March 29, 2019

Brevard County Property Appraiser
City of Cape Canaveral City Council
Brevard County Manager

RE: City of Cape Canaveral Community Redevelopment Agency (CRA) Annual Report – FY2017-2018

Ladies and Gentlemen,

Please find enclosed the City of Cape Canaveral Community Redevelopment Agency Annual Financial Report for FY2017-2018.

Chapter 163.387 (8), Florida Statute, requires that the City file an annual report of its financial activities with the taxing authorities each year for the preceding fiscal year. Furthermore, the City and Brevard County entered into an Interlocal Agreement, recorded in July of 2018, which establishes additional reporting obligations of the City. This report has been prepared to meet these obligations and is filed for fiscal year 2017/18 ending September 30, 2018.

This report sets forth: (1) the organization and membership of the Community Redevelopment Agency, its Board members and administration, (2) an introduction to the CRA, its mission and history, (3) the CRA boundary, (4) financial reports, statement of liabilities, income/operating expenses and certain other performance information, and (5) an overview of public and private construction projects within the CRA.

Should you have any questions, please contact me at 321-868-1220.

(over)
Sincerely,

David Dickey, Community Redevelopment Agency Director

Attachment

cc: David L. Greene, City Manager/CRA Registered Agent
    Anthony Garganese, City/CRA Attorney
    Mia Goforth, City/CRA Clerk
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Community Redevelopment Agency Officials

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Angela Raymond
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Introduction, Mission & History

Chapter 163.387 (8), Florida Statute, requires that the City file an annual report of its financial activities with the taxing authorities each year for the preceding fiscal year. Furthermore, the City and Brevard County entered into an Interlocal Agreement, recorded in July of 2018, which establishes additional reporting obligations of the City. This report has been prepared to meet these obligations and is filed for fiscal year 2017/18 ending September 30, 2018.

This report sets forth: (1) the organization and membership of the Community Redevelopment Agency, its Board members and administration, (2) an introduction to the CRA, its mission and history, (3) the CRA boundary, (4) financial reports, statement of liabilities, income/operating expenses and certain other performance information, and (5) an overview of public and private construction projects within the CRA.

In 2009, the City initiated the “Envision Cape Canaveral” effort, which set the stage for a series of redevelopment activities. One of these, the establishment of a City Vision Statement, ultimately led to the creation of the City’s CRA.

Between the years of 2007 and 2011, property valuation data, collected from the Brevard County Property Appraiser’s Office, indicates an average decline of 41 percent in commercial and industrial areas and 47 percent in residential areas within the Community Redevelopment Area.

Pursuant to Resolution No. 2012-10, the City CRA was established in 2012 with the signing of an Interlocal Agreement between the City and Brevard County. The CRA includes 766 acres or 56 percent of the City’s land area (see Figure 1).
City of Cape Canaveral CRA Boundary

Figure 1
Financial Statements & Taxable Value

CRA Valuation ($Millions)

Base Year 2013 2014 2015 2016 2017 2018

230 234 248 266 294 329 362
# Statement of Revenues, Expenditures & Changes in Fund Balances — Budget To Actual

<table>
<thead>
<tr>
<th>Budgeted Amounts</th>
<th>Variance Positive</th>
<th>Variance Negative</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Original</td>
<td>Final</td>
</tr>
<tr>
<td><strong>Revenues</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Taxes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Intergovernmental</td>
<td>758,731</td>
<td>655,589</td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td>758,731</td>
<td>655,589</td>
</tr>
<tr>
<td><strong>Expenditures</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Redevelopment</td>
<td>17,204</td>
<td>252,920</td>
</tr>
<tr>
<td>Capital Outlay</td>
<td>400,000</td>
<td>61,142</td>
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<tr>
<td><strong>Total Expenditures</strong></td>
<td>417,204</td>
<td>314,062</td>
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<tr>
<td><strong>Excess (deficiency) of revenues</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Over expenditures</strong></td>
<td>341,527</td>
<td>341,527</td>
</tr>
<tr>
<td><strong>Other financing sources</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transfers in</td>
<td>400,000</td>
<td>400,000</td>
</tr>
<tr>
<td>Transfers out</td>
<td>(741,527)</td>
<td>(741,527)</td>
</tr>
<tr>
<td><strong>Total other financing sources</strong></td>
<td>(135,681)</td>
<td>(23,357)</td>
</tr>
<tr>
<td><strong>Net change in fund balances</strong></td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Fund balances, beginning of year</strong></td>
<td>(322,941)</td>
<td>(322,941)</td>
</tr>
<tr>
<td><strong>Fund balances, end of year</strong></td>
<td>($322,941)</td>
<td>($322,941)</td>
</tr>
</tbody>
</table>

