OSTDS VARIANCE COMMITTEE MEETING SUMMARY

Thursday, December 5, 2013

Gainesville

Modified 12419 Seminole Kizer, Applicant

STATUTE/RULE CITATION:

381.0065(4)(g)2., FS - Setback to surface water body (40 ft requested, 50 ft required) 64E-6.005(2), FAC - Setback to building (2 ft requested, 5 ft required)

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

Approved subject to the following conditions:

The drainfield shall be replaced with a drainfield meeting repair standards.

12442 Marion Konwinski, Applicant Norton, Agent

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.22 ac, 78 ft requested, 0.5 ac, 100 ft required)

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-Y HBI-1 REI-2 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.

12443 Nassau Edelhaus Builders, Inc., Applicant Greene, Agent

STATUTE/RULE CITATION:

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

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

Approved

Modified Moore, Applicant **Bradford Septic Tank Service,** 12444 Palm Beach

Agent

STATUTE/RULE CITATION:

64E-6.015, Table V, FAC - Separation of drainfield above SHWT (3 in requested, 6 in required)

RECOMMENDATIONS: Variance Committee: A (SHO-Y CHD-Y DEP-Y STI-Y HBI-2 REI-1 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 in effect at the time of the system failure

utilizing the wet season water table determined by the Florida Department of Health in Palm Beach County.

12445 Dade

Habitat for Humanity of Greater Miami, Inc., Applicant

Cherokee Consulting, Inc., Agent

Health Officer: A

STATUTE/RULE CITATION:

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

RECOMMENDATIONS:

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

Approved

12446 Charlotte D'Antona, Applicant Modified

STATUTE/RULE CITATION:

64E-6.015, Table V, FAC - Separation of drainfield above SHWT (below requested, 6 inches required)

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

Approved subject to the following conditions:

Within one year from the date of this letter, the applicant shall obtain a construction permit to repair the onsite sewage treatment and disposal system drainfield.

The system shall be installed prior to the expiration date of the permit.

SHO:

The applicant shall obtain a construction permit to repair the onsite sewage treatment and disposal system drainfield. The construction permit shall be valid for 18 months.

12447 Charlotte Rafool Investments LLC & Etal, L&T Engineering Group, Inc.,

Applicant Agent Agent

STATUTE/RULE CITATION:

64E-6, Table I, FAC - Instead of Table I, Size on (1100 gpd requested, 900 gpd required)

381.0065(4)(g)2.a., FS - Estimated sewage flow exceeds 2500 gpd/acre (1100 gpd requested, 900 gpd required)

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

Approved

12448 Charlotte McMullen, Applicant L&T Engineering Group, Inc.,

Agent

STATUTE/RULE CITATION:

64E-6, Table I, FAC - Instead of Table I, Size on (1100 gpd requested, 900 gpd required)

381.0065(4)(g)2.a., FS - Estimated sewage flow exceeds 2500 gpd/acre (1100 gpd requested, 1015 gpd required)

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

Approved

12449 Brevard Stanbro, Applicant Ramage Septic Service, Inc.,
Agent

STATUTE/RULE CITATION:

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

64E-6, Table III, FAC - Inadequate drainfield size (300 sf requested, 375 sf required)

64E-6.005(2),FAC - Setback to building (2 ft requested, 5 ft required)

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

Approved SHO:

Final decision made without committee's recommendation due to sanitary nuisance.

12450 Brevard McCarren, Applicant Sun Plumbing, Agent

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, Table III, FAC - Inadequate drainfield size (300 sf requested, 333 sf required)

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

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

Approved subject to the following conditions:

SHO: Final decision made without committee's recommendation due to sanitary nuisance.

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 50 feet when installed. The applicant shall conduct a water quality clearance of the well water by obtaining satisfactory analysis results for total coliform and nitrate, using an approved method performed by a FDOH certified laboratory.

All sample results shall be submitted to FDOH in Brevard County within 5 days of receipt.

