



**AGENDA  
TOWN OF JUPITER  
COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING  
COUNCIL CHAMBERS  
WEDNESDAY, AUGUST 14, 2024  
6:00 PM**

**CALL TO ORDER**

**ROLL CALL:**

Chair Jim Kuretski  
Vice-Chair Malise Sundstrom  
Commissioner Ron Delaney  
Commissioner Andy Fore  
Commissioner Cameron May  
Executive Director Frank Kitzerow  
Commission Attorney Thomas J. Baird

**CITIZEN COMMENTS**

All Non-agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to state his/her name and address for the record prior to addressing the Commission. **The Commission will not discuss these items this evening. Any issues will be referred to Staff for investigation; a report will be forwarded to the Commission; and citizens will be contacted.**

**MINUTES**

1. April 16, 2024 Community Redevelopment Agency Meeting Minutes.

**REGULAR AGENDA**

**PUBLIC BUSINESS**

2. Approving a CRA Meeting for Tuesday, September 3, 2024 at 6:30PM. #
3. Review of the CRA Operating Budget and Community Investment Program for Fiscal Years 2025 – 2026.

**REPORTS**

**COMMISSION ATTORNEY**

## **EXECUTIVE DIRECTOR**

## **COMMISSIONER'S COMMENTS**

## **ADJOURNMENT**

### **NOTICE**

Town Council and CRA Meetings are now webcasted real-time and viewable on your computer or mobile device:  
[www.jupiter.fl.us/Live](http://www.jupiter.fl.us/Live)

Back up material for the CRA Meetings are available online one (1) week before the Regular Meetings  
# = no materials attached \*revisions may occur\* [www.jupiter.fl.us](http://www.jupiter.fl.us)

### Section 2-64; Decorum, disturbing meeting

While the Town Council is in session, the members thereof and the public present in the Council chambers shall not, by conversation or otherwise, delay or interrupt the proceeding or the peace of the Council. It shall be unlawful for any person to disturb or disrupt a meeting of the Town Council or to refuse to obey the orders of the presiding officer in the conduct of the meeting and such person shall be subject to being summarily ejected from the meeting.

Note: Persons are advised that if they wish to appeal any decision made at this meeting, they will need a record of the proceedings and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Section 286.0105 of the Florida Statute. Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office at [TownClerk@jupiter.fl.us](mailto:TownClerk@jupiter.fl.us) or 561-741-2752 at least 48 hours in advance to request accommodations.

**FINAL MINUTES AND AGENDA  
TOWN OF JUPITER  
COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING  
COUNCIL CHAMBERS  
TUESDAY, APRIL 16, 2024**

Chair Jim Kuretski called the meeting to order at 6:30 P.M.

**Roll Call:** Chair Jim Kuretski; Vice-Chair Malise Sundstrom; Commissioner Andy Fore; Commissioner Cameron May; Executive Director Frank Kitzerow; Commission Attorney Thomas J. Baird and Board Clerk Laura Cahill. Commissioner Ron Delaney was absent.

**MINUTES**

**1. April 2, 2024 Community Redevelopment Agency Meeting Minutes.**

Commissioner Fore moved to approve the April 2, 2024 Community Redevelopment Agency Meeting Minutes; seconded by Vice-Chair Sundstrom; motion passed.

Kuretski	Sundstrom	Fore	May
Yes	Yes	Yes	Yes

**PRESENTATION**

**2. Town of Jupiter's CRA fiscal year 2023 Annual Comprehensive Financial Report (ACFR) by Marcum CPA Firm.**

Mr. Moises Ariza, representing the Marcum CPA firm, gave an overview of the CRA Annual Comprehensive Financial Report which included the Independent Auditor's Report, Management Discussion and Analysis (MD&A), Financial Statements, budgetary comparison schedule, and government auditing standards report.

Mr. Ariza stated no deficiencies were found and the CRA met compliance standards.

Vice-Chair Sundstrom thanked Mr. Ariza for the work and effort put into the financial report and presentation. She also thanked the Finance department for their effort.

Commissioner Fore thanked everyone and asked if the audit was mandatory.

Mr. Ariza said the Town always audited the CRA since inception, and two years ago Florida Statute now required an audit.

Chair Kuretski asked if using 95 percent of ad valorem taxes was statutory requirement or best practice.

Mr. Ariza said he was not aware of a statutory requirement and it was a common practice.

Chair Kuretski said he appreciated the way Mr. Ariza went over the report.

**REPORTS**

**COMMISSION ATTORNEY - NONE**

**EXECUTIVE DIRECTOR –**

- Finance Department – Mr. Kitzerow thanked the Finance Department for their hard work throughout the entire year.

**COMMISSIONER'S COMMENTS – NONE**

**ADJOURNMENT - 6:43 P.M.**

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Laura Cahill, Board Clerk

**TOWN OF JUPITER**



<b>DATE</b>	August 14, 2024
<b>TO</b>	Honorable Mayor and Members of Town Council
<b>THRU</b>	
<b>FROM</b>	
<b>SUBJECT</b>	

**EXECUTIVE SUMMARY**

**ANALYSIS**

**STRATEGIC PRIORITY**

**ATTACHMENTS**

**FUNDING SOURCE**

For more information or copies of the attachments, please contact \*\*\*\*\* at \*\*\*\*\* or 561-741-\*\*\*\*.

