



**AGENDA
TOWN OF JUPITER
TOWN COUNCIL SPECIAL MEETING
TOWN COUNCIL CHAMBERS
WEDNESDAY, SEPTEMBER 18, 2024
7:00 PM**

Call To Order

Invocation; Moment of Silence; and Pledge of Allegiance

ROLL CALL:

Mayor Jim Kuretski
Vice-Mayor Malise Sundstrom
Councilor Ron Delaney
Councilor Andy Fore
Councilor Cameron May
Town Manager Frank Kitzerow
Town Attorney Thomas J. Baird

ORDER OF BUSINESS FOR QUASI-JUDICIAL HEARINGS:

- Swearing in (For anyone planning to address Council)
- Disclosure of ex parte communications (Council only)
- Presentation by applicant
- Staff and Planning and Zoning Commission recommendations
- Intervenor (if any) presentation
- Public to be heard – Three (3) minute limit
- Motion on the floor

PUBLIC HEARING

1. **Ordinance 20-24, Second Reading,** Approving the 2025 Millage Rate.
2. **Resolution 107-24,** Approving the Town of Jupiter's Fiscal Year 2025 Operating Budget and Pay Plan.
3. **Ordinance 21-24, Second Reading,** Approving the Fiscal Year 2025-2029 Community Investment Program.

PRESENTATION

4. Recognizing the Town for hosting a FEMA Flood Zone Maps Outreach Open House
- Richard Radcliffe, Executive Director of Palm Beach County League of Cities. #

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 Town Council. Council will not discuss these items this evening. **Any issues will be referred to Staff for investigation; a report will be forwarded to Council; and citizens will be contacted.**

MINUTES

5. September 3, 2024 Town Council Meeting Minutes.

CONSENT AGENDA

All items listed in this portion of the agenda are considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilor or citizen so requests; in which event, the item will be removed and considered at the beginning of the regular agenda.

PUBLIC HEARING

6. **Ordinance 22-24, Second Reading**, Consenting to continuing the inclusion of the Town of Jupiter in the Jupiter-Municipal Service Taxing Unit (MSTU) to finance the provision of fire-rescue services by Palm Beach County Fire/Rescue.

PUBLIC BUSINESS

7. **Resolution 87-24**, Approving the renewal for contract EPW 2022-35, Janitorial Maintenance Services for Town Hall and the Police Department facilities with Ceiling to Floor Cleaning, Inc. in an amount not to exceed \$62,814.73.
8. **Resolution 105-24**, Approving the temporary closings of state and/or county roads for the 2024 Holiday Boat Parade.
9. **Resolution 110-24**, Approving the contract award of EPW 2024-25, Right of Way and Easement Maintenance to Terracon Services, Inc in an amount not to exceed \$97,880.75.
10. Approving the purchase order for the new Bobcat Excavator for Public Works and Parks in the amount of \$66,610.68.

REGULAR AGENDA

PUBLIC HEARING

11. POSTPONED TO 10/01/24

Resolution 13-24, Flagler Wharf – *Quasi-Judicial* - Special Exception and site plan application for a 12-slip private marina, and a site plan application for a restaurant with an accessory outdoor seating area, and professional office, on 2.95 ± acre property, located at the northeast corner of the intersection of North Alternate A1A and Old Jupiter Beach Road, approximately 1,300 feet north of Indiantown Road.

REPORTS

TOWN ATTORNEY

TOWN MANAGER

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

ADJOURNMENT

Town Council Future Meetings

October 1, 2024
October 15, 2024

NOTICE

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

Back up material for the Town Council Meetings are available online one (1) week before the Regular Meetings

= no materials attached *revisions may occur*

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 or 561-741-2752 at least 48 hours in advance to request accommodations.*

TOWN OF JUPITER
Approving FY 2025 Town of Jupiter Millage Rate – Second Reading



DATE	September 18, 2024
TO	Honorable Mayor and Members of Town Council
THRU	Frank Kitzerow, Town Manager
FROM	Scott Reynolds, Finance Director
SUBJECT	<u>Ordinance 20-24, Second Reading</u> , Approving the FY2025 Millage Rate

EXECUTIVE SUMMARY

Staff seeks approval of Ordinance 20-24 on second reading for adoption of the FY2025 millage rate of 2.3894 (excluding a debt service millage of .0854) for the fiscal year beginning October 1, 2024 and ending September 30, 2025. The proposed millage rate includes the ad valorem requirements to fund both operating and capital needs per statutory regulations. The operating and capital millage rate of 2.3894 is 8.10% higher than the rollback rate of 2.2103 as calculated by the State TRIM provisions.

ANALYSIS

The millage rate is projected to generate approximately \$3,092,035 more in ad valorem taxes than the rollback rate. It is important to note that the rollback rate does not take into account population growth, increases in services generated by new infrastructure or inflationary cost.

In addition to the rate of 2.3894 to fund operating and capital needs, the Town has a voter-approved debt service millage of .0854, which results in a total millage rate of 2.3748. This combined rate represents a .1476 reduction from the combined rate in FY 2024.

The Town continues to operate in the most fiscally responsible manner with the goal of maintaining the operating portion of our millage rate. The assessed property values in the Town have increased from \$15,827,803,960 in 2024 to \$17,264,292,077 in 2025 including new construction. This increase in valuation of \$1,436,488,117 or 9.08% includes new construction of \$124,323,484 which accounts for .79% of the total increase in valuation.

STRATEGIC PRIORITY

- Fiscal Responsibility
- Strong Local Economy
- Organizational Excellence
- Town Communication

ATTACHMENTS

1. Ordinance 20-24 -Millage 2nd Reading
2. FY25 2nd Reading Proposed Budget Presentation

FUNDING SOURCE

For more information or to request attachments, please contact Scott Reynolds at scottr@jupiter.fl.us and/or 561-741-2327.

ORDINANCE NO. 20-24

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, ADOPTING A MILLAGE RATE TO BE LEVIED BY THE TOWN OF JUPITER ON TAXABLE REAL AND TANGIBLE PERSONAL PROPERTY WITHIN THE TOWN FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; STATING THE ROLLED-BACK MILLAGE RATE; STATING THE PERCENT BY WHICH THE MILLAGE RATE EXCEEDS, IF ANY, THE ROLLED-BACK MILLAGE RATE; AND LEVYING AD VALOREM TAXES ON ALL TAXABLE REAL AND TANGIBLE PERSONAL PROPERTY IN THE TOWN OF JUPITER FOR THE SAID FISCAL YEAR.

WHEREAS, pursuant to Chapter 166, Florida Statutes and Article VIII, §2 of the Florida Constitution the Town of Jupiter, Florida (Town) has the governmental, corporate and proprietary powers to conduct municipal government; and

WHEREAS, these powers include the power to adopt millage rates to be levied by the Town Council on all taxable real and tangible personal property within the Town each fiscal year; and

WHEREAS, the Town Council of the Town deems it necessary and advisable to adopt and levy a millage rate for the Town for the fiscal year 2024 - 2025; and,

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA:

Section 1. In order to fund the budget of the Town, a millage rate is hereby adopted and levied by the Town Council of the Town, pursuant to the Laws and Constitution of the State of Florida, as follows:

A. Upon first reading hereof, the proposed millage rate computed to fund the Town's tentative budget is hereby approved and adopted in the sum of 2.3894 mills. For each \$1,000.00 of assessed valuation, said millage rate will raise a tax of \$2.38.

B. Upon second reading hereof, the final millage rate computed to fund the Town's final budget is hereby approved and adopted in the sum of 2.3894 mills. For each \$1,000.00 of assessed valuation, said millage rate will raise a tax of \$2.38.

Section 2. The rolled back millage rate computed by the Town pursuant to the instructions furnished by the Palm Beach County Property Appraiser for the fiscal year 2024-2025 is 2.2103 mills. The percentage by which the above-specified millage rate to be levied by the Town exceeds, or is less than, the rolled-back rate, is as follows:

A. The proposed millage rate is 8.10% higher than the rolled-back millage rate. This figure is declared to be the percentage increase in property taxes for the Town proposed to be adopted by the Town Council.

B. The final millage rate is 8.10% higher than the rolled-back millage rate. This figure is declared to be the percentage increase in property taxes for the Town actually adopted by the Town Council.

Section 3. In order to fund the voter approved debt service for the Town, a millage rate of .0854 is hereby adopted by the Town Council of the Town, pursuant to the Laws and Constitution of the State of Florida.

Section 4. Pursuant to the millage rate aforesaid, the following amount of ad valorem taxes shall be raised and collected by the Town for municipal purposes and expenses for the fiscal year beginning October 1, 2024 and ending September 30, 2025, to-wit:

Under the proposed millage rate: \$41,251,299

Under the final millage rate: \$41,251,299

Section 5. Pursuant to the applicable provisions of the Florida Constitution, the Laws of the State of Florida and the Charter of the Town , there is hereby levied a general municipal millage rate as above stated, respectively, upon the dollar amount of the assessed valuation of all taxable real and tangible personal property in the Town as returned by the Palm Beach County Property Appraiser in the Town's behalf and fixed by the Town Council as shown by the 2024 tax roll for the Town , allowing the homestead and all other lawful exemptions as shown therein.

Section 6. The millage hereby levied, as above stated, respectively, is hereby approved and certified by the Town Council of the Town, pursuant to the laws of the State of Florida.

Section 7. The ad valorem taxes hereby levied are for the purpose of raising funds, revenues and moneys to be used, set aside and expended for the functions and purposes of the municipal government of the Town pursuant to the Constitution and Laws of the State of Florida and the Town Charter.

Section 8. The ad valorem taxes which are hereby levied are in excess of and above all other revenues to be received by the Town of Jupiter and are to be collected during the fiscal year beginning October 1, 2024 and ending September 30, 2025. All such ad valorem taxes so specified and levied are ordered to be extended upon the tax rolls, books and records of Palm Beach County in the proper millage in proportion to the valuation of such property as returned by the Palm Beach County Property Appraiser and fixed by the Town Council of the Town.

Section 9. The Finance department shall furnish a certified copy of this Ordinance upon first and second readings, respectively, to the Palm Beach County Property Appraiser, the Palm Beach County Tax Collector and the Department of Revenue of the State of Florida, as required by Law.

Section 10. This Ordinance shall take effect immediately upon its execution.

TOWN OF JUPITER

FISCAL YEAR 2025 Proposed Operating/Community Investment Plan Second Public Hearing



Fiscal Year 2025 Budget Meetings

- June 20, 2024 – Operating Budget Workshop
- July 16, 2024 – Set TRIM and date of First Public Hearing
- August 14, 2024 – CIP Workshop/Operations Budget Update.
- September 3, 2024 – First Public Hearing



Budget Objectives and Assumptions:

- **Revenues**

- Maintained Town Millage Rate 2.3894.
- Ad Valorem tax revenues increase due to forecasted increases in property values and new construction.
- Water rate index of 3%.
- Stormwater rate index of 7%.

- **Expenditures**

- 5% increase in non-union employee salaries.
- Maintained 90/10 split in healthcare costs between town and employees, and maintained the level of contributions to employees H.S.A. accounts.
- PD union salary increases as per adopted union contract.
- No use of reserves to fund FY2025 JFRD.



Property Value Increase

FY 2025 Valuation	\$ 17,264,292,077

FY 2024 Valuation	<u>15,827,803,960</u>

Increase	<u><u>\$ 1,436,488,117</u></u>

New Construction	\$ 124,323,484	0.79%
Valuation Increase	<u>1,312,164,633</u>	<u>8.29%</u>
	<u><u>\$ 1,436,488,117</u></u>	<u><u>9.08%</u></u>

Note: Property value increases capped at 3% for homesteaded property per Save our Homes limitations for 2025

FY2025 Budget – Second Reading 09-18-2024



Proposed Millage Rate Compared to Rollback

Taxes Collected @ 95% Collection Rate

2025 Proposed Rate @ 2.3894	\$41,251,299
2025 Rollback Rate @ 2.2103	\$38,159,265
Proposed Rate over Rollback	\$3,092,035

The rollback rate would generate the same amount of ad valorem tax revenue as the previous year.



FY2025 – Budget Overview

- Proposed FY2025 Operating Budgets represent a \$981 thousand decrease over the FY2024 adopted budget.
- A \$6.1 million increase in the General Fund primarily due to salary and benefit increases and operating transfers to JFRD.
- A \$482 thousand decrease in the FY2025 general community investment plan.
- Water Fund – 3% rate index
- Stormwater – 7% rate index

FUND COMPARISON:	Adopted FY 2024	Proposed FY 2025
General Fund	70,962,305	77,092,358
Fire Operating Fund*	11,438,709	2,604,352
Water Fund	32,119,720	33,174,616
Stormwater Fund	4,440,759	4,805,879
Building Fund	5,478,589	5,781,950
Total Operating	124,440,082	123,459,155
Fire Debt Service Fund*	-	354,160
G.O. Bond Debt Service Fund	2,004,289	1,996,871
Total Debt Service	2,004,289	2,351,031
Community Investment Plan	10,541,885	10,060,125
Jupiter River Estates Non-Ad Valorem	23,670	427
Insurance Fund	9,071,372	9,366,728
Total	146,081,298	145,237,466

**Fire budget items revised 10/3/2023*



FY2025 Budget – Second Reading 09-18-2024

General Fund Revenues

REVENUES:	Adopted 2023 - 2024	Proposed 2024 - 2025
Taxes - Current Ad valorem	29,692,964	32,316,149
Taxes - Utility	5,855,049	6,205,747
Franchise fees	6,280,896	6,527,661
Taxes - Other	4,177,804	4,257,261
Licenses and permits	75,000	75,000
Intergovernmental	9,398,352	9,552,078
Charges for services	5,554,775	5,872,849
Solid Waste Collection Revenue	6,312,237	6,585,963
Fines and forfeitures	213,000	214,500
Interest	973,267	3,930,267
Miscellaneous	313,050	168,000
CRA Cost Reimbursement	765,911	686,883
CRA Loan Repayment	600,000	700,000
Fund Balance	750,000	-
TOTAL REVENUES	\$ 70,962,305	\$ 77,092,358

- Net increase of \$6.1 million.
- Increase in assessed values results in a \$2.6 million increase over FY24.
- \$247 thousand increase in franchise fee revenue due to FPL rate increases.
- Intergovernmental revenues increased by \$153,726 due to sales tax revenue and state revenue sharing.
- Increase of \$273,726 in charges for service primarily due to solid waste, surcharge revenue and allocation costs.
- Increase of \$2.9 million in interest earnings due to the Fed increasing interest rates.
- No use of reserves.



General Fund Expenditures

EXPENDITURES:	Adopted 2023 - 2024	Proposed 2024 - 2025
Council	292,643	293,191
Town Manager	1,035,162	950,268
Town Clerk	594,038	821,515
Neighborhoods	485,703	386,835
Community Relations/Public Info	938,666	916,694
Finance	1,356,825	1,390,564
Town Attorney	450,000	450,000
Information Systems	3,789,844	4,058,727
Human Resources	1,058,129	1,172,656
Utilities and Operating Expenses	8,498,183	10,964,344
Solid Waste Collections	6,312,237	6,585,963
Planning and Zoning	2,398,015	2,639,961
Police	28,552,988	30,268,798
Code Compliance	890,591	970,732
Engineering	1,707,429	1,849,016
Public Works	5,688,395	5,977,531
Parks Maintenance	3,037,240	3,137,023
Recreation Services	3,876,217	4,258,540
TOTAL EXPENDITURES	\$ 70,962,305	\$ 77,092,358

\$6.1 Million Increase over FY24 Adopted Budget:		
Salary/Overtime Increases	1,521,854	24.83%
Benefits Increase	892,119	14.55%
Professional Services	157,886	2.58%
Regional Communications	46,643	0.76%
Other Contractual Service	370,267	6.04%
Garbage Collection	273,726	4.47%
Utility Increases	205,454	3.35%
Insurance	296,778	4.84%
Landscape Maintenance	86,220	1.41%
Gas Oil & Lube	117,611	1.92%
Town Hall Demo/Green Project	(1,000,000)	-16.31%
Roger Dean Contribution	(750,000)	-12.23%
Contingency	712,563	11.62%
Misc Items	240,420	3.92%
Subtotal	3,171,541	
Transfer to JFRD	2,958,512	48.26%
Total	6,130,053	



Jupiter Fire Rescue Fund

	Adopted 2023 - 2024	Proposed 2024 - 2025
REVENUES:		
Designated from Fund Balance	156,036	-
Designated from General Fund	11,282,673	2,604,352
TOTAL REVENUES	<u>11,438,709</u>	<u>2,604,352</u>
EXPENSES:		
Fire Administration	8,938,105	1,975,845
EMS Division	2,500,604	628,507
TOTAL EXPENSES	<u>11,438,709</u>	<u>2,604,352</u>

- FY2025 First full year of operations.
- Fully funded by General Operating Revenues (no use of reserve funds).



Water Fund

	Adopted FY 2024	Proposed FY 2025
REVENUES		
Charges for services	\$ 30,927,864	\$ 32,171,268
Interest	321,572	344,742
Miscellaneous	357,500	357,175
Designated from retained earnings	512,784	301,431
TOTAL REVENUES	\$ 32,119,720	\$ 33,174,616
EXPENSES		
Administration	\$ 3,747,771	\$ 3,978,211
Plant	13,480,612	13,748,505
Field	4,085,175	4,472,038
Cost Allocation - General Fund	1,651,798	1,794,513
Depreciation	6,721,800	6,722,000
Debt service	1,868,764	1,860,749
Contingency	563,800	598,600
Designated to retained earnings	-	-
TOTAL EXPENSES	\$ 32,119,720	\$ 33,174,616
FUNDS AVAILABLE FOR R&R (excluding retained earnings)		
Revenue	\$ 31,606,936	\$ 32,873,185
Less: Total expenses	(32,119,720)	(33,174,616)
Plus: Depreciation	6,721,800	6,722,000
Plus: OPEB	34,200	34,200
AVAILABLE FOR R&R	\$ 6,243,216	\$ 6,454,769
(R&R target is \$7.6M in FY2025)		

Notes:

Capitalized Salaries	\$ 216,000	\$ 340,700

Revenues

- Water rate index of 3.00%.
- \$1,243,404 increase in charges for service.
- \$301,431 use of retained earnings.

Expenses

- 5% salary increases of \$213,527.
- No new positions.
- Reduction in debt service.
- Increase in utility service cost due to FPL rate increase of \$179,799.
- Decrease in chemical costs of \$45,099 over FY2024.
- Property and liability insurance cost increase \$41,057.
- Increase in repairs and maintenance costs of \$352,890.



FY2025 Budget – Second Reading 09-18-2024

Stormwater Fund

	Adopted FY 2024	Proposed FY 2025
REVENUES		
Charges for services	\$4,012,081	\$4,282,851
Interest & miscellaneous	58,528	54,825
Designated from retained earnings	370,150	468,203
TOTAL REVENUES	\$4,440,759	\$4,805,879

EXPENSES		
Administration	\$ 920,760	\$ 882,263
Field	1,659,777	2,052,804
Cost Allocation - General Fund	223,599	234,189
Depreciation	1,083,000	1,083,000
Debt service	453,623	453,623
Contingency	100,000	100,000
TOTAL EXPENSES	\$4,440,759	\$4,805,879

FUNDS AVAILABLE FOR R&R (excluding retained earnings)		
Revenue	\$4,070,609	\$4,337,676
Less: Expenses	(4,440,759)	(4,805,879)
Plus: Depreciation	1,083,000	1,083,000
Plus: OPEB	3,900	3,900

AVAILABLE FOR R&R	\$ 716,750	\$ 618,697
(R&R target is \$739k in FY2025)		

Notes:		
Capitalized Salaries	\$ 15,000	\$ 92,100

Revenue

- Stormwater rate index of 7%.
- \$468,203 designated from retained earnings.

Expenses

- 5% salary increases.
- \$170,000 increase for machinery and equipment.
- \$114,100 increase in professional service.



Jupiter River Estates Non-Ad Valorem Assessment Fund

	Proposed FY 2025
REVENUES	
Non-Ad Valorem Assessment	\$ 360
Interest & miscellaneous	67
TOTAL REVENUES	<u>\$ 427</u>
 EXPENSES	
Postage	\$ 5
Other Current Charges	360
Designated to retained earnings	62
TOTAL EXPENSES	<u>\$ 427</u>

- Second year of the Non-Ad Valorem Assessment for the Jupiter River Estates Vegetative Trimming.



Building Fund

REVENUES:	Adopted 2023 - 2024	Proposed 2024 - 2025
Building permits	5,212,000	5,262,000
Interest on investments	165,000	518,000
Misc. Revenue	650	1,950
Designated from retained earnings	100,939	-
TOTAL REVENUES	5,478,589	5,781,950

EXPENSES:		
Protective inspections	4,763,979	4,991,804
Cost Allocation - General Fund	671,610	745,146
Depreciation	43,000	45,000
TOTAL EXPENSES	5,478,589	5,781,950

Revenue:

- Permit revenue estimate for FY2025 shows a \$50,000 increase.
- Interest earnings increase.
- No use of retained earnings.

Expenses:

- 5% salary increases.
- Departmental expenses increased over FY2024 by \$303,361 overall.
- Increase of \$129,500 in contractual inspection services.
- Increase of \$140,584 in repairs and maintenance cost.



Health Insurance Fund

	Adopted Budget 2023-24	Proposed Budget 2023-24
EST. BEGINNING FUND BALANCE	8,617,570	9,871,065
OPERATING REVENUES		
GF - EMPR CONTRIBUTIONS	5,894,973	5,969,366
G F- EE CONTRIBUTIONS	720,943	734,012
FIRE FUND - EMPR CONTRIBUTIONS	-	207,464
FIRE FUND - EE CONTRIBUTIONS	-	23,513
WATER FUND - EMPR CONTRIBUTIONS	1,286,344	1,158,371
WATER FUND - EE CONTRIBUTIONS	151,535	138,415
SW FUND - EMPR CONTRIBUTIONS	202,297	222,905
SW FUND - EE CONTRIBUTIONS	24,648	32,321
BLDG FUND - EMPR CONTRIBUTIONS	522,734	582,148
BLDG FUND - EE CONTRIBUTIONS	62,600	71,903
RETIREE CONTRIBUTIONS**	205,299	226,312
TOTAL REVENUE	9,071,373	9,366,728
EXPENDITURES		
CONTRACTUAL SERVICES	423,247	417,795
DENTAL INSURNACE	305,691	323,111
VISION INSURANCE	27,556	29,888
STOP LOSS PREMIUMS	651,851	708,765
HEALTH INSURNACE CLAIMS	5,199,862	5,610,556
OPT OUT	100,800	95,400
H.S.A. CONTRIBUTIONS	841,500	870,700
LIFE, AD&D, LTD, EAP	267,370	279,764
RESERVE EQUITY	-	-
TOTAL EXPENDITURE	7,817,878	8,335,979
ENCUMBERED FUNDS		
NET CHANGE IN FUND BALANCE	1,253,495	1,030,750
ENDING UNASSIGNED FUND BALANCE	9,871,065	10,901,815

- No increase in health insurance premiums for FY2025; the Town's Health Insurance Fund remains stable and self-sufficient.
- Current fund balance exceeds \$8 million, and is anticipated to exceed \$9 million by the end of FY2024.
- Continued 90/10 premium cost split in FY2025 to support recruitment and retention efforts.
- Claims costs remain stable.
- Fund Balance Goal - \$10 million

FY2025 Budget – Second Reading 09-18-2024



CIP – FUNDING SUMMARY 2025-2029

COST CENTER	2025	2026	2027	2028	2029	Total
Engineering	\$ 5,109,894	\$ 4,225,000	\$ 6,635,000	\$ 1,125,000	\$ 1,125,000	\$18,219,894
Parks/Recreation	2,773,016	5,785,000	3,080,000	4,045,000	1,650,000	17,333,016
Neighborhoods	54,673	54,000	270,000	270,000	54,000	702,673
General Government	1,842,542	1,813,209	1,830,770	1,848,681	1,866,953	9,202,155
Planning and Zoning	280,000	185,000	115,000	500,000	-	1,080,000
Water	11,971,607	8,689,630	9,357,569	6,823,315	5,965,891	42,808,012
Stormwater	1,307,183	1,309,859	1,138,296	2,077,802	2,918,974	8,752,114
TOTAL	\$ 23,338,915	\$ 22,061,698	\$ 22,426,635	\$ 16,689,798	\$ 13,580,818	\$ 98,097,864

PROJECT FUNDING	2025	2026	2027	2028	2029	Total
General Revenues	\$ 6,635,308	\$10,225,209	\$ 8,325,770	\$ 7,488,457	\$ 4,215,953	\$36,890,697
Surtax Proceeds	2,605,000	1,412,000	210,000	-	-	4,227,000
Grants :						
LRPI	-	103,500	227,850	187,750	-	519,100
CDBG	273,367	270,000	270,000	270,000	270,000	1,353,367
FDOT	-	150,000	2,275,000	-	-	2,425,000
FEMA Hazard Grant	910,390	-	-	-	-	910,390
Grant (Type TBD)	-	-	-	-	1,111,850	1,111,850
Escrow & Other Deposits	-	5,000	50,000	30,224	-	85,224
Road Impact Fees	-	-	800,000	-	-	800,000
Recreation Impact Fees	600,000	-	-	-	-	600,000
Off-Site Fees	56,000	35,650	33,713	31,775	29,838	186,976
Water R&R	11,111,896	8,653,980	9,323,856	6,791,540	6,146,053	42,027,325
Stormwater R & R	1,124,004	1,206,359	739,617	1,714,098	1,625,891	6,409,969
Stormwater Revenues	22,950	-	170,829	175,954	181,233	550,966
TOTAL	\$ 23,338,915	\$ 22,061,698	\$ 22,426,635	\$ 16,689,798	\$ 13,580,818	\$ 98,097,864

FY2025 Budget – Second Reading 09-18-2024



SUMMARY

- Staff seeks approval on second reading of the proposed operating millage rate of 2.3894 and Debt Service Rate of .0854 through ordinance 20-24.
- Staff seeks approval on second reading of the proposed FY2025 – 2029 Community Investment Program through ordinance 21-24.
- Staff seeks approval of Resolution 107-2 to adopt the Town's FY25 Operating Budget and Pay Plan.



