

# North Brevard Business Review



*A quarterly review of business news in Mims, Port St. John, Scottsmeer, and Titusville  
Published by the North Brevard Economic Development Zone (NBEDZ) • Brevard County, Florida*

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## **BUSINESS DEVELOPMENTS**

**Blue Origin**, an aerospace company based in the Seattle, Washington area and founded by Jeff Bezos of **Amazon.com**, has announced plans to build a new state-of-the-art manufacturing and assembly facility for its orbital launch vehicle, named the *New Shepard*, at Exploration Park in North Brevard. The business park is situated on federally-owned land, contiguous to the Kennedy Space Center complex. The Blue Origin project will involve the construction of a new industrial building approximating 150,000 sq. ft., and is expected to result in a capital investment of more than \$200 million. In addition to the manufacturing and assembly of rocket components at the North Brevard campus, Blue Origin will test the company's BE-4 engines near the site, a project being jointly pursued by the company and United Launch Alliance.

Blue Origin intends to launch and retrieve its rocket hardware from the historic Launch Complex 36 (LC 36), at nearby Cape Canaveral Air Force Station. LC 36 has witnessed a number of famed space launches, including the Mariner space probe missions, the first American spacecraft to visit other planets. [For information on famous NASA space missions, go to [www.nasa.gov/missions](http://www.nasa.gov/missions). And for space-related news and items of interest affecting North Brevard and Florida's Space Coast, check out [www.facebook.com/CelebrateSpace](http://www.facebook.com/CelebrateSpace).]

The Blue Origin project is expected to create more than 300 new jobs, with an average annual wage of approximately \$89,000. Blue Origin was assisted in its site selection process by the Economic Development Commission of Florida's Space Coast and the State of Florida through its economic partner, Enterprise Florida, with the pledge of financial assistance from Space Florida and the North Brevard Economic Development Zone. For more information on the firm, visit [www.blueorigin.com](http://www.blueorigin.com).

**Precision Shapes (PSI)**, a Titusville-based machining shop, has announced that it will undergo a major expansion project resulting in close to \$1 million of new capital equipment acquisition, in addition to an upgrade in facilities; once completed, the project will create more than 12 new jobs. The firm, which began operations in 1941, offers complex machining options for industry, particularly the aerospace sector. More than a typical machining shop featuring computer numerical control (CNC) capability, PSI provides continuous long-length milling, which means it can hold tighter tolerances and perform work on more difficult shapes and patterns (such as thinner sections, narrow slots, and recessed areas). PSI currently employs more than 50 people.

The expansion project was made possible with financial assistance from the North Brevard Economic Development Zone (NBEDZ). For more information on the company, visit <http://precisionshapes.net>.

**Raider Outboards**, a manufacturer of high performance outboard engines, has moved into a vacant 10,000 sq. ft. facility in the Spaceport Commerce Park. The firm's lightweight, two-cylinder engines are specifically designed to be used in military applications, and to be submersible without bags through the use of a de-watering system; they are named after the elite Marine Corps units – *the Raiders* – that were formed during World War II to conduct amphibious light infantry warfare. The enterprise is the outgrowth of another firm, **Zippermast**, a local machining shop that produces robotic lifts and geo-situational awareness masts for boats. Raider currently employs less than 10 people, but anticipates doubling its employment size over the next two-to-three years.

For more information on the company, visit [www.raideroutboards.com](http://www.raideroutboards.com); information on Zippermast is available at [www.zippermast.com](http://www.zippermast.com).

### **NEXT PHASE OF PARRISH HEALTH VILLAGE UNDER CONSTRUCTION**

Work is currently progressing on the second phase of Parrish Medical Center's (PMC) Health Village complex, a project involving the construction of a new medical building, measuring 28,000 sq. ft., in addition to a fitness trail and community park. The Health Village East building will be the location for PMC's geriatrician, senior support services, and a 300-person conference center overlooking the *Chain of Lakes* county park, connecting to the existing Health Village West area – a series of historic structures rehabilitated by the hospital several years ago and currently used for administrative and group meeting functions. Featuring fitness stations, walking trails, restrooms, and a grand pavilion situated by one of the lakes in the adjoining county park, the new village park will provide a unique healing environment for PMC patients. **Honeycutt & Associates** are the engineers of record; local firm **Rush Construction** is the general contractor.

