

North Brevard Business Review



*A quarterly review of business news in Mims, Port St. John, Scottsmoor, and Titusville
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BUSINESS DEVELOPMENTS

Parrish Medical Center (PMC) and the **Mayo Clinic** have announced plans for the Titusville-based hospital to join the renowned **Mayo Clinic Care Network**, making PMC the first Central Florida member of a network that currently extends into fifteen states, and into Puerto Rico and Mexico. Aligning with the Mayo name represents an opportunity for local doctors to collaborate with the Mayo Clinic on patient care, community health issues, and innovative health care delivery. In 2015, PMC will open a new 55,000 sq. ft. medical office building at **Titus Landing**, the former mall site in Titusville on U.S. Highway 1. The medical component of that mixed-use development is expected to create approximately 220 professional and medical support staff jobs.

Serving North Brevard for more than fifty years, PMC operates a 210-bed acute care public medical center and a number of specialty medical clinics. Consistently ranked by Consumer Reports magazine as “Florida’s safest hospital,” PMC has earned five consecutive “A” grades in patient safety (according to Leapfrog Group’s Health Patient Safety Report), among other honors.

To learn more about PMC’s healing environment and its impact on the local economy, visit www.parrishmedical.com.

A Match Pictures (SAF Production Studios), a full-scale independent film production and distribution company based in Atlanta, has leased 38,000 sq. ft. of space in the former Enterprise Business Park in Titusville, to serve as a production studio; it is projected to employ 10 people. The independent film company, which was founded in 2008 by Georgia entrepreneur Marlon Campbell, provides multiple media services to businesses, including commercial advertising production. With a satellite office/studio facility in Los Angeles, **A Match Studios** has produced or acquired over 100 film titles. For more information, visit www.amatchpictures.net.

Plans have been approved for Pennsylvania-based **Gregori Construction’s** new 8,000 sq. ft. office facility and equipment yard near Exit No. 215 of I-95 in Titusville, a project that is expected to cost more than \$3 million. **Gregori Construction** specializes in bridge and road construction. For information on the firm, visit www.gregori-inc.com.

Lockheed Martin has announced the completion of the acquisition of assets of **Astrotech Space Operations**, a division of Texas-based **Astrotech Corporation**. The acquisition includes the Titusville operations, a facility that employs more than 100 employees. Lockheed anticipates the retention of *Astrotech's* existing workforce, and hopes to create more jobs in the near future. *Astrotech Space Operations* will be a wholly-owned subsidiary of *Lockheed Martin*, reporting through the entity's Space Systems business area.

Due primarily to its Titusville operations base, *Astrotech* has become a leader in satellite launch preparation services in recent decades, performing tasks from final testing and fueling to encapsulation and day-of launch operations. With more than 300 successful spacecraft missions credited to the company, *Astrotech* provides all support necessary for spacecraft processing on a variety of U.S. and international launch vehicles.

Lockheed Martin is a global security and aerospace company that employs more than 113,000 people worldwide; in 2013, the company posted net sales of more than \$45 billion. The company is engaged in the research, design, development, manufacture, integration and sustainment of advanced technology systems, products, and services. For information on the company, go to www.lockheedmartin.com.

SPOTLIGHT ON: Project “Orion” and Deep Space Exploration

In December of this year, **Lockheed Martin**, the prime NASA contractor involved in the Orion Deep Space program, will launch the Orion test rocket and capsule to test liftoff and re-entry procedures. The company, which directly employs more than 200 people locally, is currently in the final assembly and system testing phase of the program.

The Orion spacecraft, to be powered by a large United Launch Alliance Delta IV Heavy Rocket, is expected to have more thrust than the old Apollo Saturn Rocket – producing what should be a memorable blastoff. Circling the Earth twice, the rocket will take the Orion spacecraft to an altitude of 3,600 miles, about 15 times higher than the orbital position of the International Space Station (ISS), and farther than any human spacecraft has flown in over forty years. Orion will eventually carry humans into deep space, to destinations far below the low Earth orbit on scientific voyages to explore the solar system. According to NASA Associate Administrator Robert Lightfoot, the Orion project “is a stepping stone on NASA’s journey to Mars.” For more information on the latest developments in the world of space flight, visit the industry news journal www.universetoday.com.

FUN FACT: What 1960s event foreshadowed the merger of Lockheed and Martin Marietta?

Two space vehicles made by the companies docked in space.¹ [Martin Marietta’s famed Gemini spacecraft successfully docked with a Lockheed-made Agena capsule.]

