

RESOLUTION NO. R-04-214

RESOLUTION OF MANATEE COUNTY, FLORIDA, APPROVING SPECIAL APPROVAL FOR EMA ESTATES, A REPLAT OF LOT 38, BRADEN RIVER RANCHETTES (PARCELS # 14729.0005/9 AND 14729.0010/9) 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, The parcels in question (# 14729.0010/9 and #14729.0005/9) are located within the wastewater treatment collection area as shown on Comprehensive Plan Map 9-A; and

WHEREAS, The applicant proposes a subdivision to allow construction of one additional residence; 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 one additional lot to utilize individual septic tanks.

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 subdivision lies within the wastewater collection area.
3. The closest connection to the central sewer system is a force main across the street along 41st Avenue East, approximately 60 feet away.

4. The applicant intends to resubdivide Lot 38 of Braden River Ranchettes into two (2) residential lots. The site is currently occupied by a single-family home with an existing septic system.
5. A similar request to resubdivide (Ronjo Ranchettes 03-S-29) at 7115 41st Avenue East was approved by resolution R-03-284 on November 18, 2003.
6. Special Approval is required for the 1 new lot to be allowed to utilize a septic tank.
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 EMA Estates Subdivision (D.P.# 14729.0010/9 and D.P.# 14729.0005/9) to utilize one additional septic system, thereby not requiring the one new lot to connect to the Manatee County sewer system.

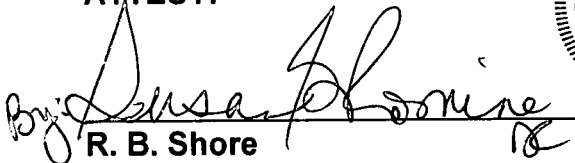
ADOPTED, with a quorum present and voting this 26th day of October, 2004.

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

By: 

Chairman

ATTEST:



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