For more on PMC's Health Village, visit <http://www.parrishmed.com/programs-services/parrish-medical-center/other-programs/parrish-health-village/default.aspx>

*Architectural depiction of new Parrish Health Village Expansion*



## **SPOTLIGHT ON: Precision Garage Doors**

Since 2001, Titusville has been the corporate headquarters for one of the nation's leading commercial and residential garage door providers, **Precision Garage Doors**. Expanding through a franchise system, Precision Garage Doors now operates in more than 70 locations across the United States and consistently ranks among the top franchise opportunities, according to Entrepreneur magazine. Earlier this year, the company – which began business in Pennsylvania before relocating to Florida fifteen years ago – announced plans to expand into six new territories, including metro areas within Louisiana and California. Precision Garage Doors is also regarded as the nation's leading garage door repair firm, servicing more than 1,000 garage doors daily through its franchise operations. For more information on this locally-based company, go to <http://precisiondoor.net>.

## **PORT CANAVERAL EXPANDS TRANSPORT SERVICES**

Continuing its expansion into commercial cargo services, Port Canaveral recently announced that it will begin transport service for autos and heavy equipment from the port to Central and South America. The first vessel utilized for the venture will be the *MV Neptune Leader V 65*. According to Alberto Cabrera, the port's Senior Director of Cargo Business Development, the short distance between the port and Central Florida markets provides a number of cost-effective options to the auto and heavy equipment auctions that routinely take place in the greater Orlando region. The port will contract with **Nippon Yusen Kaisha (NYK Line)** to provide access to the Western Hemisphere markets, with **Ceres** providing the stevedoring at the port. For more information on the port, visit [www.portcanaveral.com](http://www.portcanaveral.com).

## **ZONING CHANGES APPROVED FOR FARMTON TRACT**

**Swallowtail, LLC**, an affiliate of **Miami Corporation**, the large timber harvesting firm that holds title to thousands of acres in North Brevard, recently received approval from the county for a new zoning designation that will permit it to develop a commercial tract at Exit No. 231 of I-95 in Scottsmoor. According to attorney Glenn Storch, representative of the company, the zoning change will allow the company to create a commercial gateway into the entire Farmton land tract, a development that will be known as "Dearing." To accommodate development, the company plans to extend the road at the interstate exit by 1,000 feet and install utility connections.

## **AVAILABLE BUILDING**

**45,000 sq. ft.** office/light industrial building on Grissom Parkway in Titusville, near Space Coast Regional Airport; recently underwent \$1.3 million upgrade. Contains 5 secure data rooms, CAT-6 high speed cabling, fiber optic back-up, 3-phase power, LED lighting, full kitchen/cafeteria, exercise room, and hardwood flooring in executive offices. Situated on approximately 2.76 acres, with 200 parking spaces. Entire second floor could be used by another tenant. [Information deemed reliable, but not guaranteed.] Building available for sale or lease. Listing agent: Michael Gaich, CCIM of Michael Gaich Realty, 321-453-4200. Google "You Tube – 8855 Grissom" for a video tour of building.

## [NASA SPINOFFS: Audio App Brings a Better Night's Sleep](#)

In its quest to keep astronauts in good physical condition, NASA's team of scientists and engineers – many of whom work in North Brevard at the Kennedy Space Center's renowned "Swamp Works" – have developed a number of new technologies. Neuroscientist Seth Horowitz was part of one such NASA-funded team demonstrating that low-amplitude vestibular stimulation could induce sleep. After recognizing that the same stimulation could be applied through sound, Horowitz founded *Sleep Genius*, and released a mobile application of the same name to enable people to get a restful sleep.<sup>1</sup>

## **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, Scottsmoor, 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** famed **Kennedy Space Center** and to world-class firms such as **Boeing, Embraer S.A., VectorWorks,** and **Gold Tones Musical Instruments**. Information about the region's "quality of life" is available via the website for the Greater Titusville Renaissance, [www.greatertitusville.com](http://www.greatertitusville.com).

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. In that regard, the Zone seeks to provide financial assistance to businesses prepared to make a substantial capital investment in the area and create a significant number of new jobs. To view the Zone's written [Economic Development Plan](#) and eligibility criteria for program participation, visit [www.NBEDZ.com](http://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](mailto:troy.post@brevardcounty.us), and may the Force be with you.



**North Brevard Economic Development Zone**  
400 South Street • Titusville, Florida 32780

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<sup>1</sup> From the NASA publication, [Spinoff 2015](#).