



Marion County Board of County Commissioners

Utilities

11800 SE U.S. Highway 441
Bellevue, FL 34420
Phone: 352-307-6000
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WATER

SEWER

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

Benefitting Lot Share

Notes:

Project Information:

Parcel ID: 36943-001-00 ("the Project")
Utility Service Provider: City of Bellevue 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 Bellevue Utilities, the subject property is within the required connection distance to an existing City of Bellevue 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 Bellevue 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 Bellevue 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 Bellevue'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.

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)