**TOWN OF JUPITER**  
**CRA FY2024/2025 Operating/CIP Workshop Presentation**



<b>DATE</b>	August 14, 2024
<b>TO</b>	Honorable Chair and Commissioners of the Community Redevelopment Agency
<b>THRU</b>	Frank Kitzerow, Executive Director
<b>FROM</b>	Scott Reynolds, Finance Director
<b>SUBJECT</b>	CRA FY2024/2025 Operating/CIP Workshop Presentation

**EXECUTIVE SUMMARY**

CRA FY2024/2025 Operating/CIP workshop presentation.

**ANALYSIS**

Proposed FY2024/2025 CRA operating and CIP budget.

**STRATEGIC PRIORITY**

- Fiscal Responsibility
- Organizational Excellence
- Town Communication

**ATTACHMENTS**

1. CRA - FY25 Proposed Operating Budget Presentation
2. Proposed FY25 CRA Operating and CIP Budget

**FUNDING SOURCE**

Proposed Operating Budget for Fiscal Year 2025

Proposed Community Investment Program (CIP) Budget for Fiscal Years 2025 - 2029

For more information or copies of the attachments, please contact Scott Reynolds, Finance Director at [scottr@jupiter.fl.us](mailto:scottr@jupiter.fl.us) or 561-741-2327.

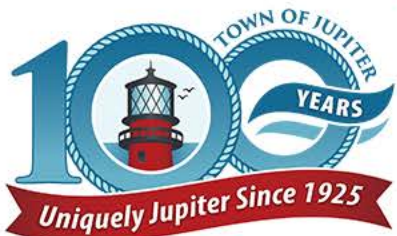


TOWN OF JUPITER – Community Redevelopment Agency

FISCAL YEAR 2025

Proposed Operating/Community Investment Plan Budget Workshop

August 14, 2024



# Proposed - Revenue / Expenditures / Project

## Revenue Increase/Decrease:

- CRA Increment has increased from \$473 million to \$515 million.
- Of the \$42 million increase, approximately \$879 thousand is attributable to new construction within the district.

## Operational Expenditure Highlights:

- Continuing contract from FY23/24 with regional planning council for update to CRA plan.
- Funding for the planning, studies and support for implementation phase of the revised CRA plan.
- Holiday Boat Parade fireworks.
- Internship program for the CRA.
- Holiday decorations for inlet village.
- Riverwalk community events \$40,000.

## CIP Updated Projects:

- **Riverwalk Gravity Wall** - Added future funding for the plaza gravity wall for a long term solution needed in to address migration of blocks within the wall, provide a nature-based strategy that stabilizes and protects the wall.
- **Riverwalk Living Shoreline Stabilization** – Future funding for the installation of a living shoreline to stabilize, create/restore marine habitat along the Riverwalk.
- **Piatt Place Park** – New CIP for the construction of a passive park connection of the Riverwalk.



# Summary of Proposed FY 2024/2025 Budget

	Actual 2023	Adopted Budget 2024	Proposed 2025
<b>REVENUES:</b>			
Taxes - Current Ad Valorem			
FY2025 County (4.5000 mills)	\$ 1,804,805	\$ 2,024,416	\$ 2,202,985
FY2025 Town(2.3894 mils)	943,736	1,074,920	1,169,736
	\$ 2,748,541	\$ 3,099,336	\$ 3,372,721
Parking lot license revenue	101,951	105,527	108,159
Interest on investments	33,251	25,000	50,000
Other Misc. Revenue	143,853	-	-
Transfer From Capital Fund	-	-	-
Capital Contributions	-	-	-
Utilization of CRA Fund Balance	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 3,027,596</b>	<b>\$ 3,229,863</b>	<b>\$ 3,530,880</b>
<b>EXPENDITURES:</b>			
Operating Expenses	\$ 1,053,035	\$ 1,292,807	\$ 1,201,036
<b>Community Investment Program :</b>			
Riverwalk Connection	-	-	-
A1A Jupiter Beach Road - US#1	173,316	-	-
Riverwalk Shoreline	100	-	-
Events Plaza Riverwalk gravity wall repair	8,100	-	50,000
CRA Riverwalk Shoreline Stablization	-	220,000	200,000
Love Street Sidewalk construction (east side)	-	50,000	-
Piatt Place	-	-	125,000
Contingency	-	788,792	994,577
Loan Repayments GF & CIP (Principal)	-	786,941	892,549
Interest Payments to GF & CIP	111,771	91,323	67,718
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,346,322</b>	<b>\$ 3,229,863</b>	<b>\$ 3,530,880</b>

TOTAL FY25 TAXABLE VALUE	682,871,290
BASE YEAR TAXABLE VALUE	<u>167,553,151</u>
<b>FY25 INCREMENT VALUE</b>	<b><u>515,318,139</u></b>
COUNTY MILLAGE	4.5000
TOWN MILLAGE	2.3894
FY 2025 COUNTY AD VALOREM	2,202,985
FY 2025 TOWN AD VALOREM	<u>1,169,736</u>
<b>TOTAL</b>	<b><u>3,372,721</u></b>

- Increase of \$273,385 in Ad Valorem Taxes over FY2024 funding based on a County proposed millage of 4.5000 and Town proposed millage of 2.3894.