Source: City of Cape Canaveral Comprehensive Annual Financial Report
Projects Overview & Accomplishments

The City CRA is in its 7th year of operation and has increased in value approximately $132 million since its creation in 2012. The resulting Tax Increment Revenue allows for the continued expansion of public infrastructure and other programs that directly affects our City. Some of the notable projects – both public and private are indicated in the following pages.

Attachment 2 to this report includes notable projects since the creation of the CRA.
Current Year (FY17-18) Projects
Baffle Box Upgrades

As part of Cape Canaveral’s stormwater management plan, the City has installed baffle boxes (high-tech underground partitioned chambers) to prevent trash and debris from moving into waterways. These devices filter sediments from stormwater through an innovative nitrogen-removing bioreactor before flowing into the Banana River Lagoon. The City’s largest baffle box is located on West Central Blvd. and was recently upgraded to a state-of-the-art second-generation box with funds from the Save Our Indian River Lagoon (SOIRL) project and the Stormwater Fund. Baffle boxes are also present on all major outfall throughout the City.
Canaveral City Park Water Exfiltration System

As part of the City of Cape Canaveral Basin Management Action Plan Compliance Strategy (2014), the City completed a stormwater improvement project which included an exfiltration system that was placed under Canaveral City Park’s baseball field. The project included the installation of stormwater chambers beneath two outfield areas and one infield area of the park that capture approximately 931,000 gallons of water. This system will capture runoff and treat it before it enters water systems such as the Banana River Lagoon. Upon completion of the exfiltration system, the park was returned to its original land use while also allowing the City to meet its target goal for further reducing nitrogen and phosphorus contributions from stormwater runoff. The project was funded by FDEP and the State Legislative LP Funds.
Covered Bus Shelters & Themed Bike Racks

In 2017/2018, the City worked with Space Coast Area Transit (SCAT) through a grant program to obtain colorful bus shelters to reflect the unique character of Cape Canaveral. Bus shelters are an essential part of the Community since many residents and visitors use SCAT as their main mode of travel. For many riders, an ideal shelter is one that is comfortable, safe, allows easy access to the buses, and makes “last mile” travel accessible. Because the City is committed to encouraging multiple forms of transportation, the City also installed themed bike racks at these bus shelters. In addition to being an important piece of infrastructure, the bike racks also serve as a key factor in multimodal travel because they boost pedestrian activity in the Community. The project was funded by SCAT and the General Fund.
Electric Vehicle Charging Stations

In 2016, the City purchased its first fully electric vehicle and installed its first Level 2 electric vehicle (EV) charging station at the Cape Canaveral Public Library. Since then, the City has seen an increase in electric vehicles in the Community and has installed additional EV charging stations at City parks and City Hall. Additional EV chargers are planned for City Hall, the Culture Arts Preservation and Enrichment (CAPE) Center, and Canaveral City Park. This project was funded by the General Fund.
Streetscape Projects

A bikeable and walkable Cape Canaveral is very important to residents. Over the years, the City has worked to identify projects that develop “complete streets” and increase safety. Examples of this include the Ridgewood Avenue Streetscape Project and more recently, the North Atlantic Avenue Streetscape Project — both of which include — solar-powered lighting and attractive pedestrian-friendly corridors that allow residents and visitors of all abilities to move throughout the City without relying on automobiles. Future corridor enhancements include additional plantings and a “pocket park”. This project was funded by FDOT/SCAT and the Federal Stimulus Fund.
Wastewater and Sanitary Improvements

