

OSTDS VARIANCE COMMITTEE MEETING MINUTES

Thursday, September 6, 2018

Lecanto

13397 Dixie Celona, Applicant

STATUTE/RULE CITATION:

381.0065(4)(t)2., FS - Cannot add fill to property in regulatory floodway

RECOMMENDATIONS:

Approved

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

Health Officer: A

13411 Lee Barrows, Applicant

**Stearns Custom Builders, Inc.,
Agent**

STATUTE/RULE CITATION:

381.0065(4)(e)6., FS - Setback to tidal surface water body (38 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:

Tabled and asked to provide the following information

A letter from the owner of the road right-of-way regarding allowing the mound shoulder and slope to be installed in this area.

Alternative system designs that will maximize the setback to surface water bodies.

A site plan showing the mean high-water line.

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

Health Officer: T

13412 Lee Hargrove, Applicant

Wade Journey Homes, Agent

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.25 ac, 90 ft requested, 0.5 ac, 100 ft required)

RECOMMENDATIONS:

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.

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

Health Officer: P

13413 Jackson Parkerson, Applicant

Gorman, Agent

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 100 ft wide (90 ft requested, 100 ft required)

RECOMMENDATIONS:

Approved

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

Health Officer: A

13419 Bay McClellan, Applicant Parker, Agent

STATUTE/RULE CITATION:

381.0065(4)(b), FS - Lot density exceeds 4/acre
381.0065(4)(b), FS - Estimated sewage flow exceeds 2500 gpd/acre (900 gpd requested, 405 gpd required)
64E-6.005(4)(a), FAC - Inadequate unobstructed area available
64E-6, Table III, FAC - Inadequate drainfield size

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

Approved subject to the following conditions:

To maximize the drainfield area, the onsite sewage treatment and disposal system shall be allowed to maintain a two-foot separation from property lines when installed.

13420 Charlotte Valls, Applicant

Modified

STATUTE/RULE CITATION:

64E-6, Table III, FAC - Inadequate drainfield size (375 sf requested, 361 sf required)

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

Approved subject to the following conditions:

The ATU shall be inspected by an approved maintenance entity within two months of the after the ATU has been in service.

SHO:

Approval; maintenance entity contract required prior to final system approval.

13421 Osceola Florida Affordable Housing of Seminole County Inc., Applicant Buds Septic Service Inc., Agent

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre (0.23 acre requested, 0.5 acre required)

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

Approved subject to the following conditions:

The onsite sewage treatment and disposal system design shall be based on an anticipated sewage flow of no less than 400 gallons per day.

13422 Charlotte Wildermuth, Applicant

STATUTE/RULE CITATION:

64E-6.015, Table V - Setback to irrigation well (44 ft requested, 50 ft required)

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

Approved

13423 Orange Homes in Partnership, Applicant

Overtured (up)

STATUTE/RULE CITATION:

381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (300 gpd requested, 220 gpd required)
381.0065(4)(e)8., FS - Setback to swale or normally dry retention area (10 feet requested, 15 feet required)
64E-6.005(1)(f), FAC - Same as 381.0065(4)(e)8., FS
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS:

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

Health Officer: T

Tabled and asked to provide the following information

Alternative system designs that will better accommodate the proposal; such as an advanced system or reducing the size of the proposed single-family residence.

13424 Polk Ruiz, Applicant

STATUTE/RULE CITATION:

381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (300 gpd requested, 255 gpd required)

RECOMMENDATIONS:

Variance Committee: T (SHO-2 CHD-1 DEP-Y STI-N HBI- REI-N 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, including the proposed onsite sewage treatment and disposal system septic tank and drainfield.

In addition, the site plan shall show all pertinent features on adjacent lots.

13425 St. Johns Steely, Applicant Reedy, Agent

STATUTE/RULE CITATION:

381.0065(4)(e)6., FS - Setback to tidal surface water body (26 ft requested, 75 ft required)
64E-6.005(3), FAC - Same as 381.0065(4)(e)6., FS
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: T (SHO-1 CHD-2 DEP-Y STI-Y HBI- REI-Y ENG-Y)

Health Officer: T

Tabled and asked to provide the following information

Alternative system designs to maximize the setback to the boundary of the surface water.

The committee suggested a performance-based treatment system meeting advance secondary treatment standards.

13426 Orange St. Fleur, Applicant Mathis & Sons Septic LLC, Agent

Overtured

STATUTE/RULE CITATION:

64E-6.001(4)(f), FAC - Commercial estab >20% domestic flow increase without upgrade (existing system requested, current standards required)
64E-6.006(4), FAC - System subject to vehicular traffic

RECOMMENDATIONS:

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

Health Officer: T

Tabled and asked to provide the following information

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.

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.

SHO:

A completed existing system evaluation. Please provide all pertinent information regarding the existing drainfield.

13427 **Volusia** **Kusand Properties, LLC,** **Bahl, Agent** **Modified**
Applicant

STATUTE/RULE CITATION:

64E-6.001(4)(f), FAC - Commercial sewage flow increase without system upgrade (existing system requested, current standards required)
64E-6.001(4)(g), FAC - Addition exceeds authorized lot sewage flow

RECOMMENDATIONS:

Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-1 HBI- REI-2 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.
Provide water meter readings.

SHO:

Water meter reading required at time of repair application; municipal water.

13428 **Broward** **DSL Construction & Investments** **Levy, Agent** **Overtuned**
LLC, Applicant

STATUTE/RULE CITATION:

64E-6.009(3)(f), FAC - Setback from drainfield material to retaining wall (3.5 ft requested, 5 ft required)

RECOMMENDATIONS:

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

Health Officer: A

Approved

Letter from engineer provided; approve.