



Marion County Board of County Commissioners

Utilities

11800 SE U.S. Highway 441
Belleview, FL 34420
Phone: 352-307-6000
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WAIVER SUMMARY

☒ WATER

☐ SEWER

Structure Type Tiny Home / 2nd structure
Connection Distance 700 Feet
Extension Distance 950 Feet
Size of Water Main 8"
Cost to Extend ~\$70,000
Benefitting Lots 3

Structure Type
Connection Distance
Type of Sewer
Size of Sewer Main
BMAP
DRC Date 7/27/26 - item #6.8

Benefitting Lot Share ~\$17,500/ea

Notes:

In accordance with the Marion County Land Development Code ("Code") Article 6, Division 14, Section 6.14.2.B(1)(a), Water system - New development shall connect if a water line from a central water system with available capacity is within a connection distance of 400 feet times the total number of ERCs. Section 6.14.2.B(1)(b)3. requires existing structures to connect when the property is further developed, increasing its total number of ERCs.

Building Permit 2025102513 ("Project") proposes the addition of a tiny home. When the tiny home is added, the property will have a total of two (2) ERCs, resulting in a connection distance of 800 feet. Marion County Utilities' ("MCU") review of the Project confirmed that public water is within the required connection distance of the property along SW 103rd Street Rd.

There is a nearby existing 2-inch service along SW 71st Ct that was acquired through the Marion Utilities acquisition, but the Code requires an 8-inch water main for non-looped water mains per LDC Table 6.15-1 to be extended to serve the property from SW 103rd Street Rd.

The applicant is requesting a waiver from connection to centralized water.