¹ Source: www.funtrivia.com

NEW RETAIL CENTER

Construction has begun on **Colonial Coast Crossing**, a new 50,000 sq. ft. commercial shopping center on a 20+ acre site fronting Cheney Highway (SR 50) in Titusville. Anchored by a new **Publix Supermarket** store, the first phase of the center is expected to contain over 50,000 sq. ft., and represent a capital investment of more than \$10 million. The project is being developed by RAM Realty Services Development Company (www.ramrealestate.com).

EMPLOYMENT PROJECTIONS SHOW GROWTH

According to the Florida Department of Economic Opportunity (DEO), the overall employment base in the Brevard County and the North Brevard area is projected to grow by more than 11% over the next seven years. Broken down by industry sector, the state is projecting more than 12% growth in jobs within the business and financial services occupations in the county, more than 11% in computer and mathematical occupations, and close to 12% for life, physical, and social science occupations. The county currently has a workforce of 210,640² people, with a Year 2021 projected total of 234,893 persons. More than one third of the county's workforce is based in North Brevard.

Employment projections are just one of the many data services offered by the state department, which tracks unemployment and employment by occupation. To view these data sets, visit the Labor Market Information page at www.floridajobs.org.

FORMER MALL SITE GETS NEW NAME

Re-christened as “Titus Landing,” **AG Development Group** and **EXXCEL Project Management** received final site plan approval from the Titusville City Council this summer, permitting the partnership to proceed with the redevelopment of the former Miracle City Mall site on U.S. Highway 1. Eliminating blight on the 30-acre parcel and transforming it into new commercial space has been a major focus for several local organizations, including the **Greater Titusville Renaissance** and the North **Brevard Economic Development Zone**. Both groups have aided the development team through the assembly of data sources to demonstrate market potential. To view these data sources, visit www.NorthBrevard.biz.

ENTREPRENEURIAL GROUP STARTS IN TITUSVILLE

In an attempt to jumpstart new business enterprises, a group of Titusville area entrepreneurs recently formed a monthly networking group using the social media platform MeetUp.com. The **Titusville Entrepreneurs Clubhouse**, or “TECh,” hopes to assist the city in the creation of a co-work space for downtown, and to stage a hackathon for new mobile applications. Search for future meetings of the TECh group at www.meetup.com.

² Florida Department of Economic Opportunity, Bureau of Labor Market Statistics – January 2014

AVAILABLE PROPERTIES IN NORTH BREVARD COUNTY

5,000 sq. ft. office/warehousing in Titusville’s Enterprise Park, on White Drive; lot size is approximately 3 acres. Building features 3-phase power; two loading dock doors. Available for lease. Listing Agent: Jeff Allen; 321-288-3706.

45,000 sq. ft. office/light industrial building on Grissom Parkway in Titusville, near Space Coast Regional Airport. Situated on approximately 2.76 acres, with 121 parking spaces. Finished space (office area) of 15,000 sq. ft.; open floor plan, concrete floors. Building available for lease/sale. Listing Agent: Michael Gaich of Michael Gaich Realty; 321-453-4200.

20,000 sq. ft. office/light industrial building on U.S. 1 in Titusville. Situated on 2.48 acres, with 12+ ceiling heights and two truck docks. Built in 1968; concrete block and brick construction. Available for lease/sale. Listing Agent: Pat Padrick; 321-452-9838.

All information deemed reliable, but not guaranteed.

ABOUT NORTH BREVARD AND THE ZONE

Located in coastal, east central Florida, the region known as “North Brevard” is an approximately 200-square mile area of Brevard County that includes the communities of Mims, Port St. John, Scottsmeer, and the City of Titusville. Bordered by the St. John’s River to the west and the Indian River Lagoon and Atlantic Ocean to the east, the region has a population of more than 145,000. With an economy based upon a diverse mixture of aerospace, manufacturing, healthcare, boating, and tourism, the region is the home to **NASA’s Kennedy Space Center** and world-class firms such as **Boeing, VectorWorks, and Gold Tones Musical Instruments**. Statistical information is available at www.NorthBrevard.biz.

The **North Brevard Economic Development Zone**, created in July 2011 by the Brevard County (Florida) Board of County Commissioners, is a Special Dependent District under Florida Statute, Chapters 125 and 189. The Zone was formed with the goal of facilitating job growth and economic development in the northern part of Brevard County following the end of NASA’s Space Shuttle program, and seeks to provide financial assistance to businesses prepared to invest in the area and create a significant number of new jobs. To view the Zone’s written Economic Development Plan, containing the eligibility criteria for program participation, visit www.NBEDZ.com.

THE NORTH BREVARD BUSINESS REVIEW is published quarterly by the North Brevard Economic Development Zone. All information provided is deemed reliable, but not guaranteed. Please address any comments or questions to Troy Post, CECD, at 321-960-1458, or electronically via troy.post@brevardcounty.us. But, whatever you do, don’t take the red pill.



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