

October 10, 2025

PROJECT NAME: FIGUEROA ROCIO PEREZ NEW SFR

PROJECT NUMBER: 2025100005

APPLICATION: DRC WAIVER REQUEST #33478

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 6.14.2.B(2) - Connection requirements
STATUS OF REVIEW: INFO
REMARKS: N/A
- 2 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.14.3.B - Onsite Waste Treatment and Disposal Systems (OSTDS)
STATUS OF REVIEW: INFO
REMARKS: N/A
- 3 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 6.14.2.B(2) - Connection requirements
STATUS OF REVIEW: INFO
REMARKS: Defer to Marion County Utilities.
- 4 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.14.3.B - Onsite Waste Treatment and Disposal Systems (OSTDS)
STATUS OF REVIEW: INFO
REMARKS: Defer to Marion County Utilities.
- 5 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 6.14.2.B(2) - Connection requirements
STATUS OF REVIEW: INFO
REMARKS: Zoning/Land Use Information: (1) General Agriculture (A-1) zoning; (2) Medium Residential (MR) FLU designation (considered Urban Area by Comprehensive Plan); (3) within City of Bellevue service area; (4) Secondary Springs Protection Zone; (5) within Urban Growth Boundary; (6) not within Environmentally Sensitive Overlay Zone (ESOZ)
- 6 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 6.14.3.B - Onsite Waste Treatment and Disposal Systems (OSTDS)
STATUS OF REVIEW: INFO
REMARKS: If approved, septic system shall be at least 5' from property lines.
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 6.14.2.B(2) - Connection requirements
STATUS OF REVIEW: INFO
REMARKS: DENIED - Code requires connection by extension to closest available CoBU water main within 200'
- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Onsite Waste Treatment and Disposal Systems (OSTDS)
STATUS OF REVIEW: INFO

REMARKS: ALLOWED - Code allows ENR for one SFR in lieu of connection to existing sewer main requiring extension within 400'

- 9 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 6.14.2.B(2) - Connection requirements
STATUS OF REVIEW: INFO
REMARKS: n/a
- 10 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.14.3.B - Onsite Waste Treatment and Disposal Systems (OSTDS)
STATUS OF REVIEW: INFO
REMARKS: n/a
- 11 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 6.14.2.B(2) - Connection requirements
STATUS OF REVIEW: INFO
REMARKS: N/A
- 12 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.14.3.B - Onsite Waste Treatment and Disposal Systems (OSTDS)
STATUS OF REVIEW: INFO
REMARKS: N/A
- 13 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 6.14.2.B(2) - Connection requirements
STATUS OF REVIEW: INFO
REMARKS: Defer to Marion County Utilities for connection requirements.
If installing a well a permit will be needed through the Department of Health in Marion County.
Please change the site plan to reflect the 75' radius around the well instead of the septic system.
- 14 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 6.14.3.B - Onsite Waste Treatment and Disposal Systems (OSTDS)
STATUS OF REVIEW: INFO
REMARKS: Defer to Marion County Utilities for connection requirements. If OSTDS system is approved than a permit through the Department of Environmental Protection will be required.
- 15 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 6.14.2.B(2) - Connection requirements
STATUS OF REVIEW: INFO
REMARKS: Defer to Marion County Utilities. Note: If either the connection to wastewater is required via FM or the connection to water is required via WM, please ensure Contractor restores the ROW back to existing grade.
- 16 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.14.3.B - Onsite Waste Treatment and Disposal Systems (OSTDS)
STATUS OF REVIEW: INFO
REMARKS: Defer to Marion County Utilities.

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST

The Perez Home (APN 38526-000-00)

The Perez Home will be sited on a 5.2-acre parcel with the nearest public sewer connection ~650 feet from the proposed home location and the nearest public water ~200 feet away. Under Marion County LDC, Article 6 (Technical Standards), Division 14 (Water & Wastewater), connection is required only when a central system is “available” within the applicable connection distance (interpreted for single-family as 400 ft / 1 ERC). Given the 650-ft sewer distance, service would necessitate a **private lift station and force main**, imposing disproportionate construction and long-term O&M costs relative to a single-family residence.

