



### OVERVIEW

One of the oldest cities on the Indian River, Cocoa's Historic Cocoa Village features old Florida historic charm and culture. Cocoa's new City Hall is conveniently located just five minutes from I-95 and S.R. 528. Cocoa is also strategically located in Florida's High-Tech Corridor, 15 miles from NASA's proposed 320 acre technology and commerce park at Kennedy Space Center and only 30 minutes from the Burnham Institute for Medical Research in East Orlando.



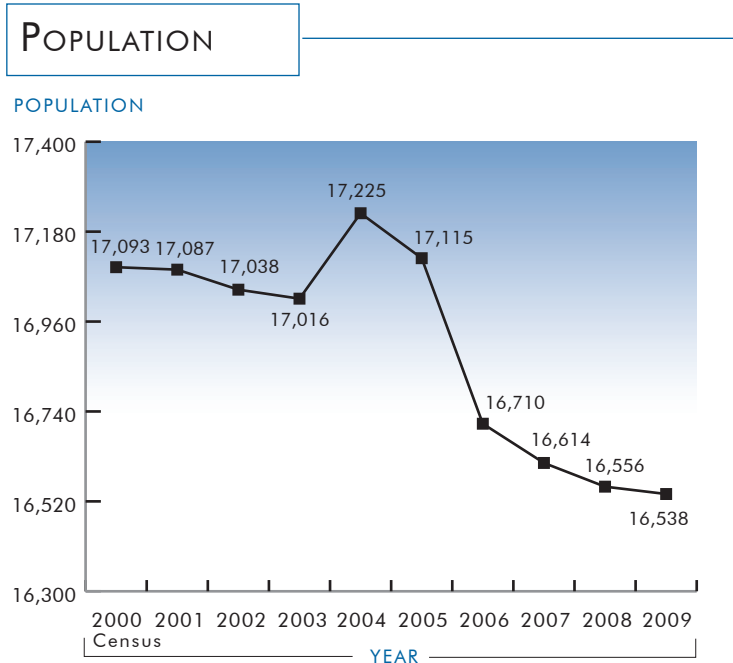
Cocoa is "Open for Business" and this philosophy welcomes new residents and commerce. In 2002, Cocoa embarked on an aggressive annexation program which nearly doubled the city's size to 14 square miles. An 1,100 acre industrial center was part of the annexation and it is being discovered by a variety of manufacturers and commercial warehouse distribution businesses. The industrial area has easy access to Port Canaveral, I-95, Orlando International Airport and a Florida East Coast Railway railhead.

Brevard Community College, the University of Central Florida's Brevard Campus and the Florida Solar Energy Center anchor the University Corridor. The student enrollment at the University Corridor is expected to exceed 10,000 students in the next few years. Over 2,500 newly planned residential units are in various stages of development adjacent to the corridor and new retail/service centers are being created to support them.

Cocoa is home to a HubZone, Enterprise Zone, Foreign Trade Zone and is a designated Brownfield grantee. The City also has three Community Redevelopment Agencies.

### KEY CONTACTS

City of Cocoa	Mayor:	(321) 433-8480
Cocoa City Hall	City Manager:	(321) 433-8680
65 Stone Street	Economic Development:	(321) 433-8525
Cocoa, FL 32922	Planning and Zoning:	(321) 433-8535
(321) 433-8800	Building Permits:	(321) 433-8502
www.cocoafl.org	Business Tax Receipts:	(321) 433-8501
business@cocoafl.org		

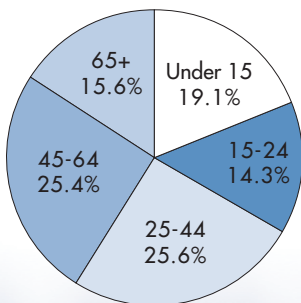


### DEMOGRAPHICS

(2010 Estimate)

