Comprehensive Plan and Ordinance Considerations Summary

A. OSTDS Action		*PBTS Required in PSPZ		Required to Meet Current FAC 64-E Standards for Drainfield Sizing and 24" Water Table Separation		F. Board Actions 5/12/09
Activity Classification	New System Install	B. Req. by Comp. Plan	C. Req. by 3/19/09 Draft Ord.	D. Req. by Comp. Plan	E. Req. by 3/19/09 Draft Ord.	
1. New Development	Yes	Yes		Yes		Staff Recommendation 5/12/09: No options provided. **Board Action 5/12/09: None.**
2. "Failure" – Correcting a "failing" system without abandoning the existing system (definition at end of table).	No	Yes		Required to comply with applicable FAC 64E-6 standards (may/may not need to bring existing OSTDS to current drainfield sizing and water table separation requirements).	Yes - If the low income exempt from new PBTS, need to bring existing OSTDS to current drainfield sizing and water table separation requirements.	Option #6, 5/12/09 (Board Direction Sought): Seek an amendment to the Comprehensive Plan to eliminate the requirement that failing traditional OSTDS within the PSPZ are to be replaced with PBTS. **Board Action: No action taken.**
3. Redevelopment – Staff recommends defining (see column F).	Yes	Yes; however "redevelopment" was not defined.		Yes		Option #3, 5/12/09 (Staff Recommended): Define as the abandonment of an existing on-site treatment system (septic tank and drainfield) and installation of a new on-site system. **Board Action: The Board approved staff's recommendation.**
4. Modification – All other OSTDS changes (i.e., not new development, failure or redevelopment). For example, increasing sewage flow without abandoning an existing OSTDS.	No	No	Yes. SSAC recommended this provision so failing systems would not be otherwise classified to avoid PBTS requirement.	No	Yes	Option #7, 5/12/09 (Board Direction Sought): Do not require OSTDS within the PSPZ that are being modified, and do not meet F.A.C. 64E-6.002 definition of "repair", to be replaced by PBTS. **Board Action 5/12/09: Action was postponed on this option.** Staff was requested to return to the Board with guidance as to whether the draft ordinance could be revised such that owners of traditional systems that are being "modified" could be exempt from the requirement to upgrade to a performance-based system, based on the low income/low property value criteria included in the draft ordinance for failing systems.

FAC 64E(23) Definition of "Failure": "Failure - a condition existing within an onsite sewage treatment and disposal system which prohibits the system from functioning in a sanitary manner and which results in the discharge of untreated or partially treated wastewater onto ground surface, into surface water, into ground water, or which results in the failure of building plumbing to discharge properly."

FAC 64E-6.002(47) Definition of "Repair": "Repair – replacement of or modifications or additions to a failing system which are necessary to allow the system to function in accordance with its design or must be made to eliminate a public health or pollution hazard. Servicing or replacing with like kind mechanical or electrical parts of an approved onsite sewage treatment and disposal system; or making minor structural corrections to a tank, or distribution box, does not constitute a repair. The use of any treatment method that is intended to improve the functioning of any part of the system, or to prolong or sustain the length of time the system functions, shall be considered a repair. The use of any non-prohibited additive by the system owner, through the building plumbing, shall not be considered a repair. Removal of the contents of any tank or the installation of an approved outlet filter device, where the drainfield is not disturbed, shall not be considered a repair. Replacement of a broken lid to any tank shall not be considered a repair. Splicing a drip emitter line where no emitter is eliminated shall not be considered a repair."