It is recommended that these analyses be repeated annually.

If the results are unsatisfactory and/or exceed the Maximum Contaminant Level (MCL) adopted by the FDOH in Chapter 64E-8, FAC, corrective measures must immediately be taken to correct the water quality.

The single-family residence shall be connected to the public drinking water system within 90 days of notification of the availability of such a system.

12451 Dade Harding Oak Grove Properties, Allstate Diversified

LLC, Applicant Engineering, Inc., Agent

STATUTE/RULE CITATION:

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

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

Approved

12452 Dade Harding Oak Grove Properties, Allstate Diversified

LLC, Applicant Engineering, Inc., Agent

STATUTE/RULE CITATION:

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

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

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall be designed to meet advanced secondary treatment standards.

12453 Dade

Harding Oak Grove Properties, LLC, Applicant

Allstate Diversified Engineering, Inc., Agent

STATUTE/RULE CITATION:

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

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

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall be designed to meet advanced secondary treatment standards.

12454 Dade Harding Oak Grove Properties, Allstate Diversified

LLC, Applicant Engineering, Inc., Agent

STATUTE/RULE CITATION:

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

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

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall be designed to meet advanced secondary treatment standards.

12455 Nassau Adkins, Applicant

STATUTE/RULE CITATION:

381.0065(3)(b), FS - Take jurisdiction for commercial flow > 5,000 gpd (7360 gpd requested, <=5,000 gpd required)

64E-6, Table I, FAC - Instead of Table I, Size on (4160 gpd requested, 7360 gpd required)

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 applicant shall obtain and maintain an annual onsite sewage treatment and disposal system operating permit in accordance with subsection 64E-6.003(5), FAC.

The owner shall obtain and maintain an annual contract with a permitted pump out company to inspect the onsite sewage treatment and disposal system and service as necessary.

Two inspections shall be conducted the first year of operation and once a year thereafter, or more frequently as necessary.

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.

As a reminder, any increase in sewage flow will require further review by the Department of Environmental Protection and a variance from the Department of Health.

12456 Lee Habitat for Humanity, Applicant

STATUTE/RULE CITATION:

381.0065(4)(e)3., FS - Setback to a public well producing <=2000 gpd (75 ft requested, 100 ft required)

64E-6.005(1)(b), FAC - Same as 381.0065(4)(e)3., FS

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.17 ac, 75 ft requested, 0.5 ac, 100 ft required)

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

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

Tabled and asked to provide the following information

Alternative system designs based on 300 gallons per day.

In order to maximize the setback from the proposed drainfield to the drinking water wells as well as to provide for proper stabilization, the septic tank may be placed closer to the wells than proposed in the

original application.

12457 Lee

Habitat for Humanity, Applicant

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.15 ac, 65 ft requested, 0.5 ac, 100 ft required)

RECOMMENDATIONS:

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

Health Officer: T

Tabled and asked to provide the following information

Alternative system designs based on 300 gallons per day.

In order to maximize the setback from the proposed drainfield to the drinking water wells as well as to provide for proper stabilization, the septic tank may be placed closer to the wells than proposed in the

original application.

12458 Lee

Habitat for Humanity, Applicant

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.15 ac, 65 ft requested, 0.5 ac, 100 ft required)

381.0065(4)(e)3., FS - Setback to a public well producing <=2000 gpd (91 ft requested, 100 ft required)

64E-6.005(1)(b), FAC - Same as 381.0065(4)(e)3., FS

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

RECOMMENDATIONS:

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

Tabled and asked to provide the following information

Alternative system designs based on 300 gallons per day.

In order to maximize the setback from the proposed drainfield to the drinking water wells as well as to provide for proper stabilization, the septic tank may be placed closer to the wells than proposed in the

original application.