TOWN OF JUPITER
FY 2025 Town of Jupiter Operating Budget and Pay Plan



DATE	September 18, 2024
TO	Honorable Mayor and Members of Town Council
THRU	Frank Kitzerow, Town Manager
FROM	Scott Reynolds, Finance Director
SUBJECT	<u>Resolution 107-24</u> , Adopting the Town of Jupiter's FY 2025 Operating Budget and Pay Plan

EXECUTIVE SUMMARY

Staff seeks approval of Resolution 107-24 adopting the Town of Jupiter's Operating Budget and Pay Plan for the fiscal year beginning October 1, 2024 and ending September 30, 2025.

ANALYSIS

The proposed budget for all Town of Jupiter funds for the fiscal year ending September 30, 2025 totals \$145.2 million including debt service funds. This represents a \$634,185 decrease from the prior fiscal year total amended budget of \$16.4 million.

Other highlights reflected in the FY2025 operating budget include:

- Maintained the Ad Valorem millage rate of 2.3894. This proposed millage rate coupled with a forecasted property valuation increase of 9.08%, results in a net increase in tax assessments for general fund operations of \$3.1 million compared to FY2024.
- 3.0% indexing of water rates were projected for FY 2025.
- A 5% salary adjustment for non-union employees plus increase for PD union members based on the adopted union contract.
- Health Insurance – 0% increase in premiums while maintaining of Town HSA funding for employees maintaining a 90/10 split in healthcare costs between Town and employees.

This budget proposal is in keeping with the Town's overall budget objective of maintaining a minimal level of ad valorem assessments while maintaining high levels of service for our citizens and business community.

STRATEGIC PRIORITY

- Fiscal Responsibility
- Organizational Excellence
- Town Communication

ATTACHMENTS

1. Resolution 107-24 FY 2025 Operating Budget
2. FY2025 Operating Budget

FUNDING SOURCE

FY2025 Budget and Pay Plan

For more information or to request attachments, please contact Scott Reynolds at scottr@jupiter.fl.us and/or 561-741-2327.

RESOLUTION NO. 107-24

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, ADOPTING A BUDGET AND PAY PLAN FOR THE TOWN OF JUPITER, AND APPROPRIATING VARIOUS FUNDS FOR MUNICIPAL PURPOSES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025.

WHEREAS, the Town of Jupiter has such powers and authority as conferred upon it by the Florida Constitution and Chapter 166, Fla. Stat.; and

WHEREAS, pursuant to § 166.241(2), Fla. Stat., the Town Council is required to annually adopt a budget for the fiscal year which shows each funds' budgeted revenues and expenditures; and

WHEREAS, the Town Council of the Town of Jupiter has adopted and levied by Ordinance No. 20-24, a tentative and final millage rate for the fiscal year 2024-2025; and,

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA:

Section 1. The budget of the Town of Jupiter, including the operations of the Jupiter Water System, has been duly prepared by the Town Manager and following proper and duly noticed public hearings has been reviewed, and is hereby adopted by the Town Council for the Town of Jupiter for Fiscal Year 2024-2025, appropriating as and for all municipal purposes and expenses of the Town, the sums and amounts as follows:

The final budget is hereby approved and adopted in the sum of \$145,237,466 a copy of which is hereby incorporated by reference and made a part hereof, and which includes, among others, the following items:

	<u>2024-2025</u>
General Fund	\$77,092,358
G.O. Bond Debt Service Fund	1,996,871
Jupiter Fire Rescue Fund	2,604,352
Jupiter Fire Rescue Debt	354,160
Water System Enterprise Fund	33,174,616
Stormwater Utility Fund	4,805,879

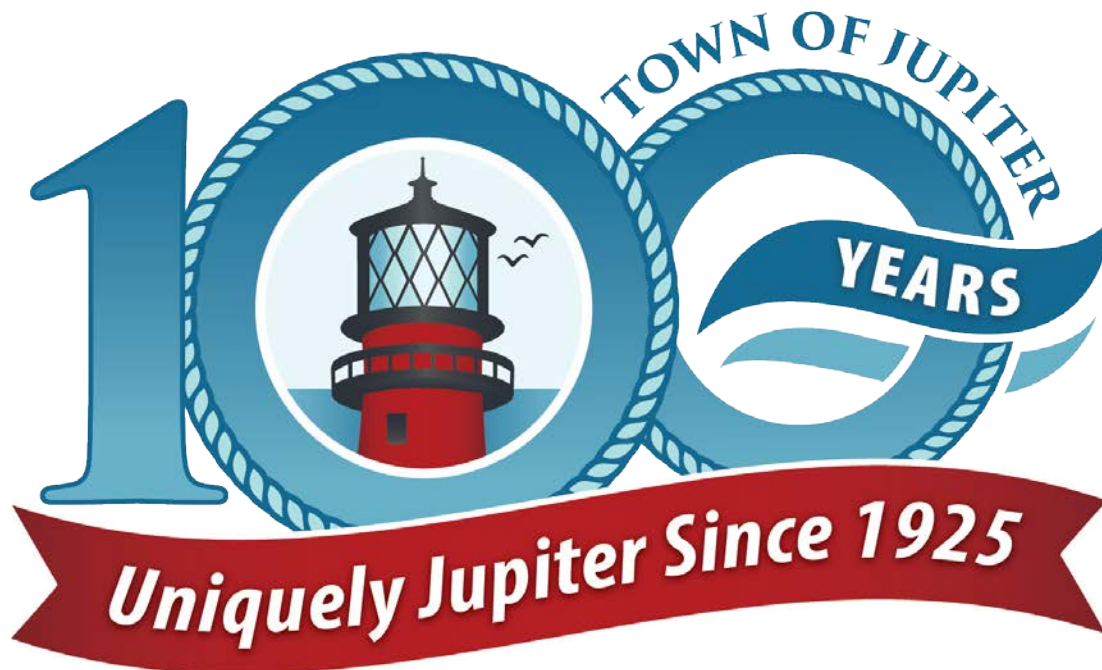
Jupiter River Estates NAVA	427
Building Enterprise Fund	5,781,950
Capital Improvements Fund (General Gov.)	10,060,125
Insurance Fund	9,366,728

Section 2. Pursuant to the applicable provisions of the Florida Constitution, §166.241, Fla. Stat. and the Charter of the Town of Jupiter, the object and purpose of the appropriations provided for by this Resolution and the amount of each function and fund budgeted for the government of the Town of Jupiter is hereby fixed, made and appropriated in accordance with the terms, specification and details contained within the said budget.

Section 3. The Finance Department shall furnish a certified copy of this Resolution to the Palm Beach County Property Appraiser, the Palm Beach County Tax Collector and the Department of Revenue of the State of Florida, as required by law.

Section 4. This Resolution shall take effect immediately upon its execution.

Section 5. The Town Manager is hereby authorized to amend/transfer authorizations between departmental accounts provided however that the total appropriated expenditures by fund do not exceed Council authorized amounts and such transfers are approved by the Town Council.



**2024/2025
PROPOSED
OPERATING BUDGET**

**TOWN OF JUPITER
GENERAL FUND
SUMMARY OF PROPOSED BUDGET
FISCAL YEAR 2024 - 2025**

REVENUES:	Proposed 2024 - 2025
Taxes - Current Ad valorem	32,316,149
Taxes - Utility	6,205,747
Franchise fees	6,527,661
Taxes - Other	4,257,261
Licenses and permits	75,000
Intergovernmental	9,552,078
Charges for services	5,872,849
Solid Waste Collection Revenue	6,585,963
Fines and forfeitures	214,500
Interest	3,930,267
Miscellaneous	168,000
CRA Cost Reimbursement	686,883
CRA Loan Repayment	700,000
Fund Balance	-
TOTAL REVENUES	<u>\$ 77,092,358</u>

EXPENDITURES:	Proposed 2024 - 2025
Council	293,191
Town Manager	950,268
Community Relations/Public Info	916,694
Neighborhoods	386,835
Town Attorney	450,000
Town Clerk	821,515
Finance	1,390,564
Human Resources	1,172,656
Information Systems	4,058,727
Engineering	1,849,016
Public Works	5,977,531
Parks Maintenance	3,137,023
Planning and Zoning	2,639,961
Police	30,268,798
Code Compliance	970,732
Recreation Services	4,258,540
Utilities and Operating Expenses	10,964,344
Solid Waste Collections	6,585,963
TOTAL EXPENDITURES	<u>\$ 77,092,358</u>

TOWN OF JUPITER
BUDGET INFORMATION - REVENUES
FISCAL YEAR 2024 - 2025

FUND: 001 / General Fund

Dept./Div: Revenues

A/C No.	Description	Proposed FY 2025
31	TAXES	
311100	Ad Valorem Taxes-Current	32,316,149
311200	Ad Valorem Taxes-Delinquent	20,000
312410	Local Option Gas Tax	1,410,045
314100	Util Serv Tax-Electricity	4,602,347
314300	Util Serv Tax-Water	1,379,000
314800	Util Serv Tax-Propane	224,400
315100	Communications Service Taxes	2,827,216
	Subtotal	42,779,157
32	LICENSES & PERMITS	
322100	Bldg Permits-Engineering	75,000
323100	Franchise Fees-Electricity	6,150,261
323700	Franchise Fees-Solid Waste	377,400
	Subtotal	6,602,661
33	INTERGOVERNMENTAL	
335120	State Shared-Proceeds	2,612,443
335140	State Shared-Mobile Home Tax	1,400
335150	State Shared-Alcoholic Bev Tax	51,000
335180	State Shared-Half Cent Sale Tx	6,084,830
335450	State Shared-Motor Fuel Tax Rt	28,560
335900	State Shared-Police Pension Co	611,245
338201	Shared Oth-PBC Business Tax Rc	132,600
338401	Shared Oth-PBC Road Impact Fee	30,000
	Subtotal	9,552,078
34	CHARGES FOR SERVICE	
341300	CFS-Admin Fees Code Enforce	10,000
341301	CFS-Admin TPA	6,000
341904	CFS-Record Search/Copying	5,000
341906	CFS-Tower Rental	213,693
341913	CFS-Spring Train Parking Fees	20,000
342100	CFS-Police Services	140,000
343317	CFS-Surcharge	1,341,000
343400	CFS-Garbage Fees	6,585,963
344901	CFS-Road Maintenance	10,000
344902	CFS-Sign Shop Services	500
344903	CFS-Highway Lighting Compensation	102,592

FUND: 001 / General Fund

Dept./Div: Revenues

A/C No.	Description	Proposed FY 2025
347202	CFS-Program Activity Fees	120,000
347203	CFS-Athletic Fees	170,000
347204	CFS-Senior Activity Fee	15,000
347206	CFS-Camps/Schools Out	525,000
347207	CFS-Skate Park Revenues	65,000
347208	CFS-Skate Park Rental Revenue	2,500
347400	CFS-Special Events	25,000
347401	CFS-Parks & Rec-Sponsorship	25,000
347405	CFS-Jubilee Food Vendor Fee	2,000
347491	CFS-Memorial Bricks	10,000
347501	CFS-Civic Center	75,000
347502	CFS-Community Center	20,000
347503	CFS-Old Town Hall	10,000
347901	CFS-Concession Sales	28,000
347903	CFS-Comm Center Admin Fee	3,000
349002	CFS-Plan Review Fees	112,000
349005	CFS-Engineering Review Fees	25,000
349190	Cost Allocation - CRA	686,883
349400	Cost Allocation-Water	1,794,513
349410	Cost Allocation-SW	234,189
349450	Cost Allocation-Building	745,146
349701	CFS-Dive Bar Parking Lease	17,716
Subtotal		13,145,695
35	FINES & FORFEITURES	
351100	Court Fines	76,500
351500	Court Fines - Traffic \$12.50	50,000
354000	Local Ordinance Violations	50,000
354002	Local Fines-Parking Tickets	20,000
354003	Local Fines-False Alarms	3,000
359100	Oth Fines-Federal Forfeits	15,000
Subtotal		214,500
36	MISCELLANEOUS	
361101	Interest-Cash w/Broker Invest	600,000
361102	Interest-SBA	200,000
361106	Interest-Allspring	900,000
361108	Interest-Bank Interest	2,000,000
361110	Interest-FLCLASS	150,000
361113	Interest-CRA Loan	60,267
361114	Interest-Economic Development	20,000
366111	Donation-Jupiter Jubilee	18,000

FUND: 001 / General Fund

Dept./Div: Revenues

A/C No.	Description	Proposed FY 2025
369340	Oth Rev-Insurance Reimburse	20,000
369900	Other Miscellaneous Revenue	25,000
369907	Oth Rev-Rebate Revenue	70,000
369942	Oth Rev-Wellness Programs	35,000
	Subtotal	4,098,267
38	TRANSFERS	
381190	Tfr Fr-CRA	700,000
	Subtotal	700,000
38	NON-REVENUES	
380000	Designated Fr Fund Balance	-
	Subtotal	-
	TOTAL	77,092,358

TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025

FUND: 001 / General Fund

Dept./Div: Expenditures

A/C No.	Description	Proposed FY 2025
511000	Executive Salaries	1,704,539
512000	Regular Salaries	24,770,890
514000	Overtime	1,384,947
514020	Comp Time Paid	246,685
514030	Holiday Additional Compensation	385,567
515000	Special Pay	107,140
518100	Retirement - Council	11,100
	Subtotal	28,610,868
521000	FICA Taxes	2,043,091
522001	FRS	2,423,159
522002	Police Pension	3,084,369
522005	State Police Pension	611,245
523000	Life & Health Insurance	5,969,816
524000	Workers Comp Insurance	330,231
525000	Unemployment Claims	10,000
	Subtotal	14,471,911
531000	Professional Services	947,631
531005	Legal Review	5,000
531006	Historical Resources Brd	10,000
531008	Litigation	175,000
531009	Labor Attorney	30,000
531011	Canine	9,500
531501	Engineering Recording Fees	1,000
532000	Accounting & Auditing	90,000
534000	Other Contractual Service	1,404,836
534001	Garbage Collection	6,585,963
534002	Town-wide Training	43,100
534003	Wellness Programs	40,000
534004	Regional Communications	2,498,474
534005	Contractua Srvs - Recreation	542,500
540000	Travel & Per Diem	241,770
540001	Car Allowance	12,000
541000	Communication Services	333,709
542000	Postage & Freight	89,044
542001	Other Distribution Costs	7,000
543000	Utility Services	2,789,637
544000	Rentals & Leases	140,974

FUND: 001 / General Fund

Dept./Div: Expenditures

A/C No.	Description	Proposed FY 2025
545000	Insurance	1,530,812
546000	Repairs & Maintenance	2,143,465
546001	Vehicle R&M	348,656
546003	Grounds R&M	473,600
546004	Building Janitorial	174,685
546005	Parks R&M	13,025
546007	Landscape Maintenance	1,400,815
546008	Neighborhood Equity	200,000
546009	104/106 N Military Trail	15,531
546011	Barracks Building Maintenance	14,000
547000	Printing & Binding	142,305
548000	Promotional Activities	540,250
548001	Jupiter Jubilee	60,000
548002	Art Committee	16,000
548003	Neighborhood Enhancement	80,000
549000	Other Current Charges	394,690
549001	Legal Advertising	26,460
549004	Recruiting Advertisements	500
549005	Credit Card Process Fee	90,590
549014	Doubtful Accounts	10,500
551000	Office Supplies	42,280
552000	Operating Supplies	1,294,163
552001	Uniforms	359,445
552002	Gas Oil & Lube	723,820
552003	Traffic Control Devices	62,150
552016	Canine Supplies	11,250
552017	Recreation Programs	64,000
552018	Summer Program	201,500
552021	Meeting	6,000
552023	Memorial Bricks	2,000
553000	Road Materials & Supplies	24,500
553001	Sidewalk Replacement	109,682
554000	Books Dues Pubs Etc	1,095,201
554001	Training Supplies	70,000
554002	Tuition Reimbursement	50,000
554003	Hosted Services	292,684
	Subtotal	28,081,697
564000	Machinery & Equipment	617,089
	Subtotal	617,089

FUND: 001 / General Fund

Dept./Div: Expenditures

A/C No.	Description	Proposed FY 2025
582000	Aid to Private Organizations	50,000
591045	Tfr To-JFRD Prelim	2,958,512
599001	Contingency	2,302,281
	Subtotal	5,310,793
	TOTAL	77,092,358

TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025

FUND **001 / General Fund**
Dept/Div: **00110011 / Town Council**

AC/No.	Description	Proposed FY 2025
511000	Executive Salaries	96,600
518100	Retirement - Council	11,100
	Subtotal	107,700
521000	FICA Taxes	6,870
522001	FRS	45,772
523000	Life & Health Insurance	69,232
524000	Workers Comp Insurance	117
	Subtotal	121,991
540000	Travel & Per Diem	5,000
541000	Communication Services	3,000
549000	Other Current Charges	1,000
551000	Office Supplies	500
552000	Operating Supplies	1,000
554000	Books Dues Pubs Subscriptions	3,000
	Subtotal	13,500
582000	Aid to Private Organizations	50,000
	Subtotal	50,000
	TOTAL	293,191

TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025

FUND **001 / General Fund**
Dept/Div: **00120012 / Town Manager**

AC/No.	Description	Proposed FY 2025
511000	Executive Salaries	269,772
512000	Regular Salaries	357,536
	Subtotal	627,308
521000	FICA Taxes	38,155
522001	FRS	187,057
523000	Life & Health Insurance	57,496
524000	Workers Comp Insurance	482
	Subtotal	283,190
540000	Travel & Per Diem	7,200
540001	Car Allowance	12,000
541000	Communication Services	3,000
546001	Vehicle R&M	500
549000	Other Current Charges	1,500
551000	Office Supplies	1,500
552000	Operating Supplies	1,500
552002	Gas Oil & Lube	500
554000	Books Dues Pubs Subscriptions	12,070
	Subtotal	39,770
	TOTAL	950,268

**TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025**

FUND **001 / General Fund**
Dept/Div: **00120112 / TM Community Relation**

AC/No.	Description	Proposed FY 2025
512000	Regular Salaries	404,672
	Subtotal	404,672
521000	FICA Taxes	28,952
522001	FRS	40,208
523000	Life & Health Insurance	129,495
524000	Workers Comp Insurance	412
	Subtotal	199,067
531000	Professional Services	53,750
540000	Travel & Per Diem	6,500
541000	Communication Services	2,500
542000	Postage & Freight	27,000
542001	Other Distribution Costs	7,000
544000	Rentals & Leases	7,700
547000	Printing & Binding	121,745
548000	Promotional Activities	58,800
551000	Office Supplies	6,000
552000	Operating Supplies	6,500
554000	Books Dues Pubs Subscriptions	5,460
	Subtotal	302,955
564000	Machinery & Equipment	10,000
	Subtotal	10,000
	TOTAL	916,694

TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025

FUND **001 / General Fund**
Dept/Div: **00120212 / TM Neighborhoods**

AC/No.	Description	Proposed FY 2025
512000	Regular Salaries	192,252
	Subtotal	192,252
521000	FICA Taxes	14,211
522001	FRS	36,640
523000	Life & Health Insurance	47,250
524000	Workers Comp Insurance	2,282
	Subtotal	100,383
540000	Travel & Per Diem	8,000
542000	Postage & Freight	500
547000	Printing & Binding	1,000
548003	Neighborhood Enhancement	80,000
551000	Office Supplies	500
552001	Uniforms	600
554000	Books Dues Pubs Subscriptions	3,600
	Subtotal	94,200
	TOTAL	386,835

**TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025**

FUND **001 / General Fund**
Dept/Div: **00121014 / Attorney**

AC/No.	Description	Proposed FY 2025
531000	Professional Services	275,000
531008	Litigation	175,000
	Subtotal	450,000
	TOTAL	450,000

TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025

FUND **001 / General Fund**
Dept/Div: **00122012 / Clerk**

AC/No.	Description	Proposed FY 2025
511000	Executive Salaries	117,427
512000	Regular Salaries	232,258
514000	Overtime	500
	Subtotal	350,185
521000	FICA Taxes	25,800
522001	FRS	83,313
523000	Life & Health Insurance	107,703
524000	Workers Comp Insurance	334
	Subtotal	217,150
534000	Other Contractual Service	177,000
534002	Town-wide Training	1,100
540000	Travel & Per Diem	8,400
541000	Communication Services	1,020
544000	Rentals & Leases	2,980
546000	Repairs & Maintenance	3,925
547000	Printing & Binding	12,500
548000	Promotional Activities	5,000
549001	Legal Advertising	26,460
551000	Office Supplies	1,700
552000	Operating Supplies	8,455
554000	Books Dues Pubs Subscriptions	5,640
	Subtotal	254,180
	TOTAL	821,515

TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025

FUND **001 / General Fund**
Dept / Div: **Finance**

AC/No.	Description	Proposed FY 2025
511000	Executive Salaries	180,156
512000	Regular Salaries	720,336
514000	Overtime	200
514020	Comp Time Paid	300
	Subtotal	900,992
521000	FICA Taxes	65,864
522001	FRS	168,404
523000	Life & Health Insurance	177,763
524000	Workers Comp Insurance	767
	Subtotal	412,798
531000	Professional Services	4,200
540000	Travel & Per Diem	23,950
541000	Communication Services	2,000
546000	Repairs & Maintenance	240
549000	Other Current Charges	3,900
551000	Office Supplies	1,500
552000	Operating Supplies	17,880
554000	Books Dues Pubs Etc	23,104
	Subtotal	76,774
	TOTAL	1,390,564

**TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025**

FUND **001 / General Fund**
Dept/Div: **00124013 / HR Administration**

AC/No.	Description	Proposed FY 2025
511000	Executive Salaries	147,066
512000	Regular Salaries	429,139
	Subtotal	576,205
521000	FICA Taxes	42,578
522001	FRS	109,262
523000	Life & Health Insurance	145,468
524000	Workers Comp Insurance	433
	Subtotal	297,741
531000	Professional Services	23,000
531009	Labor Attorney	30,000
534002	Town-wide Training	42,000
534003	Wellness Programs	40,000
540000	Travel & Per Diem	13,300
541000	Communication Services	2,040
544000	Rentals & Leases	4,000
546000	Repairs & Maintenance	8,500
547000	Printing & Binding	500
548000	Promotional Activities	39,100
549000	Other Current Charges	20,000
551000	Office Supplies	4,000
552000	Operating Supplies	8,000
554000	Books Dues Pubs Subscriptions	14,270
554002	Tuition Reimbursement	50,000
	Subtotal	298,710
	TOTAL	1,172,656

**TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025**

FUND **001 / General Fund**
Dept/Div: **Information Systems**

AC/No.	Description	Proposed FY 2025
511000	Executive Salaries	149,156
512000	Regular Salaries	1,087,109
514000	Overtime	16,500
	Subtotal	1,252,765
521000	FICA Taxes	92,585
522001	FRS	212,967
523000	Life & Health Insurance	261,498
524000	Workers Comp Insurance	1,207
	Subtotal	568,257
531000	Professional Services	237,581
540000	Travel & Per Diem	23,560
541000	Communication Services	5,776
544000	Rentals & Leases	3,070
546000	Repairs & Maintenance	1,067,707
549000	Other Current Charges	1,340
551000	Office Supplies	1,800
552000	Operating Supplies	533,505
554000	Books Dues Pubs Etc	70,682
554003	Hosted Services	292,684
	Subtotal	2,237,705
	TOTAL	4,058,727

TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025

FUND **001 / General Fund**
Dept/Div: **00131041 / Eng Administration**

AC/No.	Description	Proposed FY 2025
511000	Executive Salaries	147,339
512000	Regular Salaries	945,238
514000	Overtime	15,000
	Subtotal	1,107,577
521000	FICA Taxes	81,097
522001	FRS	198,239
523000	Life & Health Insurance	219,975
524000	Workers Comp Insurance	3,992
	Subtotal	503,303
531000	Professional Services	140,000
531501	Engineering Recording Fees	1,000
534000	Other Contractual Service	50,000
540000	Travel & Per Diem	3,000
541000	Communication Services	5,000
544000	Rentals & Leases	7,200
546000	Repairs & Maintenance	650
546001	Vehicle R&M	5,000
547000	Printing & Binding	550
549000	Other Current Charges	500
551000	Office Supplies	3,000
552000	Operating Supplies	3,800
552001	Uniforms	1,500
552002	Gas Oil & Lube	5,936
552003	Traffic Control Devices	4,000
554000	Books Dues Pubs Subscriptions	7,000
	Subtotal	238,136
	TOTAL	1,849,016

TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025

FUND **001 / General Fund**

Dept/Div: **Public Works**

AC/No.	Description	Proposed FY 2025
512000	Regular Salaries	1,947,957
514000	Overtime	43,400
	Subtotal	1,991,357
521000	FICA Taxes	149,034
522001	FRS	332,956
523000	Life & Health Insurance	616,288
524000	Workers Comp Insurance	33,378
	Subtotal	1,131,656
534000	Other Contractual Service	50,282
540000	Travel & Per Diem	3,300
541000	Communication Services	17,100
544000	Rentals & Leases	6,500
546000	Repairs & Maintenance	501,152
546001	Vehicle R&M	42,000
546003	Grounds R&M	62,000
546004	Building Janitorial	120,685
546007	Landscape Maintenance	1,400,815
546009	104/106 N Military Trail	15,531
546011	Barracks Building Maintenance	14,000
549000	Other Current Charges	700
551000	Office Supplies	3,000
552000	Operating Supplies	51,642
552001	Uniforms	16,370
552002	Gas Oil & Lube	75,419
552003	Traffic Control Devices	58,150
553000	Road Materials & Supplies	24,500
553001	Sidewalk Replacement	109,682
552023	Memorial Bricks	2,000
554000	Books Dues Pubs Etc	13,510
	Subtotal	2,588,338
564000	Machinery & Equipment	266,180
	Subtotal	266,180
	TOTAL	5,977,531

TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025

FUND **001 / General Fund**
Dept/Div: **00132572 / PWP Park Maintenance**

AC/No.	Description	Proposed FY 2025
512000	Regular Salaries	1,080,348
514000	Overtime	30,000
514020	Comp Time Paid	6,700
514030	Holiday Additional Compensatn	4,000
	Subtotal	1,121,048
521000	FICA Taxes	81,791
522001	FRS	163,154
523000	Life & Health Insurance	370,792
524000	Workers Comp Insurance	24,854
	Subtotal	640,591
534000	Other Contractual Service	274,754
540000	Travel & Per Diem	4,000
541000	Communication Services	10,255
543000	Utility Services	23,973
544000	Rentals & Leases	10,360
546000	Repairs & Maintenance	325,923
546001	Vehicle R&M	17,000
546003	Grounds R&M	411,600
546004	Building Janitorial	32,000
546005	Parks R&M	11,025
552000	Operating Supplies	33,250
552001	Uniforms	12,825
552002	Gas Oil & Lube	72,784
554000	Books Dues Pubs Subscriptions	7,635
	Subtotal	1,247,384
564000	Machinery & Equipment	128,000
	Subtotal	128,000
	TOTAL	3,137,023

TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025

FUND **001 / General Fund**
Dept/Div: **Planning and Zoning**

AC/No.	Description	Proposed FY 2025
511000	Executive Salaries	182,401
512000	Regular Salaries	1,231,878
514000	Overtime	3,000
514020	Comp Time Paid	750
	Subtotal	1,418,029
521000	FICA Taxes	103,140
522001	FRS	246,669
523000	Life & Health Insurance	304,181
524000	Workers Comp Insurance	1,384
	Subtotal	655,374
531000	Professional Services	57,000
531005	Legal Review	5,000
531006	Historical Resources Brd	10,000
534000	Other Contractual Service	433,020
540000	Travel & Per Diem	13,766
541000	Communication Services	2,712
544000	Rentals & Leases	3,240
546000	Repairs & Maintenance	2,100
546001	Vehicle R&M	1,200
549000	Other Current Charges	1,000
551000	Office Supplies	5,500
552000	Operating Supplies	14,600
552002	Gas Oil & Lube	1,000
554000	Books Dues Pubs Etc	16,420
	Subtotal	566,558
	TOTAL	2,639,961

TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025

FUND **001 / General Fund**
Dept/Div: **Police Department**

AC/No.	Description	Proposed FY 2025
511000	Executive Salaries	259,207
512000	Regular Salaries	14,098,430
514000	Overtime	1,181,847
514020	Comp Time Paid	228,935
514030	Holiday Additional Compensation	371,567
515000	Special Pay	107,140
	Subtotal	16,247,126
521000	FICA Taxes	1,143,829
522001	FRS	286,101
522002	Police Pension	3,084,369
522005	State Police Pension	611,245
523000	Life & Health Insurance	2,910,349
524000	Workers Comp Insurance	230,752
	Subtotal	8,266,645
531000	Professional Services	7,500
531011	Canine	9,500
534000	Other Contractual Service	243,856
534004	Regional Communications	2,498,474
540000	Travel & Per Diem	104,534
541000	Communication Services	115,097
544000	Rentals & Leases	48,051
546000	Repairs & Maintenance	81,141
546001	Vehicle R&M	269,863
547000	Printing & Binding	3,510
549000	Other Current Charges	21,500
549004	Recruiting Advertisements	500
551000	Office Supplies	5,330
552000	Operating Supplies	415,522
552001	Uniforms	313,920
552002	Gas Oil & Lube	552,525
552016	Canine Supplies	11,250
554000	Books Dues Pubs Etc	830,954
554001	Training Supplies	70,000
	Subtotal	5,603,027
564000	Machinery & Equipment	152,000
	Subtotal	152,000
	TOTAL	30,268,798

TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025

FUND **001 / General Fund**
Dept/Div: **00135924 / Code Compliance Inspection**

AC/No.	Description	Proposed FY 2025
512000	Regular Salaries	529,437
514000	Overtime	4,500
514020	Comp Time Paid	2,000
	Subtotal	535,937
521000	FICA Taxes	39,208
522001	FRS	73,052
523000	Life & Health Insurance	154,187
524000	Workers Comp Insurance	4,136
	Subtotal	270,583
531000	Professional Services	11,000
534000	Other Contractual Service	20,940
540000	Travel & Per Diem	6,310
541000	Communication Services	9,985
542000	Postage & Freight	485
544000	Rentals & Leases	3,120
546000	Repairs & Maintenance	9,643
546001	Vehicle R&M	9,093
547000	Printing & Binding	2,000
549000	Other Current Charges	3,000
551000	Office Supplies	2,750
552000	Operating Supplies	17,209
552001	Uniforms	5,230
552002	Gas Oil & Lube	11,143
554000	Books Dues Pubs Subscriptions	11,845
	Subtotal	123,753
564000	Machinery & Equipment	40,459
	Subtotal	40,459
	TOTAL	970,732

TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025

FUND **001 / General Fund**
Dept/Div: **00136172 / Recreation Programs**

AC/No.	Description	Proposed FY 2025
511000	Executive Salaries	155,415
512000	Regular Salaries	1,514,300
514000	Overtime	90,000
514020	Comp Time Paid	8,000
514030	Holiday Additional Compensatn	10,000
	Subtotal	1,777,715
521000	FICA Taxes	129,977
522001	FRS	239,365
523000	Life & Health Insurance	398,139
524000	Workers Comp Insurance	25,701
	Subtotal	793,182
534000	Other Contractual Service	103,880
534005	Contractual Srvs - Recreation	542,500
540000	Travel & Per Diem	10,950
541000	Communication Services	4,400
544000	Rentals & Leases	6,000
546000	Repairs & Maintenance	85,000
546001	Vehicle R&M	4,000
546004	Building Janitorial	22,000
546005	Parks R&M	2,000
547000	Printing & Binding	500
548000	Promotional Activities	406,500
548001	Jupiter Jubilee	60,000
549000	Other Current Charges	250
551000	Office Supplies	2,100
552000	Operating Supplies	146,000
552001	Uniforms	9,000
552002	Gas Oil & Lube	4,513
552017	Recreation Programs	64,000
552018	Summer Program	201,500
554000	Books Dues Pubs Subscriptions	12,550
	Subtotal	1,687,643
	TOTAL	4,258,540

TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025

FUND **001 / General Fund**
Dept/Div: **00190019 / Other General Government**

AC/No.	Description	Proposed FY 2025
525000	Unemployment Claims	10,000
	Subtotal	10,000
531000	Professional Services	138,600
532000	Accounting & Auditing	90,000
534000	Other Contractual Service	51,104
534001	Garbage Collection	6,585,963
541000	Communication Services	149,824
542000	Postage & Freight	61,059
543000	Utility Services	2,765,664
544000	Rentals & Leases	38,753
545000	Insurance	1,530,812
546000	Repairs & Maintenance	57,484
546008	Neighborhood Equity	200,000
548000	Promotional Activities	30,850
548002	Art Committee	16,000
549000	Other Current Charges	340,000
549005	Credit Card Process Fee	90,590
549014	Doubtful Accounts	10,500
551000	Office Supplies	3,100
552000	Operating Supplies	35,300
552021	Meeting	6,000
554000	Books Dues Pubs Subscriptions	57,461
	Subtotal	12,259,064
564000	Machinery & Equipment	20,450
591045	Tfr To-JFRD	2,958,512
599001	Contingency	2,302,281
	Subtotal	5,281,243
	TOTAL	17,550,307

TOWN OF JUPITER BUDGET INFORMATION - STAFFING

AUTHORIZED POSITIONS

2024-2025

Town Manager	1
Assistant Town Manager	1
Senior Executive Assistant	1
Sr. Director of Internal Services	0.334
Total	3.334

Town Clerk	1
Sr. Director of Internal Services	0.334
Deputy Town Clerk	1
Administrative Specialist III	1
Records Coordinator	1
Total	4.334

Neighborhood Services Mgr	1
Neighborhood Services Coord.	1
Total	2

Communications Project Coordinator	1
Graphic Designer	1
Digital Content Coordinator	1
Web & Multi-Media Specialist	1
Community Relations Director	1
Total	5

Director, Finance	1
Asst Director, Finance	1
Accountant, Senior	2
Accountant	1
Accounting Specilaist	1
Accounts Payable & Payroll Coordinator	1
Financial Services Specialist	1
Payroll Specialist	1
Total	9

TOWN OF JUPITER

BUDGET INFORMATION - STAFFING

AUTHORIZED POSITIONS

2024-2025

Director, Info. Systems	1
Sr. Director of Internal Services	0.334
Network Administrator	1
Network Specialist	2
Service Desk Specialist	2
Service Desk Specialist II	1
Administrative Specialist III	1
Service Desk Supervisor	1
Sr. Business Systems Analyst	1
Business Systems Analyst	1
GIS Manager	1
GIS Specialist	1
Total	13.334

Director, Human Resources	1
Risk Manager	1
Administrative Specialist III	1
Sr Human Resource Generalist	1
Human Resources Generalist	2
Human Resources Technician	1
Total	7

Director, Planning & Zoning	1
Assistant Director	1
Planner, Principal	3
Planner, Senior	2
Planner	2
Natural Resources Coordinator	1
Natural Resources Program Supervisor	1
Intern	0.25
Administrative Specialist III	1
Administrative Specialist II	1
P&Z Specialist	3
Total	16.25

TOWN OF JUPITER BUDGET INFORMATION - STAFFING

AUTHORIZED POSITIONS

2024-2025

Accreditation Manager	1
Recruiting Admin	1
Administrative Specialist II	2
Captain	3
Chief of Police	1
Civilian Investigative Spec	1
Community Services Officer	1
Crime Analyst	1
Crime Scene Investigator	2
Deputy Police Chief	1
Evidence Technician	3
Executive Assistant	1
Fleet Coordinator	1
Major	3
Officer/Detective	99
Planning Administrative Service Mgr.	1
Police Records Manager	1
Purchasing Specialist	1
Records Specialist	5
Sergeant	14
Sr Crime Analyst	1
System Support Specialist	2
Total	146

Code Compliance Supervisor	1
Code Compliance Officer	6
Administrative Specialist III	1
Total	8

Director of Engineering and Public Works	1
Town Engineer	1
Engineer	1
Engineering Inspector	3
GIS/CAD Technician	1
Traffic Engineer	1
Project Engineer	1
Administrative Specialist III	1
Total	10

TOWN OF JUPITER BUDGET INFORMATION - STAFFING

AUTHORIZED POSITIONS		2024-2025
Administrative Specialist II		2
Auto Tech I		3
Auto Tech II		2
Fleet Operations Supervisor		1
HVAC Technician		0.5
Master HVAC Tech		1
Journeyman Electrician		2
Landscape Coordinator		1
Service Worker		4
Service Worker Sr		7
Service Worker Supervisor		1
Service Worker Tech		2
Special Projects Coordinator		1
Public Works Manager		1
Public Works Superintendent		1
Total		29.5
Service Worker		6
Service Worker Sr		6
Service Worker Supervisor		2
Service Worker Tech		4
Superintendent of Parks		1
Total		19
Director, Recreation		1
Recreation Coordinator		8
Recreation Supervisor		2
Service Worker Sr		1
Service Worker		1
Recreation Assistant (FY18 5)		1
Recreation Specialist		8
Total		22
Camp Counselor		40
Grand Total Gen Fund <i>(excluding Camp Counselors & On Call)</i>		294.75

**TOWN OF JUPITER
FIRE / EMS FUND
SUMMARY OF DRAFT BUDGET
FISCAL YEAR 2024 - 2025**

	Adopted 2023 - 2024	Proposed 2024 - 2025
REVENUES:		
Designated from Fund Balance	156,036	-
Designated from General Fund	11,282,673	2,604,352
TOTAL REVENUES	11,438,709	2,604,352
EXPENSES:		
Fire Administration	8,938,105	1,975,845
EMS Division	2,500,604	628,507
TOTAL EXPENSES	11,438,709	2,604,352

TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025

FUND **045 / Fire Fund**
Dept/Div: **Fire Department**

AC/No.	Description	Proposed FY 2025
511000	Executive Salaries	188,826
512000	Regular Salaries	872,076
	Subtotal	1,060,902
521000	FICA Taxes	76,953
522001	FRS	143,967
523000	Life & Health Insurance	207,479
524000	Workers Comp Insurance	34,804
	Subtotal	463,203
531000	Professional Services	281,000
531003	Town Attorney	52,500
534000	Other Contractual Service	45,000
540000	Travel & Per Diem	24,950
541000	Communication Services	1,926
544000	Rental/Leases	18,000
545000	Insurance	16,000
546001	Vehicle R&M	4,000
547000	Printing & Binding	500
549000	Other Current Charges	2,550
549004	Recruiting Advertisements	5,000
551000	Office Supplies	750
552000	Operating Supplies	19,000
552001	Uniforms	3,200
552002	Gas Oil & Lube	4,920
554000	Books Dues Pubs Subscriptions	35,951
	Subtotal	515,247
564000	Machinery & Equipment	65,000
	Subtotal	65,000
599001	Contingency	500,000
	Subtotal	500,000
	TOTAL	2,604,352

TOWN OF JUPITER BUDGET INFORMATION - STAFFING

FIRE FUND

AUTHORIZED POSITIONS

2024-2025

Fire Chief	1
Executive Admin Asst	1
Deputy Fire Chief Admin & Support	1
DataAnalysis & Accreditation Manager	1
Deputy Fire Chief Operations	1
Division Chief of EMS	1
Division Chief of Support Service	1
Division Chief of Safety and Training	1
Admin Assistant III	1
Total	9

**TOWN OF JUPITER
WATER SYSTEM
SUMMARY OF OPERATING BUDGET
FISCAL YEAR 2025**

	Proposed FY 2025
REVENUES	
Charges for services	\$ 32,171,268
Interest	344,742
Miscellaneous	357,175
Designated from retained earnings	301,431
TOTAL REVENUES	\$ 33,174,616
EXPENSES	
Administration	\$ 3,978,211
Plant	13,748,505
Field	4,472,038
Cost Allocation - General Fund	1,794,513
Depreciation	6,722,000
Debt service	1,860,749
Contingency	598,600
Designated to retained earnings	-
TOTAL EXPENSES	\$ 33,174,616
FUNDS AVAILABLE FOR R&R (excluding retained earnings)	
Revenue	\$ 32,873,185
Less: Total expenses	(33,174,616)
Plus: Depreciation	6,722,000
Plus: OPEB	34,200
AVAILABLE FOR R&R	\$ 6,454,769
(R&R target is \$7.6M in FY2025)	
Notes:	
Capitalized Salaries	\$ 340,700

**TOWN OF JUPITER
BUDGET INFORMATION - REVENUES
FISCAL YEAR 2025**

FUND: Water System Fund

DEPT: Revenue

A/C No.	Description	Proposed FY 2025
34	CHARGES FOR SERVICE	
343300	CFS-Water Revenue	31,116,588
343305	CFS-Guaranteed	333,894
343306	CFS-AGRF	288,994
343307	CFS-Hydrant	74,920
343308	CFS-Concentrate/Raw IQ	229,678
343315	CFS-Juno Tax Billing Fees	4,302
343401	CFS-Garbage Billing Fees	93,540
349002	CFS-Plan Review Fees	25,392
349003	CFS-Recording Fees	3,960
	Subtotal	32,171,268
36	MISCELLANEOUS	
361101	Interest-Cash w/Broker Invest	99,800
361102	Interest-SBA	1,200
361110	Interest-FLCLASS	530
361115	Interest-Penalty Interest	2,200
361116	Interest-Voluntary Cap Surch	86,000
361121	Interest-TD Bank CD	-
361122	Interest-SunTrust Bank	-
361123	Interest-TD Bank Checking	62,748
361141	Interest-SW R&R Fund	92,264
361300	Interest-NCFVI	-
361400	Interest-Gain/Loss Sale Invest	-
325200	Assessment Tax Collection Fee	-
369900	Other Miscellaneous Rev	349,900
369930	Oth Rev-Refund Prior Yr Exp	5,000
369940	Oth Rev-Insurance Reim	-
369945	Oth Rev-Vehicle Fuel Reim	2,275
	Subtotal	701,917
38	NON-REVENUES	
380000	Designated fr Fund Balance	301,431
	Subtotal	301,431
	TOTAL	33,174,616

**TOWN OF JUPITER
BUDGET INFORMATION - EXPENSES
FISCAL YEAR 2025**

FUND: 400 / Water System Fund

DEPT: Fund Summary Total

A/C No.	Description	Proposed FY 2025
511000	Executive Salaries	200,445
512000	Regular Salaries	4,315,557
514000	Overtime	311,157
514030	Holiday Additional Comp	42,983
	Subtotal	4,870,142
521000	FICA Taxes	383,361
522001	FRS	747,207
523000	Life & Health Insurance	1,158,481
524000	Workers Comp Insurance	62,700
526000	OPEB	34,200
	Subtotal	2,385,949
531000	Professional Services	854,532
531003	Town Attorney	35,000
531007	Laboratory Testing Services	172,325
534000	Other Contractual Service	818,788
540000	Travel & Per Diem	40,991
540001	Car Allowance	4,200
541000	Communication Services	77,499
542000	Postage & Freight	148,140
543000	Utility Services	3,048,922
544000	Rentals & Leases	92,920
545000	Insurance	809,873
546000	Repairs & Maintenance	2,421,809
546001	Vehicle R&M	85,965
546002	Wells R&M	282,500
546003	Grounds R&M	156,740
546004	Building Janitorial	91,900
547000	Printing & Binding	11,400
548000	Promotional Activities	23,200
549000	Other Current Charges	62,900
549005	Credit Card Process Fee	163,000
549010	Recording Fees	12,500
549013	Refund Prior Year Fees	7,500
549014	Doubtful Accounts	38,000
549015	Customer Deposit Interest	75,000
551000	Office Supplies	13,000
552000	Operating Supplies	664,135
552001	Uniforms	37,840
552002	Gas Oil & Lube	243,483

**TOWN OF JUPITER
BUDGET INFORMATION - EXPENSES
FISCAL YEAR 2025**

FUND: 400 / Water System Fund

DEPT: Fund Summary Total

A/C No.	Description	Proposed FY 2025
552003	Traffic Control Devices	5,000
552005	RO Chemicals	1,115,910
552006	RO Concentrate Treatmnt	424,793
552007	RO Odor Control	234,047
552008	Nano Filtration Chemicals	1,174,323
552009	Nano Odor Control	401,400
552010	Nano Concentrate Treatm	31,384
552013	Lab Chemicals	101,300
554000	Books Dues Pubs Subscriptions	401,444
	Subtotal	14,383,663
559000	Depreciation	6,722,000
564000	Machinery & Equipment	559,000
	Subtotal	7,281,000
571000	Principal	1,657,500
572000	Interest	184,771
573000	Other Debt Service Costs	3,000
573001	Amortization	15,478
	Subtotal	1,860,749
599099	Cost Allocation Gen Fund	1,794,513
	Subtotal	1,794,513
599001	Contingency	598,600
	Subtotal	598,600
	TOTAL	33,174,616

**TOWN OF JUPITER
BUDGET INFORMATION - EXPENSES
FISCAL YEAR 2025**

FUND: 400 / Water System Fund

DEPT: 40050033 / Admin

A/C No.	Description	Proposed FY 2025
511000	Executive Salaries	200,445
512000	Regular Salaries	814,474
512001	Inflation Subsidy	-
514000	Overtime	9,840
514020	Comp Time Paid	-
	Subtotal	1,024,759
521000	FICA Taxes	99,714
522001	FRS	227,991
523000	Life & Health Insurance	267,077
524000	Workers Comp Insurance	3,263
526000	OPEB	34,200
529000	Compensated Absences	-
	Subtotal	632,245
531000	Professional Services	316,371
531003	Town Attorney	35,000
534000	Other Contractual Service	111,863
540000	Travel & Per Diem	15,801
540001	Car Allowance	4,200
541000	Communication Services	12,340
542000	Postage & Freight	148,140
544000	Rentals & Leases	70,920
545000	Insurance	809,873
546000	Repairs & Maintenance	297,740
546001	Vehicle R&M	7,465
547000	Printing & Binding	8,400
548000	Promotional Activities	17,700
549000	Other Current Charges	6,900
549005	Credit Card Process Fee	163,000
549010	Recording Fees	12,500
549013	Refund Prior Year Fees	7,500
549014	Doubtful Accounts	38,000
549015	Customer Deposit Interest	75,000
551000	Office Supplies	5,500
552000	Operating Supplies	45,235
552001	Uniforms	5,030
552002	Gas Oil & Lube	5,825
554000	Books Dues Pubs Subscriptions	100,904
	Subtotal	2,321,207
564000	Machinery & Equipment	-
	Subtotal	-
	TOTAL	3,978,211

**TOWN OF JUPITER
BUDGET INFORMATION - EXPENSES
FISCAL YEAR 2025**

FUND: 400 / Water System Fund

DEPT: 40050133 / Plant

A/C No.	Description	Proposed FY 2025
512000	Regular Salaries	2,292,575
514000	Overtime	121,117
514030	Holiday Additional Comp	42,983
	Subtotal	2,456,675
521000	FICA Taxes	182,640
522001	FRS	329,928
523000	Life & Health Insurance	489,140
524000	Workers Comp Insurance	38,310
	Subtotal	1,040,018
531000	Professional Services	519,755
531007	Laboratory Testing Services	172,325
534000	Other Contractual Service	56,900
540000	Travel & Per Diem	17,000
541000	Communication Services	44,600
543000	Utility Services	3,028,882
544000	Rentals & Leases	14,500
546000	Repairs & Maintenance	1,389,519
546001	Vehicle R&M	37,000
546002	Wells R&M	282,500
546003	Grounds R&M	144,500
547000	Printing & Binding	3,000
548000	Promotional Activities	5,500
549000	Other Current Charges	33,000
551000	Office Supplies	6,000
552000	Operating Supplies	495,900
552001	Uniforms	22,100
552002	Gas Oil & Lube	120,574
552005	RO Chemicals	1,115,910
552006	RO Concentrate Treatmnt	424,793
552007	RO Odor Control	234,047
552008	Nano Filtration Chemicals	1,174,323
552009	Nano Odor Control	401,400
552010	Nano Concentrate Treatm	31,384
552013	Lab Chemicals	101,300
554000	Books Dues Pubs Subscriptions	268,100
	Subtotal	10,144,812
564000	Machinry, Eqpmt, Softwr	107,000
	Subtotal	107,000
	TOTAL	13,748,505

**TOWN OF JUPITER
BUDGET INFORMATION - EXPENSES
FISCAL YEAR 2025**

FUND: 400 / Water System Fund

DEPT: 40050233 / Water Field

A/C No.	Description	Proposed FY 2025
512000	Regular Salaries	1,208,508
514000	Overtime	180,200
	Subtotal	1,388,708
521000	FICA Taxes	101,007
522001	FRS	189,288
523000	Life & Health Insurance	402,264
524000	Workers Comp Insurance	21,127
	Subtotal	713,686
531000	Professional Services	18,406
534000	Other Contractual Service	650,025
540000	Travel & Per Diem	8,190
541000	Communication Services	20,559
543000	Utility Services	20,040
544000	Rentals & Leases	7,500
546000	Repairs & Maintenance	734,550
546001	Vehicle R&M	41,500
546003	Grounds R&M	12,240
546004	Building Janitorial	91,900
549000	Other Current Charges	23,000
551000	Office Supplies	1,500
552000	Operating Supplies	123,000
552001	Uniforms	10,710
552002	Gas Oil & Lube	117,084
552003	Traffic Control Devices	5,000
554000	Books Dues Pubs Subscriptions	32,440
	Subtotal	1,917,644
564000	Machinery & Equipment	452,000
	Subtotal	452,000
	TOTAL	4,472,038

TOWN OF JUPITER BUDGET INFORMATION - STAFFING

AUTHORIZED POSITIONS

2024-2025

Administration

Director, Utilities
Assistant Director, Utilities
Customer Service/Billing Manager
Utilities Business Admin
Special Projects Coordinator
Billing & Meter Operations Supervisor
Utility Engineer Technician
Accountant
Senior Engineer
Customer Service Coordinator
Customer Service Rep.
Customer Service Rep., Sr.

