

**RESOLUTION NO. R- 04-153**

**RESOLUTION OF MANATEE COUNTY, FLORIDA, APPROVING SPECIAL APPROVAL FOR A PROJECT [ZOE SUBDIVISION 04-S-25(F) AND ONE ADDITIONAL PARCEL] 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 Final Plat known as Zoe Subdivision [04-S-25(F)] and one additional lot are located within the wastewater treatment collection area as shown on Comprehensive Plan Map 9-A; and

**Whereas**, The applicant proposes to subdivide a 2.45 acre site into 2 single-family 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, recommending that the Board grant Special Approval for two dwelling units to utilize septic tanks.

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

**SECTION 1. FINDINGS**

- A. 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.
- B. The wastewater collection area is depicted on Map 9-A of the 2020 Manatee County Comprehensive Plan and the proposed Zoe Subdivision Final Plat lies within the wastewater collection area.
- C. The closest connection to the central sewer system is a 10" force main on the east side of U.S. 41 at Chapman Road, approximately 3,000 feet from the site.

- D. The subdivision is proposed in an area where residential density is low (1 dwelling unit per acre or less).
- E. 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.

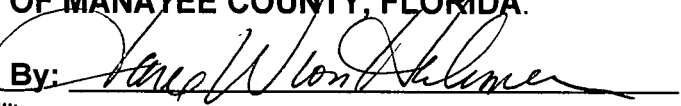
**SECTION 2.** The Board of County Commissioners hereby grants Special Approval for the Zoe Subdivision [04-S-25(F)] and one additional lot to utilize two septic systems, thereby not requiring connection to the Manatee County sanitary sewer system.

**SECTION 3. STIPULATIONS**

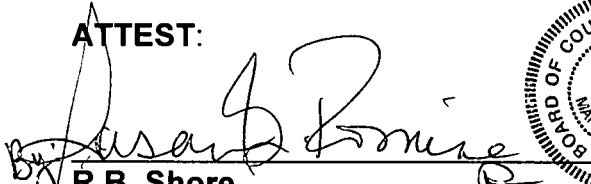
- 1. The applicant shall install dry lines for this project prior to issuance of each of the two Certificates of Occupancy. This project shall be required to connect to the Manatee County central sewer system when it becomes available.

**ADOPTED**, with a quorum present and voting this 26th Day of October, 2004.

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

By: 

**ATTEST:**

  
R.B. Shore  
Clerk of the Circuit Court

