

OSTDS VARIANCE COMMITTEE MEETING MINUTES

Thursday, June 7, 2018

Gainesville

13358 Lee Cay Homes, Inc., Applicant

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: 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:

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.

13359 Lee Whitten, Applicant Cay Homes, Inc., Agent

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

13360 Lee Fitch, Applicant Cay Homes, Inc., Agent

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: 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:

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.

13361 Lee BMIBS, LLC, Applicant Cay Homes, Inc., Agent

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.24 ac, 85 ft requested, 0.5 ac, 100 ft 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:

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.

13362 Lee Carter Home Builders, LLC, Cay Homes, Inc., Agent
Applicant

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.24 ac, 85 ft requested, 0.5 ac, 100 ft required)

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

13363 Lee Dream Launcher Homes, Inc.,
Applicant

STATUTE/RULE CITATION:

381.0065(4)(e)2., FS - Setback to a public well producing >2000 gpd (145 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: Variance Committee: P (SHO-N CHD-Y DEP-Y STI-2 HBI- REI-1 ENG-Y) 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 145 feet when installed.

13364 Lee Dream Launcher Homes, Inc.,
Applicant

STATUTE/RULE CITATION:

381.0065(4)(e)2., FS - Setback to a public well producing >2000 gpd (126 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: Variance Committee: P (SHO-N CHD-Y DEP-Y STI-1 HBI- REI-2 ENG-Y) 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 126 feet when installed.

13365 Lee Belsinger, Applicant Fusion Engineering &
Consulting, Agent

STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.48 ac, 87 ft requested, 0.5 ac, 100 ft 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:

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.

13366 Marion Bisram, Applicant Weitlund Construction, Agent
STATUTE/RULE CITATION:
381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.24 ac, 85 ft requested, 0.5 ac, 100 ft required)
RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-2 HBI- REI-1 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.

13367 Marion Kohwinski, Applicant Sandlin, Agent
STATUTE/RULE CITATION:
381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.28 ac, 80 ft requested, 0.5 ac, 100 ft required)
RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-1 DEP-Y STI-2 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.

13368 Marion Charity, Applicant
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: 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:
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.

13369 Bay Robinson, Applicant Veteran Septic and Site Construction, Agent
STATUTE/RULE CITATION:
64E-6.005(2),FAC - Setback to building (3 ft requested, 5 ft required)
RECOMMENDATIONS: Variance Committee: A (SHO-2 CHD-1 DEP-Y STI-Y HBI- REI-Y ENG-Y) Health Officer: A
Approved

13370 Brevard Nickler, Applicant Davis, Agent
STATUTE/RULE CITATION:
381.0065(4)(a), FS - Lot is not 100 ft wide (85 ft requested, 100 ft required)
381.0065(4), FS - Extension of permit expiration date (18 months requested, 24 months required)
64E-6.003(1), FAC - Same as 381.0065(4), FS
RECOMMENDATIONS: Variance Committee: A (SHO-Y CHD-Y DEP-Y STI-2 HBI- REI-1 ENG-Y) Health Officer: A
Approved
SHO:
To provide you additional time to complete your project, the construction permit shall expire 24 months after the date issued.

13371 Brevard O'Halloran, Applicant Davis, Agent
STATUTE/RULE CITATION:
381.0065(4)(a), FS - Lot is not 100 ft wide (90 ft requested, 100 ft required)
381.0065(4), FS - Extension of permit expiration date (18 months requested, 24 months required)
64E-6.003(1), FAC - Same as 381.0065(4), FS
RECOMMENDATIONS: Variance Committee: A (SHO-Y CHD-Y DEP-Y STI-1 HBI- REI-2 ENG-Y) Health Officer: A
Approved
SHO:
To provide you additional time to complete your project, the construction permit shall expire 24 months after the date issued.

13372 Pasco Leonard, Applicant Averett Septic Tank, Agent
STATUTE/RULE CITATION:
381.0065(4)(e)1., FS - Setback to private potable well (69 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-Y DEP-Y STI-Y HBI- REI-Y ENG-2) Health Officer: T
Tabled and asked to provide the following information
The building area of the single-family residence.
The square footage of the home was based on "living area" instead of "building area" as defined in 64E-6.002(12), FAC. The building area is used to calculate the estimated sewage flow for system sizing.
Using the building area calculation will likely increase the estimated sewage flow. This would require a larger system that may decrease the proposed setback to the adjacent private

13373 Hillsborough Baidas, Applicant McNeal, Agent
STATUTE/RULE CITATION:
64E-6.005(8), FAC - Transmission line above sewer pipe (over requested, under 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 effluent transmission line shall be sealed with a waterproof sealant within a sleeve of schedule 40 PVC or stronger pipe.

13374 Levy Robinson, Applicant
STATUTE/RULE CITATION:
64E-6.008, FAC - Utilizing water use records for food establishment
RECOMMENDATIONS: Variance Committee: T (SHO-Y CHD-Y DEP-2 STI-Y HBI- REI-Y ENG-1) Health Officer: T
Tabled and asked to provide the following information
Test results from the wastewater effluent sampling.
Information regarding whether the onsite system is currently in failure.
At the committee meeting, you stated that since the running toilet had been fixed and the tank pumped out, the onsite system is working in a sanitary manner.
If this is the case, you may withdraw your repair application and no variance would be necessary.

13375 Lake L&S Flippers, Applicant Central Florida Septic, Agent
STATUTE/RULE CITATION:
381.0065(4)(e)1., FS - Setback to private potable well (tank only) (69 ft requested, 75 ft required)
64E-6.005(1)(a), FAC - Same as 381.0065(4)(e)1., FS

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

13376 Dixie The Winifred C. Begin Begin, Agent
Revocable Living Trust, Applicant

STATUTE/RULE CITATION:
381.0065(4)(g)2., FS - Setback to surface water body (20 ft requested, 50 ft required)
64E-6.005(4)(a), FAC - Inadequate unobstructed area available

RECOMMENDATIONS: Variance Committee: T (SHO-2 CHD-1 DEP-Y STI-Y HBI- REI-Y 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 and showing the locations of the proposed onsite sewage treatment and disposal system septic tank and drainfield.
Alternative system designs that will maximize the setback from the onsite system to the boundary of the surface water body, such as a performance-based treatment system and/or drip
A statement regarding whether a construction control line permit is required from the Department of Environmental Protection.

13377 Pasco Michalak, Applicant Costanzo, Agent

STATUTE/RULE CITATION:
64E-6.005(2),FAC - Setback to building (3 ft requested, 5 ft required)

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

13378 Orange Thurston, Applicant

STATUTE/RULE CITATION:
64E-6.015, Table V, FAC - Setback to private potable well (50 ft requested, 75 ft required)

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

13379

Polk

Bedrock Fish Haven LLC,
Applicant

Averett Septic Tank, Agent

Modified

STATUTE/RULE CITATION:

381.0065(3)(b), FS - Take jurisdiction for flow > 10,000 gpd (21,650 gpd requested, <=10,000 gpd required)

64E-6.005(9)(b), FAC - More than 5000 gpd going into one OSTDS (X gpd requested, 5000 gpd required)

64E-6.015(d), FAC - Inadequate drainfield size

64E-6.015(f), FAC - Inadequate tank size

RECOMMENDATIONS:

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

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 these standards cannot be met, the application will require another variance.

Any future increase in sewage flow will require further review by the Florida Department of Environmental Protection and a variance from the Florida Department of Health.

Note: After the committee meeting, the applicant submitted a new system design reflecting the discussion at the committee meeting.