



SUBMITTAL SUMMARY REPORT Waiver STA-000932-2026

PLAN NAME: Water Main waiver **LOCATION:** 0
APPLICATION DATE: 06/17/2026 **PARCEL:** 8006-0592-01
DESCRIPTION: The applicant requests a waiver from the requirements of Marion County Land Development Code Section 6.14.2 requiring connection to the public water system.

The subject property is proposed for a single-family residential dwelling. Marion County Utilities has indicated that compliance would require the extension of approximately 250 linear feet of water main at an estimated cost of \$25,000, in addition to meter and connection fees.

Due to the significant cost associated with extending the public water main to serve a single-family residence, the applicant respectfully requests approval to utilize a private potable well as the primary water source for the property in lieu of extending the public water system.

The proposed well will be permitted and installed in accordance with all applicable Marion County, Florida Department of Environmental Protection, and Water Management District requirements. The requested waiver will allow reasonable development of the property while maintaining compliance with all applicable health and safety standards.

Supporting utility maps and related documentation are attached for review.

Respectfully submitted,

Modern Day Construction Services Inc.

CONTACTS	NAME	COMPANY
Applicant	EUGENE CLINTON	MODERN DAY CONSTRUCTION SERVICES INC
Applicant	EUGENE CLINTON	MODERN DAY CONSTRUCTION SERVICES INC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.1	06/18/2026	06/29/2026	06/30/2026	Approved

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1					
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS	
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/29/2026	06/25/2026	Informational	
<i>Comments</i>	Defer to Marion County Utilities decision. If private well is allowed than a permit will be required through the Department of Health in Marion County.				
Fire Marshal (Plans) (Fire)	Anthony Marino	06/29/2026	06/18/2026	Approved	
<i>Comments</i>	Defer to Marion County Utilities.				
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	06/29/2026	06/18/2026	Informational	
<i>Comments</i>	Defer to MCU				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/29/2026	06/18/2026	Not Required	
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/29/2026	06/26/2026	Approved	
<i>Comments</i>	Defer to Utilities				
OCE Property Management (Plans) (Office of the County Engineer)		06/29/2026	06/30/2026	Not Required	
<i>Comments</i>	ROW is not a reviewer for this type of plan. - DR 6/30/26				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/29/2026	06/18/2026	Informational	
<i>Comments</i>	Defer to Marion County Utilities. Note: If the connection to water is required via WM, please ensure Contractor restores the ROW back to existing grade.				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/29/2026	06/22/2026	Not Required	
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/29/2026	06/18/2026	Not Required	

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/29/2026	06/25/2026	Informational

Comments Marion County Utilities does not support this waiver request.

Per the Marion County Land Development Code 6.14.2(a)(3), "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."

Additionally, per 6.14.2(b)(a), "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)."

This parcel is located approximately 130 feet from the nearest public water main, which is well within the required 400-foot connection distance. Therefore, the development is required to extend the water main to the farthest property line, a total of 250', and connect to the public water system in accordance with the Land Development Code.



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

Development Review Committee Waiver Request Form

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

Land Development Code Section 6.14.2(B)(1)(a) – Connection to Public Water System

Section Details from Code:

Properties located within the required connection distance of an existing public water system must extend and connect to the public water main in accordance with Marion County Land Development Code requirements.

