



Chapter One – Introduction

OVERVIEW

This Airport Master Plan Update for the Space Coast Regional Airport (TIX) was prepared in accordance with the requirements of the Federal Aviation Administration (FAA), the Florida Department of Transportation (FDOT), and the needs of the Titusville-Cocoa Airport Authority. All portions of this document are based on the criteria set forth in the FAA Advisory Circulars (AC) 150/5070-6A, “Airport Master Plans,” and AC 150/5300-13, “Airport Design,” Change 8. The primary objective of this master plan is to create a twenty-year development program that will maintain a safe, efficient, economical, and environmentally acceptable airport facility for the Airport Authority, City of Titusville, and Brevard County.

The elements of this study provide a comprehensive analysis of current airport facilities, determination of trends, and activities affecting the Airport. The study also identifies and analyzes potential sectors of the aviation industry that have the likelihood of continued operational activity at the Airport or new opportunities for expanded aviation activity at TIX. Additionally, the master plan will result in the preparation of an analysis of airside and landside alternatives, preparation of a financial plan, and an Airport Layout Plan (ALP) set meeting the FAA and FDOT criteria to guide future development on the Airport. All of the recommendations made in this document are focused on maintaining an adequate, safe, and reliable facility to meet the air transportation needs of the community.

OBJECTIVES

The primary goal of this Airport Master Plan Update is to provide guidance for the future operation and improvement of TIX. By achieving this goal, the document will provide the guidance to satisfy the aviation demand in a financially feasible and responsible manner, while at the same time addressing the aviation, environmental, and socioeconomic issues of the community. In support of this goal, the following objectives were considered:

- ➔ Identification of the airside, landside, and airspace improvements and recommend options to further optimize the economic aspects of the Airport while enhancing the safety and operational capability.
- ➔ Establish an implementation schedule for short, intermediate, and long-term improvements and insure that they are financially feasible.
- ➔ Identify short-term requirements and recommend actions to optimize short-term funding opportunities.
- ➔ Insure that short-term actions and recommendations do not preclude long-range planning options.
- ➔ Incorporate the interests of the public and government agencies into the planning process.
- ➔ Be sensitive to the overall environmental characteristics and needs of the area surrounding the Airport.
- ➔ Incorporate current comprehensive land use (on and off-airport property) and make development recommendations that are compatible with the existing land uses.

KEY ISSUES

It has been over six years since the Airport Master Plan was updated. Therefore, the Airport Authority decided to revisit and revalidate its goals and objectives for the continuation of a strong, viable airport improvement program. Prior to the start of the Master Plan Update, there were a number of key issues identified by the Airport Authority, requiring attention. These issues include:

- Industrial/business development on and adjacent to the Airport continues to show a strong demand trend. Major local industrial/businesses include Sea Ray Boats, Lockheed Martin, and the United Space Alliance. Presently, an area located in the southwest portion of the Airport is being considered for aviation related industrial development. The ability to attract and accommodate the needs of industrial/business tenants will be important to both the financial self-sufficiency of the Airport and area economy. Industrial/business development will stimulate revenue generation for the Airport, and will also create jobs and additional tax base for the community. An important element of the Master Plan Update will be to evaluate industrial/business development needs and on-airport site development options.
- The Airport is located only five miles from the Kennedy Space Center Complex and provides direct assistance to space related activities by receiving and expediting payload deliveries as well as serving as a primary location for use by major space related corporate traffic. This activity will be evaluated for its potential impact to airport facilities during the Master Plan Update.
- Another important consideration to be addressed during the study is the development of a multi-use terminal building capable of supporting multiple general aviation users, including business and corporate operators, as well as support the occasional ad hoc charter airline activity.
- A comprehensive on-airport land use plan will be formulated. The land use plan will specifically consider the configuration of uses along the flight line to the east of Runway 18-36 as a priority item. As part of the process, the various tenants located on the east side of the Airport will be interviewed to document their space needs and utilization needs and issues. This will ensure that the plan will achieve tenant support.
- Runway 18-36 has recently been extended to an overall length of 7,320 feet. This extension has proven extremely important to the major general aviation users of the Airport. Within the context of the Master Plan Update, it will be important to consider runway length requirements that may be needed at the Airport to accommodate market opportunities over the future 20-year period.
- Ground access and circulation are key considerations that will be considered during the planning process. Various airport users, industrial tenants, general public, airport management, and maintenance personnel will all have varying access and circulation requirements. Roadway improvement recommendations must also consider both current and future FAA clearance requirements as well as various state and local transportation entities.
- As future Airport improvement requirements and environmental factors are defined, it is anticipated that additional land acquisition recommendations may be necessary. The study will identify land acquisition needs to meet short, intermediate, and anticipated long-term needs.

The preceding list is not an exhaustive delineation of the issues considered in the Master Plan Update. This master plan defines the current and future aviation demand at the airport, the means and alternatives for



addressing this demand, and the role of the airport in the local, regional, and national aviation system. The master plan also provides a capital improvements program for future development of the airport, as well as an overview of land use compatibility issues in the airport environment.

PROCESS

This Airport Master Plan Update provides a step-by-step outline of the development actions required to maintain the airfield facilities. This process provides the officials responsible for the scheduling, budgeting, and ultimate funding of airport improvement projects with an advance notice of the future needs of the Airport. By phasing the airport improvements, the development can be conducted in an orderly and timely fashion. To accomplish the objectives identified, the study has included the following tasks:

- Conduct an inventory of the existing documents related to the airport, the physical airport facilities, the demographics of the airport service area, and the airport environment.
- Collect historical operational data, conduct tenant interviews, and forecast aviation activity through the year 2022.
- Evaluate and compare the airfield capacity to the expected aviation activity.
- Determine the airport facilities required to meet the forecast demand.
- Develop and evaluate alternatives methods to meet the facility requirements of the airfield.
- Create a concise ALP drawing set reflecting the proposed improvements through the year 2022.
- Compile a schedule of the proposed improvements to include the cost estimates, phasing, and financial feasibility of each.

Overall, the master plan will provide a comprehensive overview of the Airport's needs over the next twenty year time period, including issues related to the timing of proposed development, costs for this development, methods of financing, management options, and a clear plan of action.