# CRA – Proposed Community Investment Plan:

Project Description	Carryforward	2025	2026	2027	2028	2029	Total
Events Plaza Riverwalk gravity wall repair	153,790	50,000	450,000	-	-	-	500,000
CRA Riverwalk Shoreline Stabilization	349,900	200,000	200,000	200,000	200,000	200,000	1,000,000
Love Street Sidewalk construction (east side)	173,000	-	-	-	-	-	-
Jupiter Beach Road and A1A Intersection Improvements	1,024,794	-	-	-	-	-	-
Riverwalk Connection	145,000	-	-	-	-	-	-
Piatt Place Park	-	125,000	2,500,000	500,000	-	-	3,125,000
<b>TOTAL</b>	<b>1,846,484</b>	<b>375,000</b>	<b>3,150,000</b>	<b>700,000</b>	<b>200,000</b>	<b>200,000</b>	<b>4,625,000</b>

Project Funding		2025	2026	2027	2028	2029	Total
CRA General Revenues	1,840,141	375,000	3,150,000	700,000	200,000	200,000	4,625,000
Escrow Funds	6,343	-	-	-	-	-	-
<b>TOTAL</b>	<b>1,846,484</b>	<b>375,000</b>	<b>3,150,000</b>	<b>700,000</b>	<b>200,000</b>	<b>200,000</b>	<b>4,625,000</b>



# CRA – Community Investment Plan: Events Plaza Riverwalk Gravity Wall Repair

- FY24 project funding is to repair damage that has occurred to the retaining wall for the events plaza along the Riverwalk.
- Future Funding - protect and prevent damage to the wall and the Riverwalk through a long term solution to address minor migration of blocks within the wall and to provide a nature-based strategy for stabilization.



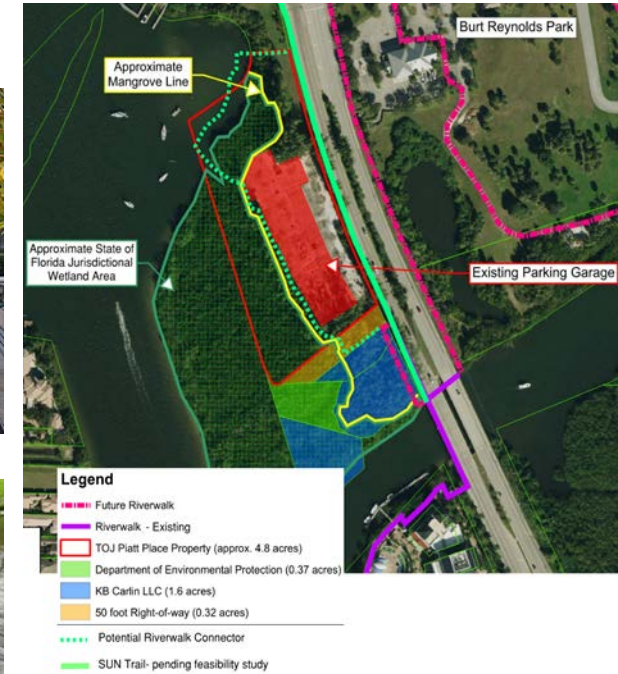
# CRA – Community Investment Plan: Riverwalk Shoreline Stabilization

- On going project to stabilize the shoreline abutting the Town-owned section of Riverwalk that is located behind Mangrove Bay.
- Future funding is for living shoreline installation.



# CRA – Community Investment Plan: Piatt Place Park

- Construction of a passive park improvements that include public access and environmental restoration.
- Elements Include:
  - Riverwalk connection, kayak launch, shade structures, pedestrian amenities, and small parking lot.
  - Mangrove restoration, native upland plantings, bioretention area and marine habitat restoration, oyster pods and artificial reef modules.



