

IV - SANITARY SEWER ELEMENT



Serving the Community

GOAL 4.1: The City of Cocoa will provide cost effective and environmentally sound wastewater treatment service to meet existing and projected demands identified in this Plan.

Objective 4.1.1: Maintain Level of Service. Based upon adopted level of service standards, the City shall annually adopt programs and activities to facilitate implementation of a wastewater utility to serve existing and new development as well as areas where septic systems are failing.

Policy 4.1.1.1: Projected flow rates will be updated periodically based on best available data.

Policy 4.1.1.2: The City adopts the following levels of service for wastewater generation:

Development Type	Wastewater Generation
Industrial	0.02 gallons per sq. ft. per day
Office Space	15 gpd per capita
Residential	319 gallons per day per household
Schools	15 gpd per capita
Hotel/Motel	100 gpd per room
Restaurant	50 gpd per seat
Bar Lounge	20 gpd per seat

Policy 4.1.1.3: All land use plan amendments shall require an analysis of the impact of such amendment on the adopted level of service standard and existing sanitary sewer facilities.

Policy 4.1.1.4: All expansions and other improvements of residential, institutional, office, commercial and industrial uses that increase the demand on public infrastructure and require permitting shall comply with the adopted levels of service.

Policy 4.1.1.5: When evaluating collection force main and lift station capacity, the City shall use a peak factor of 3.0 times the average daily flows (ADF).

Policy 4.1.1.6: The City shall encourage continuing education of operating staff to ensure proficiency with respect to optimization of sanitary sewer maintenance and operation processes.

Policy 4.1.1.7: The City shall comply with bond covenants, if any, to ensure the maintenance and operations of facilities, and to provide recommendations for system maintenance and improvements.

Policy 4.1.1.8: Sanitary sewer facilities shall be replaced and existing deficiencies shall be corrected based upon the following priorities:

- A. Any project correcting an immediate threat to the health, safety, or welfare of the City’s residents will receive priority over the expansion of a facility or the correction or replacement of a non-threatening facility.
- B. Any project that will correct an existing deficiency will receive priority over a project to expand the system.
- C. Projects that will result in the system exceeding the adopted level of service will be denied.

Objective 4.1.2: Future Sanitary Sewer System. The City shall ensure that the sanitary sewer system is adequate to service the incorporated limits of the City, where the City has an existing legal commitment to provide services, and additional areas outside the incorporated limits as deemed feasible and practical by the City.

Policy 4.1.2.1: When feasible the City will enter into agreements with other government agencies related to the provision of treated wastewater effluent outside of the City’s corporate limits. Such agreements will include all necessary legal requirements, rates, financing, specifications, and relevant information pertinent to the provision of treated wastewater effluent to and from the City.

Policy 4.1.2.2: The City will continue to coordinate with Brevard County to encourage support of all wastewater objectives and policies that are relevant to the enclaves or areas identified through an urban reserve agreement. The City will inform the County of all changes in its service area for utilities and will request that the County inform the City of all proposed development within this service area.

Policy 4.1.2.3: The wastewater system will operate as an enterprise fund, on a revenue-supported basis with user fees covering all operational costs. Revenue bonds and grant funds will provide additional financing for system improvements and expansion.

Policy 4.1.2.4: The City will maintain a plan for extending the wastewater collection system and necessary pumping facilities to developing parts of the City and to areas for potential annexation outside the City.

Policy 4.1.2.5: Following a determination of concurrency for sanitary sewer, and adequate sanitary sewer facilities are in place prior to the impact of development, the City shall require payment of applicable sewer impact fees upon development approval prior to issuance of a certificate of occupancy.

Policy 4.1.2.6: By ordinance, the City shall mandate connection to the City’s central sewerage system when available.

Objective 4.1.3: Treatment and Disposal. The existing treatment system will operate at the tertiary treatment level including all appropriate tests and procedures as

required by FDEP and any other relevant governmental agency. System modification and expansion shall include consideration of appropriate changes in treatment level.

- Policy 4.1.3.1:** The City's sanitary sewer system will be operated in compliance with all local, state and federal regulations and standards.
- Policy 4.1.3.2:** The City will participate in intergovernmental strategies and programs related to the provision of wastewater service and disposal of treated wastewater effluent within Brevard County, including the coordination of consolidation of wastewater treatment service when it is in the best interest of the citizens of Cocoa.
- Policy 4.1.3.3:** The City shall coordinate its utility and transportation planning efforts to take advantage of the most economical construction and maintenance costs possible when installing, repairing and/or replacing utility lines, roads and sewers.
- Policy 4.1.3.4:** The City shall continue the implementation of the reclaimed water system as deemed feasible.
- Policy 4.1.3.5:** Sludge disposal agreements will be maintained with the Brevard County Landfill (dry) and at least one private contractor (wet).
- Policy 4.1.3.6:** Wastewater reuse for irrigation and other non-potable uses will be expanded into areas throughout the City where customer use is anticipated to be 25% or greater within five years of installation.

Objective 4.1.4: On-site Wastewater Disposal. The permitting and installation of additional septic tanks or package plants within the incorporated city limits will be discouraged or prohibited, except where on-site disposal represents the most efficient cost effective and environmentally compatible alternative. That decision will be based on availability of central sanitary sewer facilities and on available technical information regarding soils, groundwater table elevations, subsurface hydrology, percolation rates and other factors.

- Policy 4.1.4.1:** The City will coordinate with health officials to assure sewer availability to developed properties with failing septic systems.
- Policy 4.1.4.2:** The City will coordinate with Brevard County Consumer Health Services to evaluate each permit for a septic tank system located within the incorporated City limits.
- Policy 4.1.4.3:** The City will coordinate with Brevard County Consumer Health Services to establish procedures for the monitoring of all septic tanks within the incorporated City limits.
- Policy 4.1.4.4:** The City will develop a plan to phase-out septic tank use wherever feasible and cost effective.

Policy 4.1.4.5: The City will coordinate with Brevard County to support this objective with regard to the enclaves and any areas identified through an urban reserve agreement.

Policy 4.1.4.6: Wastewater package plants will only be allowed in the event that sewer capacity is not scheduled to be available or to satisfy on-site pretreatment required by the City.

Policy 4.1.4.7: The City will adopt an ordinance prohibiting package plants within the incorporated City limits and will coordinate with Brevard County to encourage support of all objectives and policies that are relevant to the enclaves or areas identified through an urban reserve agreement.

Objective 4.1.5: Land Development Regulations. The land development regulations shall be evaluated periodically to ensure that future development within the incorporated limits of the City is coordinated with City wastewater plans.

Policy 4.1.5.1: Approval of new development will be based in part, upon an evaluation of the impact of the development on the City's wastewater treatment system.

Policy 4.1.5.2: The City will require all new collection lines and lift stations constructed by public and private developers to be constructed according to City standards, and, at the City's option, to be dedicated to the City.

Policy 4.1.5.3: The City will require the total costs (extension of lines, alterations to lift stations and the cost of plant capacity) for providing new wastewater service to be borne by the specific users of the new service. Reduction in costs to the new users may be made if deemed necessary or beneficial by the City to accomplish specific goals (e.g. environmental concerns, economic growth, and customer base growth).