

# OSTDS VARIANCE COMMITTEE MEETING MINUTES

Thursday, September 3, 2020

**14008 Lee TR, Applicant Option One Builders, LLC,  
Agent**

## STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.28 acre requested, 0.5 acre required)

**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.

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.

**14009 Lee Delacruz Properties LLC, Applicant**

## STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre (0.28 acre requested, 0.5 acre required)

**RECOMMENDATIONS: Variance Committee: P (SHO-N 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 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.

**14010 Lee Delacruz Properties LLC, Applicant**

## STATUTE/RULE CITATION:

381.0065(4)(a), FS - Lot is not 1/2 acre (0.28 acre requested, 0.5 acre required)

**RECOMMENDATIONS: Variance Committee: P (SHO-N 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 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.

**14011 Bay Moore, Applicant Veteran Septic & Site Services,  
Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (300 gpd requested, 241 gpd required )

**RECOMMENDATIONS:**

**Variance Committee: P (SHO-N CHD-N DEP-2 STI-Y  
Health Officer: P**

**HBI-Y REI-N ENG-1)**

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.

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.

**14012 Bay Moore, Applicant Veteran Septic & Site Services, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (200 gpd requested, 153 gpd required )

**RECOMMENDATIONS:**

**Variance Committee: P (SHO-N CHD-N DEP-2 STI-Y  
Health Officer: P**

**HBI-Y REI-N ENG-1)**

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.

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.

**14013 Duval Puffinburger, Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(e)1., FS - Setback to existing private potable well (61 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-Y DEP-N STI-1 HBI-2 REI-Y  
Health Officer: A**

**ENG-Y)**

Approved

**14014 Palm Beach Zinski, Applicant**

**STATUTE/RULE CITATION:**

64E-6.015, Table V, FAC - Setback to surface water body (30 ft requested, 50 ft required)

**RECOMMENDATIONS:**

**Variance Committee: P (SHO-N CHD-N DEP-Y  
Health Officer: P**

**STI-Y HBI-2 REI-1**

**ENG-Y)**

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall be set back from the surface water by the maximum distance attainable, but not less than 30 feet when installed.

**14015 Duval Jones, Applicant BGRP Engineering Group COA# 27883, Agent**

**STATUTE/RULE CITATION:**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS  
381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.45 ac, 71 ft requested, 0.5 ac, 100 ft required)

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

**14016 Duval Jones, Applicant BGRP Engineering Group**  
**COA# 27883, Agent**

- Lot is not 1/2 acre and 100 ft wide (0.45 ac, 71 ft requested, 0.5 ac, 100 ft required)

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

**14017 Marion Worldwide Alliance LLC, Applicant Kilcrease-Exel, 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-N CHD-N DEP-2 STI-Y HBI-1)**  
**REI-Y 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.

**14018 Marion Worldwide Alliance LLC, Applicant Kilcrease-Exel, 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-N CHD-N DEP-2 STI-Y HBI-1)**  
**REI-Y 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.

**STATUTE/RULE CITATION:**  
**14019 Marion**

**Worldwide Alliance LLC, Applicant Kilcrease-Exel, 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-N CHD-N DEP-2 STI-Y**

**HBI-1**

**REI-Y**

**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.

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS

**14020 Marion**

**Worldwide Alliance LLC, Applicant Kilcrease-Exel, Agent**

- Lot is not 1/2 acre (0.45 acre requested, 0.5 acre required)

**RECOMMENDATIONS:**

**Variance Committee: P (SHO-N CHD-N DEP-2 STI-Y**

**HBI-1**

**REI-Y**

**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.

**14021 Marion**

**Worldwide Alliance LLC, Applicant Kilcrease-Exel, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre (0.28 acre requested, 0.5 acre required)

**RECOMMENDATIONS:**

**Variance Committee: P (SHO-N CHD-N DEP-2 STI-Y**

**HBI-1**

**REI-Y**

**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.

**14022 Marion**

**MSN Development LLC, Applicant Kilcrease-Exel, 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-N CHD-N DEP-Y**

**STI-2 HBI-1 REI-Y**

**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.

**14023 Marion**

**Continuous Improvement**

**Zielinski Construction &**

**Associates, LLC, Applicant**

**Restorations, LLC, 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-1 STI-N HBI-N REI-N ENG-2)**

**Health Officer: P**

Approved subject to the following conditions:

**STATUTE/RULE CITATION:**

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.

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.

**14024 Marion Continuous Improvement Zielinski Construction & Associates, LLC, Applicant Restorations, LLC, Agent**

- 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-N HBI-N REI-N ENG-2) 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.

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.

**14025 Marion Continuous Improvement Zielinski Construction & Associates, LLC, Applicant Restorations, LLC, 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-1 STI-N HBI-N REI-N ENG-2) 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.

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.

**14026 Marion Discovery Homes, LLC, Applicant Jason Rector Construction, Inc., Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.3 ac, X ft requested, 0.5 ac, 100 ft required)

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

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.

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS

**14027 Marion Christmas, Applicant Weitlund Construction LLC, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre and 100 ft wide (0.3 ac, X ft requested, 0.5 ac, 100 ft required)

**RECOMMENDATIONS:**

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

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.

**14028 VolusiaFreedom Construction USA LLC, John C. Cascio Septic Service Applicant Inc., Agent**

381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (300 gpd requested, 292 gpd required )

381.0065(4)(e)1., FS - Setback to private potable well (63 ft/68 ft requested, 75 ft required)

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

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

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

**RECOMMENDATIONS:**

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

**Health**

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include an NSF 245 aerobic treatment unit as proposed in the application.