**TOWN OF JUPITER  
COMMUNITY REDEVELOPMENT AGENCY  
CASH FLOW ANALYSIS**

**CRA LIFE  
FISCAL YEAR END**

7/10/2024

	<b>20 2024</b>	<b>21 2025</b>	<b>22 2026</b>	<b>23 2027</b>	<b>24 2028</b>	<b>25 2029</b>	<b>26 2030</b>
<b>Estimated Beginning Balance</b>	4,098,559	3,328,652	4,497,884	2,741,907	4,207,126	6,880,162	9,741,591
<b>Plus:</b>							
Ad Valorem Revenue	3,372,721	3,566,653	3,590,588	3,824,948	4,046,419	4,277,856	4,519,708
Parking & Other Revenue	158,159	162,904	135,585	138,615	139,022	135,349	138,660
<b>Revenue Subtotal</b>	<u>3,530,880</u>	<u>3,729,556</u>	<u>3,726,173</u>	<u>3,963,563</u>	<u>4,185,441</u>	<u>4,413,205</u>	<u>4,658,367</u>
<b>LESS:</b>							
Operating Costs	1,201,036	1,225,057	1,237,067	1,274,179	1,312,404	1,351,777	1,392,330
Harbourside CDD payment	-	-	-	-	-	-	-
Scheduled Princial Pyt to GF	600,000	700,000	800,000	508,899	-	-	-
Interest Payment to GF	78,267	60,267	39,267	15,267	-	-	-
Scheduled Principal Pyt to CIP	186,941	192,549	255,816	-	-	-	-
Interest Payment to CIP	13,059	7,451	-	-	-	-	-
Capital Expenditures	375,000	375,000	3,150,000	700,000	200,000	200,000	-
Prior Year Carryforwards	1,846,484	-	-	-	-	-	-
<b>Expense Subtotal</b>	<u>4,300,787</u>	<u>2,560,324</u>	<u>5,482,150</u>	<u>2,498,345</u>	<u>1,512,404</u>	<u>1,551,777</u>	<u>1,392,330</u>
<b>Estimated Ending Balance</b>	<u>3,328,652</u>	<u>4,497,884</u>	<u>2,741,907</u>	<u>4,207,126</u>	<u>6,880,162</u>	<u>9,741,591</u>	<u>13,007,629</u>



**TOWN OF JUPITER  
COMMUNITY REDEVELOPMENT AGENCY  
CASH FLOW ANALYSIS  
CRA LIFE**

7/10/2024

	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>
<b>FISCAL YEAR END</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
<b>Estimated Beginning Balance</b>	13,007,629	16,488,041	20,163,705	24,042,826
<b>Plus:</b>				
Ad Valorem Revenue	4,772,442	5,007,205	5,251,358	5,505,278
Parking & Other Revenue	142,070	145,582	149,199	152,925
<b>Revenue Subtotal</b>	<u>4,914,512</u>	<u>5,152,787</u>	<u>5,400,557</u>	<u>5,658,203</u>
<b>LESS:</b>				
Operating Costs	1,434,100	1,477,123	1,521,436	1,567,080
Harbourside CDD payment	-	-	-	-
Scheduled Princial Pyt to GF	-	-	-	-
Interest Payment to GF	-	-	-	-
Scheduled Principal Pyt to CIP	-	-	-	-
Interest Payment to CIP	-	-	-	-
Capital Expenditures	-	-	-	-
Prior Year Carryforwards	-	-	-	-
<b>Expense Subtotal</b>	<u>1,434,100</u>	<u>1,477,123</u>	<u>1,521,436</u>	<u>1,567,080</u>
<b>Estimated Ending Balance</b>	<u>16,488,041</u>	<u>20,163,705</u>	<u>24,042,826</u>	<u>28,133,949</u>



# Questions?



**JUPITER COMMUNITY REDEVELOPMENT AGENCY  
PROPOSED OPERATING & CIP BUDGET**

**2024 - 2025**

**JIM KURETSKI**  
Chairperson

**RON DELANEY**  
Commissioner

**MALISE SUNDSTROM**  
Vice - Chair

**ANDY FORE**  
Commissioner

**CAMERON MAY**  
Commissioner

**FRANK KITZEROW**  
Executive Director

**JUPITER COMMUNITY REDEVELOPMENT AGENCY  
SUMMARY OF PROPOSED BUDGET  
FISCAL YEAR 2024 - 2025**

	<b>Actual 2023</b>	<b>Adopted Budget 2024</b>	<b>Proposed 2025</b>
<b>REVENUES:</b>			
Taxes - Current Ad Valorem			
FY2025           County (4.5000 mills)	\$ 1,804,805	\$ 2,024,416	\$ 2,202,985
FY2025           Town(2.3894 mils)	943,736	1,074,920	1,169,736
	<b>\$ 2,748,541</b>	<b>\$ 3,099,336</b>	<b>\$ 3,372,721</b>
Parking lot license revenue	101,951	105,527	108,159
Interest on investments	33,251	25,000	50,000
Other Misc. Revenue	143,853	-	-
Transfer From Capital Fund	-	-	-
Capital Contributions	-	-	-
Utilization of CRA Fund Balance	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 3,027,596</b>	<b>\$ 3,229,863</b>	<b>\$ 3,530,880</b>
<b>EXPENDITURES:</b>			
Operating Expenses	\$ 1,053,035	\$ 1,292,807	\$ 1,201,036
<b>Community Investment Program :</b>			
Riverwalk Connection	-	-	-
A1A Jupiter Beach Road - US#1	173,316	-	-
Riverwalk Shoreline	100	-	-
Events Plaza Riverwalk gravity wall repair	8,100	-	50,000
CRA Riverwalk Shoreline Stablization	-	220,000	200,000
Love Street Sidewalk construction (east side)	-	50,000	-
Piatt Place	-	-	125,000
Contingency	-	788,792	994,577
Loan Repayments GF & CIP (Principal)	-	786,941	892,549
Interest Payments to GF & CIP	111,771	91,323	67,718
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,346,322</b>	<b>\$ 3,229,863</b>	<b>\$ 3,530,880</b>

