

NEWS

City officials and developers break ground for 280 new luxury Cocoa apartments

Tyler Vazquez Florida Today

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In a lot where a defunct Winn Dixie sat vacant and unused for over a decade, Cocoa city leaders and developers broke ground on what will be a brand new luxury apartment complex Wednesday afternoon.

The \$60 million Cirrus apartment project will include 280 units in two four-story buildings. It will be located on a 13.4-acre site at the northwest corner of State Road 524 and East Industry Road.

The Framework Group, LLC based out of Tampa are heading up the project and expecting an approximate 18-month construction process, with the target markets for renters will be space-industry and other aerospace workers who want to live relatively close to their jobs starting in mid 2023.

The units will range from studio apartments of 521 square feet to three-bedroom units of 1,483 square feet.

Cocoa Mayor Mike Blake said the investment Framework Group has made in the area will ensure that Cocoa becomes and remains a destination as a part of its future.

"Cocoa central is diverse and it is made up of industries that make us an ideal location for this project," Blake said.

Councilman Rip Dyal spoke on the project as well, comparing the groundbreaking to an early Christmas gift.

"It's nice to see positive growth in the community. Thumbs up all the way around. I'm so excited to see this going on," Dyal said. "This is gonna be a great project. It's gonna be a showpiece and the architects did a wonderful job."

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Nick Herring, senior vice president of development with the Framework Group, praised Cocoa's city leadership for their help during the complicated process of getting the project approved and ready for Wednesday's groundbreaking.

"That process included four public hearings, a rezoning, a comprehensive plan amendment, a development agreement with the city of Cocoa that is about as complex as it gets," Herring said. "It takes real partnership and problem solving and perseverance."

Herring hopes the new development will "eliminate blight and create new housing opportunities as well as being a "catalyst for development" in the area.

Exact prices for the luxury apartments have not been determined yet but the complex will include several high-scale amenities, including a community area called the Major Tom Lounge (a reference to David Bowie's 1969 classic "Space Oddity"), where residents will have a prime view for future space launches.

Cirrus will include:

- 20 studio apartments.

- 133 one-bedroom apartments.

- 108 two-bedroom apartments.

- 19 three-bedroom apartments.

- Two courtyards with a pool.

- A grilling area.

- Outdoor gathering areas.

- A four-story clubhouse.

- Major Tom Lounge, a rooftop lounge/launch viewing area.

- A dog park, with separate sections for large and small dogs.

- A walking trail around a pond/wetland.

"We're gonna set a new standard for rental living here in the city of Cocoa," Herring said.

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