

OSTDS VARIANCE COMMITTEE MEETING MINUTES

Thursday, January 5, 2023

15259 Hillsborough S R Pyramid LLC, Applicant Rosenblatt, Agent

STATUTE/RULE CITATION:

381.0065(4)(g)2.a., F.S. - Estimated sewage flow exceeds 2500 gpd/acre (400 gpd requested, 270 gpd required)
62-6.005(2), F.A.C. - Setback to property line (2 ft requested, 5 ft required)
62-6.005(2), F.A.C. - Setback to building (2 ft requested, 5 ft required)
62-6.005(4)(a), F.A.C. - Inadequate unobstructed area available

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

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit.

15260 Hillsborough S R Pyramid LLC, Applicant Rosenblatt, Agent

STATUTE/RULE CITATION:

381.0065(4)(g)2.a., F.S. - Estimated sewage flow exceeds 2500 gpd/acre (400 gpd requested, 270 gpd required)
62-6.005(2), F.A.C. - Setback to property line (2 ft requested, 5 ft required)
62-6.005(2), F.A.C. - Setback to building (2 ft requested, 5 ft required)
62-6.005(4)(a), F.A.C. - Inadequate unobstructed area available

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

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit.

15316 Lee Spirit Building Group LLC, Applicant

STATUTE/RULE CITATION:

381.0065(4)(a), F.S. - 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-Y REI-Y ENG-2) Health Officer: P

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit.

This variance applies only to the lot size requirements of section 381.0065(4)(a), F.S. The structure shall comply with the authorized sewage flow provisions of section 381.0065(4)(a), F.S.

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.

15317 Lee Sallie Suzan Burdette Trust, Daniel Wayne Homes, Inc.,
Applicant Agent

STATUTE/RULE CITATION:
381.0065(4)(a), F.S. - 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-Y REI-2 ENG-Y) Health Officer: P
Approved subject to the following conditions:
The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit.
This variance applies only to the lot size requirements of section 381.0065(4)(a), F.S. The structure shall comply with the authorized sewage flow provisions of section 381.0065(4)(a), F.S.
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.

15318 Lake Aleman, Applicant Fanz, Agent

STATUTE/RULE CITATION:
381.0065(4)(e)1., F.S. - Setback to private potable well (51 ft requested, 75 ft required)
62-6.005(1)(a), F.A.C. - Same as 381.0065(4)(e)1., F.S.
62-6.005(4)(a), F.A.C. - Inadequate unobstructed area available

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-2 STI-Y HBI-Y REI-1 ENG-Y) Health Officer: P
Approved subject to the following conditions:
The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit with drip irrigation.
The onsite sewage treatment and disposal system shall be set back from the private drinking water wells by the maximum distance attainable but not less than proposed in the application

15319 Pinellas Sellew, Applicant Finegold, Agent

STATUTE/RULE CITATION:
62-6.005(2), F.A.C. - Setback to building (3 ft requested, 5 ft required)
62-6.005(4)(a), F.A.C. - Inadequate unobstructed area available

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

15320 Indian River Atkins, Applicant Reliable Treasure Coast Services Indian River Sept, Agent

STATUTE/RULE CITATION:
62-6.015, Table V, F.A.C. - Setback to irrigation well (27 ft requested, 50 ft required)

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

15321 Hillsborough Mack Nancey Trustee, Applicant Integrated Septic Solutions, Inc., Agent

STATUTE/RULE CITATION:
62-6.001(4)(f), F.A.C. - 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-Y REI-2 ENG-Y) Health Officer: P
Approved subject to the following conditions:
Should an 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.

15322 Lake Maronda Homes, Applicant Advanced Septic Services, Inc., Agent

STATUTE/RULE CITATION:
381.0065(4)(g)2.b., F.S. - Estimated sewage flow exceeds 1500 gpd/acre (300 gpd requested, 270 gpd required)

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-Y HBI-2 REI-Y ENG-1) Health Officer: P
Approved subject to the following conditions:
The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit.