Total

1
1
1
1
1
1
1
1
1.5
1
4
2
16.5

Plant

HVAC Technician
Utilities Purchase&Asset Mgt Spc
Utilities Plant Mechanic
Administrative Specialist II
Utilities Compliance & Operations Mgr
Chief Water Plant Operator
Laboratory Manager
Utilities Lab Tech
Process Controls Technician
Scada Systems Analyst
Scada Systems Senior
Ops Tech Manager
Water Plant Maintenance Supervisor
Utilities Electrician
Utilities Electrical Controls Coordinator
Utilities Systems Manager
Water Plant Operator

Total

0.5
1
1
1
1
1
1
1
3
1
1
1
1
1
1
1
14
31.5

Field

Administrative Specialist II
Senior Engineer
Utility Field Representative
Utility Field Ops Supervisor
Utility Services Manager
Utility Worker Coordinator
Utility Worker I
Utility Filed Operations Coordinator
Utility Worker II

Total

1
0.5
4
1
0.5
2
2
1
7
19

67

**TOWN OF JUPITER
STORMWATER UTILITY
SUMMARY OF OPERATING BUDGET
FISCAL YEAR 2025**

	Proposed FY 2025
REVENUES	
Charges for services	\$ 4,282,851
Interest & miscellaneous	54,825
Designated from retained earnings	468,203
TOTAL REVENUES	\$ 4,805,879
EXPENSES	
Administration	\$ 882,263
Field	2,052,804
Cost Allocation - General Fund	234,189
Depreciation	1,083,000
Debt service	453,623
Contingency	100,000
Designated to retained earnings	-
TOTAL EXPENSES	\$ 4,805,879
FUNDS AVAILABLE FOR R&R (excluding retained earnings)	
Revenue	\$ 4,337,676
Less: Expenses	(4,805,879)
Plus: Depreciation	1,083,000
Plus: OPEB	3,900
AVAILABLE FOR R&R	\$ 618,697
(R&R target is \$739k in FY2025)	
 Notes:	
Capitalized Salaries	\$ 92,100

**TOWN OF JUPITER
BUDGET INFORMATION - REVENUES
FISCAL YEAR 2025**

FUND: 410 / Stormwater Fund

DEPT: Revenue

A/C No.	Description	Proposed FY 2025
34	CHARGES FOR SERVICE	
343900	CFS-Stormwater Utility Ch	4,250,636
343901	CFS-Rentals/Land Leases	27,365
349002	CFS-Plan Review Fees	4,850
	Subtotal	4,282,851
36	MISCELLANEOUS	
361101	Interest-Cash w/Broker	33,500
361102	Interest-SBA	21,000
369945	Oth Rev-Vehicle Fuel Reim	325
	Subtotal	54,825
38	NON-REVENUES	
380000	Designated fr Fund Balance	468,203
	Subtotal	468,203
	TOTAL	4,805,879

**TOWN OF JUPITER
BUDGET INFORMATION - EXPENSES
FISCAL YEAR 2025**

FUND: 410 / Stormwater Fund

DEPT: Fund Summary

A/C No.	Description	Proposed FY 2025
512000	Regular Salaries	638,203
514000	Overtime	15,463
	Subtotal	653,666
521000	FICA Taxes	54,600
522001	FRS	101,653
523000	Life & Health Insurance	222,929
524000	Workers Comp Insurance	9,272
526000	OPEB	3,900
	Subtotal	392,354
531000	Professional Services	347,060
531003	Town Attorney	1,000
531007	Laboratory Testing Services	10,000
534000	Other Contractual Service	179,143
540000	Travel & Per Diem	11,500
541000	Communication Services	10,136
542000	Postage & Freight	17,520
543000	Utility Services	45,500
544000	Rentals & Leases	9,385
545000	Insurance	19,739
546000	Repairs & Maintenance	761,686
546001	Vehicle R&M	12,300
546003	Grounds R&M	105,000
547000	Printing & Binding	500
548000	Promotional Activities	5,000
549000	Other Current Charges	9,450
549005	Credit Card Processing	18,000
549014	Doubtful Accounts	3,700
551000	Office Supplies	500
552000	Operating Supplies	66,380
552001	Uniforms	6,615
552002	Gas Oil & Lube	42,468
552003	Traffic Control Devices	7,500
554000	Books Dues Pubs Subscriptions	28,965
	Subtotal	1,719,047
559000	Depreciation	1,083,000
564000	Machinery & Equipment	170,000
	Subtotal	1,253,000

**TOWN OF JUPITER
BUDGET INFORMATION - EXPENSES
FISCAL YEAR 2025**

FUND: 410 / Stormwater Fund

DEPT: Fund Summary

A/C No.	Description	Proposed FY 2025
571000	Principal	361,359
572000	Interest	92,264
	Subtotal	453,623
599099	Cost Allocation Gen Fund	234,189
	Subtotal	234,189
599001	Contingency	100,000
	Subtotal	100,000
	TOTAL	4,805,879

**TOWN OF JUPITER
BUDGET INFORMATION - EXPENSES
FISCAL YEAR 2025**

FUND: 410 / Stormwater Fund
DEPT: 41050038 / Stormwater / Admin

A/C No.	Description	Proposed FY 2025
512000	Regular Salaries	206,231
514000	Overtime	8,095
	Subtotal	214,326
521000	FICA Taxes	22,606
522001	FRS	41,768
523000	Life & Health Insurance	87,379
524000	Workers Comp Insurance	2,577
526000	OPEB	3,900
	Subtotal	158,230
531000	Professional Services	341,060
531003	Town Attorney	1,000
534000	Other Contractual Service	38,643
540000	Travel & Per Diem	3,500
541000	Communication Services	3,936
542000	Postage & Freight	17,520
544000	Rentals & Leases	6,985
545000	Insurance	19,739
546000	Repairs & Maintenance	15,435
546001	Vehicle R&M	1,300
547000	Printing & Binding	500
548000	Promotional Activities	5,000
549000	Other Current Charges	9,250
549005	Credit Card Processing	18,000
549014	Doubtful Accounts	3,700
551000	Office Supplies	500
552000	Operating Supplies	5,380
552001	Uniforms	3,150
552002	Gas Oil & Lube	3,399
554000	Books Dues Pubs Subscriptions	11,710
	Subtotal	509,707
	TOTAL	882,263

**TOWN OF JUPITER
BUDGET INFORMATION - EXPENSES
FISCAL YEAR 2025**

FUND: 410 / Stormwater Fund

DEPT: 41050238/Stormwater / Field

A/C No.	Description	Proposed FY 2025
512000	Regular Salaries	431,972
514000	Overtime	7,368
	Subtotal	439,340
521000	FICA Taxes	31,994
522001	FRS	59,885
523000	Life & Health Insurance	135,550
524000	Workers Comp Insurance	6,695
	Subtotal	234,124
531000	Professional Services	6,000
531007	Laboratory Testing Services	10,000
534000	Other Contractual Service	140,500
540000	Travel & Per Diem	8,000
541000	Communication Services	6,200
543000	Utility Services	45,500
544000	Rentals & Leases	2,400
546000	Repairs & Maintenance	746,251
546001	Vehicle R&M	11,000
546003	Grounds R&M	105,000
549000	Other Current Charges	200
552000	Operating Supplies	61,000
552001	Uniforms	3,465
552002	Gas Oil & Lube	39,069
552003	Traffic Control Devices	7,500
554000	Books Dues Pubs Subscriptions	17,255
	Subtotal	1,209,340
564000	Machinery & Equipment	170,000
	Subtotal	170,000
	TOTAL	2,052,804

TOWN OF JUPITER BUDGET INFORMATION - STAFFING

STORMWATER

AUTHORIZED POSITIONS

2024-2025

Administration

Senior Engineer	1
Utility Engineer Technician	1
Customer Service Rep, Sr	1
Customer Service Rep.	1
Administative Specialist II	1
Total	5

Field

Utility Field Operations Coordinator	1
Utility Field Operations Supervisor	1
Utility Services Mgr	0.5
Utility Worker II	2
Utility Worker I	1
Total	5.5

10.5

**TOWN OF JUPITER
JUPITER RIVER ESTATES NON-ADVALOREM ASSESSMENT
FISCAL YEAR 2025**

	Proposed FY 2025
REVENUES	
Non-Ad Valorem Assessment	\$ 360
Interest & miscellaneous	67
TOTAL REVENUES	\$ 427
EXPENSES	
Postage	\$ 5
Other Current Charges	360
Designated to retained earnings	62
TOTAL EXPENSES	\$ 427

**TOWN OF JUPITER
BUILDING ENTERPRISE FUND
SUMMARY OF DRAFT BUDGET
FISCAL YEAR 2024 - 2025**

REVENUES:	Proposed 2024 - 2025
Building permits	5,262,000
Interest on investments	518,000
Misc. Revenue	1,950
Designated from retained earnings	-
TOTAL REVENUES	5,781,950
EXPENSES:	
Protective inspections	4,991,804
Cost Allocation - General Fund	745,146
Depreciation	45,000
TOTAL EXPENSES	5,781,950

**TOWN OF JUPITER
BUDGET INFORMATION - REVENUES
FISCAL YEAR 2023 - 2024**

FUND: 450 / Building Enterprise
Dept./Div: Revenues

A/C No.	Description	Proposed FY 2025
32	LICENSES & PERMITS	
322000	Building Permits	5,250,000
322991	Bldg Permits-DCA	6,000
322992	Bldg Permits-DBPR	6,000
	Subtotal	5,262,000
36	MISCELLANEOUS	
361101	Interest-Cash w/Broker Invest	75,000
361102	Interest-SBA	390,000
361110	Interest-FLCLASS	53,000
369945	Oth Rev-Vehicle Fuel Reimburse	1,950
	Subtotal	519,950
38	NON-REVENUES	
380000	Designated from retained earnings	-
	Subtotal	-
	TOTAL	\$5,781,950

TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025

FUND **450 / Building Enterprise**

AC/No.	Description	Proposed FY 2025
511000	Executive Salaries	211,197
512000	Regular Salaries	1,884,811
514000	Overtime	13,100
	Subtotal	2,109,108
521000	FICA Taxes	151,216
522001	FRS	353,775
523000	Life & Health Insurance	582,194
524000	Workers Comp Insurance	8,244
526000	OPEB	25,800
	Subtotal	1,121,229
531000	Professional Services	81,497
531003	Town Attorney	10,000
534000	Other Contractual Service	977,168
540000	Travel & Per Diem	28,293
541000	Communication Services	16,480
544000	Rentals & Leases	5,148
545000	Insurance	48,781
546000	Repairs & Maintenance	207,638
546001	Vehicle R&M	10,450
547000	Printing & Binding	700
548000	Promotional Activities	700
549000	Other Current Charges	798
549005	Credit Card Process Fee	101,400
551000	Office Supplies	5,600
552000	Operating Supplies	74,586
552001	Uniforms	4,310
552002	Gas Oil & Lube	18,000
554000	Books Dues Pubs Etc	114,918
	Subtotal	1,706,467
559000	Depreciation	45,000
564000	Machinery & Equipment	55,000
	Subtotal	100,000
599099	Cost Allocation Gen Fund	745,146
	Subtotal	745,146
	TOTAL	5,781,950

**TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025**

FUND **450 / Building Enterprise**

Dept/Div: **45040024 / Building Administration**

AC/No.	Description	Proposed FY 2025
511000	Executive Salaries	211,197
512000	Regular Salaries	563,727
514000	Overtime	2,500
	Subtotal	777,424
521000	FICA Taxes	54,967
522001	FRS	164,727
523000	Life & Health Insurance	155,180
524000	Workers Comp Insurance	3,835
526000	OPEB	25,800
	Subtotal	404,509
531000	Professional Services	81,497
531003	Town Attorney	10,000
534000	Other Contractual Service	2,500
540000	Travel & Per Diem	6,300
544000	Rentals & Leases	5,148
545000	Insurance	48,781
546000	Repairs & Maintenance	185,838
547000	Printing & Binding	700
549000	Other Current Charges	798
549005	Credit Card Process Fee	101,400
551000	Office Supplies	5,600
552000	Operating Supplies	52,096
552001	Uniforms	280
554000	Books Dues Pubs Etc	75,723
	Subtotal	576,661
559000	Depreciation	45,000
564000	Machinery & Equipment	55,000
	Subtotal	100,000
599099	Cost Allocation Gen Fund	745,146
	Subtotal	745,146
	TOTAL	2,603,740

TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2024 - 2025

FUND **450 / Building Enterprise**
Dept/Div: **45040124 / Building Inspections**

AC/No.	Description	Proposed FY 2025
512000	Regular Salaries	389,118
514000	Overtime	3,500
	Subtotal	392,618
521000	FICA Taxes	28,404
522001	FRS	53,517
523000	Life & Health Insurance	129,019
524000	Workers Comp Insurance	3,613
	Subtotal	214,553
534000	Other Contractual Service	770,000
540000	Travel & Per Diem	6,100
541000	Communication Services	16,480
546000	Repairs & Maintenance	4,800
546001	Vehicle R&M	10,450
552000	Operating Supplies	21,490
552001	Uniforms	2,840
552002	Gas Oil & Lube	18,000
554000	Books Dues Pubs Etc	19,924
	Subtotal	870,084
	TOTAL	1,477,255

**TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2023 - 2024**

FUND **450 / Building Enterprise**
45040224 / Building
Dept/Div: **Permitting**

AC/No.	Description	Proposed FY 2025
512000	Regular Salaries	567,296
514000	Overtime	5,100
	Subtotal	572,396
521000	FICA Taxes	40,261
522001	FRS	78,022
523000	Life & Health Insurance	240,452
524000	Workers Comp Insurance	499
	Subtotal	359,234
534000	Other Contractual Service	48,668
540000	Travel & Per Diem	7,425
548000	Promotional Activities	700
552000	Operating Supplies	1,000
552001	Uniforms	910
554000	Books Dues Pubs Etc	9,507
	Subtotal	68,210
	TOTAL	999,840

**TOWN OF JUPITER
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2023 - 2024**

FUND **450 / Building Enterprise**

Dept/Div: **45040324 / Building Plan Review**

AC/No.	Description	Proposed FY 2025
512000	Regular Salaries	364,670
514000	Overtime	2,000
	Subtotal	366,670
521000	FICA Taxes	27,584
522001	FRS	57,509
523000	Life & Health Insurance	57,543
524000	Workers Comp Insurance	297
	Subtotal	142,933
534000	Other Contractual Service	156,000
540000	Travel & Per Diem	8,468
546000	Repairs & Maintenance	17,000
552001	Uniforms	280
554000	Books Dues Pubs Etc	9,764
	Subtotal	191,512
	TOTAL	701,115

TOWN OF JUPITER BUDGET INFORMATION - STAFFING

BUILDING FUND

AUTHORIZED POSITIONS	2024-2025
Director, Construction Services	1
Building Official	1
Chief Plans Examiner	1
Plans Examiner	3
Construction Svc Coor	1
Chief Building Inspector	1
Building Inspector	5
Building Revenue & Budget Admin	1
Building Operations Admin	1
Building Support Specialist I	4
Building Support Specialist II	7
Administrative Specialist III	1
Administrative Specialist I	1
Total	28

**TOWN OF JUPITER
GENERAL OBLIGATION DEBT SERVICE FUND
SUMMARY OF PROPOSED BUDGET
FISCAL YEAR 2024 - 2025**

Ad valorem Taxes (0.0854 mills)	1,401,271
Reserve Balance	<u>595,600</u>
 TOTAL REVENUES	 <u><u>1,996,871</u></u>
 Debt Service	 <u><u>1,996,871</u></u>

**TOWN OF JUPITER
FIRE STATION DEBT SERVICE FUND
SUMMARY OF PROPOSED BUDGET
FISCAL YEAR 2024 - 2025**

Transfer from General Fund	<u>354,160</u>
TOTAL REVENUES	<u><u>354,160</u></u>
Debt Service	<u><u>354,160</u></u>

**TOWN OF JUPITER
INSURANCE FUND
FISCAL YEAR 2024 - 2025**

	Proposed Budget 2023-24
EST. BEGINNING FUND BALANCE	9,871,065
 OPERATING REVENUES	
GF - EMPR CONTRIBUTIONS	5,969,366
G F- EE CONTRIBUTIONS	734,012
FIRE FUND - EMPR CONTRIBUTIONS	207,464
FIRE FUND - EE CONTRIBUTIONS	23,513
WATER FUND - EMPR CONTRIBUTIONS	1,158,371
WATER FUND - EE CONTRIBUTIONS	138,415
SW FUND - EMPR CONTRIBUTIONS	222,905
SW FUND - EE CONTRIBUTIONS	32,321
BLDG FUND - EMPR CONTRIBUTIONS	582,148
BLDG FUND - EE CONTRIBUTIONS	71,903
RETIREE CONTRIBUTIONS**	226,312
 TOTAL REVENUE	 9,366,728
 EXPENDITURES	
CONTRACTUAL SERVICES	417,795
DENTAL INSURNACE	323,111
VISION INSURANCE	29,888
STOP LOSS PREMIUMS	708,765
HEALTH INSURNACE CLAIMS	5,610,556
OPT OUT	95,400
H.S.A. CONTRIBUTIONS	870,700
LIFE, AD&D, LTD, EAP	279,764
RESERVE EQUITY	1,030,749
 TOTAL EXPENDITURES	 9,366,728

Town of Jupiter Pay Ranges Effective January 1, 2025			
<u>Paygrade</u>	<u>Starting Salary</u>	<u>Midpoint</u>	<u>Ending Salary</u>
<u>Pay Grade 24-1</u>	\$36,947.34	\$48,955.65	\$ 60,963.97
<u>Pay Grade 24-2</u>	\$39,532.77	\$52,381.35	\$ 65,229.93
<u>Pay Grade 24-3</u>	\$42,300.58	\$56,048.18	\$ 69,795.78
<u>Pay Grade 24-4</u>	\$44,837.83	\$59,410.64	\$ 73,983.46
<u>Pay Grade 24-5</u>	\$47,527.64	\$62,974.04	\$ 78,420.44
<u>Pay Grade 24-6</u>	\$50,380.33	\$66,753.77	\$ 83,127.21
<u>Pay Grade 24-7</u>	\$54,221.78	\$70,752.67	\$ 87,283.57
<u>Pay Grade 24-8</u>	\$55,544.31	\$73,596.30	\$ 91,648.29
<u>Pay Grade 24-9</u>	\$58,320.15	\$77,274.98	\$ 96,229.80
<u>Pay Grade 24-10</u>	\$61,235.93	\$81,138.04	\$ 101,040.15
<u>Pay Grade 24-11</u>	\$63,686.01	\$84,384.05	\$ 105,082.09
<u>Pay Grade 24-12</u>	\$66,233.59	\$87,759.50	\$ 109,285.42
<u>Pay Grade 24-13</u>	\$68,883.25	\$91,270.31	\$ 113,657.37
<u>Pay Grade 24-14</u>	\$71,293.19	\$94,463.13	\$ 117,633.07
<u>Pay Grade 24-15</u>	\$73,788.00	\$97,769.44	\$ 121,750.89
<u>Pay Grade 24-16</u>	\$76,371.14	\$101,191.58	\$ 126,012.03
<u>Pay Grade 24-17</u>	\$79,044.89	\$104,734.31	\$ 130,423.72
<u>Pay Grade 24-18</u>	\$81,809.26	\$108,397.61	\$ 134,985.96
<u>Pay Grade 24-19</u>	\$84,673.42	\$112,192.71	\$ 139,712.00
<u>Pay Grade 24-20</u>	\$87,637.37	\$116,120.21	\$ 144,603.04
<u>Pay Grade 24-21</u>	\$90,704.56	\$120,183.63	\$ 149,662.70
<u>Pay Grade 24-22</u>	\$93,878.42	\$124,389.51	\$ 154,900.60
<u>Pay Grade 24-23</u>	\$97,164.70	\$128,743.14	\$ 160,321.58
<u>Pay Grade 24-24</u>	\$100,565.67	\$133,249.86	\$ 165,934.05
<u>Pay Grade 24-25</u>	\$103,078.84	\$136,579.81	\$ 170,080.77
<u>Pay Grade 24-26</u>	\$105,656.24	\$139,994.86	\$ 174,333.49
<u>Pay Grade 24-27</u>	\$108,297.88	\$143,495.03	\$ 178,692.18
<u>Pay Grade 24-28</u>	\$111,004.89	\$147,082.09	\$ 183,159.28
<u>Pay Grade 24-29</u>	\$113,780.73	\$150,759.56	\$ 187,738.38
<u>Pay Grade 24-30</u>	\$116,625.39	\$154,528.65	\$ 192,431.90
<u>Pay Grade 24-31</u>	\$119,541.17	\$158,391.71	\$ 197,242.25
<u>Pay Grade 24-32</u>	\$122,529.21	\$162,351.12	\$ 202,173.03
<u>Pay Grade 24-33</u>	\$125,591.81	\$166,409.24	\$ 207,226.66
<u>Pay Grade 24-34</u>	\$128,732.41	\$170,570.79	\$ 212,409.17
<u>Pay Grade 24-35</u>	\$131,951.01	\$174,835.17	\$ 217,719.34
<u>Pay Grade 24-36</u>	\$135,249.90	\$179,206.55	\$ 223,163.19
<u>Pay Grade 24-37</u>	\$138,630.23	\$183,685.48	\$ 228,740.74
<u>Pay Grade - Assistant Town Manager</u>	\$149,378.46	\$204,088.81	\$ 258,799.15
Police Department Command Staff as of January 1, 2025			
<u>Position</u>	<u>Starting Salary</u>	<u>Midpoint</u>	<u>Ending Salary</u>
Police Captain	\$ 151,753.52	\$ 167,497.95	\$ 183,242.38
Police Major	\$ 165,664.25	\$ 187,067.83	\$ 208,471.40
Deputy Police Chief	\$ 188,141.48	\$ 212,248.79	\$ 236,356.10
Police Chief	\$ 192,702.89	\$ 219,163.69	\$ 245,624.50
Fire Department Command Staff as of January 1, 2025			
<u>Position</u>	<u>Starting Salary</u>	<u>Midpoint</u>	<u>Ending Salary</u>
Fire Chief	\$ 191,100.00	\$ 205,432.50	\$ 219,765.00
Deputy Fire Chief	\$ 164,850.00	\$ 177,213.75	\$ 189,577.50
Division Chief	\$ 131,951.01	\$ 141,847.34	\$ 151,743.66
Camp Counselors as of March 1st, 2024			
	<u>Starting Salary</u>		
Youth Camp Counselor - HS Graduate with Experience or Some College with Experience	\$ 15.00		
Inclusion Counselor	\$ 15.25		
Associates Degree with Experience	\$ 15.50		
Bachelor's Degree with Experience	\$ 15.75		
Alternate Lead Counselor without Bachelor's Degree	\$ 16.00		
Alternate Lead Counselor with Bachelor's Degree			
Lead Counselor without Bachelor's Degree	\$ 16.25		
Certified Teacher/Lead Counselor with Bachelor's Degree	\$ 16.50		
Camp Coordinator without Bachelor's Degree	\$ 16.75		
Camp Coordinator with Bachelor's Degree	\$ 17.00		

TOWN OF JUPITER
Approving the FY 2025 – 2029 Community Investment Program – Second Reading



DATE	September 18, 2024
TO	Honorable Mayor and Members of Town Council
THRU	Frank Kitzerow, Town Manager
FROM	Scott Reynolds, Finance Director
SUBJECT	<u>Ordinance 21-24, Second Reading,</u> Approving the Fiscal Year 2025-2029 Community Investment Program

EXECUTIVE SUMMARY

Staff seeks approval on second reading of Ordinance 21-24 which adopts the 5 year Community Investment Program (CIP) for the Town of Jupiter for the fiscal years beginning October 1, 2024 and ending September 30, 2029.