**JUPITER COMMUNITY REDEVELOPMENT AGENCY  
BUDGET INFORMATION - REVENUES  
FISCAL YEAR 2023 - 2024**

<b>A/C No.</b>	<b>Description</b>	<b>Actual FY 2023</b>	<b>Original FY 2024</b>	<b>Proposed FY 2025</b>
<b>31</b>	<b>TAXES</b>			
311100	Ad Valorem Taxes-Current	2,748,541	3,099,336	3,372,721
	<b>Subtotal</b>	<b>2,748,541</b>	<b>3,099,336</b>	<b>3,372,721</b>
<b>34</b>	<b>CHARGES FOR SERVICE</b>			
341908	CFS-Parking Lot License Rev	101,951	105,527	108,159
	<b>Subtotal</b>	<b>101,951</b>	<b>105,527</b>	<b>108,159</b>
<b>36</b>	<b>MISCELLANEOUS</b>			
361108	Interest-Bank Interest	33,251	25,000	50,000
369900	Other Miscellaneous Revenue	143,853	-	-
	<b>Subtotal</b>	<b>177,104</b>	<b>25,000</b>	<b>50,000</b>
<b>38</b>	<b>NON-REVENUES</b>			
380000	Designated from Fund Balance	-	-	-
381310	Trf From Capital Fund	-	-	-
389800	Capital Contributor	-	-	-
	<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>TOTAL</b>	<b>\$3,027,595</b>	<b>\$3,229,863</b>	<b>\$3,530,880</b>

**JUPITER COMMUNITY REDEVELOPMENT AGENCY  
BUDGET INFORMATION - EXPENDITURES  
FISCAL YEAR 2024 - 2025**

<b>A/C No.</b>	<b>Description</b>	<b>Actual FY 2022</b>	<b>Actual FY 2023</b>	<b>Original FY 2024</b>	<b>Proposed FY 2025</b>
531000	Professional Services	9,183	62,891	110,000	110,000
531003	Town Attorney	13,543	48,726	50,000	50,000
534000	Other Contractual Service	2,625	20,737	80,000	80,000
540000	Travel & Per Diem	485	138	2,000	2,000
542000	Postage & Freight	-	-	100	100
543000	Utility Services	8,855	10,199	10,000	10,000
545000	Insurance	6,106	6,918	12,271	11,828
546000	Repairs & Maintenance	1,800	26,318	53,000	42,000
546003	Grounds R&M	114,246	118,362	142,600	135,000
548000	Promotional Activities	8,000	8,000	64,500	70,500
549001	Legal Advertising	-	-	300	300
551000	Office Supplies	-	-	400	400
552000	Operating Supplies	185	80	200	200
554000	Books Dues Pubs Etc	1,565	670	1,525	1,825
	<b>Subtotal</b>	<b>166,593</b>	<b>303,039</b>	<b>526,896</b>	<b>514,153</b>
	C-I-P Projects	6,661	181,516	270,000	375,000
	<b>Subtotal</b>	<b>6,661</b>	<b>181,516</b>	<b>270,000</b>	<b>375,000</b>
572001	Int on Town Loan to CRA	132,057	111,771	91,323	67,718
	<b>Subtotal</b>	<b>132,057</b>	<b>111,771</b>	<b>91,323</b>	<b>67,718</b>
591001	Principal Pyts on Loans	-	-	786,941	892,549
599001	Contingency	-	-	788,792	994,577
599099	Tfr To-General Fund	743,928	749,996	765,911	686,883
	<b>Subtotal</b>	<b>743,928</b>	<b>749,996</b>	<b>2,341,644</b>	<b>2,574,009</b>
	<b>TOTAL</b>	<b>1,049,240</b>	<b>1,346,322</b>	<b>3,229,863</b>	<b>3,530,880</b>

**TOWN OF JUPITER  
COMMUNITY INVESTMENT PROGRAM  
CRA  
2025 - 2029**

<b>Project Description</b>	<b>Carryforward</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total</b>
Events Plaza Riverwalk gravity wall repair	153,790	50,000	450,000	-	-	-	500,000
CRA Riverwalk Shoreline Stablization	349,900	200,000	200,000	200,000	200,000	200,000	1,000,000
Love Street Sidewalk construction (east side)	173,000	-	-	-	-	-	-
Jupiter Beach Road and A1A							-
Intersection Improvements	1,024,794	-	-	-	-	-	-
Riverwalk Connection	145,000	-	-	-	-	-	-
Piatt Place Park	-	125,000	2,500,000	500,000	-	-	3,125,000
<b>TOTAL</b>	<b>1,846,484</b>	<b>375,000</b>	<b>3,150,000</b>	<b>700,000</b>	<b>200,000</b>	<b>200,000</b>	<b>4,625,000</b>