15323 Marion Investor Nation Residential Capital LLC, Applicant Houck, Agent

STATUTE/RULE CITATION:
381.0065(4)(a), F.S. - Lot is not 1/2 acre and 100 ft wide (0.26 ac, 90 ft requested, 0.5 ac, 100 ft required)

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-Y DEP-Y STI-2 HBI-1 REI-Y ENG-Y) Health Officer: P
Approved subject to the following conditions:
This variance applies only to the lot size requirements of section 381.0065(4)(a), F.S. The structure shall comply with the authorized sewage flow provisions of section 381.0065(4)(a), F.S.
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.

15324 Marion Worldwide Alliance LLC, Applicant Barner, Agent

STATUTE/RULE CITATION:
381.0065(4)(a), F.S. - 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-1 REI-Y ENG-Y) Health Officer: P
Approved subject to the following conditions:
This variance applies only to the lot size requirements of section 381.0065(4)(a), F.S. The structure shall comply with the authorized sewage flow provisions of section 381.0065(4)(a), F.S.
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.

15325 Marion Worldwide Alliance LLC, Applicant Barner, Agent

STATUTE/RULE CITATION:

381.0065(4)(a), F.S. - 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-1 REI-Y ENG-Y) Health Officer: P

Approved subject to the following conditions:

This variance applies only to the lot size requirements of section 381.0065(4)(a), F.S. The structure shall comply with the authorized sewage flow provisions of section 381.0065(4)(a), F.S.

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.

15326 Marion Worldwide Alliance LLC, Applicant Barner, Agent

STATUTE/RULE CITATION:

381.0065(4)(a), F.S. - 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-1 REI-Y ENG-Y) Health Officer: P

Approved subject to the following conditions:

This variance applies only to the lot size requirements of section 381.0065(4)(a), F.S. The structure shall comply with the authorized sewage flow provisions of section 381.0065(4)(a), F.S.

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.

**15327 Marion Christian Brother Property & John C Cascio Septic Service
Investments LLC, Applicant Inc., Agent**

STATUTE/RULE CITATION:

381.0065(4)(a), F.S. - Lot is not 1/2 acre and 100 ft wide (0.23, 80 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:

This variance applies only to the lot size requirements of section 381.0065(4)(a), F.S. The structure shall comply with the authorized sewage flow provisions of section 381.0065(4)(a), F.S.

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.

**15328 Marion Acrist Investments LLC, Applicant John C Cascio Septic Service
Inc., Agent**

STATUTE/RULE CITATION:

381.0065(4)(e)1., F.S. - Setback to private potable well (62 ft requested, 75 ft required)

62-6.005(1)(a), F.A.C. - Same as 381.0065(4)(e)1., F.S.

62-6.005(4)(a), F.A.C. - Inadequate unobstructed area available

62-6.005(2), F.A.C. - Setback to property line (2 ft requested, 5 ft required)

381.0065(4)(e)8., F.S. - Setback to swale or normally dry retention area (5.5 feet requested, 15 feet required)

62-6.005(1)(f), F.A.C. - Same as 381.0065(4)(e)8., F.S.

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

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit with drip irrigation.

The onsite sewage treatment and disposal system shall be set back from the applicants private drinking water well by the maximum distance attainable but not less than 62 feet when installed.

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.

15329 Marion DLP Land Holdings I LLC, Funk, Agent
Applicant

STATUTE/RULE CITATION:

381.0065(4)(a), F.S. - 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-1 REI-Y ENG-Y) Health Officer: P

Approved subject to the following conditions:

This variance applies only to the lot size requirements of section 381.0065(4)(a), F.S. The structure shall comply with the authorized sewage flow provisions of section 381.0065(4)(a), F.S.
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.

15330 Marion Southern Impression Homes LLC, Funk, Agent
Applicant

STATUTE/RULE CITATION:

381.0065(4)(e)1., F.S. - Setback to private potable well (70 ft requested, 75 ft required)
62-6.005(1)(a), F.A.C. - Same as 381.0065(4)(e)1., F.S.
62-6.005(4)(a), F.A.C. - Inadequate unobstructed area available
62-6.005(2), F.A.C. - Setback to building (2 ft requested, 5 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 onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit.
The onsite sewage treatment and disposal system shall be set back from the adjacent property's private drinking water well by the maximum distance attainable but not less than 70 feet when installed.
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.