ANALYSIS

The 2025-2029 fiscal years CIP expenditures total \$98,097,864 compared to the 2024-2028 fiscal years CIP adopted total of \$83,392,156. These totals represent a \$14.7 million increase in the current proposed CIP from the prior year adopted total. This increase is predominately attributable to increases for parks and playgrounds along with inflation related construction cost increases in the water and stormwater utility.

STRATEGIC PRIORITY

- Fiscal Responsibility
- Organizational Excellence
- Town Communication
- Strong Local Economy

ATTACHMENTS

1. Ordinance 21-24 CIP 2nd Reading
2. Community Investment Program FY2025-FY2029

FUNDING SOURCE

FY2025 Community Investment Program Budget

For more information or to request attachments, please contact Scott Reynolds at scottr@jupiter.fl.us and/or 561-741-2327.

ORDINANCE NO. 21-24

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN TO UPDATE THE FIVE-YEAR COMMUNITY INVESTMENT PROGRAM INCLUDED WITHIN THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Jupiter, Florida (Town), has adopted a Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, formerly known as the Local Government Comprehensive Planning and Development Act and now known as the Growth Policy Act (the Act); and,

WHEREAS, the Florida Department of Community Affairs, now known as the Department of Economic Opportunity, previously determined that the Town's Comprehensive Plan was in compliance with the Local Government Comprehensive Planning and Development Act; and,

WHEREAS, the Florida Legislature has amended the Act such that local governments are no longer required to adopt a plan amendment to update the Capital Improvements Element of their comprehensive plans and to transmit them to the state land planning agency; and

WHEREAS, the Town Council has considered this ordinance for adoption to update the Capital Improvement Element of the Town's Comprehensive Plan as set forth in attached "**Attachment 2**"; and

WHEREAS, the Jupiter Town Council has conducted the required public hearings in accordance with Florida Statutes to adopt this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA:

Section 1. The whereas clauses are incorporated herein as the legislative findings of the Town Council.

Section 2. Ordinance No. 57-89 of the Town of Jupiter, entitled "Comprehensive Plan of the Town of Jupiter," is hereby amended as set forth in the attached "Attachment 2", which is incorporated herein.

Section 3. Severability. If any section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held by a court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

Section 4. Repeal of Laws in Conflict. All ordinances or part of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Effective Date. The provisions of this Ordinance shall take effect immediately upon its execution.

**Attachment: "Attachment 2" – Plan Amendments Amending the Updated
5-Year Community Investment Program for Fiscal Years 2025 – 2029.**

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

	Pg.	2025	2026	2027	2028	2029	Total
Engineering	3	\$ 5,109,894	\$ 4,225,000	\$ 6,635,000	\$ 1,125,000	\$ 1,125,000	\$ 18,219,894
Parks/Recreation	27	2,773,016	5,785,000	3,080,000	4,045,000	1,650,000	17,333,016
Neighborhoods	43	54,673	54,000	270,000	270,000	54,000	702,673
General Government	47	1,842,542	1,813,209	1,830,770	1,848,681	1,866,953	9,202,155
Planning and Zoning	55	280,000	185,000	115,000	500,000	-	1,080,000
Water	63	11,971,607	8,689,630	9,357,569	6,823,315	5,965,891	42,808,012
Stormwater	115	1,307,183	1,309,859	1,138,296	2,077,802	2,918,974	8,752,114
TOTAL		\$ 23,338,915	\$ 22,061,698	\$ 22,426,635	\$ 16,689,798	\$ 13,580,818	\$ 98,097,864

Project Funding	2025	2026	2027	2028	2029	Total
General Revenues	\$ 6,635,308	\$ 10,225,209	\$ 8,325,770	\$ 7,488,457	\$ 4,215,953	\$ 36,890,697
General Fund Trf	-	-	-	-	-	-
Surtax Proceeds	2,605,000	1,412,000	210,000	-	-	4,227,000
Grants :						
LRPI	-	103,500	227,850	187,750	-	519,100
CDBG	273,367	270,000	270,000	270,000	270,000	1,353,367
FDOT	-	150,000	2,275,000	-	-	2,425,000
FEMA Hazard Grant	910,390	-	-	-	-	910,390
Grant (Type TBD)	-	-	-	-	1,111,850	1,111,850
Escrow & Other Deposits	-	5,000	50,000	30,224	-	85,224
Road Impact Fees	-	-	800,000	-	-	800,000
Recreation Impact Fees	600,000	-	-	-	-	600,000
Off-Site Fees	56,000	35,650	33,713	31,775	29,838	186,976
Water R&R	11,111,896	8,653,980	9,323,856	6,791,540	6,146,053	42,027,325
Stormwater R & R	1,146,954	1,206,359	739,617	1,714,098	1,625,891	6,432,919
Stormwater Revenues	-	-	170,829	175,954	181,233	528,016
TOTAL	\$ 23,338,915	\$ 22,061,698	\$ 22,426,635	\$ 16,689,798	\$ 13,580,818	\$ 98,097,864

The Capital Improvements Plan (C-I-P) is established to set out the Town Council's capital priorities for the Town and to allow planning for said priorities over a five year time frame. It is recognized that these priorities, and financing abilities, may change and therefore the Town Council may add or delete items on an annual basis pursuant to Rule 9J-11.011(8), F.A.C., if determined necessary.

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

Project No.	Project Description	Pg.	In Service Date	Balance Carryfwd	2025	2026	2027	2028	2029	Total
E2002	Arterial Roadway Landscaping Phase II	4	2025	\$ 635,155	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
E1003	Street Resurfacing	6	On-going	1,655,134	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
E1402	Traffic Management and Safety Improvements	8	On-going	717,153	225,000	125,000	125,000	125,000	125,000	725,000
E23XX	North Pennock Lane Sidewalk & Drainage Improvements	10	2025	270,776	319,894	-	-	-	-	319,894
E2200	Public Works Maintenance Facilities Renovations	12	2025	404,746	2,075,000	-	-	-	-	2,075,000
E1201	Southern Extension of Island Way	14	2026	7,429,407	500,000	200,000	-	-	-	700,000
E1906	Indiantown Road Western Corridor Improvements	16	2027	150,000	-	300,000	4,550,000	-	-	4,850,000
E2303	Sawfish Bay Park Seawall Replacement	18	2027	130,000	50,000	750,000	750,000	-	-	1,550,000
E2304	Toney Penna Dr & Bush Rd Intersection Improvements	20	2025	60,950	700,000	-	-	-	-	700,000
E2401	WWII Barracks Building Renovations	22	2026	38,665	190,000	300,000	-	-	-	490,000
E24XX	Renovations at Marlins Quad at Roger Dean Stadium	24	2027	-	30,000	1,550,000	210,000	-	-	1,790,000
E2302	Riverside Drive Pedestrian and Sidewalk Improvements	N/A	2027	35,000	-	-	-	-	-	-
E0015	Mast Arm Signal General	N/A	On-going	362,416	-	-	-	-	-	-
E1901	Jupiter Park Dr/Central Blvd Intersection Improvements	N/A	2025	866,460	-	-	-	-	-	-
E2100	WWII Barracks Bldg-Jup Lighthouse Museum Temp Relocate	N/A	2025	135,068	-	-	-	-	-	-
E0038	Collector Road Lighting	N/A	2025	295,931	-	-	-	-	-	-
E1002	Neighborhood Sidewalks	N/A	Moved to Operating	135,504	-	-	-	-	-	-
Total				\$ 13,322,365	\$ 5,109,894	\$ 4,225,000	\$ 6,635,000	\$ 1,125,000	\$ 1,125,000	\$ 18,219,894

Project Funding	Balance Carryfwd	2025	2026	2027	2028	2029	Total
General Revenues	\$ 7,364,056	\$ 2,286,200	\$ 2,663,000	\$ 3,350,000	\$ 1,125,000	\$ 915,000	\$ 10,339,200
Surtax Funds	2,000,000	2,605,000	1,412,000	210,000	-	-	4,227,000
Road Impact Fees	1,637,533	-	-	800,000	-	-	800,000
FDOT Grant	-	-	150,000	2,275,000	-	-	2,425,000
CDBG Funds	270,776	218,694	-	-	-	-	218,694
Developer Contributions	1,050,000	-	-	-	-	-	-
PBC Contributions	1,000,000	-	-	-	-	-	-
Water R & R funds	-	-	-	-	-	210,000	210,000
TOTAL	\$ 13,322,365	\$ 5,109,894	\$ 4,225,000	\$ 6,635,000	\$ 1,125,000	\$ 1,125,000	\$ 18,219,894

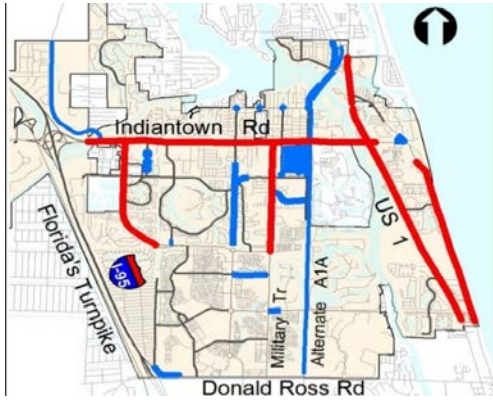
**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029**

Project Name: Arterial Roadway Landscaping Phase II	Department: Engineering	
Link to Strategic Plan/Strategic Result: Organizational Excellence	Project #: E2002	Projected In-Service Date: 2025

Project Description and Justification:
Project Description: This project scope includes the design for new landscaping and existing landscaping, removal of the existing deteriorated plants/trees, and installation of new supplemental landscaping along A1A, Central Boulevard, Frederick Small Road, Indiantown Road, Island Way, Military Trail, and US Highway 1. This project will also provide design and installation of irrigation upgrades.
Justification: This project supplements existing landscaping along the Town's major arterials where plants have either aged or been damaged by road use (accidents, pedestrians, etc.).

Location(s) and Program Schedule		
Fiscal Yr	Scope	Budget
2025	Construction: Minor increases in construction prices	\$20,000
2026		
2027		
2028		

Project Photo(s) / Map of Location



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

Project Name:							Department:
Arterial Roadway Landscaping Phase II							Engineering
Link to Strategic Plan/Strategic Result:							Project #:
Organizational Excellence							E2002
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	\$120,000	\$0	\$0	\$0	\$0	\$0	\$120,000
Construction	\$615,000	\$20,000	\$0	\$0	\$0	\$0	\$635,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$735,000	\$20,000	\$0	\$0	\$0	\$0	\$755,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$735,000	\$20,000	\$0	\$0	\$0	\$0	\$755,000
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
Total Revenues	\$735,000	\$20,000	\$0	\$0	\$0	\$0	\$755,000
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$100,000	\$540,000	\$20,000	\$25,000	\$50,000	\$735,000
Amount Expended	\$0	\$27,218	\$66,285	\$5,215	\$0	\$1,127	\$99,845
Balance							\$635,155

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name: Street Resurfacing	Department: Engineering
Link to Strategic Plan/Strategic Result: Manage Growth	Project #: E1003
	Projected In-Service Date: On-going

Project Description and Justification:

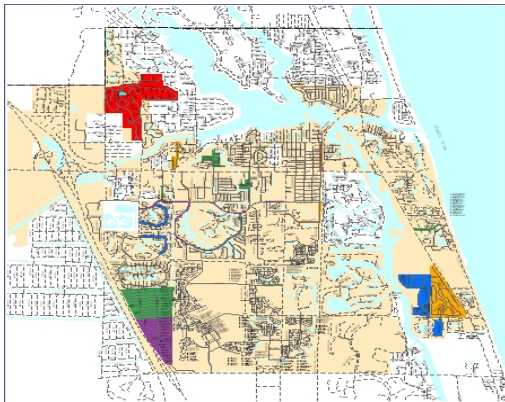
Project Description:The Town has approximately 310 centerline lane miles of Town maintained roads. The resurfacing funds have been reallocated to a variety of maintenance techniques such as crack sealing, slurry sealing, micro resurfacing, sectional pavement and patch repairs, collector road safety edge installations and intersection radii/curb installations. The Town's Neighborhoods pending resurfacing were surveyed and with the Pavement Condition Index (PCI) was updated in FY 2011; conditions are monitored and reevaluated. The Town-wide PCI is being updated in FY 2020.

Justification:Priority of roadways under the overlay program is based on resurfacing the poorest pavement surfaces first with some consideration given to geographical proximity and economy of scale. Staff will continue to monitor the pavements to ensure the condition does not deteriorate such that more extensive repairs and rehabilitation will be required and likewise initiate resurfacing sooner to capture savings created by recent unit prices.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Engineering: In-House design. Resurfacing of Egret Landing, misc. concrete repairs and pavement repairs Town-wide.	Construction: \$1,000,000
2026	Engineering: In-House design. Resurfacing of New Haven, misc. concrete repairs and pavement repairs Town-wide.	Construction: \$1,000,000
2027	Engineering: In-House design. Resurfacing of The Island of Abacoa, School House Rd, Yacht Club Estates, Old Jupiter Beach Road, Indiantown Road East (US1 to A1A), misc. concrete repairs and pavement repairs Town-wide.	Construction: \$1,000,000
2028	Engineering: In-House design. Resurfacing of N. Pennock Ln, Old Dixie Highway (ITR to Center St), Fisherman's Landing, Turner Quay, Commercial Alleyways, misc. concrete repairs and pavement repairs Town-wide.	Construction: \$1,000,000
2029	Engineering: In-House design. Resurfacing of Antigua, Jupiter Park of Commerce, Water Treatment Plant, Palm Avenue, misc. concrete repairs and pavement repairs Town-wide.	Construction: \$1,000,000

Project Photo(s) / Map of Location



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

Project Name:						Department:	
Street Resurfacing						Engineering	
Link to Strategic Plan/Strategic Result:						Project #:	
Manage Growth						E1003	
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	\$150,000	\$0	\$0	\$0	\$0	\$0	\$150,000
Construction	\$10,816,420	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$15,816,420
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$10,966,420	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$15,966,420
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$10,966,420	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$790,000	\$15,756,420
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	\$210,000	\$210,000
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$10,966,420	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$15,966,420
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$6,541,420	\$700,000	\$625,000	\$750,000	\$950,000	\$1,400,000	\$10,966,420
Amount Expended	\$6,282,193	\$461,376	\$466,077	\$278,840	\$11,678	\$1,811,123	\$9,311,286
Balance							\$1,655,134

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

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name:	Traffic Management and Safety Improvements		Department:	Engineering	
Link to Strategic Plan/Strategic Result:	Mobility		Project #:	E1402	Projected In-Service Date:
				On-going	

Project Description and Justification:

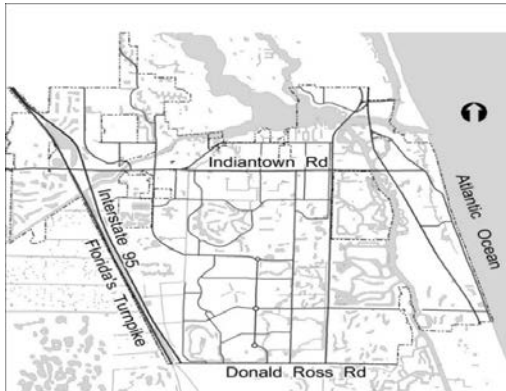
Project Description: Evaluate reported or identified traffic management issues such as vehicle stacking, speeding, pavement edge rutting/failure, etc., and design & construct appropriate modifications such as traffic calming, curbing, signs, striping, medians, pedestrian signals, shoulder, or turn lane modifications, etc.

Justification: With the continued growth of the Town and the Town's pedestrian, bicycle and vehicular traffic, there is an increased need to provide improvements, controls, restrictions, etc. for traffic management and proper pedestrian and vehicular interfaces. Increased speeding, neighborhood cut-through traffic, damage to existing roadway pavement, accidents, and other consequences can occur without an effective program to address emergent issues and concerns.

Location(s) and Program Schedule

Fiscal	Scope	Budget
2025	Crosswalk Safety Enhancement with RRFB: Design consultant service for Crosswalk safety enhancements with RRFB (Rectangular Rapid Flashing Beacon) at 10 locations including S. Lox. Dr. (2 locations on 6th St and midblock bet. 7th & 8th), Palmfield Way, University Blvd, Toney Penna Dr, Main St., Maplewood Dr (& Pinetree Trl), Greenway Dr, Longshore Dr (by Central	\$100,000
	Construction: Restriping work on Town roads, Toney Penna Drive/Central Boulevard Turn Lane extension.	\$125,000
2026	Construction: Restriping work on Town roads and other miscellaneous small projects	\$125,000
2027	Construction: Restriping work on Town roads and other miscellaneous small projects	\$125,000
2028	Construction: Restriping work on Town roads and other miscellaneous small projects	\$125,000
2029	Construction: Restriping work on Town roads and other miscellaneous small projects	\$125,000

Project Photo(s) / Map of Location



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

Project Name:						Department:	
Traffic Management and Safety Improvements						Engineering	
Link to Strategic Plan/Strategic Result:						Project #:	
Mobility						E1402	
Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$1,435,754	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$2,060,754
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$1,435,754	\$225,000	\$125,000	\$125,000	\$125,000	\$125,000	\$2,160,754
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$1,015,754	\$225,000	\$125,000	\$125,000	\$125,000	\$125,000	\$1,740,754
Impact fees	\$420,000	\$0	\$0	\$0	\$0	\$0	\$420,000
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
Total Revenues	\$1,435,754	\$225,000	\$125,000	\$125,000	\$125,000	\$125,000	\$2,160,754
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$925,754	\$100,000	\$100,000	\$50,000	\$160,000	\$100,000	\$1,435,754
Amount Expended	\$840,754	\$83,310	\$50,971	\$44,418	\$51,536	\$47,612	\$1,118,601
Balance							\$317,153

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

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

Project Name:	North Pennock Lane Sidewalk & Drainage Improvements		Department:	Engineering	
Link to Strategic Plan/Strategic Result:	Mobility / Unique, Small Town Feel		Project #:	E2301	Projected In-Service Date: 2025

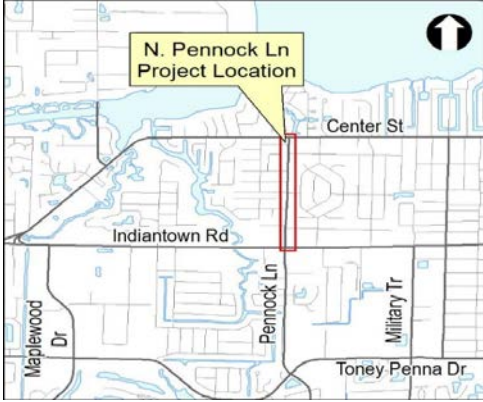
Project Description and Justification:

Project Description: Reconstruction of the sidewalk along east side of North Pennock Lane from Southview Drive to Northview Drive to raise the sidewalk from current elevation or location at or near the roadside swale elevation to a more functional elevation that allows the sidewalk to stay in service rather than to be submerged after rain events. The project requires reconstruction of existing driveway turnouts as well as drainage system improvements to accommodate the elevation increase of the sidewalk.

Justification: The existing sidewalk along east side of North Pennock Lane is located in or near the lowest point of the east shoulder of the road right of way and as such after rainfall events the sidewalk routinely floods with stormwater rendering the sidewalk unusable, requiring pedestrians to walk into the front yards or out near or into the edge of the road. Pennock Lane serves as a main corridor for pedestrian activity between Indiantown Road and Center Street, has school bus stops along the road, and also serves as one of the main pedestrian accessways to/from the large residential communities lying east & west of North Pennock. As such, improving the functionality of the sidewalk for year around use is highly beneficial.

Location(s) and Program Schedule		
Fiscal Yr	Scope	Budget
2025	Construction: Complete new sidewalk installation.	\$319,894
2026		
2027		
2028		
2029		

Project Photo(s) / Map of Location




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

Project Name:							Department:
North Pennock Lane Sidewalk & Drainage Improvements							Engineering
Link to Strategic Plan/Strategic Result:							Project #:
Mobility / Unique, Small Town Feel							E2301
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	\$110,000	\$0	\$0	\$0	\$0	\$0	\$110,000
Construction	\$207,776	\$319,894	\$0	\$0	\$0	\$0	\$527,670
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$317,776	\$319,894	\$0	\$0	\$0	\$0	\$637,670
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$101,200	\$0	\$0	\$0	\$0	\$101,200
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-CDBG	\$270,776	\$218,694	\$0	\$0	\$0	\$0	\$489,470
Stormwater revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater R&R funds	\$47,000	\$0	\$0	\$0	\$0	\$0	\$47,000
Water R & R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$317,776	\$319,894	\$0	\$0	\$0	\$0	\$637,670
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$0	\$0	\$0	\$110,000	\$207,776	\$317,776
Amount Expended	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance							\$317,776

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name:	Department:	
Public Works Maintenance Facilities Renovations	Engineering	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service Date:
Organizational Excellence	E2200	2025

Project Description and Justification:

Project Description: This scope of work expands the compound fence, provides additional graded base rock area for outdoor storage, constructs a 4,500 SF structure with one air conditioned bay, constructs a three bay metal storage structure, demolishes existing pole barn, constructs a open air area for storage of equipment/materials, constructs bulk material bins, a larger diesel storage tank for Town vehicles, and provides the stormwater infrastructure to support these facilities. This project also modifies the existing Public Works Storage Building to add a backup generator, additional insulation as needed, and air conditioned office space. This project also provides a master plan of the maintenance complex, reviewing all functions and department spaces which operate in the area so the Town can plan for future renovations and space needs.

Justification: The Town's growth has led to the need for additional office and equipment/material storage within the Maintenance Complex. This project provides office space and dry storage/protection from the elements for various valuable materials/equipment and a segregated storage location for various materials; base rock, crusher stone, and sand as well as spoil or waste (such as damaged concrete sidewalks).