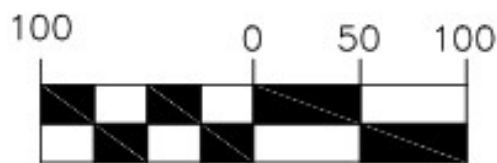
As recommended by Bob Titterington, City of Belleview P.E. and consistent with §6.14.2 (Water & Wastewater Requirements) and §6.14.3 (Onsite Sewage Treatment & Disposal Systems), we therefore request approval to install a properly permitted onsite sewage treatment and disposal system (OSTDS). We will meet Florida DEP permitting, and—if deemed beneficial—install an Enhanced Nutrient-Reducing (ENR) system (e.g., an aerobic treatment unit / performance-based system achieving DEP’s nitrogen-reduction performance for designated areas) to ensure **groundwater and springs protection**. For potable water, while a main exists ~200 ft away (within 400 ft), we respectfully request consideration to allow a well (as conditioned in prior County actions) based on the large parcel size (5.2 acres), separation from potential receptors, and consistency with a rural character. This relief aligns with the LDC’s availability and connection-distance framework and with past DRC Board practices where distance, cost, and site conditions warrant tailored conditions. Please reference the attached City of Belleview Water Sewer Connection Map, SFR site plan, and Distance to Connection Map. Thank you for your consideration.

