

# 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**

**Florida East Coast Industries (FECI)**, one of the state's leading real estate and transportation services companies, has announced plans to build a new \$300 million liquefied natural gas (LNG) plant on a 60-acre industrial parcel on U.S. Highway 1, near the Space Coast Regional Airport in Titusville. An affiliate of the company, **Tico Development Partners LLC**, will construct and operate the facility, which would be the first LNG plant in the state of Florida. The plant is expected to create approximately 30 jobs, and will generate a significant amount of new tax revenue for both the city of Titusville and Brevard County.

LNG is natural gas that has been converted to liquid form for ease in storing and transportation. It is odorless, colorless, non-toxic, and non-corrosive, and can be used as fuel for freight haulers, cargo ships, and even rockets. The Titusville site was chosen because of its proximity to I-95 and to a wide range of potential LNG users, from cargo and cruise ships at nearby Port Canaveral to private sector aerospace firms utilizing the Kennedy Space Center.

The project represents the second major announcement for the area by FECI over the last year. In recent months, the company announced through its **Flagler Global Logistics** division plans to construct a 290,000 sq. ft. distribution facility on the main Flagler rail line in Titusville, a building project estimated to cost more than \$12 million. Port Canaveral has entered into a lease arrangement to use a portion of this new facility for the distribution needs of third-party logistics firms at the port. Visit the company's website at [www.feci.com](http://www.feci.com) to learn more.

**Moon Express**, an aerospace firm that is developing a robotic lunar orbiter and lander, has announced plans to lease launch and building facilities at Kennedy Space Center (KSC) in North Brevard, with the prospect of bringing 50 new jobs to the area. The company recently negotiated the lease of KSC's Launch Complex 36 facilities from **Space Florida**, a special government district entity created to drive economic development within the aerospace industry throughout the state. Moon Express is one of the first entrepreneurial ventures to have a presence at KSC without a major military or NASA contract. Over time, the company expects to increase its local employment, adding personnel ranging from machine shop technicians to aerospace engineers. For more information on the company, visit [www.moonexpress.com](http://www.moonexpress.com).

**BCS Life Support**, a newly-developed firm that intends to design, manufacture, and distribute cryogenic-based breathing devices, recently moved into a portion of a 12,000 sq. ft. facility on White Drive in the Spaceport Commerce Park in Titusville. The company has completed a successful demonstration to NASA through a limited contractual arrangement on its ability to store liquid air in a device that can operate in a gravity-free environment. The company maintains a small workforce, but expects to add positions based upon contract awards. BCS's liquid air technologies have applications for life support in the emergency first-responder community, mine rescue, in military situations, and in the aerospace sector. For more information on the firm, visit [www.bcscryo.com](http://www.bcscryo.com).

Recently, **Ecklers Industries** held a ribbon-cutting ceremony for its new 110,000 sq. ft. warehouse facility on Grissom Parkway in Titusville. The building, which cost approximately \$9.5 million to construct, will serve as the main distribution facility for the decades-old company. Ecklers is a manufacturer and provider of restoration parts and accessories for vintage automobiles. The company currently employs more than 150 people locally, and is expected to add approximately 65 new jobs over the next few years as a result of this expansion project. To see the full line of products, and for additional information on the company, visit [www.ecklersautomotive.com](http://www.ecklersautomotive.com).

### **SPOTLIGHT ON: Globenet in Port St. John**

Situated in a non-descript commercial shopping center in the Port St. John community is a customer call center for a large national data services operator. **Globenet**, which operates facilities in Miami and in select northeastern cities, provides low latency routes in the U.S., along with Central and South American countries of Colombia, Venezuela, and Brazil.

Low latency addresses delays between an input being processed and its real-time output; it is a critical component in Internet connections that utilize services such as stock trading and Voice Over Internet Protocol (VOIP) phone services. With low latency, Globenet can help businesses expand their IT network infrastructure, or the networks of their retail or enterprise customers. The Port St. John operation, which was established more than ten years ago, employs approximately 20 people. For additional information, visit <http://globenet.net>.

