

**BREVARD COUNTY COMPREHENSIVE PLAN**

**CHAPTER 7**

**SANITARY SEWER ELEMENT**

**TABLE OF CONTENTS**

	<b>Page</b>
<b>Goals, Objectives, and Policies</b>	<b>1</b>
<b>Appendix A (Lists of Tables)</b>	<b>10</b>
<b>Appendix B (List of Maps)</b>	<b>14</b>

## SANITARY SEWER ELEMENT

### GOALS, OBJECTIVES AND POLICIES

#### **GOAL**

BREVARD COUNTY SHALL OPERATE AND MAINTAIN AN ENVIRONMENTALLY SOUND, AND EFFICIENT WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL SYSTEM THAT PROTECTS THE PUBLIC HEALTH.

#### **Objective 1**

Brevard County shall operate and maintain its sanitary sewer system in a manner that protects the health of the public and the resource values of the natural environment as a top priority.

#### **Policy 1.1**

Brevard County's wastewater treatment and disposal systems shall, at a minimum, be operated consistent with all local, state, and federal standards.

#### **Policy 1.2**

A program shall be implemented and maintained by Brevard County for elimination of direct discharges of wastewater into surface water bodies.

#### **Criterion:**

At a minimum, Brevard County shall review and comment on NPDES permits for consistency with the policies and criteria of this Comprehensive Plan.

#### **Policy 1.3**

Untreated wastewater shall not be discharged into drainage ditches, surface waters or aquifers.

#### **Policy 1.4**

Brevard County shall permit the use of on-site sewage treatment and disposal systems only in areas where a sewer system is not available, and then only when the system is consistent with the regulations found in Chapter 10D-6, F.A.C.

#### **Policy 1.5**

Guidance on the maintenance and operation of on-site sewage disposal systems shall be developed and monitored by Brevard County.

**Criterion:**

Brevard County shall continue public education programs on the proper use, inspection requirements, maintenance and abandonment of septic tanks.

**Objective 2**

Brevard County shall identify and correct existing sewer facility deficiencies within its sewer system.

**Policy 2.1**

Capital improvements planning should include comparative evaluation of the costs and benefits of upgrading, expanding or modifying existing public facilities versus the costs of constructing new facilities.

**Policy 2.2**

In cases where infrastructure is inadequate to meet the needs of new development, the developer shall be allowed to construct infrastructure improvements to provide the necessary capacity.

**Policy 2.3**

The utilization of County-owned sewer facilities should be maximized through innovative redesigns and improvements.

**Policy 2.4**

Brevard County shall continue to evaluate its own sanitary sewer service areas in order to respond when needs are identified.

**Policy 2.5**

In order to reduce the number of package plants, Brevard County shall discourage new package treatment plants, except as provided in Policy 3.17 and encourage sewer connection.

**Policy 2.6**

Brevard County shall continue to implement the Capital Improvement Program to correct existing deficiencies in the County-owned sewer facilities.

**Policy 2.7**

The provision of public facilities and services shall be based on the most cost-effective method of production and delivery.

**Policy 2.8**

As a priority, Brevard County shall continue to implement its program to reduce or eliminate infiltration and inflow into the collection system.

**Objective 3**

Brevard County shall ensure the provision of sewer service consistent with projected needs.

**Policy 3.1**

Promote the management of wastewater as a dual function that can protect public health and generate recovered water as a resource.

**Policy 3.2**

Promote the use of best available technology in the collection, treatment, disposal and reuse of wastewater wherever economically feasible.

**Policy 3.3**

Encourage cooperation and coordination between the County, municipalities and other entities to manage present and future sanitary sewer service needs.

**Policy 3.4**

Maximize reuse of treated wastewater and other conservation techniques to recover and diminish the demand for fresh water.

**Policy 3.5**

Brevard County shall ensure the provision of sanitary systems coordinated with other public facilities and services through the Capital Improvement Program.

**Criterion:**

Brevard County shall not issue a development order unless it includes assurances that, among other safeguards, appropriate sanitary sewer facilities are in place to protect the public health as a first priority followed by environmental considerations.

**Policy 3.6**

In order to be provided sewer service by County facilities, new development must be located within existing or future sewer service areas.

