

OSTDS VARIANCE COMMITTEE MEETING MINUTES

Thursday, December 1, 2016

Gainesville

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

Overtured (up)

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

Tabled and asked to provide the following information

After reviewing your request and considering the committee's recommendation, I have tabled your request for variance.

Instead of denying your request, I wanted to afford you the opportunity to consider alternative onsite sewage treatment and disposal system designs that would better accommodate the proposed sewage flow from the facility.

13013 Charlotte Hart, Applicant

Modified

STATUTE/RULE CITATION:

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

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

The existing septic tank shall be replaced under the current repair permit.

You may wish to contact the Charlotte County authorities for possible local grants or low interest loan opportunities. I understand the county also administers the State Housing Initiatives Partnership Program (SHIP);

this program may provide funds to very low, low and moderate income families, or may be able to lead you to a loan or grant program.

You may also wish to check with the US Department of Housing and Urban Development for possible federal grants or low income interest loans.

13014 Brevard Williams, Applicant Mathis, Agent

STATUTE/RULE CITATION:

381.0065(4)(b), FS - Lot density exceeds 4/acre
64E-6, Table III, FAC - Inadequate drainfield size (360 sf requested, 375 sf required)
64E-6.006(1), FAC - Unsuitable soil within 42 inches of bottom of drainfield (30 in requested, 42 in required)

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

Approved subject to the following conditions:

The top of onsite sewage treatment and disposal system drainfield shall be installed at grade.

13048 **Walton** **Shores, Applicant** **Gorman Environmental Services, Agent**

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre (0.39 acre requested, 0.5 acre required)

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

13049 **Lee** **MCF Enterprises, Inc., Applicant** **SCP Enterprises, 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-2 DEP-Y STI-Y HBI- REI-Y ENG-Y)** **Health Officer: P**
 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.

13050 **Lee** **Ambrosius, Applicant** **Stearns Custom Builders, Inc., Agent**

STATUTE/RULE CITATION:

381.0065(4)(e)6., FS - Setback to tidal surface water body (50 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: **Variance Committee: O (SHO- CHD- DEP- STI- HBI- REI- ENG-)** **Health Officer: O**
 Took no action because:

The Florida Department of Health in Lee County notified this office that a variance was no longer necessary.
 You are advised to contact the Florida Department of Health in Lee County to determine what needs to be done to obtain your onsite sewage treatment and disposal system construction permit.

13051 **Lee** **MIGI Homes, LLC, Applicant**

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.25 ac, 75 ft requested, 0.5 ac, 100 ft required)

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

13052 **Lee** **MIGI Homes, LLC, Applicant**

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.25 ac, 75 ft requested, 0.5 ac, 100 ft required)

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

13053 Bay Ziegler, Applicant Jones, Agent

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre (0.3 acre requested, 0.5 acre required)

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

13054 Charlotte White, 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-1 CHD-N DEP-Y STI-2 HBI- REI-Y ENG-Y) Health Officer: P

Approved subject to the following conditions:

evaluate soil immediately adjacent to the existing drainfield. If drainfield is located out of the water table, approve.

SHO:

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 drainfield shall be installed prior to the expiration date of the permit. The existing septic tank shall be replaced under the current repair permit.

You may wish to contact the Charlotte County authorities for possible local grants or low interest loan opportunities. I understand the county also administers the State Housing Initiatives Partnership

Program

(SHIP);

this program may provide funds to very low, low and moderate income families, or may be able to lead you to a loan or grant program.

You may also wish to check with the US Department of Housing and Urban Development for possible federal grants or low income interest loans.

13055 Charlotte Lutz, Applicant All Septic Systems, LLC, Agent

STATUTE/RULE CITATION:

64E-6.015, Table V, FAC - Setback to irrigation well (45 ft requested, 50 ft required)

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

13056 Nassau Simmons 9, LLC, Applicant Gillette, Agent

STATUTE/RULE CITATION:

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

64E-6.0101(7)(q), FAC - Weekly pump out (as necessary requested, required)

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

13057 Seminole Hope Helps, Inc., Applicant Williams, Agent

STATUTE/RULE CITATION:

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

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.

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

The owner shall maintain an annual contract with a permitted pump out company to inspect the onsite sewage treatment and disposal system at least once a year for the first five years of operation.

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.

13058 Seminole Bowers, Applicant VanDemark, Agent

STATUTE/RULE CITATION:

381.0065(4)(e)7., FS - Setback to non-tidal surface water body (51 ft requested, 75 ft required)

64E-6.005(3), FAC - Same as 381.0065(4)(e)7., FS

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

Approved

13059 Volusia Scott, Applicant Allen Plumbing and Backflow, Agent

STATUTE/RULE CITATION:

381.0065(4)(e)3., FS - Setback to a public well producing <=2000 gpd (60 ft requested, 100 ft required)

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

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-1 HBI- 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 public drinking water well by the maximum distance attainable but not less than 60 feet when installed.

In addition to the required annual bac-t sample, the applicant shall sample for nitrates on 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.

13060 Volusia Ferrusco, Applicant

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-2 DEP-Y STI-1 HBI- REI-Y 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.

13061

Lake

Maronda Homes Inc. of Florida,
Applicant

Jakubcin, Agent

STATUTE/RULE CITATION:

381.0065(4)(e)2., FS - Setback to a public well producing >2000 gpd (133 ft requested, 200 ft required)

64E-6.005(1)(c), FAC - Same as 381.0065(4)(e)2., FS

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

RECOMMENDATIONS:

Approved

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

Health Officer: A