

# OSTDS VARIANCE COMMITTEE MEETING MINUTES

Thursday, September 3, 2015

Lecanto

## 12717 Sarasota

Agent

### STATUTE/RULE CITATION:

381.0065(4)(e)1., FS - Setback to private potable well (60 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:

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall be setback from the private drinking water well by the maximum distance attainable but not less than 60 feet when installed.

**Fortson Homes LLC, Applicant  
L & T Engineering Group, Inc.,**

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

## 12734 Lee

### STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.23 ac 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.

**Fitch, Applicant**

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

## 12735 Lee

### STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre (0.28 ac requested, 0.5 ac 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.

**Fitch, Applicant**

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

**12736 Lee  
Agent**

**Bridger, Applicant  
Maastricht Engineering, Inc.,**

**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:**

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.

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

**12737 Brevard**

**Swift, Applicant**

**Davis, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre (0.32 ac requested, 0.5  
ac 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.

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

**12738 Hillsborough**

**Steneck, Applicant**

**Quality Septic Inc., Agent**

**STATUTE/RULE CITATION:**

64E-6, Table II, FAC - Reduced septic tank size (1200 gal  
requested, 1500 gal required)

**RECOMMENDATIONS:**

Took no action because:

On September 3, 2015, you contacted Dale Holcomb at the  
Onsite Sewage Program Office and requested that the variance  
request be taken off the agenda.

Presently, your variance request is not on any future agenda.  
Please advise this office and the county health department when  
you wish the request to be placed on a future meeting agenda.

**Variance Committee: O (SHO- CHD- DEP- STI- HBI- REI- ENG-)**

**Health Officer: O**

**12739 Alachua**

**Blakeslee, Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(g)2., FS - Setback to surface water body (43 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 body by the maximum distance attainable but not less than 43 feet when installed.

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

**12740 Martin**

**Cirasuolo, Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (400 gpd requested, 335 gpd required)  
381.0065(4)(e)3., FS - Setback to a public well producing <=200 gpd (50 ft requested, 100 ft required)  
64E-6.005(1)(b), FAC - Same as 381.0065(4)(e)3., FS

**RECOMMENDATIONS:**

Approved subject to the following conditions:

The applicant shall obtain and maintain an annual operating permit for the limited-use drinking water system  
In addition, 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

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

**12741 Nassau**

**Hicks, Applicant**

**Eldridge, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (300 gpd requested, 172 gpd required)  
64E-6.005(2), FAC - Setback to property line (2 ft requested, 5 ft required)  
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

**RECOMMENDATIONS:**

Approved

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

**12742 Dixie**

**Thomas, Applicant**

**Butler, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(e)6., FS - Setback to tidal surface water body (25 ft requested, 75 ft required)  
64E-6.005(3), FAC - Same as 381.0065(4)(e)6., FS

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

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

**RECOMMENDATIONS:**

Approved subject to the following conditions:

The system shall be designed to meet advanced secondary treatment standards

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

**12743 Dixie**

**Thomas, Applicant**

**Butler, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(e)6., FS - Setback to tidal surface water body (25 ft requested, 75 ft required)

64E-6.005(3), FAC - Same as 381.0065(4)(e)6., FS

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

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

**RECOMMENDATIONS:**

Approved subject to the following conditions:

The system shall be designed to meet advanced secondary treatment standards

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

**12744 Dixie**

**Thomas, Applicant**

**Butler, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(g)2., FS - Setback to surface water body (25 ft requested, 50 ft required)

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

**RECOMMENDATIONS:**

Approved subject to the following conditions:

The system shall be designed to meet advanced secondary treatment standards

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

**12745 Dixie**

**Thomas, Applicant**

**Butler, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(g)2., FS - Setback to surface water body (25 ft requested, 50 ft required)

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

**RECOMMENDATIONS:**

Approved subject to the following conditions:

The system shall be designed to meet advanced secondary treatment standards

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

**12746 Palm Beach**

**Ivis Properties, LLC, Applicant**

**Pike, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(g)2.a., FS - Estimated sewage flow exceeds 2500  
gpd/acre (900 gpd requested, 437 gpd required)  
64E-6.006(4), FAC - System subject to vehicular traffic

**RECOMMENDATIONS:**

Approved subject to the following conditions:

The onsite sewage treatment and disposal system septic tank  
outlet shall have an approved filter device to minimize the quantity  
of solids entering the drainfield

The onsite sewage treatment and disposal system shall be  
abandoned and the facility connected to the central sewer system  
within 180 days of notification of the availability of such a system.

The owner shall have the onsite sewage treatment and disposal  
system inspected by a permitted pump out company at least once  
per year or more frequently as necessary. The system shall be  
serviced as necessary

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

**12747 Collier**

**Pulte Corporation, Applicant**

**Pereira, Agent**

**STATUTE/RULE CITATION:**

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

**RECOMMENDATIONS:**

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

A stationary holding tank shall be installed instead of the proposed portable holding tank.

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.

Permanent occupancy shall not be allowed until the residence is connected to the central sewer system.

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



