

## RESOLUTION NO. R-04-38

### RESOLUTION OF MANATEE COUNTY, FLORIDA, APPROVING SPECIAL APPROVAL FOR A PROJECT [Katies Oaks Subdivision, 03-S-70(F)] TO UTILIZE TWO SEPTIC TANKS 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 Katies Oaks Subdivision is located within the wastewater treatment collection area as shown on Comprehensive Plan Map 9-A; and

**WHEREAS**, The applicant proposes to subdivide 4.95 acres into 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 Katies Oaks Subdivision lies within the wastewater collection area.
3. The closest connection to the central sewer system is at the intersection of 41<sup>st</sup> Avenue East and 67<sup>th</sup> Street Court East, approximately .8 miles away.

- 4. Katies Oaks Subdivision is proposed for only 2 single-family lots. There are 2 single family homes on the 4.95 acre parcel which were constructed in the 1970's. The subdivision of the lot will place each residence on an individual lot.
- 5. There are two existing septic systems that serve the two existing homes on site. No additional septic systems will be installed as a result of this request.
- 6. Subdivision of land is defined as development pursuant to the Manatee County LDC. Therefore, Special Approval is required even though the septic systems are already in place and no new septic systems will be installed.
- 7. 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 Katies Oaks Subdivision 03-S-70(F) to utilize two septic systems for this project, thereby not requiring this project to connect to the Manatee County sewer system.

**ADOPTED**, with a quorum present and voting this 10th Day of February, 2004.

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



By: *[Signature]*

**Chairman**

*2/10/04*

**ATTEST:**

*[Signature]*

**R. B. Shore  
Clerk of the Circuit Court**