15331 Marion Mims Realty Group, Inc.,
Applicant

Modified

STATUTE/RULE CITATION:

381.0065(4)(a), F.S. - Lot is not 1/2 acre and 100 ft wide (0.26 ac, 87 ft requested, 0.5 ac, 100 ft required)

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

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include either an in-ground nitrogen reducing biofilter (INRB), an NSF 245 aerobic treatment unit, or a nitrogen-reducing performance-based treatment system designed to meet a 50% reduction in nitrogen before discharge to the drainfield.

*IMPORTANT NOTE: An INRB may not be able to be installed due to site restrictions.

This variance applies only to the lot size requirements of section 381.0065(4)(a), F.S. The structure shall comply with the authorized sewage flow provisions of section 381.0065(4)(a), F.S.
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.

15332 Marion Focus Homes LLC of Florida, Lewis, Agent Applicant

STATUTE/RULE CITATION:

381.0065(4)(a), F.S. - Lot is not 1/2 acre and 100 ft wide (0.38 ac, X ft requested, 0.5 ac, 100 ft required)
62-6.005(4)(a), F.A.C. - Inadequate unobstructed area available

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

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include either an in-ground nitrogen reducing biofilter (INRB), an NSF 245 aerobic treatment unit, or a nitrogen-reducing performance-based treatment system designed to meet a 50% reduction in nitrogen before discharge to the drainfield.

*IMPORTANT NOTE: An INRB may not be able to be installed due to site restrictions.

This variance applies only to the lot size requirements of section 381.0065(4)(a), F.S. The structure shall comply with the authorized sewage flow provisions of section 381.0065(4)(a), F.S. 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.

15333 Bradford Sliker, Applicant

STATUTE/RULE CITATION:

381.0065(4)(a), F.S. - Lot is not 1/2 acre (0.46 acre requested, 0.5 acre required)

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

Approved

15334 Lake Wood, Applicant Musgrave, Agent

STATUTE/RULE CITATION:

381.0065(4)(a), F.S. - 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-1 STI-Y HBI-Y REI-Y ENG-2) Health Officer: P

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit.

15335 Bay Hadder, Applicant Petty, Agent

No Board

STATUTE/RULE CITATION:

381.0065(4)(g)2.b., F.S. - Estimated sewage flow exceeds 1500 gpd/acre (300 gpd requested, 276 gpd required)

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

Approved

Unknown reason why application was denial so Secretary approved

15336 Lake Valdes, Applicant Homes In Partnership, Agent
STATUTE/RULE CITATION:
381.0065(4)(e)1., F.S. - Setback to private potable well (70 ft requested, 75 ft required)
62-6.005(1)(a), F.A.C. - Same as 381.0065(4)(e)1., F.S.
62-6.005(4)(a), F.A.C. - Inadequate unobstructed area available

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 onsite sewage treatment and disposal system shall be set back from the adjacent property's private drinking water well by the maximum distance attainable but not less than 70 feet when installed.
To maximize the setback to the private drinking water well, the onsite sewage treatment and disposal system shall be allowed maintain a two-foot separation from property lines when

15337 Orange W. Joseph Properties, Applicant CFES, LLC, Agent

STATUTE/RULE CITATION:
381.0065(4)(e)1., F.S. - Setback to private potable well (70 ft requested, 75 ft required)
62-6.005(1)(a), F.A.C. - Same as 381.0065(4)(e)1., F.S.
62-6.005(4)(a), F.A.C. - Inadequate unobstructed area available
381.0065(4)(g)2.b., F.S. - Estimated sewage flow exceeds 1500 gpd/acre (300 gpd requested, 195 gpd required)

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 include an NSF 245 aerobic treatment unit.
The onsite sewage treatment and disposal system shall be set back from the adjacent property's private drinking water well by the maximum distance attainable but not less than 70 feet when installed.

