RESOLUTION

WHEREAS, the Board of County Commissioners of Leon County, Florida, finds that poor soil conditions, perched water tables, small lot size development, inadequate stormwater drainage and inaccurate water table indicators have contributed to a high failure rate of septic tank systems in Killearn Lakes Unit 1 which has the potential to create a significant adverse impact upon the health, safety and welfare of the residents of the Killearn Lakes area and Leon County in general; and

WHEREAS, the predominant soils in Killearn Lakes Unit 1 have severe limitations for septic tank use based on USDA Soil Conservation Service Ratings. The soils are typified by the Dothan series and are characterized by slow permeability, perched water tables and excessive slopes; and

WHEREAS, Dothan type soils range from loamy sand and sandy loam in the first eighteen (18") inches to sandy clay loam for the rest of the profile. The first eighteen (18") inches of the profile accepts water at a relatively faster rate than the rest of the soil profile. Water moving vertically through the profile is slowed the deeper it travels. This causes the faster moving downward flow to "perch" above the deeper and slower moving flow resulting in an artificial water table; and

WHEREAS, Killearn Lakes Unit 1 contains lots which are approximately 1/4 acre of net usable land with abutting "green" areas in common. Although the overall density of the subdivision is less than 1/4 acre per individual lot, the additional land is devoted to the "green areas", utilities and roads. These green areas should not be considered as usable land with respect to septic tank systems since most are depressions or repositories for stormwater runoff. During the wet

season, these areas are typically saturated at the surface; and

WHEREAS, Killearn Lakes Unit 1 utilizes a stormwater drainage system known as "sheetflow." This concept allows stormwater to flow along the natural contours to a main discharge area. Because of its dependency on the natural contours to provide drainage, sheetflow drainage patterns may be hindered by development. Buildings, roads and driveways become barriers to the natural flow of water by diverting it to other areas causing drainage problems for downstream properties. In Killearn Lakes the stormwater runoff is concentrated, and this uncontrolled concentrated runoff contributes to the septic tank problems because septic tanks fail when the soil around them becomes saturated. In Killearn Lakes, this concentrated runoff is flowing across the septic tanks and saturating the ground; and

WHEREAS, the ability to predict the estimated wet season water table is important in septic tank permitting because it insures that the drainfield will be installed above the saturated zone. In Killearn Lakes Unit 1, soil borings have produced significantly higher water tables than the indicators would suggest. The resulting inability to accurately predict the water table means that septic tanks could be installed at depths which would insure satisfactory function during the dry months but would fail to dispose of household waste during the wet season.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Leon County, Florida that until a central sewer system is made available to Killearn Lakes Unit 1, based upon the findings of fact set forth above, the Board does hereby direct the Leon County Public Health Unit (LCPHU) to review septic tank permit applications in Killearn Lakes Unit 1 as per plat thereof recorded in plat book 6, page 26 A-L of the

official record of Leon County, Florida on a case by case basis pursuant to the criteria set forth in F.A.C. Rule 10D-6 for the issuance of such permits and further to consider the potential effect that issuance of the requested permit would have on adjacent or downstream property owners.

DATED this 14th day of July, 1987.

BOARD OF COUNTY COMMISSIONERS,
LEON COUNTY, FLORIDA

WILLIAM J. MONTFORD, CHAIRMAN

J. LEE VAUGE, VICE-CHAIRMAN

ROBERT K. HENDERSON

HENRY LEWIS III

GAYLE NELSON

DON C. PRICE

GARY YORDON

Attest:
Paul F. Harrison, Clerk Circuit Court
By _____ D.C.