

RESOLUTION NO. R-04-215

RESOLUTION OF MANATEE COUNTY, FLORIDA, APPROVING SPECIAL APPROVAL FOR A PROJECT [TROY DUGAN REZONE Z-03-14] TO UTILIZE FIVE ADDITIONAL 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 rezone (Troy Dugan Rezone Z-03-14) is located within the wastewater treatment collection area as shown on Comprehensive Plan Map 9-A; and

Whereas, The applicant proposes to rezone a 2.5 acre site from A-1 to RSF-4.5 to accommodate 5 additional lots with new septic systems; 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 five 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 Troy Dugan Rezone lies within the wastewater collection area.
- C. The closest connections to the central sewer system are gravity sewer at Memphis Road and Ellenton-Gillette Road or a 2" force main that goes to an 8" gravity sewer main at Canal Road and Mendoza Road, both approximately 6,500 feet from the site.

D. The Troy Dugan Rezone is proposed in an area where the surrounding zoning permits 4.5 dwelling units per acre, with 1 dwelling unit per acre zoning surrounding the immediate area.

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 Troy Dugan Rezone (Z-03-14) to utilize five additional septic systems for this project, thereby not requiring this project to connect 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 five 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: *Steve Wood*

ATTEST:

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