<b>Project Funding</b>		<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total</b>
CRA General Revenues	1,840,141	375,000	3,150,000	700,000	200,000	200,000	4,625,000
Escrow Funds	6,343	-	-	-	-	-	-
<b>TOTAL</b>	<b>1,846,484</b>	<b>375,000</b>	<b>3,150,000</b>	<b>700,000</b>	<b>200,000</b>	<b>200,000</b>	<b>4,625,000</b>

**TOWN OF JUPITER  
COMMUNITY INVESTMENT PROGRAM  
2025 - 2029**

<b>Project Name:</b> Plaza Down Under- Riverwalk Gravity Wall Repair & Marine Habitat	<b>Department:</b> Engineering	
<b>Link to Strategic Plan/Strategic Result:</b> Green, Blue and Open Spaces	<b>Project #:</b> C2302	<b>Projected In-Service Date:</b> 2026

**Project Description and Justification:**  
The project is to repair damaged section of wall under the Riverwalk, along south side of Plaza Down Under, and provide stabilize seawall with marine habitat. The damaged area occurred when a small watercraft struck a section of the stacked block gravity wall. The wall supporting the Riverwalk collapsed, and the soils associated with wall and Riverwalk have evacuated and eroded. The damaged area of the retaining wall under the Riverwalk is under repair in coordination with the gravity wall system manufacturer and structural engineering consultant. To protect and prevent damage to the wall and the Riverwalk in the future, the new costs reflect a long term solution needed to address minor migration of blocks within the wall and to provide a nature-based strategy for stabilization. The project is to install riprap, oyster pods and/or artificial reef modules that provides marine habitat (oyster recruitment) and stabilizes the structure either at the edge or in front of the wall to protect the wall and Riverwalk from wave action and erosion that consistently occurs at the location. Long term shoreline stabilization that also promotes marine habitat is needed to protect the public investment.

<b>Location(s) and Program Schedule</b>		
Fiscal Yr	Scope	Budget
2025	Design and permitting of the living shoreline and stabilization at the base of the Riverwalk at the Plaza Down Under	\$50,000
2026	Construction of living shoreline and stabilization at the base of the Riverwalk at the Plaza Down Under	\$450,000
2027		
2028		
2029		



**TOWN OF JUPITER  
COMMUNITY INVESTMENT PROGRAM  
FINANCIAL INFORMATION  
2025 - 2029**

<b>Project Name:</b> Plaza Down Under- Riverwalk Gravity Wall Repair & Marine Habitat	<b>Department:</b> Engineering
<b>Link to Strategic Plan/Strategic Result:</b> Green, Blue and Open Spaces	<b>Project #:</b> C2302

Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$100,000
Construction	\$111,890	\$0	\$450,000	\$0	\$0	\$0	\$561,890
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b>	<b>\$161,890</b>	<b>\$50,000</b>	<b>\$450,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$661,890</b>

Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$161,890	\$50,000	\$450,000	\$0	\$0	\$0	\$661,890
Impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surtax proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Escrow & deposits	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater R&R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water R & R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$161,890</b>	<b>\$50,000</b>	<b>\$450,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$661,890</b>

Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$0	\$0	\$50,000	\$52,000	\$59,890	\$161,890
Amount Expended	\$0	\$0	\$0	\$0	\$8,100	\$0	\$8,100
<b>Balance</b>							<b>\$153,790</b>

**TOWN OF JUPITER  
COMMUNITY INVESTMENT PROGRAM  
2025 - 2029**

<b>Project Name:</b> CRA Riverwalk Living Shoreline & Stabilization	<b>Department:</b> Planning & Zoning
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<b>Link to Strategic Plan/Strategic Result:</b> Green, Blue and Open Spaces	<b>Project #:</b> C2301	<b>Projected In-Service Date:</b> On-going
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**Project Description and Justification:**  
 The project will stabilize & install living shoreline abutting the Riverwalk. Along various locations waterward of the Riverwalk, the shoreline is eroding. The erosion is caused by boat wake and heavy storms along the Intracoastal Waterway that scour the upland close to the Town's Riverwalk. The worst erosion near the Riverwalk is approximately 6" from the walkway which could cause structural damage. The project will enhance the shoreline below the waterline and on the upland by a variety of nature based strategies that create reduce wave energy, stabilize the shoreline and create/restore marine habitat. The first section of erosion is behind Mangrove Bay & will continue where needed along the length of the existing Riverwalk including areas along Jupiter Yacht Club, Best Western, the lagoon bridge, etc. The living shoreline and stabilization efforts will include a variety of methods including but not limited to rip rap, artificial reef modules, mangroves & transitional native upland plant material. The intent is to use nature-based strategies to create a more resilient shoreline that protects the Riverwalk infrastructure while also restoring the intertidal zone & marine habitat.