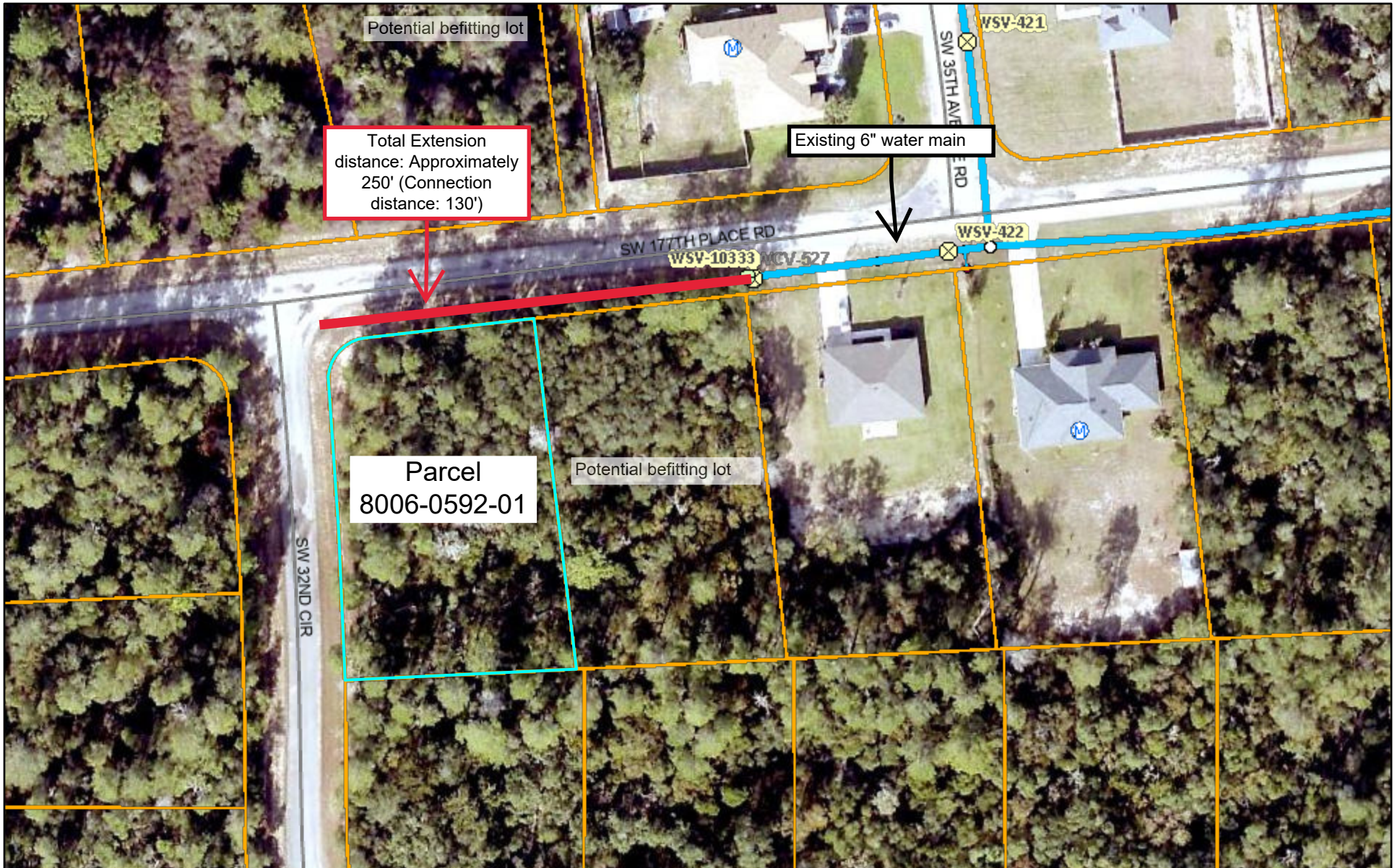
Reason/Justification for Request:

The cost of extending the water main creates a significant financial burden for a single-family residential development and is disproportionate to the impact of the proposed use. The requested waiver will allow reasonable development of the property while maintaining compliance with all applicable health, safety, environmental, and permitting requirements. The proposed well will be installed under all applicable permitting requirements and standards. Furthermore, the applicant acknowledges that if public water becomes available to the property in the future at a substantially lower and economically feasible cost, the property owner intends to connect to the public water system at that time and discontinue use of the private well as required by applicable regulations. Supporting utility maps, correspondence from Marion County Utilities, and related documentation are attached for review.

Section Details from Code:

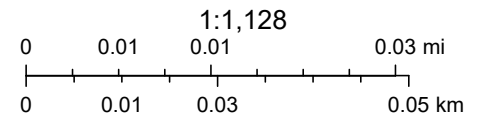
Reason/Justification for Request:

ArcGIS Web Map



6/12/2026, 11:24:07 AM

- | | | | |
|---------------------------------|---------------------|---------------------------|---------------|
| Marion County | Water Lateral Lines | Water Fittings | Aerial2024 |
| Parcels | Water Mains | Water Control Valves | Red: Band_1 |
| Streets | Potable Water | Water Service Connections | Green: Band_2 |
| WaterDistribution Net Junctions | Water System Valves | Sewer Service Connections | Blue: Band_3 |
| | Gate | | |



Marion County BOCC, Marion County Board of County Commissioners, Marion County

ArcGIS Web AppBuilder

SW 177 PLACE RD

SW 32 CIR



SW 177