The City has undertaken a number of capital improvement projects to upgrade its sanitary sewer system. Many of the projects help the City meet new regulatory requirements by State agencies; such as, Florida Department of Environmental Protection (FDEP) and St. Johns River Water Management District (SJRWMD). Examples include: sewer line replacement from the northern end of Holman Road to Lift Station #2 located along Center Street; rehabilitation or replacement of several lift stations; and the replacement or coating of numerous manholes. Additionally, sewer service will be extended for a development project in the northern portion of the City. This will replace the last septic system in the City of Cape Canaveral. The project was funded by SRF Funds.
Shuffleboard Court Resurfacing

In January of 2018, the 12 Shuffleboard courts at the Nancy Hanson Recreation Complex were resurfaced and new scoreboards were installed where needed. The city’s shuffleboard courts see the heaviest use between December and April while seasonal residents and visitors flock to the barrier island. $15,000 were spent on this project and it was funded by the General Fund and the SPIA Renewal and Replenishment fund.
Oceanside Distillery – 240 W. Central Avenue

This project includes the redevelopment of an industrial site into the City’s first micro-distillery. The distillery will be housed in a new 7,000 square foot building that includes a tasting room, where educational tours will be provided, as well as a sales area where visitors can purchase spirits. The proprietors have indicated that ingredients used in making the spirits will be locally-sourced, organic and once the distilling process is over, will be sold to local farmers for feed. The property is currently assessed as vacant land. This project is privately funded.
Springhill Suites – 655 W. Central Boulevard

This project includes the construction of a 150-room, Springhill Suites hotel on a 3.12-acre parcel. The development is currently under construction, with an anticipated opening in early 2020. It is anticipated that the project will go on the tax rolls for approximately $11 million, generating $175,000 in total annual ad valorem revenue. This project is privately funded.
Dual Brand Hotel – 9004 Astronaut Boulevard

This project includes the construction of a 6-story, dual brand (Home2 and Hampton Inn & Suites) hotel on a 6.9-acre parcel. The building is just over 154,000 square feet and includes 224 guest rooms. The development is currently under construction, with an anticipated opening in early 2020. It is anticipated that the project will go on the tax rolls for approximately $18 million, generating $250,000 in total annual ad valorem revenue. This project is privately funded.
Performance Information

The following information is provided consistent with the interlocal agreement recorded in July 2018, between the City and Brevard County. In addition, Attachment 1 to this report includes the CRA audit report prepared by an independent auditor which certifies that TIF revenues have been lawfully expended consistent with Florida Statutes.

**Total Projects***

<table>
<thead>
<tr>
<th>Type</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Started</td>
<td>3</td>
</tr>
<tr>
<td>Completed</td>
<td>0</td>
</tr>
</tbody>
</table>

**Jobs Created**

<table>
<thead>
<tr>
<th>Sector</th>
<th>Construction</th>
<th>Hospitality</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temporary</td>
<td>155</td>
<td>100</td>
<td>255</td>
</tr>
<tr>
<td>Full Time</td>
<td>80</td>
<td>80</td>
<td>80</td>
</tr>
<tr>
<td>Jobs Retained</td>
<td>n.a.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Assessed Property Value**

- CRA Enactment: $230M
- Current: $362M
- Affordable Housing: $0

*Oceanside Distillery/Springhill Suites/Dual-Brand Hotel
Summary

The CRA continued to build forward momentum through the 2017-18 fiscal year as evidenced by a 10 percent increase in its assessed value from the prior tax year.

The CRA is a tool for the city and property owners to help improve property values, business revenues and economic growth within the City of Cape Canaveral. The CRA strives to provide comprehensive support for the community, property owners and businesses. For more information visit the CRA’s webpage at www.cityofcapecanaveral.org.

