

RESOLUTION NO. R-03-283

RESOLUTION OF MANATEE COUNTY, FLORIDA, APPROVING SPECIAL APPROVAL FOR A PROJECT [(Tropical Nights, 02-S-11(F))] TO UTILIZE ONE ADDITIONAL SEPTIC TANK RATHER THAN REQUIRING CONNECTION TO MANATEE COUNTY'S PUBLIC SANITARY SEWER SYSTEM

WHEREAS, Comprehensive Plan Policy 9.2.1.2 requires new projects located within the wastewater treatment collection area to connect to the Manatee County sewer system except as allowed by Special Approval; and

WHEREAS, The Board has authorized requests for Special Approval to be presented in the form of a Resolution for consideration by the Board; and

WHEREAS, A pending plat application request known as Tropical Nights is located within the wastewater treatment collection area as shown on Comprehensive Plan Map 9-A; and

WHEREAS, The applicant proposes to subdivide 2.001 acres into two lots, thereby allowing one additional single family residence on the two lots; and

WHEREAS, An analysis of the factors to be reviewed when a project proposes to not connect to the Manatee County sewer system has been conducted by the appropriate review agencies, as specified in the Comprehensive Plan and the Land Development Code, the results of which are attached, recommending that the Board grant Special Approval for the project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THAT:

SECTION 1. FINDINGS

1. The overriding policy of Manatee County as expressed in Comprehensive Plan Policy 9.2.1.2. is to require all new development within the wastewater collection area to connect to Manatee County's public sanitary sewer system.
2. The wastewater collection area is depicted on Map 9-A of the 2020 Manatee County Comprehensive Plan and the proposed Tropical Nights Subdivision lies within the wastewater collection area.
3. The closest connection to the central sewer system is at the intersection of 45th Street East and 44th Avenue East , approximately 1,600 feet south from the site.
4. Tropical Nights Subdivision plat is proposed for only 2 single-family lots.



5. There is an existing septic system on the 2.001 acre parcel to accommodate the existing single family home. Only one new home would be constructed on the new lot.
6. The additional expense to connect to the public sanitary sewer system is not warranted in this instance, based upon the criteria in the Comprehensive Plan and Land Development Code.

SECTION 2. The Board of County Commissioners hereby grants Special Approval for the Tropical Nights Subdivision [02-S-11(F)] to utilize one additional septic system for this project, thereby not requiring this project to connect to the Manatee County sewer system.

ADOPTED, with a quorum present and voting this 18th Day of November, 2003.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA.**

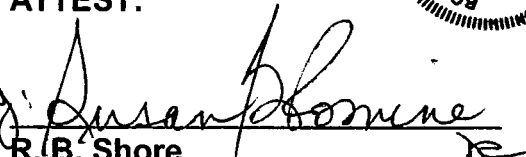
By: _____



Chairman



ATTEST:

By: 
R.B. Shore
Clerk of the Circuit Court