

# OSTDS VARIANCE COMMITTEE MEETING MINUTES

Thursday, March 3, 2016

Lecanto

**12800**                      **Dade**    **Sidama Investment & Development LLC, Applicant**    **Statewide Septic Consultants 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:**    **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:

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**    **EI-Alami, Applicant**    **EI-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

**12834 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: Variance Committee: P (SHO-N CHD-1 DEP-Y STI-Y HBI-Y REI-2 ENG-Y) Health Officer: P**

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.

**12835 Brevard Liburd, Applicant**

**Overtured (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.

**12836 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: 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 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.

**12837 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: 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 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)

**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 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 Applicant**

**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)

**RECOMMENDATIONS:**

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

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)

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: 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)

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-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 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

12846 Dade Kalka, Applicant Allstate Diversified Engineering, Agent

**STATUTE/RULE CITATION:**

64E-6.006(4), FAC - System subject to vehicular traffic

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

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.

12847 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(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-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 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.

12848 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-2 HBI-1 REI-Y ENG-Y) Health Officer: A

Approved

12849 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:** 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 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  
Approved

**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.