



## Marion County Board of County Commissioners

### Utilities

11800 SE U.S. Highway 441  
Belleview, FL 34420  
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### WAIVER SUMMARY

☐ WATER

☒ SEWER

Structure Type  
Connection Distance  
Extension Distance  
Size of Water Main  
Cost to Extend  
Benefitting Lots

Structure Type      Commercial Office  
Connection Distance      390.91'  
Type of Sewer      Gravity  
Size of Sewer Main      6 inch  
BMAP      Yes  
DRC Date      Nov. 3rd, 2025 (Item 6.2)

Benefitting Lot Share

### Notes:

Project Information:  
Parcel ID: 36943-001-00 ("the Project")  
Utility Service Provider: City of Belleview Utilities  
Connection Distance for Project Based on ERC's 728 feet  
Distance from Public Sewer Connection: 390.91 feet

Background:  
Pursuant to the Marion County Land Development Code (LDC), Article 6, Division 14, Section 6.14.2.A (4) When property is within connection distance to sewer: (a) Sewer main shall be extended by Developer to the closest point of service.( b) Sewer gravity main shall be extended by the Developer as directed by MCU.

Based on the utility service area map provided by the City of Belleview Utilities, the subject property is within the required connection distance to an existing City of Belleview gravity sewer main located within the Summercrest Subdivision. Connection to this sewer main would be made via a 10' pre-existing utility easement located on Parcel ID 3664+101-017, identified as "WRA ET AL."

Request:  
On November 3, 2025, the applicant submitted Waiver Request AR# 33541 to the Development Review Committee (DRC), seeking relief from the requirement to connect to the City of Belleview central sewer system. The applicant proposed, in lieu of connection, to install a state-approved nitrogen-reducing onsite septic system. The DRC reviewed the request and denied the waiver based on noncompliance with LDC Section 6.14.2.B(2). The applicant has subsequently requested appeal and escalation of the waiver denial to the Board of County Commissioners (BCC) for consideration.

Applicant Justification:  
The applicant has expressed willingness to connect to the City of Belleview central sewer system within 365 days that waste water service becomes available on the west side of the CSX railroad tracks, which directly abuts the project site and would provide more accessible connection infrastructure. The current available gravity sewer main is located on the east side of the CSX railroad tracks within the Summercrest Subdivision.

A connection at this time would require the extension of the sewer line beneath the CSX railroad right-of-way and utilization of the City of Belleview's existing easement. This easement presently contains a 12-inch water main. The additional sewer line installation would necessitate maintaining the required vertical and horizontal separation between the existing water main and proposed sewer main while remaining within the limited 10' width of the provided easement. Or it would require the utilization of an adjacent utility exclusive easement.