Fiscal Yr	Scope	Budget
2025	Construction: Construction compound fence, provides additional graded base rock area for outdoor storage, constructs a 4,500 SF structure with one air conditioned bay with office space, constructs a three bay metal storage structure, demolishes existing pole barn, constructs a open air area for storage of equipment/materials, add air conditioning and office space to one bay of existing metal building, constructs bulk material bins, a larger diesel storage tank for Town vehicles, and provides the stormwater infrastructure to support these facilities. The work also includes field office upgrades.	\$2,075,000
2026		
2027		
2028		
2029		

Project Photo(s) / Map of Location



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

Project Name:							Department:
Public Works Maintenance Facilities Renovations							Engineering
Link to Strategic Plan/Strategic Result:							Project #:
Organizational Excellence							E2200
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	\$364,746	\$0	\$0	\$0	\$0	\$0	\$364,746
Construction	\$0	\$2,075,000	\$0	\$0	\$0	\$0	\$2,075,000
Equipment	\$40,000	\$0	\$0	\$0	\$0	\$0	\$40,000
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$404,746	\$2,075,000	\$0	\$0	\$0	\$0	\$2,479,746
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$404,746	\$0	\$0	\$0	\$0	\$0	\$404,746
Impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surtax proceeds	\$0	\$2,075,000	\$0	\$0	\$0	\$0	\$2,075,000
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
Total Revenues	\$404,746	\$2,075,000	\$0	\$0	\$0	\$0	\$2,479,746
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$0	\$0	\$20,000	\$186,000	\$198,746	\$404,746
Amount Expended	\$0	\$0	\$0	\$0	\$0	\$4,779	\$4,779
Balance							\$399,967

FY2024 Amendmend by \$123,917

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

Project Name: Southern Extension of Island Way	Department: Engineering	
Link to Strategic Plan/Strategic Result: Mobility	Project #: E1201	Projected In-Service Date: 2027

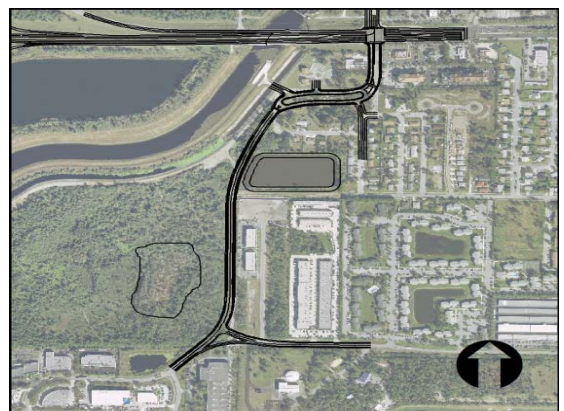
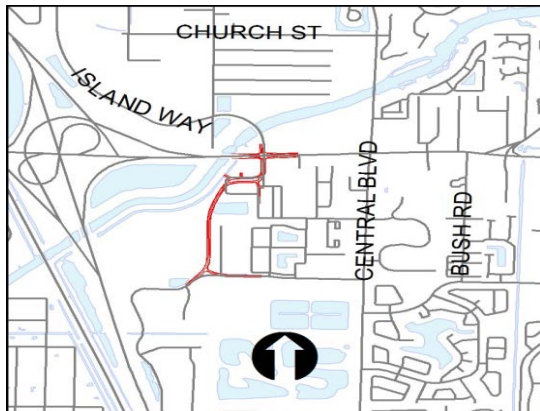
Project Description and Justification:

Project Description: Establish a precise alignment for the southern extension of the Western Corridor south of Indiantown Road with connection to Jupiter Park Drive. From the precise alignment, prepare preliminary engineering plans and establish right of way; acquire right of way. **Justification:** This connection will be a thoroughfare to access the Hawkeye Property and the Jupiter Park of Commerce. The connection will provide a reduction in trips at Central Boulevard and Indiantown Road.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Additional costs for construction	\$500,000
2026	Additional costs for construction	\$200,000
2027		
2028		
2029		

Project Photo(s) / Map of Location



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

Project Name:							Department:
Southern Extension of Island Way							Engineering
Link to Strategic Plan/Strategic Result:							Project #:
Mobility							E1201
Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Land acquisition-ROW	\$2,849,290	\$0	\$0	\$0	\$0	\$0	\$2,849,290
Planning / Design	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000
Engineering	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000
Construction	\$4,300,000	\$500,000	\$200,000	\$0	\$0	\$0	\$5,000,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$7,669,290	\$500,000	\$200,000	\$0	\$0	\$0	\$8,369,290
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$2,104,290	\$0	\$0	\$0	\$0	\$0	\$2,104,290
Impact fees	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$1,500,000
Surtax proceeds	\$2,000,000	\$500,000	\$200,000	\$0	\$0	\$0	\$2,700,000
Escrow & deposits	\$15,000	\$0	\$0	\$0	\$0	\$0	\$15,000
Developer Contributions	\$1,050,000	\$0	\$0	\$0	\$0	\$0	\$1,050,000
PBC Rd Impact Fee Crec	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$1,000,000
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
Total Revenues	\$7,669,290	\$500,000	\$200,000	\$0	\$0	\$0	\$8,369,290
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$5,649,290	\$0	\$0	\$0	\$20,000	\$2,000,000	\$7,669,290
Amount Expended	\$208,789	\$0	\$0	\$31,094	\$0	\$0	\$239,883
Balance							\$7,429,407

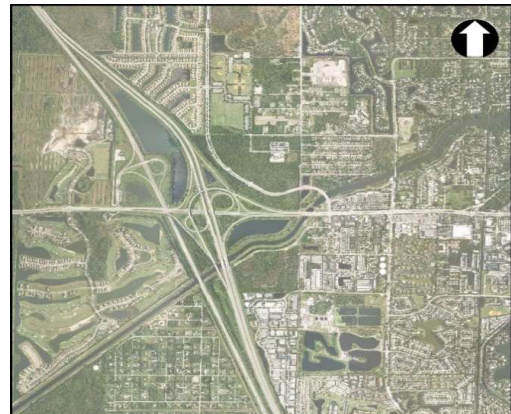
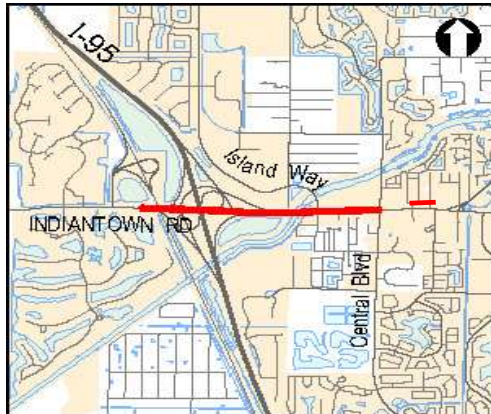
**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029**

Project Name: Indiantown Road Western Corridor Improvements Phase II	Department: Engineering	
Link to Strategic Plan/Strategic Result: Mobility	Project #: E2400	Projected In-Service Date: TBD

Project Description and Justification:
Project Description: Provide additional lanes on Eastbound and Westbound Indiantown Road from Chasewood Plaza through the Southbound I-95 Off-Ramp.
Justification: This project will maintain the capacity and safety of the I-95 Northbound mainline while addressing congestion and delay on the surface arterials, SR 706, Indiantown Road.

Location(s) and Program Schedule		
Fiscal Yr	Scope	Budget
2025	Engineering: Additional costs for Engineering to coordinate and advance design - Carryforward funds	\$50,000
2026	Engineering: Design of project. (FDOT to pay a portion of the design costs) - Portion funded by carryforward	\$400,000
2027	Engineering: Consultant project management. (FDOT to pay for half the design and construction costs)	\$150,000
	Construction: Construction of the proposed improvements. (FDOT to pay for half the design and construction costs)	\$4,400,000
2028		
2029		

Project Photo(s) / Map of Location



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

Project Name: Indiantown Road Western Corridor Improvements Phase II						Department: Engineering	
Link to Strategic Plan/Strategic Result: Mobility						Project #: E2400	
Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$0	\$0	\$300,000	\$0	\$0	\$0	\$300,000
Engineering	\$150,000	\$0	\$0	\$0	\$0	\$0	\$150,000
Construction	\$0	\$0	\$0	\$4,550,000	\$0	\$0	\$4,550,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$150,000	\$0	\$300,000	\$4,550,000	\$0	\$0	\$5,000,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$150,000	\$1,475,000	\$0	\$0	\$1,625,000
Impact fees - Road	\$150,000	\$0	\$0	\$800,000	\$0	\$0	\$950,000
Surtax proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Escrow & deposits	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FDOT	\$0	\$0	\$150,000	\$2,275,000	\$0	\$0	\$2,425,000
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
Total Revenues	\$150,000	\$0	\$300,000	\$4,550,000	\$0	\$0	\$5,000,000
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$0	\$0	\$0	\$0	\$150,000	\$150,000
Amount Expended	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance							\$150,000

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

Project Name: Sawfish Bay Park Seawall Replacement	Department: Engineering
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces / Organizational Excellence	Project #: E2303
	Projected In-Service Date: 2024

Project Description and Justification:

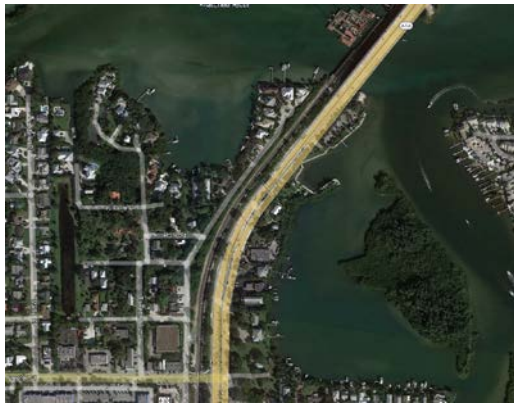
Project Description: The project consists of survey and design work for the replacement of the seawall in the Sawfish Bay Park. Town staff has identified cracks/spalling in the seawall cap that resulted in a review a structural engineer which is recommending the full replacement of the seawall. The survey and design work would be performed in FY 2024/2025 followed by construction in FY 2026/2027.

Justification: Sawfish Bay Park is used by Town residents for fishing and other various outdoor activities. The seawall pile cap repairs are required to maintain the structural integrity of the seawall to keep the park system at its current level of service and safe for participants and users. Seawall cap maintenance will not only keep our park system physically attractive but will also lessen the chances of potential accidents. Thus, minimizing the Town's exposure to possible legal action.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Engineering: Additional costs for design of new seawall and layout.	\$50,000
2026	Construction: Commence new seawall installation.	\$750,000
2027	Construction: Complete new seawall installation.	\$750,000
2028		
2029		

Project Photo(s) / Map of Location



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

Project Name:							Department:
Sawfish Bay Park Seawall Replacement							Engineering
Link to Strategic Plan/Strategic Result:							Project #:
Green, Blue and Open Spaces / Organizational Excellence							E2303
Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$80,000	\$50,000	\$0	\$0	\$0	\$0	\$130,000
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$750,000	\$750,000	\$0	\$0	\$1,500,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$80,000	\$50,000	\$750,000	\$750,000	\$0	\$0	\$1,630,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$80,000	\$50,000	\$750,000	\$750,000	\$0	\$0	\$1,630,000
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
Total Revenues	\$80,000	\$50,000	\$750,000	\$750,000	\$0	\$0	\$1,630,000
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$0	\$0	\$0	\$30,000	\$100,000	\$130,000
Amount Expended	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance							\$130,000

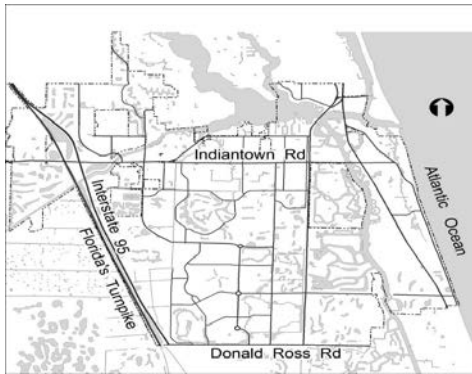
TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name: Toney Penna Dr & Bush Rd Intersection Improvements	Department: Engineering
Link to Strategic Plan/Strategic Result: Mobility	Project #: E2304 Projected In-Service Date: 2025

Project Description and Justification:
Project Description: This project aims to improve the intersection operational efficiency by installing an eastbound left-turn storage lane and a by-pass through lane at Toney Penna Drive (TPD) and Bush Road intersection. With expanded pavements, an exclusive left-turn lane on southbound approach and an eastbound receiving lane on the east approach will also be constructed to facilitate traffic flow making left out of Bush Road and merging with the eastbound through traffic. Other improvements include a crosswalk and drainage system.
Justification: The eastbound through traffic was frequently observed queuing behind the left-turning traffic onto Bush Road. The southbound left-turning traffic out of Bush Road also experience substantially delay. The proposed improvements are anticipated to address those adverse impacts during peak hours. The side-street (Bush Road) delay is estiamted to improve substantially from LOS F to LOS C during peak hours.

Location(s) and Program Schedule		
Fiscal Yr	Scope	Budget
2025	Design: Post design consultant services	\$25,000
	Construction: Construction of the proposed improvements	\$675,000
2026		
2027		
2028		
2029		

Project Photo(s) / Map of Location



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

Project Name:							Department:
Toney Penna Dr & Bush Rd Intersection Improvements							Engineering
Link to Strategic Plan/Strategic Result:							Project #:
Mobility							E2304
Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$15,000	\$0	\$0	\$0	\$0	\$0	\$15,000
Engineering	\$50,000	\$25,000	\$0	\$0	\$0	\$0	\$75,000
Construction	\$0	\$675,000	\$0	\$0	\$0	\$0	\$675,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$65,000	\$700,000	\$0	\$0	\$0	\$0	\$765,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$65,000	\$700,000	\$0	\$0	\$0	\$0	\$765,000
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
Total Revenues	\$65,000	\$700,000	\$0	\$0	\$0	\$0	\$765,000
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$0	\$0	\$0	\$15,000	\$50,000	\$65,000
Amount Expended	\$0	\$0	\$0	\$0	\$0	\$4,050	\$4,050
Balance							\$60,950

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name: Barracks Building Renovations	Department: Engineering
Link to Strategic Plan/Strategic Result: Organizational Excellence	Project #: E2401
	Projected In-Service Date: 2027

Project Description and Justification:

Project Description: This project provides design and construction for renovations to the Barracks Building. This scope of work includes repairs to the 1st floor veranda outdoor decking, repairs to the 2nd floor veranda floor drain, repairs to the three (3) outdoor stairs, repairs to the chainlink fence under the building, siding repairs, and exterior painting. This project also incorporates the foundation repairs previously programmed under a separate project.

Justification: The Barracks Building is an aging structure constructed in circa 1940 that is leased by the Loxahatchee River Historical Society, Inc. and used as a Museum and for Lighthouse tours. In addition to aging, the harsh marine environment and storms have led to a condition that requires maintenance and renovations.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Engineering: Design of repairs to the 1st floor veranda outdoor decking, repairs to the 2nd floor veranda floor drain, repairs to the three (3) outdoor stairs, repairs to the chainlink fence under the building, siding repairs, and exterior painting. Construction: Foundation repairs	\$40,000 \$150,000
2026	Construction: Construction of repairs to the 1st floor veranda outdoor decking, repairs to the 2nd floor veranda floor drain, repairs to the three (3) outdoor stairs, repairs to the chainlink fence under the building, siding, and exterior painting.	\$300,000
2027		
2028		

Project Photo(s) / Map of Location



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

Project Name:							Department:
Barracks Building Renovations							Engineering
Link to Strategic Plan/Strategic Result:							Project #:
Organizational Excellence							E2401
Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$30,000	\$0	\$0	\$0	\$0	\$0	\$30,000
Engineering	\$25,000	\$40,000	\$0	\$0	\$0	\$0	\$65,000
Construction	\$0	\$150,000	\$300,000	\$0	\$0	\$0	\$450,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$55,000	\$190,000	\$300,000	\$0	\$0	\$0	\$545,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$55,000	\$190,000	\$300,000	\$0	\$0	\$0	\$545,000
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
Total Revenues	\$55,000	\$190,000	\$300,000	\$0	\$0	\$0	\$545,000
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$0	\$0	\$0	\$0	\$55,000	\$55,000
Amount Expended	\$0	\$0	\$0	\$0	\$0	\$16,335	\$16,335
Balance							\$38,665

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name: Renovations at Marlins Quad at Roger Dean Stadium	Department: Engineering
Link to Strategic Plan/Strategic Result: Organizational Excellence	Project #: E25XX
	Projected In-Service Date: 2028

Project Description and Justification:

Project Description: This project provides engineering and construction for facility renovations/equipment replacement for the restroom building and sports lighting at the Marlins Quad fields at Roger Dean Stadium. The planned renovations consist of building reroof, ADA renovations to the restrooms, replacement of the countertops in the concession stand, installation of a concession window, other various building renovations, and installation of LED sports lighting to replace the existing system. The work would also install a control link on the sports lighting system to replace the current manual switches.

Justification: The lighting and facility have reached a 20-year service life. As the facility has aged, the Town has identified equipment replacement and other rehabilitative work to maintain the facility in a first class condition.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Engineering: Design for sports lighting upgrades	\$30,000
2026	Engineering: Design for Quadplex Restroom/Concession Building renovations Construction: Installation of the sports lighting upgrades and replacement of the Thorguard system.	\$40,000 \$1,510,000
2027	Construction: Construcion of the Quadplex Restroom/Concession Building Renovations	\$210,000
2028		
2029		

Project Photo(s) / Map of Location



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

Project Name:							Department:
Renovations at Marlins Quad at Roger Dean Stadium							Engineering
Link to Strategic Plan/Strategic Result:							Project #:
Organizational Excellence							E25XX
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	\$0	\$30,000	\$40,000	\$0	\$0	\$0	\$70,000
Construction	\$0	\$0	\$1,510,000	\$210,000	\$0	\$0	\$1,720,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$30,000	\$1,550,000	\$210,000	\$0	\$0	\$1,790,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$338,000	\$0	\$0	\$0	\$338,000
Impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surtax proceeds	\$0	\$30,000	\$1,212,000	\$210,000	\$0	\$0	\$1,452,000
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
Total Revenues	\$0	\$30,000	\$1,550,000	\$210,000	\$0	\$0	\$1,790,000
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
Balance							\$0

**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
PARKS & RECREATION
2025 - 2029**

Project No.	Project Description	Pg.	In Service Date	Balance Carryfwd	2025	2026	2027	2028	2029	Total
R2100	Jupiter Community Park Renovations	28	2027	\$ 3,630,202	\$ -	\$ 1,500,000	\$ 585,000	\$ -	\$ -	\$ 2,085,000
R2202	Playground Restroration Program	30	On-Going	1,758,907	1,495,516	1,400,000	275,000	1,320,000	500,000	4,990,516
R1301	Parks Restoration Program	32	On-Going	389,322	482,500	300,000	300,000	300,000	300,000	1,682,500
R24XX	Civic Center Renovations	34	2027	-	75,000	500,000	-	-	-	575,000
E2001	Community Center Renovations and Rehab	36	2028	569,084	70,000	480,000	1,030,000	1,925,000	-	3,505,000
NEW	Abacoa Community Park Renovations	38	2028	-	575,000	330,000	390,000	-	-	1,295,000
NEW	Athletic Field Repairs and Restoration	40	On-Going	-	75,000	1,275,000	500,000	500,000	850,000	3,200,000
R2200	Indian Creek Park Restroom Building	N/A	2025	437,790	-	-	-	-	-	-
R1701	Rehabilitation of Beach Dune Crossovers	N/A	2025	115,908	-	-	-	-	-	-
R2300	Playground Equipment CDBG-CV LMI	N/A	2024	167,228	-	-	-	-	-	-
TOTAL				\$ 7,068,441	\$ 2,773,016	\$ 5,785,000	\$ 3,080,000	\$ 4,045,000	\$ 1,650,000	\$ 17,333,016

Project Funding	Balance Carryfwd	2025	2026	2027	2028	2029	Total
General Revenues	\$ 3,271,011	\$ 2,173,016	\$ 5,569,000	\$ 3,080,000	\$ 4,045,000	\$ 1,434,000	\$ 16,301,016
Surtax Proceeds	3,630,202	-	-	-	-	-	-
Recreation Impact Fees	-	600,000	-	-	-	-	600,000
CDBG Funds	167,228	-	216,000	-	-	216,000	432,000
TOTAL	\$ 7,068,441	\$ 2,773,016	\$ 5,785,000	\$ 3,080,000	\$ 4,045,000	\$ 1,650,000	\$ 17,333,016

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

Project Name: Jupiter Community Park Renovations	Department: Parks and Recreation
Link to Strategic Plan/Strategic Result: Organizational Excellence	Project #: R2100
	Projected In-Service Date: 2025

Project Description and Justification:
Jupiter Community Park was constructed in the early 1990's and much needed renovations will ensure the proper level of maintenance is provided in order to ensure the facilities meet proper codes/standards in order to serve the public. This project scope includes the limited field drainage improvements, athletic field lighting replacement with LED, area lighting replacement with LED, restroom and dugout rehabilitation to meet ADA requirements, removal/replacement of deteriorated and non-compliant sidewalks, parking lot/street resurfacing, and diamond rail fence replacement. These renovations will address various ADA issues identified by staff and consultants. Replacement of the area LED lights will reduce maintenance and electrical costs. Consultants are currently working on plans for the ADA improvements, and drainage scope. The current budget recommends replacement of the softball and baseball restroom buildings rather than renovation in FY 2026. Shade structure replacements are being requested by Parks staff at softball, baseball, and little league fields due to the maintenance requirements and need to remove the sails during hurricanes. Some of the shade structures were damaged during wind events in past years.

Location(s) and Program Schedule		
Fiscal Yr	Scope	Budget
2025	Carryforward funding - Includes continuation of phase 1- softball dugout replacement, fencing replacement; completion of phase 2 and 3- multi-purpose field drainage improvements, renovation of soccer building, sidewalk replacements, big league and little field warning track improvements, fencing replacement, new water fountains, ADA upgrades to restrooms	\$3,630,201
2026	Replacement of the shade structures, restroom rental to support construction, replacement of the softball and baseball restroom buildings.	\$1,500,000
2027	Parking lot and street resurfacing	\$585,000
2028		
2029		

Project Photo(s) / Map of Location



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

Project Name:						Department:	
Jupiter Community Park Renovations						Parks and Recreation	
Link to Strategic Plan/Strategic Result:						Project #:	
Organizational Excellence						R2100	
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	\$438,500	\$0	\$0	\$0	\$0	\$0	\$438,500
Construction	\$7,336,500	\$0	\$1,500,000	\$585,000	\$0	\$0	\$9,421,500
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$7,775,000	\$0	\$1,500,000	\$585,000	\$0	\$0	\$9,860,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$1,500,000	\$585,000	\$0	\$0	\$2,085,000
Impact fees	\$7,775,000	\$0	\$0	\$0	\$0	\$0	\$7,775,000
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
Total Revenues	\$7,775,000	\$0	\$1,500,000	\$585,000	\$0	\$0	\$9,860,000
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$0	\$350,000	\$5,093,500	\$2,331,500	\$0	\$7,775,000
Amount Expended	\$0	\$0	\$106,935	\$1,221,650	\$2,043,538	\$772,676	\$4,144,799
Balance							\$3,630,201

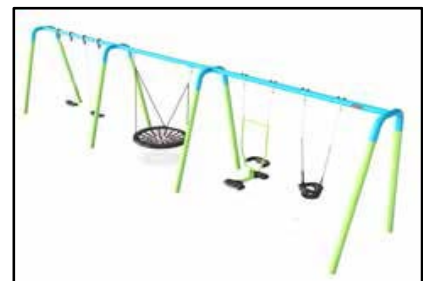
**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029**

Project Name: Playground Restoration	Department: Parks and Recreation
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces	Project #: R2202
	Projected In-Service Date: On-going

Project Description and Justification:
Several of the Town's park playgrounds are 20+ years old and in need of replacement in order to keep them safe, relevant and desirable to residents. This project will address the aging infrastructure of the Town's playgrounds located within our parks from oldest to newest. In order to keep our parks at their current level of service, comparable to surrounding communities and safe for participants and users, several aged playground amenities must be refurbished and/or replaced on an on-going basis as they continue to age and wear. Planned replacement on a rotating basis will keep our playgrounds physically attractive, recreationally appealing and safe for participants. Modern amenities such as updated equipment, playground surfacing materials like artificial turf, shade coverings and exercise equipment are in high demand from our residents. Cost of artificial surfacing and shade sails are much higher than previously budgeted therefore, projected costs for each playground have been adjusted to be more accurate estimates.

