

MEMORANDUM

City of Titusville Draft DIA Update

To: City of Titusville

From: Kimley-Horn and Associates, Inc.

Date: May 21, 2025

Subject: Memorandum for the City of Titusville Data Inventory and Analysis (DIA) Update

Population

Current Population

According to the U.S. Census Bureau’s American Community Survey (ACS), the population of the City of Titusville was 49,004. This is a slight increase from the 2020 Decennial Census count of 48,789. Brevard County’s American Community Survey population was 643,979 in 2023. Titusville’s population is 7.6% of Brevard’s total population.

Population Projections

Population projections for the next 25 years are estimated using the University of Florida’s Bureau of Economic and Business Research (BEBR) and Florida Clearinghouse (Shimberg) data.

Table 1: Population Projections 2030 - 2050

| | 2023 | 2030 | 2035 | 2040 | 2045 | 2050 |
|--|---------|---------|---------|---------|---------|---------|
| Titusville Projected Population (Shimberg) | 49,004 | 52,962 | 54,406 | 55,334 | 55,916 | 56,280 |
| Titusville Share of County Population | 7.6% | 7.6% | 7.5% | 7.3% | 7.2% | 7.1% |
| Brevard County Total Population (Shimberg) | 643,979 | 694,602 | 724,597 | 748,303 | 767,692 | 784,500 |
| Brevard County Total Population (BEBR) | 643,979 | 694,600 | 724,600 | 748,300 | 767,700 | 784,500 |

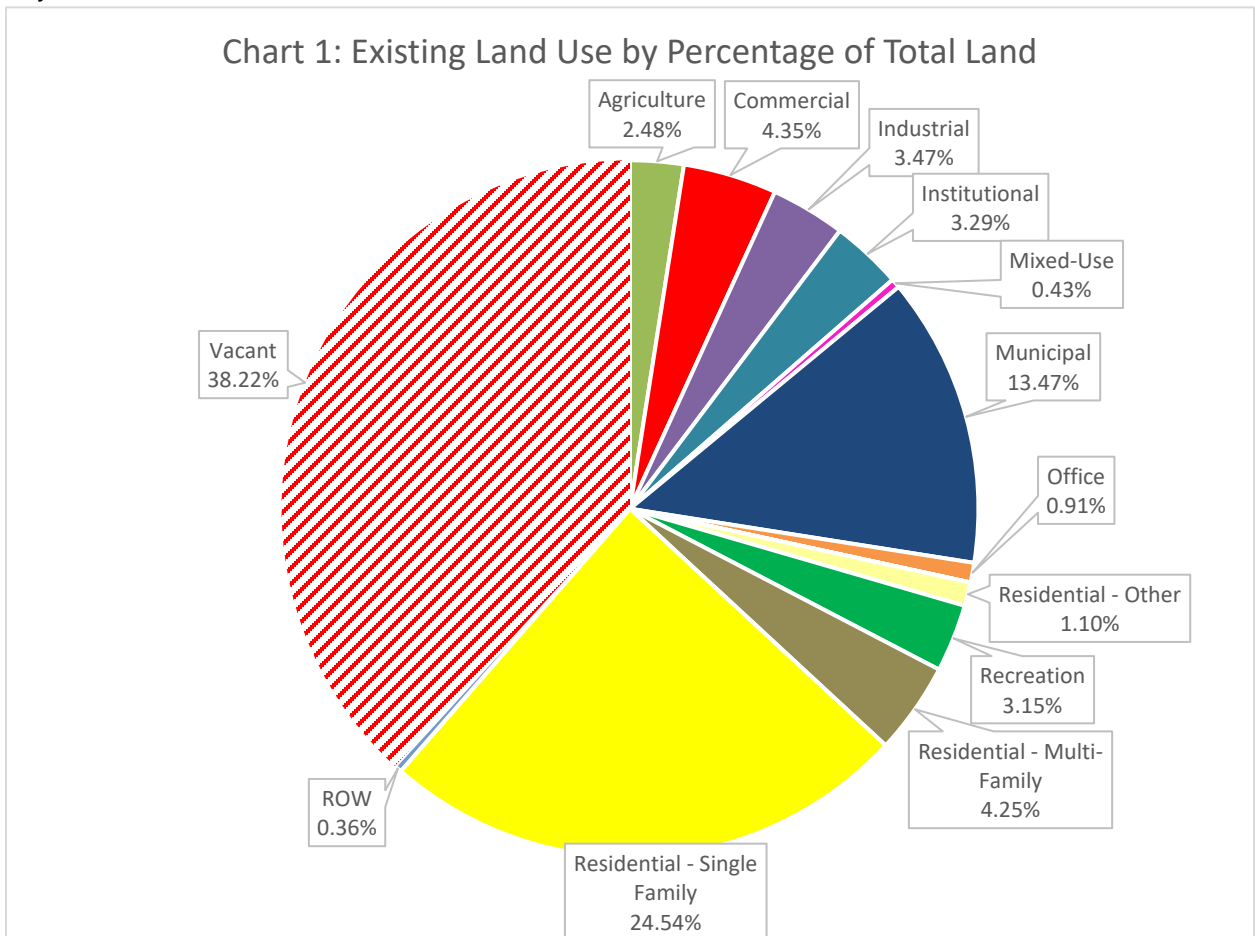
Source: Florida Clearinghouse (Shimberg); University of Florida’s Bureau of Economic and Business Research (BEBR)