**Policy 3.7**

The "user pays" concept, which encourages the users of public facilities to be financially responsible for bearing any added, marginal costs of additional public facilities created by new development, should be one of the primary revenue

bases for financing expansion, operation and maintenance of all County-owned wastewater facilities and services.

**Policy 3.8**

Brevard County shall provide adequate wastewater treatment plant capacity to maintain the proportion of the permit plant capacity divided by the number of equivalent units as more than 200 gallons per day per equivalent unit.

**Policy 3.9**

Treatment and disposal system capacity should be available prior to expansion of the active collection system.

**Policy 3.10**

Brevard County shall insure that adequate sanitary sewer facility capacity is available or will be available when needed to serve development.

**Policy 3.11**

Brevard County shall insure that County-issued development orders do not cause municipal wastewater treatment systems to exceed their own established level of service.

**Policy 3.12**

Brevard County shall designate future sewer service areas in 1-5 year and 6-20 year increments based upon the location, health/environmental needs, and the needs of future growth. These future sewer service areas shall represent areas for which the County is committed only to make treatment plant capacity available within the designated period of time.

**Policy 3.13**

Coordinate the extension of sanitary sewer service areas with the Future Land Use Element of this Comprehensive Plan and the Comprehensive Plans of all affected local governments.

**Policy 3.14**

Brevard County shall continue to review and comment on wastewater infrastructure plans for developments connecting to the County owned sewer system for consistency with the County's Comprehensive Plan.

**Policy 3.15**

All new development requiring a centralized sewer system within future sewer service areas shall connect to the public wastewater treatment plant if there is sufficient available capacity, or the building permit will be denied.

**Policy 3.16**

All new development requiring a centralized sewer system outside of the 6-20 year future sewer service area shall choose one of the following options:

**Criteria:**

- A. Amend the Future Sewer Service area map and connect to the public sewage system if capacity is available; or
- B. Install a private treatment plant excepting that no new private treatment plants shall discharge to surface waters and all new private waste water treatment plants will meet the requirements outlined in Policy 3.17 of this element.

**Policy 3.17**

Private treatment plants shall be permitted subject to all of the following criteria:

**Criteria:**

- A. Private treatment plants shall be permitted under any of the following circumstances:
  - 1. When environmental conditions exist which preclude on-site sewage disposal, connection to the central sewer system is not feasible and the establishment of a private treatment plant is the only alternative for wastewater treatment;
  - 2. To serve commercial land uses located at interstate interchanges to accommodate regional traffic;
  - 3. To serve commercial land uses adjacent to existing residential uses in the urban fringe, urbanizing or urban density areas. Such commercial uses shall reduce an existing deficiency in commercial area, defined as less than 160 square feet of commercial area for each residence within a two-mile radius;
  - 4. To serve planned unit developments (PUDs) located as an extension of existing residential uses and of an overall project density no greater than that permitted in the density area.
  - 5. To serve residential development using a transfer of density to protect an environmentally sensitive area. Such development shall be located as an extension of existing

residential uses, and shall be of an overall project density no greater than that permitted in the density area.

- B. Under no circumstances shall the development of a private treatment plant be used to increase the density of an area beyond the density permitted by the Future Land Use element or any other portion of the Comprehensive Plan.
- C. Private treatment plants shall meet the technical standards of the Florida Department of Environmental Protection.
- D. Developers of new private treatment plants in areas where potable water is used as the irrigation source are strongly encouraged to utilize reclaim water to assist in meeting the irrigation needs for the development or should configure a ground water disposal system to recharge the surficial aquifer.
- E. A binding development agreement shall be established for all new private treatment plants and such agreement will, at a minimum, address the following:
  - 1. Execution of a closure agreement with a permanent service provider, such as a municipality or the County. The closure agreement shall identify the amount of and payment schedule for connection or impact fees, as may be applicable.
  - 2. Terms of closure for the private treatment plant facility, including the ownership of the private treatment plant and land.
  - 3. Escrow account for the purpose of funding the prepayment of connection charges for connecting units served by private treatment plants to the permanent service provider shall be made by the developer into the escrow account at the time of certificate of occupancy.
  - 4. Other facility requirements and costs such as force mains, pump stations, a reuse needs analysis, and other related infrastructure needs.
  - 5. Timing and conditions for connection to the permanent service provider.