You can learn about:
- Attending upcoming Board meetings
- Minutes and agendas from prior meetings
- Financial information for the CRA
- Contact information on how the CRA can help you

All CRA Board meetings are open to the public and are held quarterly in the Council Chambers at City Hall, 100 Polk Avenue. Please check the City Calendar at www.cityofcapecanaveral.org for meeting dates. We encourage you to attend!
CITY OF CAPE CANAVERAL, FLORIDA
CITY OF CAPE CANAVERAL COMMUNITY REDEVELOPMENT AGENCY SCHEDULE OF EXPENDITURES
SEPTEMBER 30, 2018
INDEPENDENT ACCOUNTANTS’ REPORT

To the Honorable Mayor and City Council Members,
City of Cape Canaveral, Florida:

We have examined the City of Cape Canaveral, Florida’s (the City) compliance pursuant to Section 163.387, Florida Statutes and the interlocal agreement between the City of Cape Canaveral, Florida (the City), the City of Cape Canaveral Community Redevelopment Agency (the CRA), and Brevard County, Florida (the County), as presented in the accompanying City of Cape Canaveral Community Redevelopment Agency schedule of expenditures (the Schedule), for the year ended September 30, 2018. Management of City of Cape Canaveral, Florida is responsible for the City’s compliance with the specified requirements. Our responsibility is to express an opinion on the City’s compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the City’s compliance with specified requirements.

In our opinion, the CRA’s expenditures as presented in the Schedule complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2018.

This report is intended solely for the information and use of the City of Cape Canaveral, Florida, County Council Members, management, and Brevard County, and is not intended to be and should not be used by anyone other than these specified parties.

Daytona Beach, Florida
February 12, 2019

[Signature]
CITY OF CAPE CANAVERAL, FLORIDA  
CAPE CANAVERAL COMMUNITY REDEVELOPMENT AGENCY  
SCHEDULE OF EXPENDITURES  
FOR THE YEAR ENDED SEPTEMBER 30, 2018

Expenditures
Operating:
- Legal fees $1,838
- Administrative fees 175
- Memberships and training 495
Capital outlay:
- Capital initiatives 61,142
Debt service transfers:
- Principal 556,462
- Interest 132,741

Total expenditures $752,853

The accompanying notes to City of Cape Canaveral Community Redevelopment Agency Schedule of Expenditures are an integral part of this statement.
CITY OF CAPE CANAVERAL, FLORIDA
NOTES TO CITY OF CAPE CANAVERAL COMMUNITY REDEVELOPMENT AGENCY
SCHEDULE OF EXPENDITURES
SEPTEMBER 30, 2018

(1) **Reporting Entity and Basis of Accounting:**

The Cape Canaveral Community Redevelopment Agency (the Cape Canaveral CRA) was created by Ordinance No. 23-2013 to account for the receipt and expenditure of property tax revenues from the tax increment financing district to support redevelopment in the designated community redevelopment area within the City of Cape Canaveral, Florida. Although legally separate, the City Council declared itself to be the Cape Canaveral CRA. Since the City is financially accountable for the activities of the Cape Canaveral CRA, its governing board is the same, and its relationship to the City is significant, its financial activities are reported on a blended basis as if it were part of the primary government as a major special revenue fund.

The Cape Canaveral CRA Schedule of Expenditures (the Schedule) is reported using the accrual basis of accounting and only represents the expenditures and transfers out of the CRA fund of the City and is not intended to present the financial position or activity of the City of Cape Canaveral, Florida, the financial position of the Cape Canaveral CRA, or any other fund in the City’s financial statements.

(2) **Debt Service Transfers:**

The board approved the Cape Canaveral CRA assuming two debt instruments for projects within the district: a lift station originally paid by the Wastewater Fund and the Series 2017 Capital Improvement note for the Canaveral City Park and Cape Canaveral Cultural Arts Preservation Enrichment Center. The lift station project was fully paid by the Wastewater Fund while the Cape Canaveral CRA agreed to pay $470,000 back to the Wastewater Fund over the course of ten years. The CRA paid to convert the original intended lift station repair project in the City’s previous CIP to a new “Regional Lift Station” for purposes of increasing the capacity of the lift station in order to support future major redevelopment projects serviced by that lift station in the north sector of the City on the eastern side of A1A. One new major hotel has already opened in the CRA as a result of this project, and two additional hotel projects have been permitted that are likely to be serviced by this lift station in the future. The General Fund is currently paying the debt service on the Series 2017 note while the Cape Canaveral CRA agreed to assume the full amount of the debt service and transfers the annual required amounts back to the General Fund.

The future Cape Canaveral CRA total debt service requirements are summarized as follows:

<table>
<thead>
<tr>
<th>Year Ending September 30,</th>
<th>Principal</th>
<th>Interest</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$621,682</td>
<td>$116,276</td>
<td>$737,958</td>
</tr>
<tr>
<td>2020</td>
<td>634,596</td>
<td>103,431</td>
<td>738,027</td>
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<tr>
<td>2021</td>
<td>647,527</td>
<td>90,323</td>
<td>737,850</td>
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<tr>
<td>2022</td>
<td>661,478</td>
<td>76,939</td>
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</tr>
<tr>
<td>2023</td>
<td>674,448</td>
<td>63,280</td>
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<tr>
<td>2024</td>
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<td>2025</td>
<td>695,047</td>
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<td>2026</td>
<td>665,000</td>
<td>20,736</td>
<td>685,736</td>
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<tr>
<td>2027</td>
<td>679,000</td>
<td>6,960</td>
<td>685,960</td>
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<tr>
<td>Totals</td>
<td>$5,967,214</td>
<td>$562,404</td>
<td>$6,529,618</td>
</tr>
</tbody>
</table>
Pre FY17-18 Projects
City of Cape Canaveral Community Garden

The Community Garden is an organic greenspace that uses reclaimed water for drip irrigation and has several upcycled plots that were built with leftover materials from the Community Services Department. The goal of the garden is to serve as an opportunity for gardeners of all experience levels to work, volunteer and learn from one another while growing food. Most of all, the Community-led garden is a partnership between the City of Cape Canaveral and area residents to help foster a sense of community while encouraging neighbors, friends and families to collaborate on fun activities and workshops aimed at making the garden a success. In March 2018, the garden became a member of the Community Garden Network of Brevard (CGNB). The CGNB serves to inspire, connect, and support local efforts in sharing knowledge and resources for the creation and maintenance of sustainable urban and suburban gardens. This unique network promotes volunteerism, awareness, inclusion and education to empower both citizens and municipalities to undertake their own environmental and agricultural projects. Its mission is to enhance and maintain the natural beauty of our County’s ecosystems while helping others achieve best practices in meeting their economic, environmental and social needs. This project was funded by the General Fund.
New City Hall Facility at 100 Polk Ave. Long a topic of Community Conversation, the goal became a reality when the $4.3M facility was occupied on January 18, 2018. The redeveloped site showcases sustainability, high-tech and community, including LEED-Silver equivalent construction, direct fiber-optic connectivity with old City Hall and the Nancy Hanson Recreational Complex on Taylor Ave. and a generous and inviting public plaza. This project was funded by the Capital Projects Fund and the General Fund Capital Note.
Canaveral Fire Rescue Station

Redevelopment of Canaveral Fire Rescue Station 53 at 190 Jackson Ave. Completed in 2014, the $1.9M facility replaced the obsolete facility constructed in the mid-1900’s. This State of the Art facility assures the City's residents and business owners of reliable service and excellent ISO ratings. This project was funded by the General Fund.
Homewood Suites Hotel – 9004 Astronaut Boulevard