<b>Location(s) and Program Schedule</b>		
<b>Fiscal Yr</b>	<b>Scope</b>	<b>Budget</b>
2025	Living shoreline and stabilization along 250 linear feet of Riverwalk abutting Mangrove Bay for \$250,000 with \$50,000 from previous years	\$200,000
2026	Design and permitting of living shoreline and breakwater along Riverwalk abutting Jupiter Yacht Club, the lagoon bridge and the Best Western Hotel	\$200,000
2027	Living shoreline, breakwater and stabilization along Riverwalk abutting Jupiter Yacht Club, the lagoon bridge and the Best Western Hotel for \$300,000 with \$150,000 from previous years	\$200,000
2028	Design and permitting of living shoreline, breakwater and stabilization along Riverwalk abutting public docks at Harbourside and across along State lands, under both US1 fixed bridge crossings north and south of Burt Reynolds Park	\$200,000
2029	Living shoreline and breakwater and stabilization along Riverwalk abutting public docks at Harbourside, across Harbourside along State lands, under both US1 fixed bridge crossings north and south of Burt Reynolds Park	\$200,000

**Project Photo(s) / Map of Location**



**TOWN OF JUPITER  
COMMUNITY INVESTMENT PROGRAM  
FINANCIAL INFORMATION  
2025 - 2029**

<b>Project Name:</b> CRA Riverwalk Living Shoreline & Stabilization	<b>Department:</b> Planning & Zoning
<b>Link to Strategic Plan/Strategic Result:</b> Green, Blue and Open Spaces	<b>Project #:</b> C2301

<b>Project Budget:</b>	<b>Prior to 2025</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total</b>
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$40,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$290,000
Construction	\$354,481	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$1,104,481
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b>	<b>\$394,481</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$1,394,481</b>

<b>Funding Sources:</b>	<b>Prior to 2025</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total</b>
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CRA funding	\$394,481	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,394,481
Surtax proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Escrow & deposits	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater R&R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water R & R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$394,481</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$1,394,481</b>

<b>Previous Years:</b>	<b>Prior to FY 2020</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>Total</b>
Amount Budgeted	\$0	\$0	\$0	\$0	\$174,481	\$220,000	\$394,481
Amount Expended	\$0	\$0	\$0	\$0	\$100	\$44,481	\$44,581
<b>Balance</b>							<b>\$349,900</b>

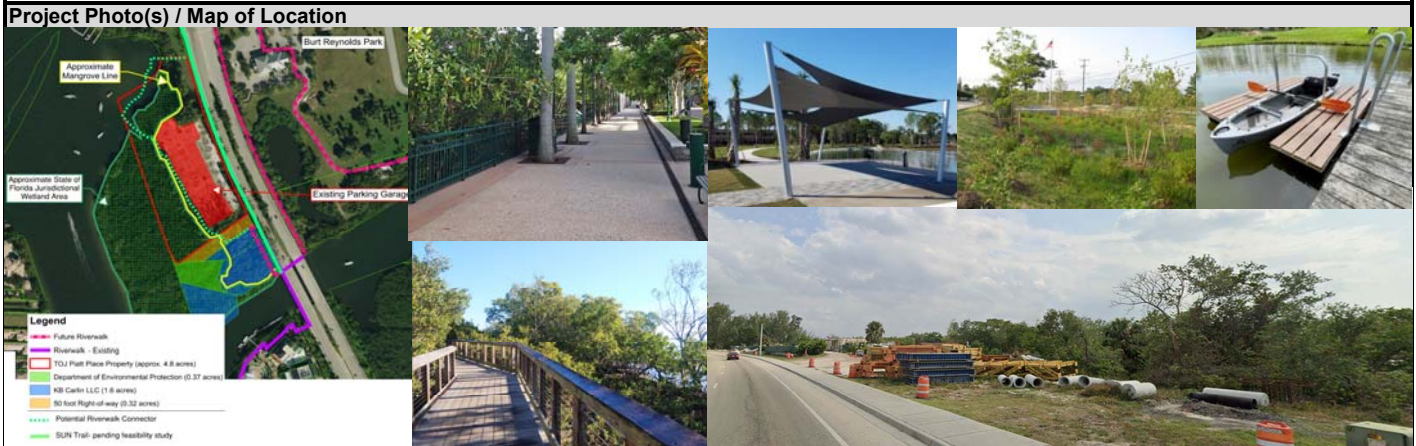
Footnote: Expenditures anticipated to continue after 5-year planning window.

**TOWN OF JUPITER  
COMMUNITY INVESTMENT PROGRAM  
2025 - 2029**

<b>Project Name:</b> Piatt Place Park and Environmental Improvements	<b>Department:</b> Planning & Zoning	
<b>Link to Strategic Plan/Strategic Result:</b> Green, Blue and Open Spaces	<b>Project #:</b> CXXXX	<b>Projected In-Service Date:</b> 2027

**Project Description and Justification:**  
 This project is for passive park improvements that include public access and environmental restoration (to the upland and marine environment) to a portion of the 4.8 acre site. The first year will be planning and design for approval by the Community Redevelopment Agency. Specific improvements to the property include: the Riverwalk connector that extends on the upland for approximately 650' and 550' over water, a kayak launch, shade structures, pedestrian amenities, and small parking lot. Environmental improvements include mangrove restoration, native upland plantings, bioretention area and marine habitat restoration through mangrove pods, oyster pods and artificial reef modules. Staff will be seeking grants for a fifty percent match with Florida Inland Navigation District (Riverwalk connector/kayak launch), Florida Recreational Trail Program (trail and amenities), LRPI (bioretention area), Florida Recreational Development Assistance Program (pedestrian amenities/shade structure).