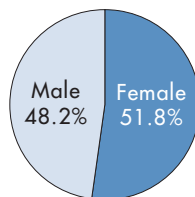
Source: Decision Data Resources

#### AGE DISTRIBUTION

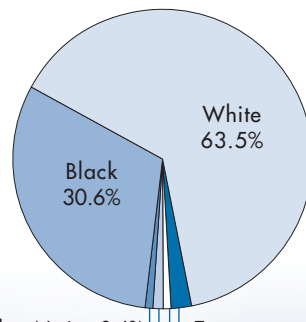


Median Age: 37.6 years

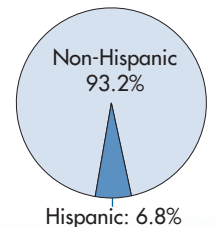
#### GENDER



#### RACIAL DISTRIBUTION



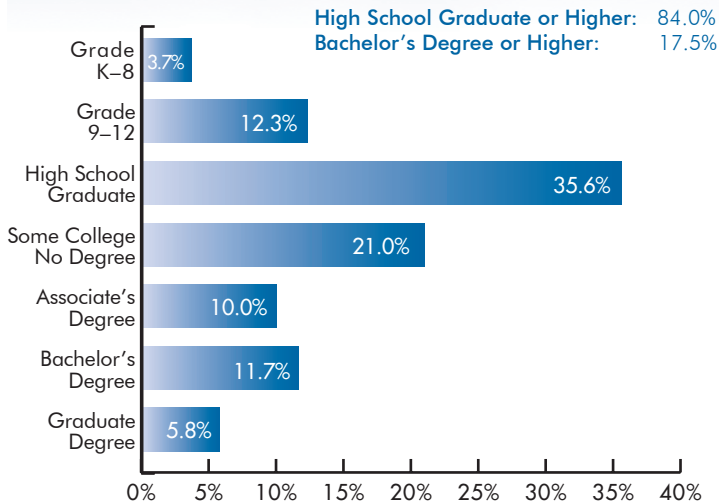
#### ETHNICITY\*



\*Hispanic is considered an ethnicity rather than a race.

## EDUCATION

### EDUCATIONAL ATTAINMENT\* (2010 ESTIMATE)



\*Population 25 years and over.  
Source: Decision Data Resources

High School Graduate or Higher: 84.0%  
Bachelor's Degree or Higher: 17.5%

### PUBLIC SCHOOLS

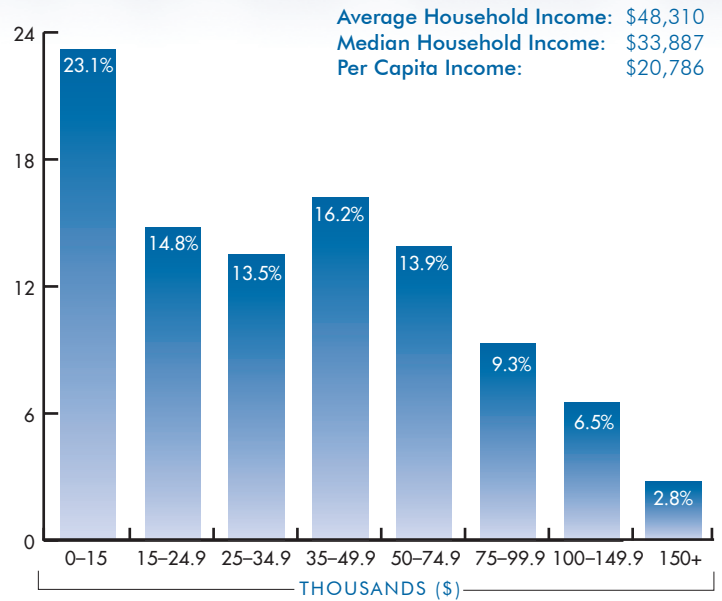
School	Telephone	Grades
<b>ELEMENTARY</b>		
Cambridge Elementary	(321) 633-3550	Pre K-6
Challenger 7	(321) 636-5801	Pre K-7
Endeavour Elementary	(321) 633-3545	Pre K-6
Enterprise	(321) 633-3434	Pre K-7
Fairglen Elementary	(321) 631-1993	K-6
Saturn Elementary	(321) 633-3535	Pre K-6
<b>SECONDARY</b>		
Clearlake Middle School	(321) 633-3660	7-8
Cocoa High School	(321) 632-5300	9-12
Space Coast Jr./Sr.	(321) 638-0750	7-12
<b>CHARTER</b>		
Einstein Montessori	(321) 631-9876	3-8

### COUNTYWIDE HIGHER EDUCATION RESOURCES

School	Location(s)	Telephone	Website
Barry University	West Melbourne Merritt Island	(321) 453-6253	barry.edu
Brevard Community College	Cocoa Melbourne Palm Bay Titusville	(321) 632-1111	brevardcc.edu
Columbia College	Patrick AFB	(321) 783-5506	ccis.edu/PAFB
Embry-Riddle Aeronautical University	Patrick AFB	(321) 783-5020	embryriddle.edu/ spacecoast
Everest University	Melbourne	(321) 253-2929	everest.edu/ campus/melbourne
Florida Institute of Technology	Melbourne	(321) 674-8000	fit.edu
Keiser University	Melbourne	(321) 409-4800	keiseruniversity. edu/melb.php
University of Central Florida, Southern Region	Cocoa Palm Bay	(321) 433-7821	regionalcampuses. ucf.edu
Webster University	Merritt Island Palm Bay Patrick AFB	(321) 449-4500	webster.edu/ spacecoast

## INCOME

Households by Income (2010 Estimate)

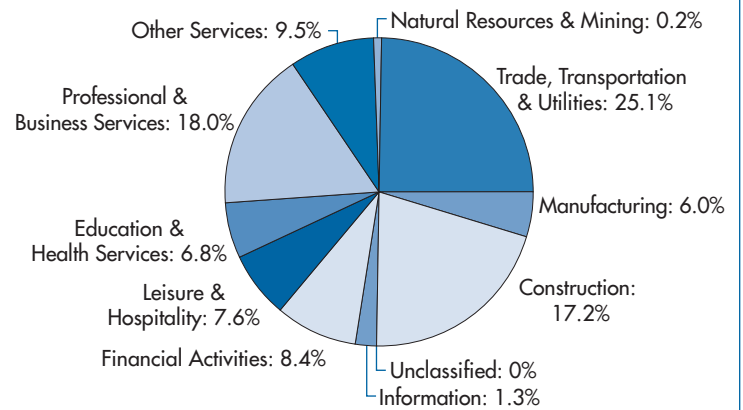


Average Household Income: \$48,310  
Median Household Income: \$33,887  
Per Capita Income: \$20,786

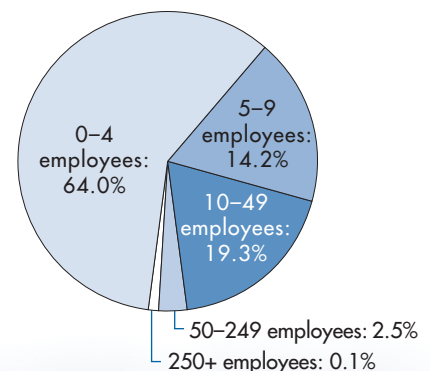
Source: Florida Agency for Workforce Innovation, unpublished data.

## INDUSTRY

### ESTABLISHMENTS BY SECTOR – PRIVATE OWNERSHIP (2010)



### ESTABLISHMENTS BY SIZE – PRIVATE OWNERSHIP (2010)

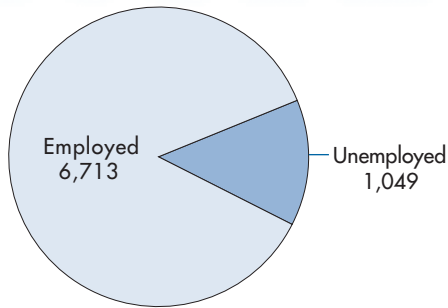


Source: Internal EDC Calculations

## LABOR FORCE & EMPLOYMENT

(2010 Annual Averages)

Labor Force: 7,762



Unemployment Rate: 13.51%

Source: Florida Agency for Workforce Innovation, unpublished data

### LIST OF MAJOR EMPLOYERS IN BREVARD

- The Boeing Company
- DRS Technologies Inc.
- Florida Institute of Technology
- Harris Corporation
- Health First
- Health Management Associates, Inc.
- Lockheed Martin
- Northrop Grumman Corporation
- Raytheon Company
- Rockwell Collins
- United Space Alliance

### LIST OF MAJOR EMPLOYERS IN COCOA

- Adrick Marine
- American Marine
- Braden Kitchens
- Brevard Community College
- Brevard Robotics
- Coastal Steel
- Diamondback Airboats
- FedEx Ground Distribution Center
- GEM Industries
- GENO, LLC.
- Guardian Ignition Interlock Mfg.
- Sun and Skin Care Research, Inc.
- Paragon Plastics, Inc.
- Premium Marine
- Really Innovations
- University of Central Florida

## HOUSING

2010 BREVARD MEDIAN SALES PRICE  
\$105,300

Source: Space Coast Association of Realtors

### RESIDENTIAL BUILDING PERMITS ISSUED

Year	Single Family	Multi Family	Total Units
2000	7	1	18
2001	14	1	16
2002	10	4	80
2003	37	4	109
2004	84	0	84
2005	19	0	19
2006	57	0	57
2007	37	0	37
2008	49	0	49
2009	40	0	40

Source: U.S. Census Bureau

## GOVERNMENT & TAXES

Government Structure	Council/Mayor
Personal Income Tax	NONE
Personal Property (2010 city millage rate)	4.9662*
Personal Property (2010 total millage rate)	18.8534*
State Corporate Income Tax	5.5%
State Sales Tax	6.0%

\*Source: Brevard County Property Appraiser

## UTILITIES

Electricity	Florida Power & Light Co.	(321) 723-7795
Natural Gas	Florida City Gas	(800) 993-7546
Telephone	AT&T	(888) 757-6500
	Bright House	(321) 254-3300
Water	City of Cocoa	(321) 433-8400

## POINTS OF INTEREST

- 5 miles of riverfront with approximately 1 mile of public access
- Brevard Museum of History and Natural Science
- Brevard Community College
- Florida Historical Library
- Florida Solar Energy Center
- Historic Cocoa Village
- Porcher House
- Riverfront Park
- University of Central Florida

