



Marion County Board of County Commissioners

Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Email: DevelopmentReview@marionfl.org

Date: July 27, 2026

To: DeAnna Terenzi
9238 Long Lake Ave
Weeki Wachee, FL 34613

Subject: Status Letter - Denied
Case Type: Waiver Request (Standalone)
Case Name: Lebeau - Waiver to Water Line Connection
Case #: WaiverSTA-001030-2026

Dear Applicant,

The above referenced Waiver Request (Standalone) was Denied by the Development Review Committee on 7/27/26. ***This item is scheduled for the 8/18/26 Board of County Commissioners Meeting.***

LDC 6.14.2.B(1)(A) Connection requirements

CODE states New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).

APPLICANT requests to allow the existing residence and proposed tiny home/accessory dwelling to remain on the existing private, potable well. The existing well is already serving the residence and will remain subject to applicable DOH review/approval. No central sewer is available. MCU correspondence states the modified option is estimated at \$3,000-\$5,000 for a 2-inch service extension with separate meters, while full code compliance could require roughly 900-950 feet of 8-inch water main, with estimates ranging from about \$40,000 up to \$100,000. These costs are substantial and disproportionate where a functioning potable well already exists. Additional owner costs would include rerouting plumbing, trenching, restoration, permits, inspections, meter fees, and disconnecting domestic service from the well. The waiver promotes economical flexibility and avoids unnecessary hardship without reducing public health oversight.

LDC 6.14.2.(A)(3) Connection requirements

CODE states When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.

APPLICANT request - Strict application creates an unnecessary and excessive financial burden compared with the limited public benefit achieved. The property has an existing potable well, there is no central sewer service, and DOH will continue regulating well/septic approvals. Granting the waiver is limited to this parcel and does not prevent future utility expansion or future connection if conditions change. The requested waiver supports flexible, economical, and environmentally sound development by avoiding unnecessary excavation, infrastructure construction, and private plumbing reconstruction while maintaining a safe regulated water source. Therefore, we request a waiver to the connection requirements.

Motion by Tony Cunningham to deny both waiver request without support to the BoCC, seconded by Chuck Varadin

Motion carried 5-0

Log into the online portal anytime at

https://selfservice.marionfl.org/energov_prod/selfservice#/home to view comments (such as informational comments), recommendations, conditions, holds, fees, files and/or next steps, if any.

Any conditions or holds imposed must be satisfied and all fees paid prior to the final completion of this case.

Regarding next steps, the portal is where applicants may schedule inspections, comply with additional requirements or apply for sub records, as appropriate.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer