard Facciobene, Applicant
Wise, Agent

STATUTE/RULE CITATION:
381.0065(4)(g)2., FS - Setback to surface water body (12 ft requested, 50 ft required)
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS:
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 11 feet when installed.
**12850 Columbia**  
Perryman, Applicant  
Ford, Agent

**STATUTE/RULE CITATION:**  
381.0065(4)(t)1.b., FS - lot is below 10 yr. flood/df is not 36" above 2 yr. flood

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

**12851 Bay**  
Pillmore, Applicant  
Hall Septic Tank Service, Inc., Agent

**STATUTE/RULE CITATION:**  
381.0065(4)(b), FS - Lot density exceeds 4/acre

**RECOMMENDATIONS:**  
Variance Committee: P (SHO-Y CHD-2 DEP-Y 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 be allowed to be replaced with a system meeting current repair standards.