The data from BEBR only estimates the County’s total population for the next 25-year planning horizon. The estimate used was the “medium” projection for the County. Table 1 above shows that the 2050 projections for BEBR and Shimberg were the same (with BEBR’s number rounded to the 100s) for

the County. Because Shimberg gives projections for the City's population, the rest of the calculations within this report will use Shimberg's estimates for the City.

Existing Land Use

The existing land use in the City primarily consists of Vacant and Single-Family Residential uses. Chart 1 below is a breakdown of the existing land uses by their percentage of the total acreage within the City. Appended to this document, the Existing Land Use Map shows where those uses are within the City.



Holding Capacity

To plan for the growth of the City, a holding capacity analysis was conducted identifying vacant parcels with Future Land Use (FLU) designations that allow residential. Table 2 shows each FLU designation, the maximum number of dwelling units per acre (du/ac) allowed for that designation, and the vacant lots that currently have no development. This analysis did not account for parcels that are already developed but could be redeveloped, as well as parcels with a PUD designation. The Titusville Land Development Code defines density based on gross acreage. For this exercise, upland density was calculated to create a more conservative estimate of likely development potential. Upland acres exclude wetlands and water bodies to reflect the number of buildable acres for each lot. Based on the analysis, if the upland portions of currently vacant lots with a residential FLU designation were to be built to maximum density, the City could accommodate 10,581 more dwelling units.

Table 2: Vacant Residential FLU Parcels Development Maximum

| FLU Name | Max Density (du/ac) | # of vacant lots | Max Units | Upland Acres |
|---------------------------------------|---------------------|------------------|------------------|--------------|
| Downtown Mixed-Use | 20 ¹ | 36 | 260 ² | 13.85 |
| High Density Residential | 15 | 268 | 2,190 | 154.92 |
| Low Density Residential | 5 | 346 | 1,193 | 266.42 |
| Medium Density Residential | 10 | 299 | 1,108 | 124.44 |
| Residential 1 | 1 | 21 | 22 | 28.51 |
| Residential 2 | 2 | 136 | 19 | 33.79 |
| Regional Mixed-Use³ | 40 | 205 | 5,720 | 289.86 |
| Shoreline Mixed-Use | 20 | 2 | 5 | 0.31 |
| Urban Mixed-Use | 15 | 2 | 8 | 0.62 |
| US-1 Corridor⁴ | 15 | 16 | 56 | 4.25 |
| | | 1,331 | 10,581 | 916.97 |

1. Maximum density can be up to 30 du/ac in 2 of the 3 subdistricts. The lesser was chosen for simplicity of the calculation. See also note 2.

2. *This calculation does not include the density pool for the DMU-Downtown subdistrict, which can allow 2,000 additional units. Due to the small number of vacant acres in the Downtown subdistrict, new units under this provision would likely be part of redevelopment, which was not considered in this analysis.*
3. *Only 50% of the site may be any single land use in the Regional Mixed-Use designation, limiting the density to only apply to half of the acreage available. This calculation was done assuming the multi-family land use was maximized at 50%.*
4. *The Gateway Corridor Overlay allows incentive bonuses of up to 40 dwelling units per acre, along specified roadways. This overlay applies to US-1, Shoreline Mixed-Use, and Downtown Mixed-Use. Incentive bonuses were not considered in this analysis.*

Sources: Florida Clearinghouse (Shimberg); City of Titusville Florida Comprehensive Plan; Titusville GIS Data Library

Using the total number of units from the Holding Capacity calculation (10,581) and applying the average number of people per household within Brevard County of 2.3, Titusville could accommodate up to **24,336** more people by 2050. When accounting for the estimated population increase from 2023 to 2050 of 7,279 people, the City could have a housing surplus for an additional **17,057** people as shown in Table 3.