12459 Lee

Habitat for Humanity, Applicant

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.16 ac, 70 ft requested, 0.5 ac, 100 ft required)

381.0065(4)(e)3., FS - Setback to a public well producing <=2000 gpd (84 ft requested, 100 ft required)

64E-6.005(1)(b), FAC - Same as 381.0065(4)(e)3., FS

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

RECOMMENDATIONS:

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

Tabled and asked to provide the following information

Alternative system designs based on 300 gallons per day.

In order to maximize the setback from the proposed drainfield to the drinking water wells as well as to provide for proper stabilization, the septic tank may be placed closer to the wells than proposed in the

original application.

12460 Lee

Habitat for Humanity, Applicant

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.17 ac, 75 ft requested, 0.5 ac, 100 ft required)

381.0065(4)(e)3., FS - Setback to a public well producing <=2000 gpd (75 ft requested, 100 ft required)

64E-6.005(1)(b), FAC - Same as 381.0065(4)(e)3., FS

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

RECOMMENDATIONS:

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

Tabled and asked to provide the following information

Alternative system designs based on 300 gallons per day.

In order to maximize the setback from the proposed drainfield to the drinking water wells as well as to provide for proper stabilization, the septic tank may be placed closer to the wells than proposed in the

original application.

12461 Lee

Habitat for Humanity, Applicant

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.17 ac, 75 ft requested, 0.5 ac, 100 ft required)

381.0065(4)(e)3., FS - Setback to a public well producing <=2000 gpd (78 ft requested, 100 ft required)

64E-6.005(1)(b), FAC - Same as 381.0065(4)(e)3., FS

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

RECOMMENDATIONS:

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

Tabled and asked to provide the following information

Alternative system designs based on 300 gallons per day.

In order to maximize the setback from the proposed drainfield to the drinking water wells as well as to provide for proper stabilization, the septic tank may be placed closer to the wells than proposed in the

original application.

12462 Brevard

Pyles, Applicant

STATUTE/RULE CITATION:

64E-6.001(4)(e)2., FAC - Building addition without system upgrade (existing drainfield requested, current df sizing required)

RECOMMENDATIONS:

Variance Committee: P (SHO-2 CHD-1 DEP-Y STI-Y 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 standards for new systems in effect at the time of the system

failure.

If additional clients are added in the future, the system shall be replaced with a system meeting standards for new systems in effect at the time.

12463 Sarasota

Myakka Pines Golf Club of Englewood, Inc., Applicant L&T Engineering Group, Inc., Agent

Health Officer: P

STATUTE/RULE CITATION:

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

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

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.

The owner shall obtain and maintain an annual contract with a permitted pump out company to inspect the onsite sewage treatment and disposal system and service as necessary.

Two inspections shall be conducted the first year of operation and once a year thereafter, or more frequently as necessary.

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.

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.

12464 Bay Hodges, Applicant Mingus, Agent

STATUTE/RULE CITATION:

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

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

Approved

12465 Highlands Church of the Nazerine, Inc., Watson-Britt Engineering, LLC,

Applicant Agent

STATUTE/RULE CITATION:

381.0065(3)(b), FS - Take jurisdiction for flow > 10,000 gpd

381.0065(3)(b), FS - Take jurisdiction for commercial flow > 5,000 gpd

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

Approved subject to the following conditions:

The applicant shall adhere to the eleven conditions stated in the letter dated October 23, 2013, from the Department of Environmental Protection (enclosed).

As a reminder, any increase in sewage flow will require further review by the Department of Environmental Protection and a variance from the Department of Health.

12466 Highlands Church of the Nazerine, Inc., Watson-Britt Engineering, LLC,

Applicant Agent

STATUTE/RULE CITATION:

381.0065(3)(b), FS - Take jurisdiction for flow > 10,000 gpd

381.0065(3)(b), FS - Take jurisdiction for commercial flow > 5,000 gpd

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

Approved subject to the following conditions:

The applicant shall adhere to the eleven conditions stated in the letter dated October 23, 2013, from the Department of Environmental Protection (enclosed).

As a reminder, any increase in sewage flow will require further review by the Department of Environmental Protection and a variance from the Department of Health.