



**Florida Department of Health  
in Indian River County  
COMPLAINT INVESTIGATION RECORD**

**EHD Complaint #:** 31-99-357566

Date: 02/23/2022 Time: 12:00AM

Taken by: Jamey Urso

Report Method: Email/Website

Assigned to: PriceJR

Complaint Log#: \_\_\_\_\_

Property ID: 31390800000001000020

**LOCATION OF REPORTED PROBLEM:**

DIGNITY VILLAGE

NAME OF BUSINESS OR PERSON AT COMPLAINT LOCATION

Facility Permit #: \_\_\_\_\_

11330 US HWY 1

STREET # OR LOCATION DESCRIPTION

Sebastian

City

FL

State

32958

ZIP

Driving Directions:

**COMPLAINANT Name:** REQUESTED BY INDIAN RIVER COUNTY ADMIN

Phone: ( ) \_\_\_\_\_ ext: \_\_\_\_\_

Address: 1800 27th St

STREET

Vero Beach

City

FL

State

32960

ZIP

**OWNER/AGENT INFORMATION:** I Am Ministries, Inc

Phone: ( ) \_\_\_\_\_ ext: \_\_\_\_\_

Address: PO BOX 2458

STREET

Vero Beach

City

FL

State

32961

ZIP

**OCCUPANT Name:** \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ ext: \_\_\_\_\_

**COMPLAINT DESCRIPTION:**

Anonymous complaint received by Indian River County Administration that there are substandard and failing tanks and that the property should have been made to connect to sewer

**PROGRAM :** 65 Sanitary Nuisance

**COMPLAINT ISSUE:** Sewage

**FINDINGS & ACTIONS TAKEN**

( Key to Actions: R=Research; I=Investigation; P=Photographs; C=Correspondence; S=Samples; E=Enforcement; F=Referral; N=Notification )

Date	Action	By
02/23/2022	I	Price
<p>Julianne Price and Heather Waters arrived on site at approx. 12:30 pm and were initially met by a man who identified himself as 'JR' the property manager. He explained the nature of the complaint and our investigation. When asked how many people were currently living on-site, JR indicated that only he was currently living there. Julianne and JR walked around the front of the 'office' building to begin looking for septic tanks, while Heather retrieved a probe from the truck and clipboard containing an aerial of the property for reference. At that time, a man exited one of the buildings on the south side of the property and approached. When questioned, he indicated that he was currently living in the building from which he exited. During the course of the 90 minute site visit, Tony Zorbaugh (executive director of The Source) arrived and provided escort. Most of the units are undergoing renovation. Tony indicated that the usage of the property will remain as it was previously, with only daily, weekly and monthly rentals. He confirmed that there were 4 people currently residing on-site, one in each of the units of the NW building, one in the 'office' building, and one in the south central building. Tony denied that there was going to be a church or community kitchen services and confirmed that all residents are paying rent. He indicated that the screened-in structure was to remain as a community building. Part of the property</p>		

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Status: Legal

Days to Inv: 0 Days to Complete: \_\_\_\_\_

Actions: 7 Photos Taken: No

Signature of Investigator

Date

Reviewer's Initials



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	<p>is served by public water (at least the office building and the north buildings) and part is served by an on-site well, which is located inside the laundry room. There are two washing machines available for tenant use. 5 septic tanks were located, and it is likely that there are more on the property. The septic tank near the SW building appears to be a gravity system and has a small drainfield. The tank appears to be concrete block. The tank located near the NW building was covered by a concrete paver and appears to have a pump in it, as what appeared to be electrical wires were observed in the tank. The tank located on the N side of the office/ laundry building was full to the lid when opened, indicating that there was no functioning drainfield/ system. Mr. Zorbaugh called Reliable Septic to schedule a pump out. The septic tank located on the S side of the drainfield mound was equipped with an alarm and pump. Water was turned on in one of the units closest to this tank to try and determine if it drained to this system, but water was never observed entering the tank. It is not clear which units are connected to the mounded drainfield system. Tony indicated that he knows this property needs to be connected to public sewer and is in the process of doing so, as he has contacted Wesley Mills (engineer). Julianne advised him that we would be sending him formal notice that he must connect and we will likely need the</p>	

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		assistance of a septic contractor to determine which units are actually connected to a functional septic system and more site visits can be anticipated. Only the units that are served by a functional system can be occupied.	
02/24/2022	R	~12:55 pm I called Reliable Septic to verify if the full septic tank N of the office/ laundry building was pumped out. They noted that Tony called them yesterday to schedule a pump out for first thing this morning and that the tank had been pumped. The driver is not yet back to the office, but they will send me the pump out receipt.	Waters
02/24/2022	R	Called Mills Short Engineering and spoke to Wesley Mills. He confirmed that they have been working with Tony Zorbaugh for roughly a month to get a plan together and design a lift station. They are currently waiting on the surveyors. I asked that the surveyors include the location of the septic tanks on the site plan. I described that we found 5 tanks and their locations. He asked that if we have any records that can help with their design, we send them over to him.	Waters
03/04/2022	E	Notice to Correct Violation letter issued.	Price

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11330 US HWY 1 Sebastian FL 32958  
 STREET # OR LOCATION DESCRIPTION City State ZIP

Driving Directions:  
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 STREET City State ZIP

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03/07/2022	C	Received email from Tony Zorbaugh providing the receipt of service from Reliable Septic, dated 2/25/22. Itemized \$125 for plugging in the cord for the pump to work and \$225 for pumping the tank.	Price
03/24/2022	C	Responded to property owner's attorney, Mr. Sweeney.	Price
04/01/2022	N	Upon request of property owner, I met with the board of directors and Wesley Mills, who is an engineer working on the sewer connection. I reiterated that a 90 day extension can be granted for the sewer connection and Mr. Mills agreed to provide a timeline for the connection.	Price

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