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 (63'

**14029 Duval Lewis, Applicant BGRP Engineering Group, Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(a), FS - Lot is not 1/2 acre (0.35 acre requested, 0.5 acre required)

**RECOMMENDATIONS:**

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

**ENG-Y) Health**

Approved subject to the following conditions:

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

**14030 Martin Patel, Applicant Cooke's Septic, Agent**

**STATUTE/RULE CITATION:**

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

**STATUTE/RULE CITATION:  
RECOMMENDATIONS:**

**Variance Committee: A (SHO-N CHD-N DEP-Y  
Health Officer: A**

**STI-1 HBI-2 REI-Y**

**ENG-Y)**

Approved

**14031 St. Johns**

**Fehrs, Applicant**

**STATUTE/RULE CITATION:**

64E-6.015, Table V, FAC - Setback to irrigation well (43 ft requested, 50 ft required)

**RECOMMENDATIONS:**

**Variance Committee: P (SHO-N CHD-N DEP-Y  
Health Officer: P**

**STI-2 HBI-Y REI-1 ENG-Y)**

Approved subject to the following conditions:

To maximize the attainable setback, the applicant shall use an alternative drainfield product in a bed configuration that will reduce the area required to install the drainfield.

**14032 Brevard**

**Daniels, Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(e)7., FS - Setback to non-tidal surface water body (50 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-2 STI-1 HBI-Y  
Health Officer: A**

**REI-Y ENG-Y)**

Approved



**14033 Nassau Shipyan, Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(g)2.b., FS - Estimated sewage flow exceeds 1500 gpd/acre (300 gpd requested, 195 gpd required )  
64E-6.005(2),FAC - Setback to building/property lines (2 ft requested, 5 ft required )

**RECOMMENDATIONS:**

**Variance Committee: P (SHO-1 CHD-Y  
Health Officer: P**

**DEP-Y STI-2 HBI-Y REI-Y ENG-Y)**

Approved subject to the following conditions:

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

**14034 St. Lucie Morales, Applicant Accurate Septic Services, Inc., Rejected Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(g)2.a., FS - Estimated sewage flow exceeds 2500 gpd/acre (920 gpd requested, 800 gpd required )  
64E-6.005(4)(a), FAC - Inadequate unobstructed area available  
64E-6, Table III, FAC - Inadequate drainfield size (1000 sf requested, 1500 sf required )

**RECOMMENDATIONS:  
Officer:**

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

**ENG-Y) Health**

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 and building foundations when SHO: Based on discussion with the health department, the SHO approved the application. The system will meet new construction standards; except authorized sewage flow, UA and inadequate drainfield size (1000 vs. 1500).

**14035 Levy Tate, Applicant Flanders, Agent**

**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-N CHD-N DEP-Y  
Health Officer: P**

**STI-Y HBI-1 REI-2 ENG-Y)**

Approved subject to the following conditions:

Once the COVID restrictions are lifted, the restaurant shall revert to the approved number of seats prior to the restrictions.

As of this letter, COVID restrictions have been lifted, so you are able to go back to your approved seating prior to the COVID restrictions.

If COVID restrictions are once again imposed, you may utilize your proposed seating as requested after first checking with your applicable food service licensing agencies.

**14036 Palm Beach Mario, Applicant Montiel, Agent Modified**

**STATUTE/RULE CITATION:**

64E-6, Table III, FAC - Inadequate drainfield size (312 sf requested, 333 sf required)  
64E-6.005(4)(a), FAC - Inadequate unobstructed area available  
64E-6.006(2), FAC - Separation of drainfield above SHWT (14 in requested, 24 in required )  
64E-6.009(3)(f), FAC - mound standards

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

Approved subject to the following conditions:

When the onsite sewage treatment and disposal system fails 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.

**14037 Collier VR Raceina Rev Living Trust, Craft, Agent Applicant**

**STATUTE/RULE CITATION:**

381.0065(4)(e)3., FS - Setback to a public well producing <=2000 gpd (55', 67', 90' requested, 100 ft required)  
64E-6.005(1)(b), FAC - Same as 381.0065(4)(e)3., FS

**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 be set back from the public drinking water wells by the maximum distance attainable, but not less than proposed in the application (90', 55', and 67').

**14038 Pasco White Marlin RV, Applicant Tampa Septic Inc., Agent**

**STATUTE/RULE CITATION:**

381.0065(4)(e)2., FS - Setback to a public well producing >2000 gpd (154 ft requested, 200 ft required )  
64E-6.005(1)(c), FAC - Same as 381.0065(4)(e)2., FS

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

Approved subject to the following conditions:

The onsite sewage treatment and disposal system shall include an aerobic treatment unit with drip irrigation as proposed in the application.

The onsite sewage treatment and disposal system treatment receptacles shall be set back from public drinking water well by the maximum distance attainable, but not less than 154 feet when The onsite sewage treatment and disposal system drainfield shall be set back from public drinking water well by the maximum distance attainable, but not less than 185 feet when installed.

**14039 Collier Gaviria, Applicant Goddard, Agent**

**STATUTE/RULE CITATION:**

64E-6.015, Table V, FAC - Setback to private potable well (59 ft (tank only) requested, 75 ft required)

**RECOMMENDATIONS:**

**Variance Committee: P (SHO-N CHD-Y**

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

**ENG-Y)**

**Health Officer: P**

Approved subject to the following conditions:

The onsite sewage treatment and disposal system drainfield shall be set back from the private drinking water well by the maximum distance attainable, but not less than 75 feet when installed.