15338 Volusia DVI Investments Inc., Applicant Big E Environmental, Agent

STATUTE/RULE CITATION:
381.0065(4)(e)1., F.S. - Setback to private potable well (50/65 ft requested, 75 ft required)
62-6.005(1)(a), F.A.C. - Same as 381.0065(4)(e)1., F.S.
62-6.005(4)(a), F.A.C. - Inadequate unobstructed area available
62-6.005(2), F.A.C. - Setback to property line (2 ft requested, 5 ft required)

RECOMMENDATIONS: Variance Committee: P (SHO-Y CHD-N DEP-Y STI-Y HBI-2 REI-1 ENG-Y) Health Officer: P
Approved subject to the following conditions:
The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit.
The onsite sewage treatment and disposal system shall be set back from the private drinking water wells by the maximum distance attainable but not less than proposed in the application (50' and 65').

15339 Volusia Rakesh, Applicant John C Cascio Septic Service Inc., Agent

STATUTE/RULE CITATION:
62-6.005(4)(a), F.A.C. - Inadequate unobstructed area available

RECOMMENDATIONS: Variance Committee: P (SHO-2 CHD-Y DEP-Y STI-1 HBI-Y REI-Y ENG-Y) Health Officer: P
Approved subject to the following conditions:
The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit with drip irrigation.

15340 Brevard Comino, Applicant

STATUTE/RULE CITATION:

381.0065(4)(b), F.S. - Lot density exceeds 4/acre

RECOMMENDATIONS:

Approved

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

Health Officer: A

15341 Brevard

McDonough, Applicant

Fleis, Agent

STATUTE/RULE CITATION:

381.0065(4)(e)1., F.S. - Setback to private potable well (68 ft requested, 75 ft required)

62-6.005(1)(a), F.A.C. - Same as 381.0065(4)(e)1., F.S.

381.0065(4)(a), F.S. - Lot is not 1/2 acre and 100 ft wide (0.37 ac, 84 ft requested, 0.5 ac, 100 ft required)

62-6.005(4)(a), F.A.C. - Inadequate unobstructed area available

RECOMMENDATIONS:

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit with drip irrigation.

The onsite sewage treatment and disposal system shall be set back from the applicants private drinking water well by the maximum distance attainable but not less than 68 feet when installed.

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

Health Officer: P

15342 Alachua

McMillan, Applicant

STATUTE/RULE CITATION:

62-6.001(4)(a)2., F.A.C. - Building addition without system upgrade (existing df (336) requested, modification (375) required)

62-6.005(2), F.A.C. - Setback to building (1 ft requested, 5 ft required)

RECOMMENDATIONS:

Approved

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

Health Officer: A

15343 St. Lucie

Demontegnac, Applicant

**All About Septic Services, Inc.,
Agent**

STATUTE/RULE CITATION:

381.0065(4)(e)3., F.S. - Setback to a public well producing <=2000 gpd (55 ft requested, 100 ft required)

62-6.005(1)(b), F.A.C. - Same as 381.0065(4)(e)3., F.S.

RECOMMENDATIONS:

Approved subject to the following conditions:

The water table elevation shall be at least 12-inches below the bottom surface of the drainfield.

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

Health Officer: P

15344 Polk

AA&D Liquidation LLC, Applicant

**Averett Septic Tank Company,
Agent**

STATUTE/RULE CITATION:

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

RECOMMENDATIONS:

Approved

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

Health Officer: A

15345

Polk

Fleming, Applicant

Southern Water and Soil Inc.,
Agent

STATUTE/RULE CITATION:

381.0065(4)(e)7., F.S. - Setback to non-tidal surface water body (45 ft requested, 75 ft required)

62-6.005(3), F.A.C. - Same as 381.0065(4)(e)7., F.S.

62-6.005(4)(a), F.A.C. - Inadequate unobstructed area available

RECOMMENDATIONS:

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

Health Officer: P

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit with drip irrigation.

The onsite sewage treatment and disposal system shall be set back from the surface water by the maximum distance attainable but not less than 45 feet when installed.