SFR Site Plan

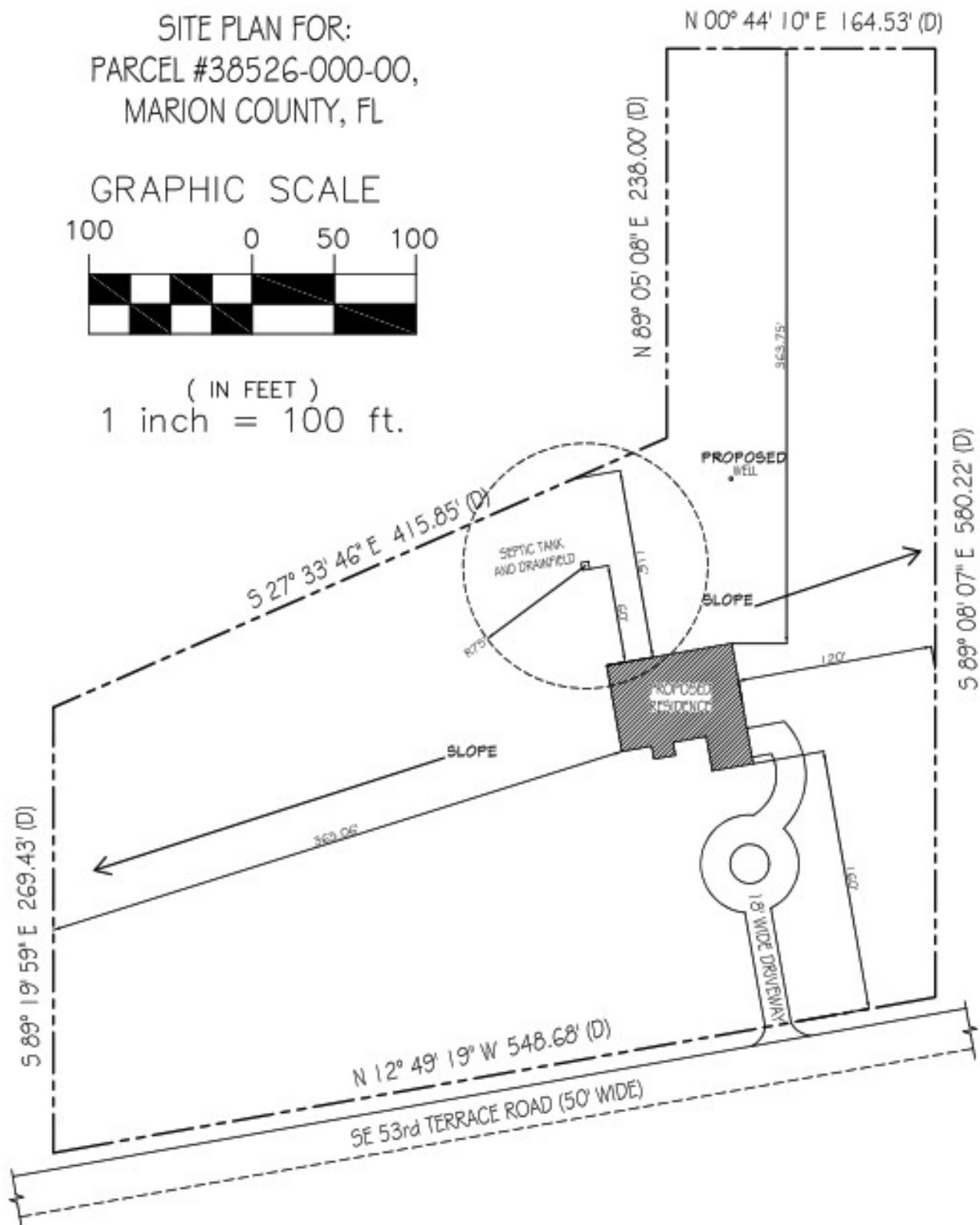


SITE PLAN FOR:
PARCEL #38526-000-00,
MARION COUNTY, FL

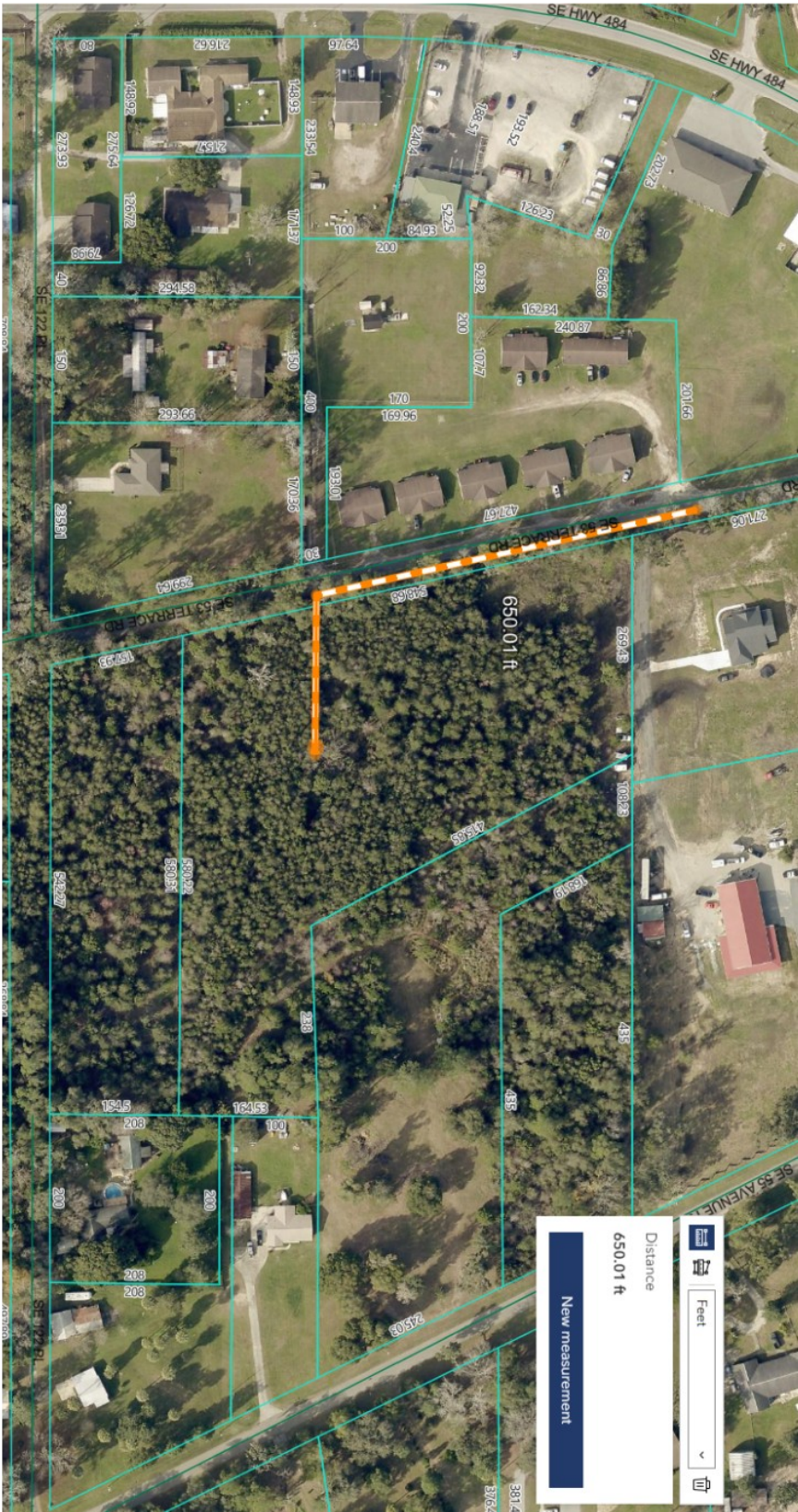
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



Distance to Connection Map



City of Belleview Water Sewer Connection Map