Table 3: Holding Capacity

| Estimated Holding Capacity | Estimated Population Capacity (2.3 people per unit) | Projected Population Increase (Shimberg) | Surplus Capacity (Population) |
|----------------------------|---|--|-------------------------------|
| 10,581 units | 24,336 persons | 7,279 persons | 17,057 persons |

Sources: Florida Clearinghouse (Shimberg); City of Titusville Florida Comprehensive Plan; Titusville GIS Data Library

Levels of Service

Parks and Recreation Level of Service Needs

The majority of the parks within the Titusville city limits are managed by Brevard County Parks and Recreation North Division, and the Brevard County Parks Master Plan. Titusville relies on this partnership with Brevard County to meet its level of service target for parks.

As stated in the Titusville Comprehensive Plan, the target level of service for the City's parks is 8 acres per 1,000 residents. Table 4 shows the anticipated needs based on projected population increase with the targeted 8 acres per 1,000 residents. The current total acreage of parks within Titusville is 858.3 acres, according to the Brevard County Parks and Recreation Department.

Table 4: Parks and Recreation Level of Service Needs

| Year | Estimated Population (Shimberg) | Level of Service (Acres per 1,000 residents) | Needed Park Acreage | Existing Park Acreage |
|-------------|------------------------------------|--|------------------------|--------------------------|
| 2023 | 49,004 | 8 | 392.03 | 858.3 |
| 2035 | 54,406 | 8 | 435.25 | 858.3 |
| 2045 | 55,916 | 8 | 447.33 | 858.3 |
| 2050 | 56,280 | 8 | 450.24 | 858.3 |

Sources: Florida Clearinghouse (Shimberg); City of Titusville Florida Comprehensive Plan; Brevard County Parks and Recreation

Titusville currently exceeds the level of service target of 8 acres per 1,000 residents, and that level of service can still be reached with the projected population for 2050. With the 925.47 acres, the current parks within the City could serve up to 107,287 people based on the adopted level of service.

Sanitary Sewer Level of Service

The City's current comprehensive plan lists a level of service of 80 gallons per capita per day for sanitary sewer. The estimated increase in population in 2050 to 56,280 people increases the total gallons per day to 4,502,400. The City also provides out-of-city sanitary sewer service to properties within its Urban Service Area in Unincorporated Brevard County. The City utilizes two water reclamation facilities: Blue Heron and Osprey. Together, their total design capacity can handle 6.75 million gallons per day. Based on these capacities, the City will be able to meet additional demand in 2050.

Table 5: Sanitary Sewer Capacity

| Year | Estimated Population | Level of Service (gallons/capita per day) | Total Capacity Needed per Level of Service | Existing Daily Capacity |
|-------------|----------------------|---|--|-------------------------|
| 2023 | 49,004 | 80 | 3,920,320 | 6,750,000 |
| 2035 | 54,406 | 80 | 4,352,480 | 6,750,000 |
| 2045 | 55,916 | 80 | 4,473,280 | 6,750,000 |
| 2050 | 56,280 | 80 | 4,502,400 | 6,750,000 |

Sources: Florida Clearinghouse (Shimberg); City of Titusville Florida Comprehensive Plan; City of Titusville website (Titusville.com)

Potable Water Level of Service

The City of Titusville Public Works service area for potable water includes areas outside of the City limits. The population served today is 52,389, which is an additional 1,423 people than the current City population. The current gallons per day flow from the City is 4,539,000 gallons per day.

The City's current comprehensive plan lists a level of service of 81 gallons per capita per day for potable water. The City utilizes 1 water treatment plant, 1 pumping facility, and 3 wellfields to provide 6.5 million gallons of drinking water storage per day.

Table 6: City of Titusville Potable Water Capacity

| Year | Estimated Population (Shimberg) | Total Population Served | Level of Service (gallons/capita per day) | Total New Capacity Needed per LOS | Total Gallons per Day Capacity Needed | Existing Daily Capacity |
|-------------|---------------------------------|-------------------------|---|-----------------------------------|---------------------------------------|-------------------------|
| 2025 | 50,966 | 52,389 | 81 | | 4,539,000 | 6,500,000 |
| 2035 | 54,406 | 55,829 | 81 | 278,640 | 4,817,640 | 6,500,000 |
| 2045 | 55,916 | 57,339 | 81 | 122,310 | 4,939,950 | 6,500,000 |
| 2050 | 56,280 | 57,703 | 81 | 29,484 | 4,969,434 | 6,500,000 |

Sources: Florida Clearinghouse (Shimberg); City of Titusville Florida Comprehensive Plan; City of Titusville website (Titusville.com)

Transportation Demand

The Space Coast TPO 2045 Long-range Transportation Plan (LRTP) is the most recently completed plan of needed transportation improvements for Brevard County and within City of Titusville. The plan was adopted in 2020 and the TPO's 2050 LRTP is currently in development and anticipated to be adopted in September 2025, which will involve an updated assessment of the transportation network in Brevard County.