### **TITUSVILLE PREPARES FOR MORE HOUSING**

Housing construction has increased in Titusville in recent months, along with plan submissions. The city recently approved the final plat for a re-platting of 41 lots at the corner of Grissom Parkway and Sisson Road for the "Cottages of Meadowridge" (with **Honeycutt & Associates** of Titusville as the engineer of record), and also approved the final plat for a 72-lot subdivision located at the corner of Country Club Drive and Barna Avenue called "Country Club Estates" (with **RK Engineering** of Melbourne as the engineer of record).

## AREA RETAIL ACTIVITY INCREASING

In early February, demolition crews mobilized on the site of the former Miracle City Mall to begin removal of the interior structure of the 110,000 sq. ft. retail center, a structure originally constructed in 1969. The work is being done in connection with the planned **Titus Landing** retail development, an approximately 300,000 sq. ft. outdoor shopping center that will feature several national retailers, **Epic Theatres**, and an office building complex for **Parrish Medical Center** and its health care partner, the **Mayo Clinic**. AG Development Group and EXXCEL Project Management are serving as project developers; the center's initial phase is expected to consist of more than 150,000 sq. ft. of shops and restaurants.

On State Highway 50 (also referenced as Cheney Highway), **Publix Supermarket** recently opened its new 45,000 sq. ft. grocery store, acting as the anchor tenant for a retail shopping center that will bear the name "Colonial Coast Crossing." The center will eventually consist of the grocer and another 15,000 sq. ft. of retail space. Outparcels for restaurants and other retail have been graded and prepped. The development is a project of RAM Construction & Development, a Tallahassee-based development firm. More on that development firm is available at [www.ramflorida.com](http://www.ramflorida.com).

## ZONE SEEKS PERMITTING FOR SITE DEVELOPMENT

According to *Site Selection* magazine, a leading publication in the world of real estate and economic development, good industrial sites have become difficult to find. To address this concern, the North Brevard Economic Development Zone recently initiated a permitting process to prepare two lots for development in the Spacecoast Commerce Park. The Zone is the authorized agent for Brevard County of its publicly-owned lots within the park, which total approximately 160 acres.

One of those lots would be cleared and graded to create a pad area for a 150,000 sq. ft. industrial building. The lot would have environmental permitting in place, along with an approved set of building plans for the construction of a building "shell." In so doing, the Zone would hope to improve the viability of the lot for an industrial client seeking property, which could translate to more jobs and capital investment in the area.

The Zone is also weighing whether to undertake a "site certification" process, in which an industrial site is vetted under an extensive analysis of its physical characteristics and conditions, its history, and its proximity to the infrastructure elements necessary to support development, such as transportation networks and utility capacities. For more information the Zone's programs, visit [www.NBEDZ.com](http://www.NBEDZ.com).

**Correction in Fall 2014 edition:** The website for Warburton Music Products should be [www.warburton-usa.com](http://www.warburton-usa.com).

## AVAILABLE PROPERTIES IN NORTH BREVARD COUNTY

**55,000 sq. ft.** warehousing facility located on Harrison Street in Titusville. Situated on 4.3 acres, with 14+ ceiling heights and two truck docks. Parking area can accommodate 100 vehicles. Built in 1988, previous use was retail. Available for lease/purchase. Contact: Troy Post of NBEDZ; 321-264-6750. Information deemed reliable, but not guaranteed.

**87,000 sq. ft.**, Class “A” office facility located on SR 405 in Titusville. Situated on approximately 6 acres, with over 100 parking places. Office spaces ranging from 1,200 sq. ft. to 35,000 sq. ft. available for lease; building also available for sale. Listing Agent: Michael Seaman of CRESA; 407-648-0330. 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 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**. 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, containing the 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), or care of Troy’s vacation island getaway in Tahiti, though that address remains unknown to all but the Department of Homeland Security.



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