

OSTDS VARIANCE COMMITTEE MEETING MINUTES

Thursday, June 2, 2016

Gainesville

12901 Palm Beach Dupont, Applicant

STATUTE/RULE CITATION:

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

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

Failure to satisfy the department that:

Your decision to place the driveway over the existing drainfield is a hardship of your own making.

After an onsite sewage treatment and disposal system has received final installation approval from the department,

if a driveway is placed over any portion of the drainfield or the required unobstructed area, the department must undertake administrative action to revoke the permit.

Vehicular traffic over the drainfield adversely affects the operation of the system.

12903 Palm Beach Pagliarulo, 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-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 adjacent private drinking water well by the maximum distance attainable but not less than 50 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 65 feet when installed.

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

12904 Hillsborough Willaford Groves, LLC, Applicant Southern Water & Soil, Inc., Agent

STATUTE/RULE CITATION:

381.0065(3)(b), FS - Take jurisdiction for flow > 10,000 gpd (18,750 gpd requested, <=10,000 gpd required)

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

Approved

12905 Sarasota IPSER Properties LLC, Applicant L&T Engineering Group, Inc., Agent

STATUTE/RULE CITATION:

381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (400 gpd requested, 258 gpd required)
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
64E-6.001(4), FAC - Building addition without system upgrade

RECOMMENDATIONS: Variance Committee: T (SHO-Y CHD-Y DEP-Y STI-Y HBI-2 REI-Y ENG-1) 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, drawn to scale and showing all pertinent features, such as the proposed parking area.
Water use records if available.
Alternative systems designs, such as enlarging the existing drainfield.

12906 Hillsborough Colonial Ranches LLC, Applicant Jernigan, Agent

Overtuned

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lots are not 100 ft wide (90 ft requested, 100 ft required)

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

Approved
In order to meet setback requirements from the onsite sewage treatment and disposal systems to private drinking water wells, the committee recommended being consistent in the placement of these features; for example, all onsite systems to be placed front/roadside and all private wells in the backyard.

12907 Pasco Shaw, Applicant Soil & Site Consultants LLC, Agent

STATUTE/RULE CITATION:

64E-6.015(6)(d)1., FAC - Inadequate drainfield size (980 sf requested, 2625 sf required)
64E-6.015(6)(f), FAC - Reduced septic tank size (1500 gal requested, 3200 gal required)

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

Tabled and asked to provide the following information
Information regarding the current tenants of both office buildings, including the type of business, the hours of operation, and how long the tenant has occupied the building.
An engineering report regarding whether the installation of the required septic tanks will compromise the structural integrity of the office buildings.
In addition, provide the location and depth of the plumbing stub outs for each building and alternative septic tank locations on the property.

12908 Marion SBI Group LLC, Applicant Drake Construction Services Inc., Agent

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.27 ac, 95 ft requested, 0.5 ac, 100 ft 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 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.

