



# Staff Report

**To:** Development Review Committee  
**From:** Public Works  
**Date:** July 15, 2021  
**Re:** Request to allow an on-site sewage treatment disposal system in lieu of a central sewer connection located at 988 Elkcam Blvd.

---

## Summary of Application:

- 1. Applicant:** Trinity Assembly of God  
Karen Neher  
875 Elkcam Blvd  
Deltona, FL 32738
- 2. Request:** The City of Deltona has received a request to allow an on-site sewage treatment disposal system in lieu of a central sewer connection located at 988 Elkcam Boulevard.

## Site Information:

- 1. Tax Parcel No.:** 8130-08-08-0010
- 2. Property Address:** 988 Elkcam Boulevard
- 3. Property Acreage:**  $\pm$  3.77 acres
- 4. Property Location:** The property is located generally northwest of the intersection of Elkcam Boulevard and East Union Circle.
- 5. Legal Description:** TRACT "H", DELTONA LAKES UNIT EIGHT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 169, IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

## Existing Zoning:

- 1. Subject Property:** R1-A, Single-Family Classification
- 2. Adjacent Properties:**
  - North:** R1-A, Single-Family Classification & P, Public Use Classification
  - South:** R1, Single-Family Classification
  - East:** R1-A, Single-Family Classification & MPUD, Mixed Planned Unit Development
  - West:** R1-A, Single-Family Classification

**Zoning Description:** The R1-A allows detached single-family dwellings on individual lots as a permitted principal use. Ancillary structures and uses like sheds and home occupations may be allowed within the R1-A zoning. Home occupations, community

residential homes, day care facilities, etc. may be allowed in the R1-A zoning consistent with certain regulations including the potential need for approval through the Conditional Use process.

## **Support Information**

### **Public Facilities:**

- Potable Water: to be supplied by Deltona Water
- Sanitary Sewer: to be supplied by a private system
- Fire Protection: Deltona Fire Station 62
- Law Enforcement: Volusia County Sheriff's Office (VCSO)
- Electricity: Duke Energy

### **Public Works Recommendation:**

Consistent with Policy I2-SS1.5 projects, including institutional uses, that require a site plan need to be served by a central sewer system (City or County). However, the policy does allow some ability for the City Development Review Committee (DRC) to consider the appropriateness of connecting to a central sewer system. There is a proposal to redevelop/repurpose a house of worship use addressed at 988 Elkcaml Blvd. to a daycare facility supporting approximately 70 children. This repurposed land use will be required to be reviewed by the DRC to ensure implementation of City land development regulations. Since central sewer is not readily available, the applicant has requested an evaluation of utilizing an on-site sewage treatment disposal system in lieu of a central sewer connection.

With regard to the requirement for central sewer connection, the rationale for the City requiring connection is to help expand the City sewer network and coverage in a manner that is financially feasible; promote greater economic opportunity and more viable land uses; create a more environmentally sustainable community especially with regard to the protection of the Blue Spring basin.

According to Policy I2-SS1.5 Public Works is required to submit a written recommendation to the Development Review Committee regarding the use of an on-site disposal system. The review criteria of Policy I2-SS1.5 for determining the appropriateness of allowing an on-site treatment and disposal system is as follows. Public Works comments and recommendations are in *italics*.

#### **a. The impact on present and future sewer infrastructure and related operations;**

Elkcaml Blvd. is a major east/west thoroughfare. However, actual sewer coverage along Elkcaml Blvd. between Providence Blvd. and N. Normandy Blvd. is non-existent notwithstanding there being limited commercial uses and a significant institutional use (Trinity) along this segment of Elkcaml Blvd. Currently the allowance of an on-site sewage treatment and disposal system (OSTDS) would not impact immediate utility operations. However, since Elkcaml does represent a major thoroughfare, sewer expansion within the City would logically follow existing thoroughfares such as Elkcaml Blvd. Therefore, if an OSTDS is allowed the system should be designed and constructed to

allow for connection to a central system when such a system becomes available.

**b. Reasonableness of the request in light of present and future service capacity and obligations;**

This project lies within the Blue Springs Priority Focus Area, and an application to the Volusia County Health Dept. has been submitted which includes the installation of an advanced treatment (aerobic) On Site Treatment and Disposal System (OSTDS) has been required by FDEP. When properly maintained and operated, these systems effectively reduce nitrogen in the effluent to help protect Blue Springs. Public Works would support this as an alternative and interim method of wastewater treatment before a central system becomes available. The advanced aerobic OSTDS should be a condition of allowing this project to move forward without a connection to central sewer.

**c. Decisions shall not be based solely on an economic hardship claimed by an applicant;**

The distances involved to facilitating a central connection for this development create a condition where connection would be cost prohibitive. The use of the above-described aerobic OSTDS and a requirement to make connection to a central system will encourage connection to a central system when it becomes available.

**d. Whether the circumstances warrant a cost sharing agreement for service expansion or other arrangement beneficial to the City;**

At this time there are no arrangements contemplated for utility cost sharing or the like associated with the property.

**e. Other technical requirements as applicable.**

There is no other technical information applicable.

**CONCLUSION/STAFF RECOMMENDATION:**

There is recognition the continued allowance of on-site septic systems militates against the extension of central sewer services. However, in this case the use of an aerobic OSTDS and the installation of infrastructure to facilitate seamless connection to a central system when available will accomplish the following goals:

- 1) Allow a level of development/redevelopment to occur on the property;
- 2) The high wastewater treatment standards afforded by the planned aerobic OSTDS is consistent with City environmental protection goals and will result in less nutrient loading and will in turn help safeguard the Blue Spring basin; and
- 3) The installation of a central sewer connection will allow for a quick and easy connection to a central system when available.