## RECENT/PLANNED ACTIVITY

(as of January 2011)

- **Adamson Creek:** 154 single family homes (developed & under construction) with 67 acres of recreation/open space
- **Cocoa Landings:** 172 townhomes and 312 apartment units
- **Emerald Lakes:** 159 single family homes (developed & under construction) with 17 acres of recreational/open space and 26 acres of wetland preservation.
- **Fern Meadow II:** 93 single family homes (Developed & under construction)
- **London Cove:** 60 townhomes
- **Santa Barbara:** 272 condos and 207 townhomes
- **Summer Breeze:** 40 single family lots
- **Brevard Crossings Regional Activity Center:** 675 single family homes and townhomes; 810,000 sq. ft retail/restaurant; 180,000 sq. ft office; 270 room hotel; 1,000,000 sq. ft. light industrial 271 acres total.
- **Brevard Commerce Park:** 203,000 sq. ft. office/warehouse
- **Brevard Robotics:** 12,500 sq. ft. expansion
- **Grissom Parkway Industrial Park:** 10 lots
- **Grissom Ridge Commerce Park:** 30 acres with 2,500 – 25,000 sq. ft. permitted warehouse/industrial
- **Home Depot:** 139,000 sq. ft.
- **Ocean Potion:** 16,500 sq.ft. warehouse/office addition
- **Shoppes at the Landings:** 48,000 sq. ft. retail/restaurant; 124,000 sq. ft. retail/office

# TRANSPORTATION

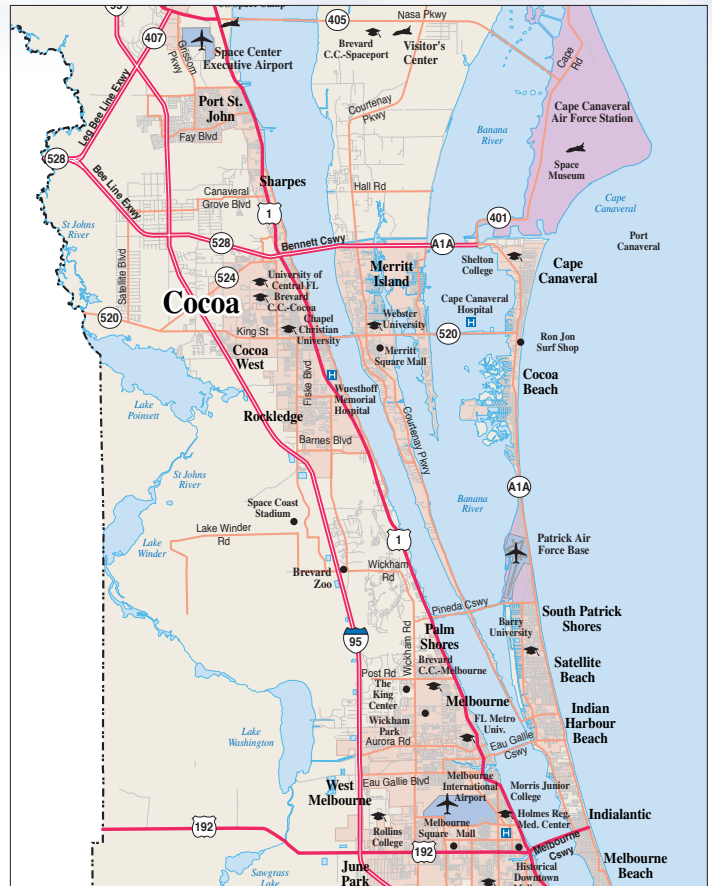
Cocoa is located on Central Florida's East Coast in Brevard County. Truly quadramodal, the area benefits from the extensive transportation network that has sprung up around NASA's Kennedy Space Center.

Connecting the city to the rest of Florida and beyond is a modern, uncongested system of road and rail connections. Interstate 95, US 1, three State Roads (528, 520, 524) and the Florida East Coast Railway are all excellent methods for land transportation in the immediate area.

Commercial air transportation is provided by Melbourne International Airport and by Orlando International Airport in neighboring Orange County. General aviation facilities are available at Space Coast Regional Airport, located just five minutes from Kennedy Space Center.

On the Atlantic Ocean sits Port Canaveral, a major deepwater port serving cargo, tanker and cruise markets. Port Canaveral has shown tremendous growth of late, registering 3.5 million short tons of cargo and 2.8 million total cruise passengers in FY 2010.

Port Canaveral, Melbourne International Airport and Space Coast Regional Airport all lie within Foreign Trade Zone 136, enabling qualified businesses to defer or eliminate U.S. Customs' duties on imported goods.



City of Cocoa  
Cocoa City Hall  
65 Stone Street  
Cocoa, FL 32922