This project includes the development of a 154 room, 6-story, Homewood Suites, which is an extended stay hotel located at 9000 Astronaut Boulevard. It is located on a 3.54-acre parcel, consists of 112,000 square feet and associated site improvements. Due to the limited size of the site, the developer located storm-water vaults under the surface parking lot. This property is assessed by the Brevard County Property Appraiser’s Office at $11.6 million and pays a total of $175,972 in ad valorem taxes (2018). This project was privately funded.
Twistee Treat – 8200 Astronaut Boulevard

Construction of a 24-foot, 602 square foot building and associated site improvements. This property is assessed by the Brevard County Property Appraiser’s Office at $655,830 and pays a total of $9,990 in ad valorem taxes (2018). This project was privately funded.
Cumberland Farms – 8000 Astronaut Boulevard

This project included the redevelopment of a neglected service station property with a modern 4,928 square foot Cumberland Farms store on a 1.42-acre parcel. The project includes six fueling stations under a detached canopy. The property is assessed by the Brevard County Property Appraiser’s Office at $1.162 million and pays a total of $17,630 in ad valorem taxes (2018). This project was privately funded.
Comprehensive Health Services – 8600 Astronaut Boulevard

This project includes the new Corporate Headquarters of Comprehensive Health Services, Inc. (CHS). The renovation project was started in Q1 2017 and completed in Q1 2018. The building features many sustainable features, including all LED lighting, insulated impact-resistant windows and 4 Electric Vehicle charging stations. With a total Capital Investment of $13M, the 75,280 sf, 2-story project will employ more than 400 people when it opens (May 1, 2018 projected). Founded in 1975, Comprehensive Health Services is one of the nation’s largest and most experienced providers of workforce medical services. The City of Cape Canaveral partnered with Brevard County Board of County Commissioners and the Economic Development Commission of Florida’s Space Coast to approve and qualify two economic development incentives – ad-valorem tax abatements and approval under Florida’s Qualified Target Industry (QTI) Program. This property has been assessed by the Brevard County Property Appraiser’s Office at $2.5 million and pays a total of $37,925 in ad valorem taxes (2018). This project was privately funded.
C.A.P.E. Center

Established as a Funded Capital Project in 2017, the CAPE Center will redevelop and repurpose the old City Hall building as an accredited institution of Cultural Enrichment, with a focus on Public Engagement in all aspects of the Arts as well as the Promotion and Preservation of Cape Canaveral history. This project will be funded by the CRA.
Multi-Generational Facility

This facility will be a catalyst for community health and engagement. The City is one of the few municipalities in Brevard County that lacks a public or private facility of this nature. Desired community amenities expressed include: indoor basketball/volleyball, an indoor walking path, and specific areas for fitness, youth/teens, and banquet/gathering. The MGF was designed to be utilized by all demographics and will serve as the host site for the City’s Youth Center, summer camp, PAL and youth basketball programs. The Facility would be the area’s only public/private indoor fitness facility open to the general public. This project will be funded by the CRA, grants, the General Fund and use of SPIA moneys.
Dog Park — Rover's Space

A centrally located dog park was part of the original 2009 visioning. Initially Manatee Sanctuary Park was proposed for the off-leash dog park, but residents in the area vehemently opposed its construction because of noise and possible negative impact on that facility. In subsequent years, the definition of service animals evolved and federal rules emerged on the matter limiting a municipalities’ ability to control dogs if the owner simply claimed they were service animals. Although you can ask questions regarding the job the dog performs, you cannot verify whether the dog indeed performs that job, making it virtually impossible to determine whether or not the dog is a bona fide service animal. Dogs accompanying park visitors/event attendees significantly increased during that time period as well, to the point that action had to be taken to accommodate demand. In 2017, the City began a trial period to analyze the impact dogs had on residents, parks and quality of life. On May 15, 2018, City Council voted to end the trial period and permanently allow on-leash dogs in City parks due to Community enjoyment and positive feedback. During that same period, Council approved construction of an off-leash dog park at Xeriscape Park for FY18/19. Centrally located and without any impact to residences or businesses, this park offered the ideal location for the City’s first off-leash dog park. This project will be funded by General Funds and CRA funds.