

**FLORIDA DEPARTMENT OF HEALTH IN LAKE COUNTY  
ENVIRONMENTAL HEALTH SECTION**

**NEW OSTDS SYSTEMS**

To obtain an onsite sewage treatment disposal system (OSTDS) septic tank permit, the following information is required:

1. Only the PROPERTY OWNER or LICENSED F.S. 489 CONTRACTOR can sign the OSTDS application form DH 4015 page 1, unless a POWER of ATTORNEY letter issued by the property owner is submitted with the application. All other parties must submit an AUTHORIZATION LETTER with the application.
2. If the property is located in the county you will be required to obtain a COUNTY ZONING CLEARANCE from the Zoning Dept. If the property is located within or near a city limit, contact the city zoning or building department located in that city to obtain a letter stating sewer is not available to that property from the controlling utility district.
3. A SCALED SITE PLAN (1"=20' or 1"=30' preferred but not greater than 1"=60' unless detailed in enlargement at smaller scale) of the property showing the existing or proposed locations of the following features on or adjacent to the property: lot boundaries, location of buildings, swimming pools, easements, existing or proposed OSTDS (septic tanks and drain fields), general slope of land, existing or proposed wells or water meters and water lines, drainage features, proposed fills, and/or cuts, obstructed areas (driveways, sidewalks), surface waters (lakes, ponds, retention ponds) Mean Annual Flood Line (MAFL), and private water wells within 75 ft. of property lines, public water wells within 200 ft., neighboring OSTDS and any proposed additions (garage, barn, shed, swimming pools).
4. LEGAL DESCRIPTION of the property (tax statement, property record card, or deed).
5. FLOOR PLAN of residence showing bedrooms with dimensions to scale, or total building area.
6. MAP with lot location noted (actual location, not street or road)

NOTE: Properties 5 acres or greater need not be to scale, however, a **minimum** one acre parcel (210' x 210') showing all required features must be to scale. Location of one acre parcel within larger parcel must be shown by dimensions in feet from property lines.

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**SETBACK DISTANCE REQUIREMENTS**

- (a) 100 ft. from the OSTDS to limited use wells; 200 ft. from OSTDS to public water wells.
- (b) 75 ft. from any OSTDS to any private water wells. 50 ft from OSTDS to any irrigation wells.
- (c) 75 ft from OSTDS to the mean high water line of any lake, canal, stream or other body of water per USGS Quad Map. (NOTE: County or city setbacks may be more stringent)
- (d) 10 ft. from OSTDS to any water main or service line installed below the ground.
- (e) 5 ft. from OSTDS to property line and building foundation.
- (f) It is recommended that the septic tank inlet be within 15 ft of plumbing stub out.
- (g) "Lot of record" lots (before January 1, 1972) have reduced setbacks from surface water (see office for details).

**LOT SIZE REQUIREMENTS:**

- (A) Lots platted on or after January 1, 1972
  - (1) OSTDS and **private** water = ½ acre
  - (2) OSTDS and **public** water = no more than 4 lots for any net acre.
- (B) Meet all setback requirements

**FOOTNOTES:**

- 1. Streams, lakes, normally wet drainage ditches, marshes, water retention areas, and other such bodies of surface water **SHALL NOT** be included in total lot size calculations.
- 2. Contiguous unpaved and non compacted roads, right-of-ways, and easements with no subsurface obstructions that would affect the operation of drainfield systems, **SHALL** be included in total lot size calculations.
- 3. Sewage flow in gallons = acreage in sq. ft. divided by 43,560 sq. ft. X (1500 or 2500) = allowable lot sewage flow
  - (a) OSTDS and **private** water = maximum of 1500 gallons of sewage flow per day per acre
  - (b) OSTDS and **public** water = maximum of 2500 gallons of sewage flow per day per acre

# bedrooms vs. sq. ft. building area excluding garage and porch/lanai = sewage flow

2	less than 1200 sq. ft.	200 gallons per day
3	1201 - 2250	300
4	2251 - 3300	400

For each additional bedroom or each additional 750 sq. ft. building area or fraction thereof, increase sewage flow by 60 gallons.

FEES: New Permit Fee	\$350.00 (Includes soil testing)
Fee with soil tests provided	\$235.00

If you have any questions pertaining to OSTDS permitting, please call our Tavares Office (352)253-6130. If you have already applied, please refer to the "AP" number given at the time the permit was applied for.

Be aware, Lake County's Policy 111-2.2.7 Protection of Shorelines required 100 feet setback to surface water or wetlands line, whichever is further inland.