Location(s) and Program Schedule		
Fiscal Yr	Scope	Budget
2025 *includes carryover funds from FY24	Indian Creek Park- Complete replacement of existing "Eco-Island" playground to create flagship playground for Town of Jupiter; no longer able to procure replacement equipment from manufacturer; will include shade coverings and artificial turf surfacing; will include restroom facilities from separate CIP (designed in FY24, in service date anticipated 9/2025)	\$1,500,000
	Maplewood Park- Playground replacement; addition of shade structures and artificial turf surfacing (designed in FY24, in service date anticipated 8/2025)	\$450,000
	Jupiter Community Park- Playground replacement; addition of shade covers and artificial turf surfacing (designed in FY24, in service date anticipated 8/2025)	\$735,000
	Abacoa Community Park- Playground equipment replacement; addition of shade structures and non-mulch surface (designed in FY24, in service date anticipated 8/2025)	\$500,000
2026	Heights of Jupiter- Playground replacement; addition of shade structures and non-mulch surface (to be designed in FY25, constructed in FY26)	\$500,000
	Daily Park (Pine Gardens North)- Playground equipment replacement; addition of shade structures and non-mulch surface; CDBG funding anticipated (to be designed in FY25, constructed in FY26)	\$400,000
	Miracle Moments Playground (Community Center)- Park designed for inclusion (special needs); playground equipment replacement; addition of shade structures and non-mulch surface (to be designed in FY25, constructed in FY26)	\$500,000
2027	FIND Park- replacement of equipment; addition of shade structures and artificial turf surfacing (designed in FY26, in service date anticipated 8/2027)	\$275,000
2028	Jupiter Village- Playground equipment replacement; addition of shade structure and non-mulch surface	\$285,000
	Old Town Hall Park- Property under review for historic designation; playground equipment replacement; include non-mulch surfacing with mulch transition areas (to be designed in FY25, constructed in FY26)	\$750,000
	Lighthouse Park- Playground equipment refurbishment; add shade structure and pour in place or turf surface	\$285,000
2029	Officer Bruce St. Laurent Park- Playground equipment refurbishment; change from mulch to pour in place or turf surface; CDBG funding anticipated	\$500,000

Project Photo(s) / Map of Location



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

Project Name:						Department:	
Playground Restoration						Parks and Recreation	
Link to Strategic Plan/Strategic Result:						Project #:	
Green, Blue and Open Spaces						R2202	
Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$50,000	\$50,000	\$25,000	\$25,000	\$25,000	\$25,000	\$200,000
Engineering	\$110,000	\$50,000	\$25,000	\$25,000	\$25,000	\$25,000	\$260,000
Construction	\$1,650,000	\$1,395,516	\$1,350,000	\$225,000	\$1,270,000	\$450,000	\$6,340,516
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$1,810,000	\$1,495,516	\$1,400,000	\$275,000	\$1,320,000	\$500,000	\$6,800,516
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$1,810,000	\$895,516	\$1,184,000	\$275,000	\$1,320,000	\$284,000	\$5,768,516
Impact fees	\$0	\$600,000	\$0	\$0	\$0	\$0	\$600,000
Surtax proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Escrow & deposits	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant revenues (CDBG)	\$0	\$0	\$216,000	\$0	\$0	\$216,000	\$432,000
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
Total Revenues	\$1,810,000	\$1,495,516	\$1,400,000	\$275,000	\$1,320,000	\$500,000	\$6,800,516
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$0	\$0	\$150,000	\$350,000	\$1,310,000	\$1,810,000
Amount Expended	\$0	\$0	\$0	\$0	\$0	\$51,093	\$51,093
Balance							\$1,758,907

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

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name: Parks Restoration Program	Department: Parks and Recreation
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces	Project #: R1301
	Projected In-Service Date: On-going

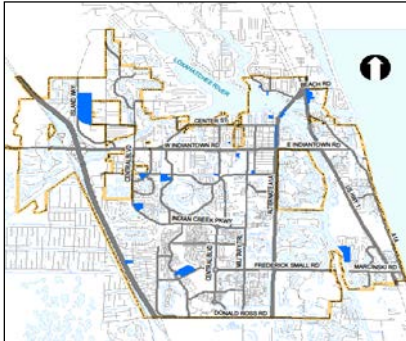
Project Description and Justification:

The Parks Restoration project identifies small scope maintenance, repair and rehabilitation projects that are required in our park system to maintain the existing level of service. Our park system continues to age while experiencing increased usage. This work would only be the replacement of specific park amenities and not the expansion of capacity. In order to keep the park system at its current level of service and safe for participants and users, specific park amenities must be refurbished or replaced on an ongoing basis as they age and wear. Planned replacement will not only keep our park system physically attractive but will also lessen the chances of potential accidents, thus minimizing the Town's exposure to possible legal action. Funding for this program must come from general revenues. Parks and Recreation impact fees cannot be used for the maintenance or renovation of parks, but only for increased capacity. Cost of supplies and services have increased over the past several years due to inflation resulting in an increase in funding for larger projects including fencing and restroom renovations.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Abacoa Community Park- ADA bottle filler drinking fountains; Hydro Wick Drainage on MP Field 1; paint tennis building	\$43,500
	Jupiter Community Park- Field 5 & 6 infield renovation; ADA bottle filler drinking fountain; replace score boards, trash receptacles, benches and landscaping	\$172,000
	Maplewood Park- ADA bottle filler drinking fountain; ADA sidewalk replacement; replace benches, landscaping, wood fencing, picnic tables and trash receptacles	\$69,500
	Lighthouse Park- tennis court resurfacing; ADA bottle filler drinking fountain; cabana benches in tennis courts; replace trash receptacles, landscaping, picnic tables and benches; restroom renovation	\$108,000
	Jupiter Village Park- ADA bottle filler drinking fountain; replace irrigation system, wood fencing, trash receptacles, landscaping and picnic tables; restroom renovation	\$59,500
	Heights of Jupiter- replace trash receptacles, basketball goals, picnic tables, benches and landscaping	\$24,000
	F.I.N.D. Park- replace trash receptacles	\$6,000
2026	Projects to be identified in FY25	\$300,000
2027	Projects to be identified in FY26	\$300,000
2028	Projects to be identified in FY27	\$300,000
2029	Projects to be identified in FY28	\$300,000

Project Photo(s) / Map of Location



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

Project Name:						Department:	
Parks Restoration Program						Parks and Recreation	
Link to Strategic Plan/Strategic Result:						Project #:	
Green, Blue and Open Spaces						R1301	
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$3,708,600	\$482,500	\$300,000	\$300,000	\$300,000	\$300,000	\$5,391,100
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$3,708,600	\$482,500	\$300,000	\$300,000	\$300,000	\$300,000	\$5,391,100
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$3,708,600	\$482,500	\$300,000	\$300,000	\$300,000	\$300,000	\$5,391,100
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
Total Revenues	\$3,708,600	\$482,500	\$300,000	\$300,000	\$300,000	\$300,000	\$5,391,100
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$2,455,600	\$175,000	\$153,000	\$175,000	\$335,500	\$414,500	\$3,708,600
Amount Expended	\$2,388,289	\$185,232	\$182,268	\$86,878	\$243,071	\$233,541	\$3,319,280
Balance							\$389,320

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

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

Project Name: Civic Center Renovations	Department: Parks and Recreation
Link to Strategic Plan/Strategic Result: Organizational Excellence	Project #: R25XX
	Projected In-Service Date: 2026

Project Description and Justification:

This project provides design and construction for renovations to the Civic Center Building located directly on the beach. This scope of work includes new outdoor decking, fascia, soffit, gutter replacement, siding repairs, fire suppression upgrades, interior steel reinforcing rod replacement, interior column/header/flooring repairs, large fan replacement, restroom upgrades, miscellaneous plumbing repairs, and structural exterior column repairs to the existing building. The Civic Center is an aging building constructed in 1925 that is used by the Town for daily rentals. In addition to aging, the harsh marine environment and storms have led to a condition that requires maintenance and renovations. After developing a design plan for building maintenance and renovations, the Town will proceed with the construction phase of the project. Proposed funding for FY 2025 to be used for design. The design costs have increased for FY 2025. The costs for construction have been deferred to 2026 to allow the completion of the project design. The FY 2026 costs have been increased to account for full replacement of the decking, piles, and stringers around the structure.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Project design plan	\$75,000
2026	Replacement of outdoor decking, fascia, soffits, gutters, siding repairs, fire suppression upgrades, interior steel reinforcing rod replacement, interior column/header/flooring repairs, large fan replacement, restroom upgrades, plumbing repairs, exterior column repairs	\$500,000

Project Photo(s) / Map of Location



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

Project Name:							Department:
Civic Center Renovations							Parks and Recreation
Link to Strategic Plan/Strategic Result:							Project #:
Organizational Excellence							R25XX
Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$0	\$75,000	\$0	\$0	\$0	\$0	\$75,000
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$500,000	\$0	\$0	\$0	\$500,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$75,000	\$500,000	\$0	\$0	\$0	\$575,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$75,000	\$500,000	\$0	\$0	\$0	\$575,000
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
Total Revenues	\$0	\$75,000	\$500,000	\$0	\$0	\$0	\$575,000
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
Balance							\$0

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name: Community Center Renovations and Rehabilitation	Department: Parks and Recreation
Link to Strategic Plan/Strategic Result: Organizational Excellence	Project #: E2001
	Projected In-Service Date: 2028

Project Description and Justification:

Project Description: This project provides planning, engineering and construction for facility renovations and equipment replacement. The planned renovations consist of mechanical system replacements, chiller and penthouse a/c replacement, fire sprinkler system piping repairs/replacement, gas water heater replacement, future window replacement, ADA modifications, replacement of the flooring in the multipurpose gym, carpet replacement in the main ballroom/auditorium, basketball goal control replacements, and exterior door replacements. **Justification:** The Community Center reached a 20-year service life in 2022. As the facility has aged, the Town is planning major equipment replacement and other rehabilitative work to maintain the facility in a first class condition.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Planning/Design: Energy calculations for air conditioning replacement/installation Construction: Replace and install electrical room air conditioning	\$10,000 \$60,000
2026	Planning/Design: Design services for preparing Construction Documents Construction: Construction of various ADA modifications and building improvements	\$65,000 \$415,000
2027	Planning/Design: Design services for preparing Construction Documents Construction: Construction window replacements and air handler replacements	\$80,000 \$950,000
2028	Planning/Design: Design services for preparing Construction Documents Construction: Construction flat roof coating, gutter, and metal roof replacement	\$50,000 \$1,875,000
2029		

Project Photo(s) / Map of Location



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

Project Name:						Department:	
Community Center Renovations and Rehabilitation						Parks and Recreation	
Link to Strategic Plan/Strategic Result:						Project #:	
Organizational Excellence						E2001	
Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$530,000	\$0	\$0	\$0	\$0	\$0	\$530,000
Engineering	\$0	\$10,000	\$65,000	\$80,000	\$50,000	\$0	\$205,000
Construction	\$1,050,000	\$60,000	\$415,000	\$950,000	\$1,875,000	\$0	\$4,350,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$15,000	\$0	\$0	\$0	\$0	\$0	\$15,000
Total Budget	\$1,595,000	\$70,000	\$480,000	\$1,030,000	\$1,925,000	\$0	\$5,100,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$1,595,000	\$70,000	\$480,000	\$1,030,000	\$1,925,000	\$0	\$5,100,000
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
Total Revenues	\$1,595,000	\$70,000	\$480,000	\$1,030,000	\$1,925,000	\$0	\$5,100,000
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$50,000	\$525,000	\$515,000	\$505,000	\$0	\$1,595,000
Amount Expended	\$0	\$47,799	\$506,036	\$79,026	\$378,520	\$81,734	\$1,093,115
Balance							\$501,885

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

Project Name: Abacoa Community Park Renovations	Department: Parks and Recreation	
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces	Project #: R25XX	Projected In-Service Date: 2027

Project Description and Justification:

This project scope includes the replacement of fencing surrounding and inside the Jupiter Skate Park, fencing around racquetball courts, steel ramp replacement of multiple Skate Park ramps, shade sail replacement, concrete repairs and reconfiguration of the Skate Park office and concession stand building. In order to keep Abacoa Community Park at its current level of exceptional service, several renovations are needed. Phase 1 of Abacoa Community Park was constructed in 2003 and includes the Jupiter Skate Park, basketball, racquetball and Har-Tru tennis courts and is now in its 20th year of operation. Several amenities have reached their end of life and are in need of repair and/or replacement. Original fencing is currently in place at ACP and will need to be replaced in FY25 for safety purposes. One large shade sail covering the observation deck and a smaller structure are rusting and in need of replacements as well as the addition of more shade sails based on community feedback. A steep grass embankment continues to erode and remains a safety hazard to mow. An alternative material will be installed to replace the existing sod. The 20 year old concrete and steel skate park has cracks throughout the park that continue to widen and cause potential skating hazards. The steel structures on ramps throughout the park are rusted and at their end of life expectancy and will need replacement to keep the park safe. FY25 includes all fencing replacements and concrete restoration; FY26 includes steel ramp replacement, shade sail replacement and addition; FY27 includes embankment replacement and office/concession redesign. Each year also includes planning and design costs.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Fencing replacement throughout park; concrete restoration throughout Skate Park	\$575,000
2026	Steel ramp replacement within Skate Park; shade sale structure replacement in two locations	\$330,000
2027	Grass embankment restoration and replacement; Skate Park office and concessions redesign	\$390,000

Project Photo(s) / Map of Location



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

Project Name:						Department:	
Abacoa Community Park Renovations						Parks and Recreation	
Link to Strategic Plan/Strategic Result:						Project #:	
Green, Blue and Open Spaces						R25XX	
Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$0	\$25,000	\$15,000	\$15,000	\$0	\$0	\$55,000
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$550,000	\$315,000	\$375,000	\$0	\$0	\$1,240,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$575,000	\$330,000	\$390,000	\$0	\$0	\$1,295,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$575,000	\$330,000	\$390,000	\$0	\$0	\$1,295,000
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
Total Revenues	\$0	\$575,000	\$330,000	\$390,000	\$0	\$0	\$1,295,000
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
Balance							\$0

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name:	Department:	
Athletic Field Repairs and Restoration	Parks and Recreation	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service Date:
Green, Blue and Open Spaces	R25XX	On-going

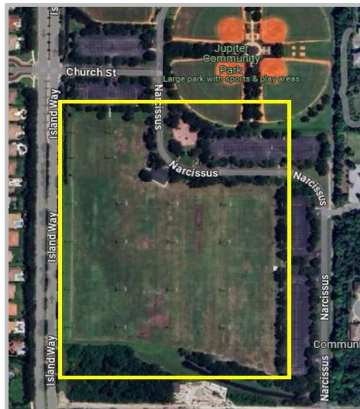
Project Description and Justification:

Athletic fields within several of the Town's aging parks continue to operate on their original turfgrass and with outdated irrigation systems, some in excess of 30+ years of service; well beyond the life expectancy (15 years) of bermuda grass athletic playing fields. These include Jupiter Community Park, Maplewood, Jupiter Village and Lighthouse Parks. Due to the continued usage and wear and tear that the athletic fields experience daily, they have become compacted, rutted and unlevel, often presenting safety concerns by field users. In an effort to keep up with the level of service expected by our residents and park users, as well as to ensure safety of park patrons, the grass and associated irrigation systems need to be replaced. This ongoing project will remove existing athletic field grass, the underlying layer of dirt and irrigation systems, and replace with new sports mix dirt, irrigation equipment and new TifTuf bermuda grass sod. On-going maintenance for the athletic fields includes fertilization and chemical applications with funds currently in the Parks Maintenance annual operating budget to cover these costs. This rotational timeline will include the multi-purpose fields, as well as diamond sport fields, and will allow for alternate fields to remain open rather than closing an entire facility for an extended period.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Design and Engineering for replacement of sod and irrigation on athletic fields throughout Town parks	\$75,000
2026	Replacement of Jupiter Community Park multi-purpose fields 1-4	\$1,275,000
2027	Replacement of Jupiter Community Park multi-purpose fields 5-8	\$500,000
2028	Replacement of Jupiter Community Park multi-purpose fields 9-10	\$500,000
2029	Replacement of Maplewood and Jupiter Village Parks multi-purpose fields	\$850,000

Project Photo(s) / Map of Location



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

Project Name:						Department:	
Athletic Field Repairs and Restoration						Parks and Recreation	
Link to Strategic Plan/Strategic Result:						Project #:	
Green, Blue and Open Spaces						R25XX	
Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000
Engineering	\$0	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000
Construction	\$0	\$0	\$1,250,000	\$475,000	\$475,000	\$825,000	\$3,025,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$75,000	\$1,275,000	\$500,000	\$500,000	\$850,000	\$3,200,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$75,000	\$1,275,000	\$500,000	\$500,000	\$850,000	\$3,200,000
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-CDBG	\$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
Total Revenues	\$0	\$75,000	\$1,275,000	\$500,000	\$500,000	\$850,000	\$3,200,000
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
Balance							\$0

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

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

Project No.	Project Description	Pg.	In Service Date	Balance Carryfwd	2025	2026	2027	2028	2029	Total
	Community Development Block Grant (CDBG) Neighborhood Improvement	44 N/A	On-Going 2024	\$ 91,673 5,000	\$ 54,673 -	\$ 54,000 -	\$ 270,000 -	\$ 270,000 -	\$ 54,000 -	\$ 702,673 -
	TOTAL			\$ 96,673	\$ 54,673	\$ 54,000	\$ 270,000	\$ 270,000	\$ 54,000	\$ 702,673

Project Funding	Balance Carryfwd	2025	2026	2027	2028	2029	Total
General Revenue	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CDBG Grant Funds	91,673	54,673	54,000	270,000	270,000	54,000	702,673
TOTAL	\$ 96,673	\$ 54,673	\$ 54,000	\$ 270,000	\$ 270,000	\$ 54,000	\$ 702,673

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

Project Name: Community Development Block Grant (CDBG)	Department: Neighborhoods
Link to Strategic Plan/Strategic Result: Unique, Small Town Feel	Project #: G2300
	Projected In-Service Date: On-going

Project Description and Justification:
TOJ receives approximately \$270,000 annually as Community Development Block Grant from U.S. Dept. of Housing and Urban Development (HUD). Primary Objective of the CDBG Program is to develop viable urban communities, principally for low/moderate income persons, through decent housing, suitable living environment, and expanded economic opportunity. All CDBG activities must benefit low/moderate income persons, prevent or eliminate slums and blight or meet an urgent need. Eligible activities for funding include: housing and other real property activities, economic development, public facilities, public services, and planning/administration. Examples of the projects in Jupiter are housing rehabilitation programs, new watermain, better drainage, new park/playground equipment, and sidewalks in the Town's low- moderate income neighborhoods.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	North Pennock Lane Sidewalk and Drainage Improvements: Reconstruction of the sidewalk along east side of North Pennock Lane from Southview Drive to Northview Drive to raise the sidewalk from current elevation or location at or near the roadside swale elevation to a more functional elevation that allows the sidewalk to stay in service rather than to be submerged after rain events.	\$218,694
	Administration: Administrative duties relative to the overall grant program and fair housing activities.	\$54,673
2026	Daily Park: Playground equipment refurbishment; change from mulch to pour in place or turf surface.	\$216,000
	Administration: Administrative duties relative to the overall grant program and fair housing activities.	\$54,000
2027	Activities to benefit low and moderate income residents of Jupiter; prevent or eliminate slum and blight; or meet an urgent need.	\$270,000
2028	Activities to benefit low and moderate income residents of Jupiter; prevent or eliminate slum and blight; or meet an urgent need.	\$270,000
2029	Bruce St. Lauren Park: Playground equipment refurbishment; change from mulch to pour in place or turf surface	\$216,000
	Administration: Administrative duties relative to the overall grant program and fair housing activities.	\$54,000

Project Photo(s) / Map of Location



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

Project Name: Community Development Block Grant (CDBG)						Department: Neighborhoods	
Link to Strategic Plan/Strategic Result: Unique, Small Town Feel						Project #: G2300	
Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Administration	\$117,723	\$54,673	\$54,000	\$54,000	\$54,000	\$54,000	\$444,396
Planning / Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$2,073,132	\$0	\$0	\$216,000	\$216,000	\$0	\$2,729,132
Total Budget	\$2,290,855	\$54,673	\$54,000	\$270,000	\$270,000	\$54,000	\$3,273,528
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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-CDBG	\$2,290,855	\$54,673	\$54,000	\$270,000	\$270,000	\$54,000	\$3,273,528
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
Total Revenues	\$2,290,855	\$54,673	\$54,000	\$270,000	\$270,000	\$54,000	\$3,273,528
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$1,763,399	\$110,788	\$239,724	\$62,419	\$58,802	\$55,723	\$2,290,855
Amount Expended	\$1,923,996	\$22,500	\$167,414	\$62,419	\$58,802	\$32,505	\$2,267,637
Balance							\$23,218

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

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

Project No.	Project Description	Pg.	In Service Date	Balance Carryfwd	2025	2026	2027	2028	2029	Total
G0037	Police Vehicle Replacement Program	48	On-Going	\$ 415,992	\$ 907,358	\$ 878,025	\$ 895,586	\$ 913,497	\$ 931,769	\$ 4,526,235
G2101	Police Radio System Replacement	50	2034	1,562,738	685,184	685,184	685,184	685,184	685,184	3,425,920
G2201	Beach Renourishment Funding	52	2030	617,977	250,000	250,000	250,000	250,000	250,000	1,250,000
G2301	Police Memorial	N/A	2025	200,000	-	-	-	-	-	-
G2202	Community Webcams	N/A	2025	349,830	-	-	-	-	-	-
G2002	Center St Beautification Improvements	N/A	2025	50,000	-	-	-	-	-	-
G2203	Customer Service Response System	N/A	2025	5,694	-	-	-	-	-	-
G2404	Town Hall Green	N/A	2025	3,256,105	-	-	-	-	-	-
TOTAL				\$ 6,458,336	\$ 1,842,542	\$ 1,813,209	\$ 1,830,770	\$ 1,848,681	\$ 1,866,953	\$ 9,202,155

Project Funding	Balance Carryfwd	2025	2026	2027	2028	2029	Total
General Revenues	\$ 4,267,759	\$ 1,842,542	\$ 1,813,209	\$ 1,830,770	\$ 1,848,681	\$ 1,866,953	\$ 9,202,155
Escrow Funds	1,000,000	-	-	-	-	-	-
Water Fund	142,869	-	-	-	-	-	-
Building Fund	345,267	-	-	-	-	-	-
General Fund Trf	702,441	-	-	-	-	-	-
TOTAL	\$ 6,458,336	\$ 1,842,542	\$ 1,813,209	\$ 1,830,770	\$ 1,848,681	\$ 1,866,953	\$ 9,202,155

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

Project Name: Police Vehicle Replacement Program	Department: Police
Link to Strategic Plan/Strategic Result: Safety	Project #: G0037 Projected In-Service Date: On-going

Project Description and Justification:

The state of the fleet impacts officer safety and responsiveness to the community. This CIP is a plan for the purchase of police vehicles to replace those which are unreliable. In line with industry standards, PD vehicles begin to be inspected for replacement when they reach eight years of age and/or 100,000 miles. The overall condition of each vehicle is also considered, accounting for recent repairs and replacement parts which may extend the serviceable life of the vehicle. The Department's fleet consists of approximately 130 vehicles; Road Patrol vehicles are driven 24 hours a day, 7 days per week during the entire year. After careful inspection, thirteen vehicles were identified for replacement. The FY 2025 purchase will be consistent with the current style of vehicles and will include nine marked Ford Explorers for Road Patrol, one marked Chevy Tahoe for K-9, two Dodge Durangos for the Criminal Investigations Division, and one marked Ford Transit Cargo Van for the Crime Scene Investigations Unit. Costs were estimated based upon the current fiscal year vendor quotes adjusted for inflation. Subsequent years were based upon the purchase of thirteen Road Patrol vehicles, using an inflationary factor of 2 percent per year, which is slightly below the recommended rate published by the Florida Sheriffs Association. The actual number of vehicles purchased may vary depending upon actual costs realized when the State contract is published.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	JPD: \$907,358 budgeted for police vehicle replacement including base vehicles and equipment.	\$907,358
2026	JPD: \$878,025 budgeted for police vehicle replacement including base vehicles and equipment.	\$878,025
2027	JPD: \$895,586 budgeted for police vehicle replacement including base vehicles and equipment.	\$895,586
2028	JPD: \$913,497 budgeted for police vehicle replacement including base vehicles and equipment.	\$913,497
2029	JPD: \$931,769 budgeted for police vehicle replacement including base vehicles and equipment.	\$931,769

Project Photo(s) / Map of Location



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

Project Name:						Department:	
Police Vehicle Replacement Program						Police	
Link to Strategic Plan/Strategic Result:						Project #:	
Safety						G0037	
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$4,956,286	\$609,339	\$627,148	\$639,691	\$652,485	\$665,536	\$8,150,485
Other	\$2,253,071	\$298,019	\$250,877	\$255,895	\$261,013	\$266,233	\$3,585,107
Total Budget	\$7,209,357	\$907,358	\$878,025	\$895,586	\$913,497	\$931,769	\$11,735,592
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$7,157,142	\$907,358	\$878,025	\$895,586	\$913,497	\$931,769	\$11,683,377
Insurance proceeds	\$52,215	\$0	\$0	\$0	\$0	\$0	\$52,215
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
Total Revenues	\$7,209,357	\$907,358	\$878,025	\$895,586	\$913,497	\$931,769	\$11,735,592
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$3,665,239	\$360,215	\$412,468	\$666,390	\$897,585	\$1,207,460	\$7,209,357
Amount Expended	\$3,665,239	\$340,692	\$151,596	\$767,954	\$1,046,461	\$821,425	\$6,793,367
Balance							\$415,990

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

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

Project Name:	Department:	
Police Radio System Replacement	Police	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service Date:
Safety	G2101	On-going

Project Description and Justification:

The Town must plan for replacement of the radio system to ensure responsiveness to the public and to provide for the safety of its police officers. The Town of Jupiter Police Department belongs to the Municipal Public Safety Communications Consortium (MPSCC), which operates a multi-agency interoperable digital public safety radio system (Harris OpenSky). This system went live in 2011 with the implementation of the northern PBC regional communications/911 center (NorthCom). At that time, this new radio system had an anticipated lifespan of 20 years. In fiscal year 2020, the decision was made to begin a ten (10) year "partial" funding plan through a Community Investment Program (CIP) for radio system replacement, projected to begin on or about 2030. In 2021 and 2022, a total of \$192,370 was funded in the CIP.