<b>Location(s) and Program Schedule</b>		
Fiscal Yr	Scope	Budget
2025	Planning, site design and permitting for public access and environmental restoration	\$125,000
2026	Construction of Riverwalk connector, kayak launch, parking, shade structure, pedestrian amenities	\$2,500,000
2027	Construction of upland and marine restoration	\$500,000
2028		
2029		



**TOWN OF JUPITER  
COMMUNITY INVESTMENT PROGRAM  
FINANCIAL INFORMATION  
2025 - 2029**

<b>Project Name:</b> Piatt Place Park and Environmental Improvements	<b>Department:</b> Planning & Zoning
<b>Link to Strategic Plan/Strategic Result:</b> Green, Blue and Open Spaces	<b>Project #:</b> CXXXX

Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000
Engineering	\$0	\$75,000	\$0	\$0	\$0	\$0	\$75,000
Construction	\$0	\$0	\$2,500,000	\$500,000	\$0	\$0	\$3,000,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b>	<b>\$0</b>	<b>\$125,000</b>	<b>\$2,500,000</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,125,000</b>

Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$125,000	\$2,500,000	\$500,000	\$0	\$0	\$3,125,000
Impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surtax proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Escrow & deposits	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater R&R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water R & R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$0</b>	<b>\$125,000</b>	<b>\$2,500,000</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,125,000</b>

Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Amount Expended	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Balance</b>							<b>\$0</b>

**TOWN OF JUPITER  
COMMUNITY REDEVELOPMENT AGENCY  
CASH FLOW ANALYSIS**

**CRA LIFE  
FISCAL YEAR END**

7/10/2024

	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>
	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
<b>Estimated Beginning Balance</b>	4,098,559	3,328,652	4,497,884	2,741,907	4,207,126	6,880,162	9,741,591
<b>Plus:</b>							
Ad Valorem Revenue	3,372,721	3,566,653	3,590,588	3,824,948	4,046,419	4,277,856	4,519,708
Parking & Other Revenue	158,159	162,904	135,585	138,615	139,022	135,349	138,660
<b>Revenue Subtotal</b>	<b>3,530,880</b>	<b>3,729,556</b>	<b>3,726,173</b>	<b>3,963,563</b>	<b>4,185,441</b>	<b>4,413,205</b>	<b>4,658,367</b>
<b>LESS:</b>							
Operating Costs	1,201,036	1,225,057	1,237,067	1,274,179	1,312,404	1,351,777	1,392,330
Harbourside CDD payment	-	-	-	-	-	-	-
Scheduled Princial Pyt to GF	600,000	700,000	800,000	508,899	-	-	-
Interest Payment to GF	78,267	60,267	39,267	15,267	-	-	-
Scheduled Principal Pyt to CIP	186,941	192,549	255,816	-	-	-	-
Interest Payment to CIP	13,059	7,451	-	-	-	-	-
Capital Expenditures	375,000	375,000	3,150,000	700,000	200,000	200,000	-
Prior Year Carryforwards	1,846,484	-	-	-	-	-	-
<b>Expense Subtotal</b>	<b>4,300,787</b>	<b>2,560,324</b>	<b>5,482,150</b>	<b>2,498,345</b>	<b>1,512,404</b>	<b>1,551,777</b>	<b>1,392,330</b>
<b>Estimated Ending Balance</b>	<b>3,328,652</b>	<b>4,497,884</b>	<b>2,741,907</b>	<b>4,207,126</b>	<b>6,880,162</b>	<b>9,741,591</b>	<b>13,007,629</b>

**TOWN OF JUPITER  
COMMUNITY REDEVELOPMENT AGENCY  
CASH FLOW ANALYSIS**

**CRA LIFE**

**FISCAL YEAR END**

7/10/2024

	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>
	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
<b>Estimated Beginning Balance</b>	13,007,629	16,488,041	20,163,705	24,042,826
<b>Plus:</b>				
Ad Valorem Revenue	4,772,442	5,007,205	5,251,358	5,505,278
Parking & Other Revenue	142,070	145,582	149,199	152,925
<b>Revenue Subtotal</b>	<u>4,914,512</u>	<u>5,152,787</u>	<u>5,400,557</u>	<u>5,658,203</u>
<b>LESS:</b>				
Operating Costs	1,434,100	1,477,123	1,521,436	1,567,080
Harbourside CDD payment	-	-	-	-
Scheduled Princial Pyt to GF	-	-	-	-
Interest Payment to GF	-	-	-	-
Scheduled Principal Pyt to CIP	-	-	-	-
Interest Payment to CIP	-	-	-	-
Capital Expenditures	-	-	-	-
Prior Year Carryforwards	-	-	-	-
<b>Expense Subtotal</b>	<u>1,434,100</u>	<u>1,477,123</u>	<u>1,521,436</u>	<u>1,567,080</u>
<b>Estimated Ending Balance</b>	<u>16,488,041</u>	<u>20,163,705</u>	<u>24,042,826</u>	<u>28,133,949</u>