Projects included on the 2045 LRTP Needs List were input into the Central Florida Regional Planning Model Version 7.0 (CFRPM v7) to identify network deficiencies. The CFRPM v7 relies on the 2017 National Household Travel Survey to provide updated trip generation information.

As shown in Figure 1 below, no roadways have a volume-to-capacity (v/c) greater than 1.0 at the level of service C volume threshold. Improvements to SR 405 remain a priority for the City and the TPO. A study is being conducted on SR 405 as a part of their List of Priority Projects.

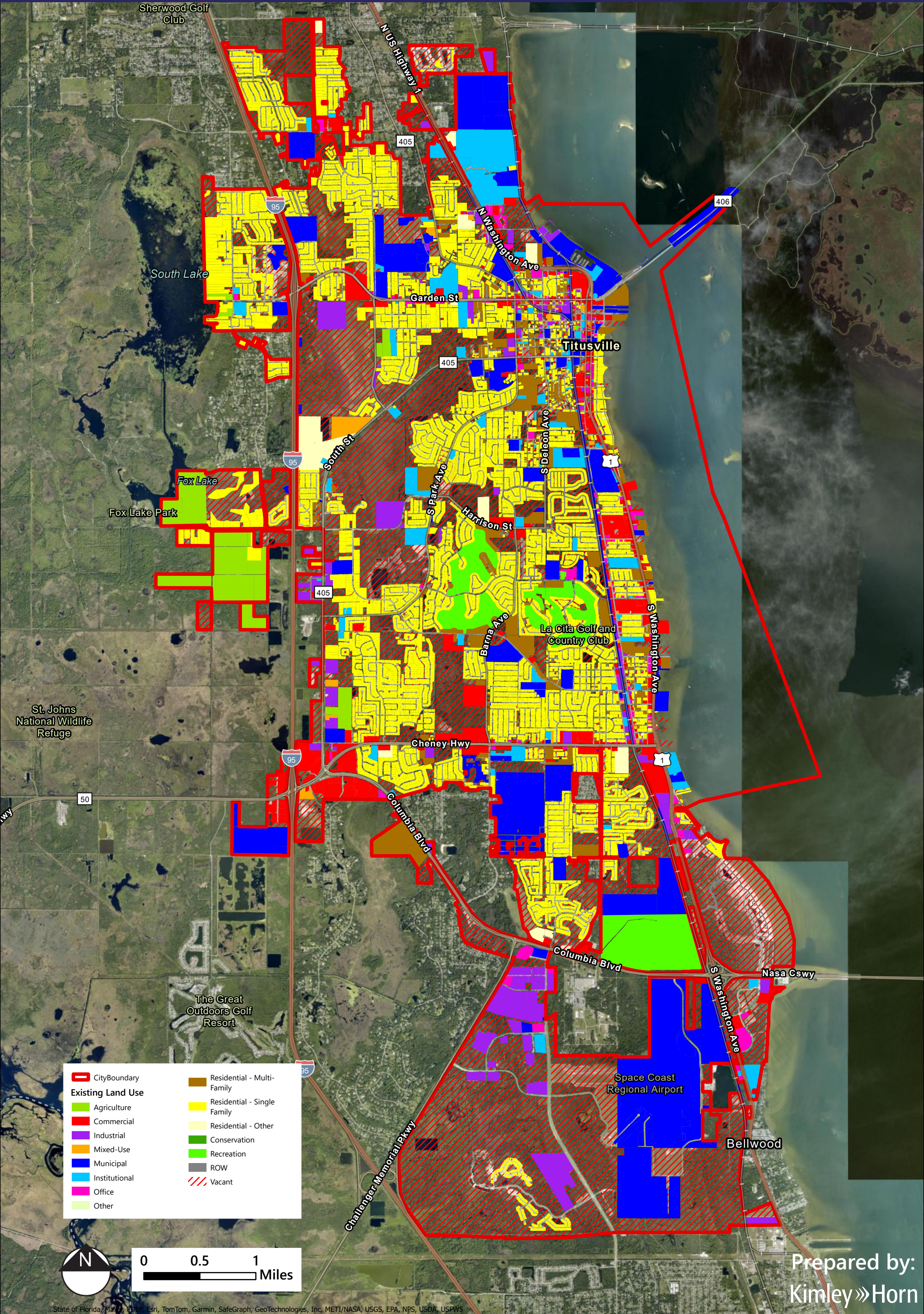
FIGURE 1

Needs List Modeling Results



Source: Space Coast TPO 2045 Long-Range Transportation Plan

Future Land Use Series: Existing Land Use



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