6. Notification of ultimate owners within the project that the private treatment plant is temporary and will eventually be connected to a permanent system, subject to applicable fees, regulations and benefits.

**Policy 3.18**

Interim and/or “package-type” waste water treatment facilities shall be required, at the option of the County, to connect to the public centralized system when access to the system is made available.

**Policy 3.19**

When a private sanitary sewer facility is phased out and connected to the County sewer system, the cost of the connection to the system including impact fees may be incurred solely by the owner or shared by the County.

**Policy 3.20**

All private sanitary sewer facilities may be permitted to expand their service beyond the project boundaries for which they are approved, only if they are consistent with the Future Land Use Map Series and all other applicable comprehensive plan elements and land development regulations.

**Criteria:**

- A. The expansion of sewer service areas, or facilities should be based on excess capacity availability and approved by the Board of County Commissioners.
- B. Any expansions shall require approval by the Board of County Commissioners after two public hearings.
- C. Expansions of the private treatment plant service area shall not be permitted to cross natural water bodies; such as the Indian River Lagoon and its tributaries, St. Johns River and its lakes, Mullet Creek and Sykes Creek.
- D. An application for expansion of the service area shall include the following, at a minimum:
  1. A financial statement certifying the current financial condition of the party responsible for the management and operation of the private treatment plant.
  2. Certification by the Florida Department of Environmental Protection (DEP) that the treatment plant meets current DEP

operating requirements; and sufficient capacity exists to provide for existing and proposed development.

**Objective 4**

Brevard County shall maximize the use of existing facilities to discourage urban sprawl.

**Policy 4.1**

Ensure that the Brevard County public sewer system is economically self-sustaining and that new growth pays its fair, full share of the total sewer infrastructural improvement costs.

**Policy 4.2**

The development and use of public facilities and systems shall be undertaken to maximize the overall public benefit while minimizing construction, operation and maintenance costs.

**Policy 4.3**

Brevard County shall maintain land development regulations which encourage development to locate in areas within a designated sewer service area with adequate capacity and in the appropriate service sector for the land use proposal.

**Objective 5**

Develop and implement a system for the efficient reuse of treated wastewater to reduce demands on fresh water resources, conserve existing resources, and to reduce effluent disposal by deep well injection.

**Policy 5.1**

Maximize the reuse of treated wastewater to reduce demand for fresh water and prioritize funding of reuse water lines in an effort to eliminate wasteful discharge of recyclable water.

**Policy 5.2**

Brevard County shall continue to expand its wastewater reuse program.

**Policy 5.3**

By 2005, Brevard County shall strive to reuse or otherwise reclaim 50 percent of the wastewater generated by public sewer systems operated by the County.

**Policy 5.4**

All projects to be served by treatment plants should design and construct a reuse system as part of the wastewater disposal system.

**Policy 5.5**

Brevard County should maximize economic benefits derived from the utilization of treated effluent and sludge without compromising public health or the environment.

**Policy 5.6**

All new development in designated reuse areas shall provide reuse lines to the specifications established by Brevard County.

**Policy 5.7**

In existing development within designated reuse areas, Brevard County will budget for the installment of reuse lines whenever the existing sewer lines are exposed for major replacement, or new sewer service is provided, where practical and economically feasible.

**Policy 5.8**

Brevard County shall support and encourage the use of reuse water for industrial purposes through cooperative efforts with municipalities and other reuse water generators.

## APPENDIX A

### LIST OF TABLES

<u>Table</u>	<u>Title</u>
1	General Soil Associations for Septic Tank Suitability
2	Priority Areas for Monitoring and Study of the Impacts of Septic Tanks

**TABLE 1**

**GENERAL SOIL ASSOCIATIONS FOR  
SEPTIC TANK SUITABILITY**

<b>SOIL ASSOCIATION</b>	<b>SEPTIC TANK ABSORPTION FIELD SUITABILITY</b>
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SOILS OF THE SAND RIDGES

- |                                |              |
|--------------------------------|--------------|
| 1. Paola-Pomella-Astatula      | SL, MOD, SL, |
| 2. Canaveral-Palm Bch. -Welada | MOD, SL, MOD |

SOILS OF THE BROAD GRASSY FLATS

- |            |    |
|------------|----|
| 3. Pompano | SE |
|------------|----|

SOILS OF THE FLATWOODS

- |                               |            |
|-------------------------------|------------|
| 4. Myakka-EauGallie-Immokalee | SE, SE, SE |
| 5. Pineda-Wabasso             | SE, SE     |

SOILS OF THE HAMMOCKS AND LOW RIDGES

- |                       |        |
|-----------------------|--------|
| 6. Myakka-Bradenton   | SE, SE |
| 7. Copeland* -Wabasso | SE, SE |

SOILS OF THE SAINT JOHNS RIVER FLOOD PLAINS

- |                                |            |
|--------------------------------|------------|
| 8. Felda* -Floridana* -Winder* | SE, SE, SE |
| 9. Floridana* -Chobee* -Felda* | SE, SE, SE |

SOILS OF THE SWAMPS AND MARSHES AND VERY WET AREAS

- |                                 |            |
|---------------------------------|------------|
| 10. Monteverde* -Micco* -Tomoka | VS, VS, VS |
| 11. Tidal Marsh* - Tidal Swamp* | VS, VS     |
- 

**SL** - Slight

**MOD** - Moderate

**SE** - Severe

**VS** - Very Severe

\* Flood Hazard/High Water Table Soils

**Source: Soil Survey of Brevard County - USDA, SCS, Nov., 1974**

**TABLE 2**

**PRIORITY AREAS FOR MONITORING AND STUDY OF  
OF SEPTIC TANK IMPACTS**

**North Brevard**

<u>Priority</u>	<u>Map No.</u>	<u>Description</u>
(1)	4	Port St. John - from US-1, west to I-95 and one section west of I-95.
(2)	3	Windover Farms, South Titusville
(3)	2	Fawn Lake, North of SR 46, West of I-95
(4)	1A	East Mims - An area bounded by US-1, Wiley Road, Cuyler and Plum Lane
(5)	1	Quail Haven - North US 1, at Mims

**Central Brevard**

<u>Priority</u>	<u>Map No.</u>	<u>Description</u>
(1)	18	South Merritt Island; Hidden Hollow, Iroquois Village, S. Courtenay extension
(2)	7	North Merritt Island; North Tropical Trail, west of Courtenay
(3)	19	South Banana River Drive, Newfound Harbour Drive
(4)	14	Milford Point, M.I.
(5)	13	Merritt Island; SR 520 to SR 528, West of Courtenay
(6)	16	Timbers West, Rockledge
(7)	20	US-1 South, Barnes Blvd. to and including Indian River Isles
(8)	15	Wood Lake, East
(9)	22	Windover Farms
(10)	21	Palm Shores
(11)	28	Wickham Industrial Park
(12)	17	Orange Woods, Rockledge Wellington Station
(13)	41	St. Johns Campsites
(14)	12	Lake Poinsett
(15)	42	Tucker Lane
(16)	10	Cidco Industrial Park Nova Industrial Park
(17)	8	Cocoa North
(18)	9	Trails End
(19)	5	Canaveral Groves West Canaveral Groves
(20)	11	SR 520, West of Cocoa

**South Brevard \_\_\_\_\_**

<u>Priority</u>	<u>Map No.</u>	<u>Description</u>
(1)	36	Port Malabar/Palm Bay (incorporated)
(2)	26	Lake Washington Acres
(3)	23	Woodlands of Lake Washington
(4)	24	Timberline Estates
(5)	35	Coventry
(6)	32	Police Foundation
(7)	31	Melbourne Village (incorporated)
(8)	33	June Park
(10)	38	Floridana Beach, South Beaches
(11)	40	Sunnyland Beach, South Beaches
(12)	39	Grant/VIP Island
(13)	34	Lakes of Melbourne
(14)	30	Timberlake Estates
(15)	25	Fox Bay
(16)	27	Brandywine
(17)	29	Canova Beach, South Beaches

**APPENDIX B**  
**LIST OF MAPS**

<b><u>Map</u></b>	<b><u>Title</u></b>
<b>1</b>	<b>Existing Sewer Customers and Future Sewer Service Areas</b>
<b>2</b>	<b>Waste Water Treatment Plants</b>
<b>3</b>	<b>General Soil Association for Septic Tank Suitability</b>
<b>4</b>	<b>Priority Areas for Monitoring and Study of the Impacts of Septic Tanks</b>