Due to the COVID-19 pandemic in 2020, many manufacturers of radio/computer components, both national and international, halted production of various parts necessary for maintaining our current radio system, including infrastructure equipment as well as handheld and mobile radios. Specifically, China has indefinitely stopped the manufacturing of computer chips associated with our system. Moving forward, Harris, as well as other technology manufacturers, has announced they are accelerating the end-of-life date of their legacy technology in favor of investing in future technologies. This situation has forced the MPSCC to advance the date of radio system replacement. Each participating agency will contribute an amount based upon the number of radios in its use compared to the total. A recent bid from the current radio manufacturer indicated the Town's share to be approximately \$5.7 million. Therefore, the current CIP is being adjusted to reflect \$685,184 in funding for each of the next five years. Annual amounts may change based upon the number of radios in use by the department as well as the total number of radios in use by all agencies in the consortium.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	MPSCC: Radio System Replacement on or about 2030.	\$685,184
2026	MPSCC: Radio System Replacement on or about 2030.	\$685,184
2027	MPSCC: Radio System Replacement on or about 2030.	\$685,184
2028	MPSCC: Radio System Replacement on or about 2030.	\$685,184
2029	MPSCC: Radio System Replacement on or about 2030.	\$685,184

Project Photo(s) / Map of Location



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

Project Name:						Department:	
Police Radio System Replacement						Police	
Link to Strategic Plan/Strategic Result:						Project #:	
Safety						G2101	
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$1,562,738	\$685,184	\$685,184	\$685,184	\$685,184	\$685,184	\$5,700,000
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$1,562,738	\$685,184	\$685,184	\$685,184	\$685,184	\$685,184	\$5,700,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$1,562,738	\$685,184	\$685,184	\$685,184	\$685,184	\$685,184	\$5,700,000
Insurance proceeds	\$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
Total Revenues	\$1,562,738	\$685,184	\$685,184	\$685,184	\$685,184	\$685,184	\$5,700,000
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$0	\$92,370	\$100,000	\$685,184	\$685,184	\$1,562,738
Amount Expended	\$0	\$0	\$92,370	\$100,000	\$685,184	\$685,184	\$1,562,738
Balance							\$0

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

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

Project Name: Jupiter Beach Shoreline Protection	Department: Town Manager
Link to Strategic Plan/Strategic Result: Strong Local Economy, Green, Blue and Open Spaces	Project #: G2201
	Projected In-Service Date: On-going

Project Description and Justification:
Adopted interlocal agreement with Palm Beach County (PBC) for funding beach renourishment projects in Jupiter for the next 30 years. The Town can budget and hold onto our funds each year and accumulate the funds until a project is actually completed. The Town does not contribute until the project is completed. PBC will maintain responsibility for planning and executing beach renourishment projects, which are expected to occur about every 7 years and dune restoration which are expected to occur about every 15 years. The adopted interlocal agreement between PBC and the Town stipulates that PBC will be responsible for all costs associated with the planning and execution of each beach/dune renourishment project and seek funding for such projects from Federal and State resources. The Town will provide for 10% of the eligible costs after the Federal and State funding. The first beach renourishment project occurred in 2023 and required a Town contribution of \$832,024. Subsequent year Town reimbursements will be capped at an annual rate of \$250,000 per year.

Location(s) and Program Schedule		
Fiscal Yr	Scope	Budget
2025	Pending PBC planning and execution of beach renourishment projects.	\$250,000
2026	Pending PBC planning and execution of beach renourishment projects.	\$250,000
2027	Pending PBC planning and execution of beach renourishment projects.	\$250,000
2028	Pending PBC planning and execution of beach renourishment projects.	\$250,000
2029	Pending PBC planning and execution of beach renourishment projects.	\$250,000

Project Photo(s) / Map of Location



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

Project Name:						Department:	
Jupiter Beach Shoreline Protection						Town Manager	
Link to Strategic Plan/Strategic Result:						Project #:	
Strong Local Economy, Green, Blue and Open Spaces						G2201	
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other-Contribution	\$1,450,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$4,450,000
Total Budget	\$1,450,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$4,450,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$1,450,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$4,450,000
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
Total Revenues	\$1,450,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$4,450,000
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$0	\$0	\$950,000	\$250,000	\$250,000	\$1,450,000
Amount Expended	\$0	\$0	\$0	\$0	\$832,024	\$0	\$832,024
Balance							\$617,976

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

**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
PLANNING AND ZONING
2025 - 2029**

Project No.	Project Description	Pg.	In Service Date	Balance Carryfwd	2025	2026	2027	2028	2029	Total
G1803	Enhance entries at major gateways on Indiantown Rd	56	2029	\$ 88,235	\$ -	\$ -	\$ 65,000	\$ 500,000	\$ -	\$ 565,000
R1702	Sawfish Bay Park-Train Depot, Acher House Env Improvements	58	2028	904,705	255,000	185,000	-	-	-	440,000
R1703	Sims Creek Preserve	60	2028	319,353	25,000	-	50,000	-	-	75,000
R0801	Open Space program	N/A	2028	356,920	-	-	-	-	-	-
R0018	Cinquez Park	N/A	2026	564,596	-	-	-	-	-	-
TOTAL				\$ 2,233,809	\$ 280,000	\$ 185,000	\$ 115,000	\$ 500,000	\$ -	\$ 1,080,000

Project Funding	Balance Carryfwd	2025	2026	2027	2028	2029	Total
General Revenues	\$ 939,798	\$ 280,000	\$ 180,000	\$ 65,000	\$ 469,776	\$ -	\$ 994,776
Escrow Funds	653,476	-	5,000	50,000	30,224	-	85,224
Open Space Reserves	375,535	-	-	-	-	-	-
Recreation Impact Fees	120,000	-	-	-	-	-	-
Grant Funding	145,000	-	-	-	-	-	-
TOTAL	\$ 2,233,809	\$ 280,000	\$ 185,000	\$ 115,000	\$ 500,000	\$ -	\$ 1,080,000

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

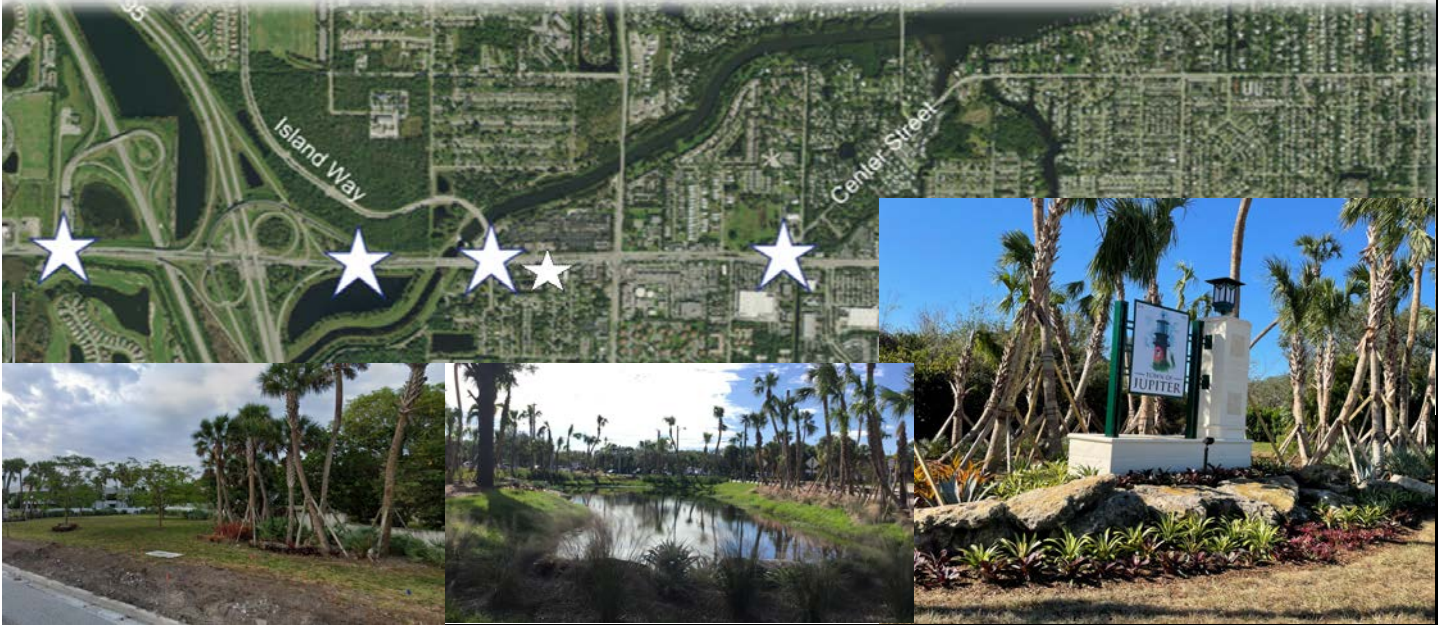
Project Name: Enhance Entries at Major Gateways on Indiantown Road	Department: Planning & Zoning
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces and Small Town Feel	Project #: G1803
	Projected In-Service Date: 2029

Project Description and Justification:
The project includes gateway enhancements along Indiantown Road at the Turnpike, Center Street, the triangle parcel next to KFC, I-95 and the C-18 Canal. The five gateways locations are to include bold, native landscaping, and entry signage/lighting near the Turnpike. Landscaping will be along the shoulders of Indiantown Road, with upgraded medians near I-95. The intent is to showcase Jupiter's natural beauty with a resilient design that includes native and xeric plantings, nature-based solutions and incorporate the gateways into abutting open space, waterways, parks or landscape buffers for a seamless natural and build environment. These areas were highlighted with a 10 lane road, forgotten and industrial looking water features (C-18 canal and retention ponds), underwhelming median plantings and significant hard surfaces that need landscaping. A more welcoming image is needed that showcases what is important to Jupiter, not just aesthetics but respect for natural resources and creation of habitat through landscaping projects. Entry features at the Turnpike, Center Street and the triangle parcel are completed. The entries for I-95 and C-18 Canal will be completed after FDOT completes the Indiantown Road improvements to signalize the northbound approach and widen the road.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	FDOT constructing Indiantown Road improvements	\$0
2026	FDOT completes Indiantown Road improvements	\$0
2027	Design and permitting of landscape gateway feature at C-18 Canal and I-95	\$65,000
2028	Installation of C-18 Canal and I-95 landscape gateway features	\$500,000
2029	n/a	\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Enhance Entries at Major Gateways on Indiantown Road							Planning & Zoning
Link to Strategic Plan/Strategic Result:							Project #:
Green, Blue and Open Spaces and Small Town Feel							G1803
Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$65,000	\$0	\$0	\$0	\$0	\$0	\$65,000
Engineering	\$55,000	\$0	\$0	\$65,000	\$0	\$0	\$120,000
Construction	\$582,551	\$0	\$0	\$0	\$500,000	\$0	\$1,082,551
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$702,551	\$0	\$0	\$65,000	\$500,000	\$0	\$1,267,551
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$435,551	\$0	\$0	\$65,000	\$469,776	\$0	\$970,327
Escrow-Entry Sign	\$7,500	\$0	\$0	\$0	\$0	\$0	\$7,500
Escrow-Entry Sign	\$22,500	\$0	\$0	\$0	\$0	\$0	\$22,500
Escrow-Tree Purchases	\$25,000	\$0	\$0	\$0	\$0	\$0	\$25,000
Escrow-ITR Median	\$212,000	\$0	\$0	\$0	\$30,224	\$0	\$242,224
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
Total Revenues	\$702,551	\$0	\$0	\$65,000	\$500,000	\$0	\$1,267,551
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$65,000	\$370,000	\$197,000	\$15,551	\$55,000	\$0	\$702,551
Amount Expended	\$39,092	\$76,143	\$242,458	\$240,318	\$16,305	\$14,900	\$629,216
Balance							\$73,335

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

Project Name: Sawfish Bay Park Historic and Environmental Improvements	Department: Planning & Zoning
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces	Project #: R1702
	Projected In-Service Date: 2027

Project Description and Justification:

This project is for historic and environmental improvements at Sawfish Bay Park and include the interior build out of the Historic Train Depot for a museum, community meeting space/interpretation of the Aicher House and a living shoreline along the park's existing seawall. Bathrooms will be needed to serve the museum and Aicher House community space. In 2015, the Town decided the Train Depot will be a museum and in 2018, the historic Aicher House was relocated and preserved in the park. Staff has worked with the Loxahatchee Guild and the Loxahatchee River Historical Society for donation/artifacts. Environmental enhancements to the park will improve water quality and provide an improved marine habitat along the existing walkway connecting activities between the north and south parts of the park. Staff has secured partnerships with the Jupiter Inlet District (sedimentation study), the Loxahatchee River District (seagrass and water quality monitoring) and the Jupiter Inlet Foundation (educational seagrass buoys). Work continues with the Jupiter High School Jupiter Environmental Research Field Studies Academy to help with mangrove planting, oyster bed restoration and education. The goal is to improve water quality, increase oyster recruitment and provide an environment conducive to seagrass growth. If grant moneys are awarded to fund Phase 4 and 5 for marine restoration of Sawfish Bay by NOAA for \$3.2M the projected in-service date will extend to 2029.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	<u>Environmental improvements</u> - Phase 3 living shoreline design and permitting, and install additional seagrass buoys to be provided with prior monies of \$50,000; <u>Historic improvements</u> - Construct Aicher House Deck;	\$255,000
2026	<u>Environmental improvements</u> - Begin Phase 3 living shoreline construction which must be coordinated with the seawall replacement; <u>Historic improvements</u> - design and permitting of bathrooms for historic structures; construction design for interior buildout for Train Depot and Aicher House	\$185,000
2027	<u>Environmental improvements</u> - Complete Phase 3 living shoreline with seawall replacement with improvements funded by prior monies of \$250,000; flushing culvert in marina basin; <u>Historic improvements</u> - Construction of bathrooms for historic structures; Interior build out of Train Depot and Aicher house; Improvements to be provided with prior monies of \$200,000	
2028	Sawfish Bay marine restoration	grant
2029	Sawfish Bay marine restoration	grant

Project Photo(s) / Map of Location



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

Project Name:							Department:
Sawfish Bay Park Historic and Environmental Improvements							Planning & Zoning
Link to Strategic Plan/Strategic Result:							Project #:
Green, Blue and Open Spaces							R1702
Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000
Engineering	\$122,000	\$0	\$10,000	\$0	\$0	\$0	\$132,000
Construction	\$1,134,072	\$250,000	\$167,000	\$0	\$0	\$0	\$1,551,072
Equipment	\$20,000	\$5,000	\$0	\$0	\$0	\$0	\$25,000
Other	\$15,000	\$0	\$8,000	\$0	\$0	\$0	\$23,000
Total Budget	\$1,296,072	\$255,000	\$185,000	\$0	\$0	\$0	\$1,736,072
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$650,210	\$255,000	\$180,000	\$0	\$0	\$0	\$1,085,210
Impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open space	\$177,366	\$0	\$0	\$0	\$0	\$0	\$177,366
Contributions	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000
Tree Fund	\$15,000	\$0	\$5,000	\$0	\$0	\$0	\$20,000
Environmental Fund	\$433,496	\$0	\$0	\$0	\$0	\$0	\$433,496
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
Total Revenues	\$1,296,072	\$255,000	\$185,000	\$0	\$0	\$0	\$1,736,072
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$240,072	\$114,000	\$135,000	\$12,000	\$385,000	\$410,000	\$1,296,072
Amount Expended	\$237,778	\$2,294	\$550	\$30,416	\$106,419	\$61,735	\$439,192
Balance							\$856,880

Notes:

- (1) Loxahatchee Guild Donation, private contributions
- (2) Reimbursement from FCT grant

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name:	Sims Creek Preserve- Public Access/ Hydrologic Improvements		Department:	Planning & Zoning	
Link to Strategic Plan/Strategic Result:	Uniquely Jupiter, Small Town Feel, Green, Blue and Open Spaces		Project #:	R1703	Projected In-Service Date: 2027

Project Description and Justification:

This project includes constructing public access improvements and hydrologic restoration. The construction improvements of this open space property include a small pervious parking lot, sidewalk, driveway, kayak launch, new freshwater wetland. After exotic removal in 2014, the Oak Hammock and mangrove habitat is flourishing. Hydrologic improvements include a new bioretention area and pervious pavement for the parking lot and driveway. As the property links to the Loxahatchee River and Intracoastal Waterway, additional stormwater storage and wetland planting are proposed on Sims Creek Preserve to restore the hydrology of the area and create a more nature wetland system abutting the creek. The kayak launch, landscape buffer and fence along the north property line were installed in 2023. The Town has secured additional funding from the Jupiter Inlet District (\$25,000) for the kayak launch, and a reimbursement grant from the Loxahatchee River Preservation Initiative for \$100,000 twill be used to install the bioretention area and pervious parking/driveway. Design and permitting is underway for the bioretention area and pervious parking lot.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Permitting	\$25,000
2026	Construction of bioretention area, landscaping and public access improvements (e.g. pervious parking lot, driveway, sidewalk, lighting, etc.) with monies from prior year \$300,000	
2027	Install landscaping	\$50,000
2028		
2029		

Project Photo(s) / Map of Location



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

Project Name:							Department:
Sims Creek Preserve- Public Access/ Hydrologic Improvements							Planning & Zoning
Link to Strategic Plan/Strategic Result:							Project #:
Uniquely Jupiter, Small Town Feel, Green, Blue and Open Spaces							R1703
Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Land acquisition	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$2,500,000
Planning / Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$65,000	\$0	\$0	\$0	\$0	\$0	\$65,000
Construction	\$360,000	\$25,000	\$0	\$50,000	\$0	\$0	\$435,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$2,925,000	\$25,000	\$0	\$50,000	\$0	\$0	\$3,000,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$165,000	\$25,000	\$0	\$0	\$0	\$0	\$190,000
Impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open space	\$2,592,500	\$0	\$0	\$50,000	\$0	\$0	\$2,642,500
Escrow & deposits (1)	\$42,500	\$0	\$0	\$0	\$0	\$0	\$42,500
Grant revenues (2)	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000
Contribution (3)	\$25,000	\$0	\$0	\$0	\$0	\$0	\$25,000
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
Total Revenues	\$2,925,000	\$25,000	\$0	\$50,000	\$0	\$0	\$3,000,000
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$3,135,000	\$65,000	\$0	\$0	-\$275,000	\$0	\$2,925,000
Amount Expended	\$2,525,442	\$3,000	\$0	\$5,913	\$44,254	\$27,040	\$2,605,648
Balance							\$319,352

Notes:

- (1) 310-220811 Environmental Escrow
- (2) Loxahatchee River Preservation Initiative
- (3) Jupiter Inlet District Contribution

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

NEW

Project No.	Project Description	In Service Date	Balance Carryfwd	2025	2026	2027	2028	2029	Total	
W0002	New Meters	64	On-going	\$ 42,483	\$ 56,000	\$ 35,650	\$ 33,713	\$ 31,775	\$ 29,838	\$ 186,976
W0002	Small Meter Replacements	66	On-going	2,820,839	1,367,018	1,367,018	1,367,018	1,367,018	1,367,018	6,835,090
W0329	Large Meter Replacements	68	On-going	176,606	135,200	135,200	135,200	135,200	135,200	676,000
W1219	Utility Billing V5 Upgrade	70	2026	401,696	255,000	-	-	-	-	255,000
W1290	Water Asset Maintenance Program	72	On-going	4,274,776	1,906,499	1,484,109	1,867,592	1,596,692	1,101,352	7,956,244
W1402	Pump Replacement Program	74	On-going	840,404	-	213,000	1,751,707	-	-	1,964,707
W1702	Generator Replacement Program	76	2027, 2029	-	-	1,496,700	-	-	883,100	2,379,800
W1817	Production Well Replacement Program	78	2027-2030	5,860,585	-	2,551,853	2,516,169	-	2,382,883	7,450,905
W1914	WTP Control System Cybersecurity	80	On-going	214,657	66,500	66,500	66,500	66,500	66,500	332,500
W2007	WTP Hardened Server Building	82	2026	1,545,244	2,787,133	-	-	-	-	2,787,133
W2120	Distribution System Water Quality Sampling Stations	84	2025-2027	10,805	100,000	100,000	100,000	-	-	300,000
W2313	Deep Injection Well System	86	2026	26,053,158	1,947,377	-	-	-	-	1,947,377
W2415	Indiantown Rd Water Transmission Main Fitting Repl	88	2025	208,220	53,080	-	-	-	-	53,080
W25XX	Nanofiltration Acid Tanks Emergency Replacement	90	2026	-	1,344,000	-	-	-	-	1,344,000
W25XX	24-inch Floridan Aquifer Raw Water Main Emergency Repl	92	2026	-	1,433,800	-	-	-	-	1,433,800
W25XX	Eganfuskee/Carl St/Clark Ln Distribution Improvements	94	2026	-	520,000	-	-	-	-	520,000
W26XX	Water Treatment Plant South Wall Replacement	96	2026	-	-	588,000	-	-	-	588,000
W26XX	Via Rio Road-New 6" Watermain and Water Services	98	2027	-	-	442,600	-	-	-	442,600
W26XX	Holly Lane Distribution Improvements	100	2026	-	-	209,000	-	-	-	209,000
W27XX	Loxahatchee River Road Area Dist. Sys Improv - Ph II	102	2028	-	-	-	1,519,670	-	-	1,519,670
W28XX	Water Treatment Plant Asphalt Mill and Overlay	104	2028	-	-	-	-	432,000	-	432,000
W28XX	Bendross Road Distribution Improvements	106	2029	-	-	-	-	245,700	-	245,700
W28XX	Center St Valves and Services Repl	108	2029	-	-	-	-	600,000	-	600,000
W28XX	Storage Reservoir Replacement Program	110	2029	-	-	-	-	135,930	-	135,930
W28XX	Water Treatment Plant (WTP) Liquid Chlorine Conversion	112	2029	-	-	-	-	2,212,500	-	2,212,500
W1291	Professional Services	N/A	On-going	49,453	-	-	-	-	-	-
W0128	North Limestone Creek Wellfield	N/A	2025	9,735,239	-	-	-	-	-	-
W1503	MBA Rehab for RO Permeate Odor Contl	N/A	2024, 2025	1,265,509	-	-	-	-	-	-
W1508	RO/Nano Membrane Repl Prgm	N/A	2023, 2024	1,200,578	-	-	-	-	-	-
W1602	Piping Upgr-Central Bd PS	N/A	2025	2,311,422	-	-	-	-	-	-
W1605	Nitrogen Blanket in Sulfuric Acid Tanks	N/A	2024-2025	99,357	-	-	-	-	-	-
W2010	RO Plant Mods to Addr RW Degrad-Incr Interstage Boost	N/A	2024	2,925,223	-	-	-	-	-	-
W2011	Floridan Aquifer Wells RO-14, RO-15, RO-16 & RWMs	N/A	2026	13,380,442	-	-	-	-	-	-
W2012	Pine Gardens North Infrastructure Improvements	N/A	2024	1,156,884	-	-	-	-	-	-
W2115	Brentwood North Distribution Improvements	N/A	2024	239,194	-	-	-	-	-	-
W2117	Fisherman's Landing Water Main Replacement	N/A	2025	1,012,789	-	-	-	-	-	-
W2118	Juno Beach Repump Station Valve Replacements	N/A	2023	39,218	-	-	-	-	-	-
W2121	RO Permeate Degasifier Impr - Testing/Add 4th Degasifier	N/A	2024	10,000	-	-	-	-	-	-
W2123	Jupiter Lakes & Wood Duck Water Distr System Improves	N/A	2024	164,998	-	-	-	-	-	-
W2213	Dolphin Drive-Replace 6" and 4" AC mains	N/A	2024	322,321	-	-	-	-	-	-
W2303	Pennock Industrial Park Valves and Hydrants	N/A	2024	91,314	-	-	-	-	-	-
W2312	NF Concentrate Blending with RO Raw Water	N/A	2025-2026	587,864	-	-	-	-	-	-
W2317	Toney Penna Water Transmission Valve Replacements	N/A	2024	583,133	-	-	-	-	-	-
W2318	Ammonia Injection Relocation for 4-Log Virus Trmt Cert	N/A	2025	787,800	-	-	-	-	-	-
TOTAL				\$ 78,412,211	\$ 11,971,607	\$ 8,689,630	\$ 9,357,569	\$ 6,823,315	\$ 5,965,891	\$ 42,808,012

Project Funding	Balance Carryfwd	2025	2026	2027	2028	2029	Total
Water Renewal and Replacement	\$ 75,424,604	\$ 10,928,717	\$ 8,653,980	\$ 9,323,856	\$ 6,791,540	\$ 5,936,053	\$ 41,634,146
Off-Site Fees	42,483	56,000	35,650	33,713	31,775	29,838	186,976
FEMA - Grant Revenues	878,023	910,390	-	-	-	-	910,390
ARPA - Grant Revenues	2,067,102	-	-	-	-	-	-
General Revenues	-	53,550	-	-	-	-	53,550
Stormwater Renewal and Replacement	-	22,950	-	-	-	-	22,950
TOTAL	\$ 78,412,211	\$ 11,971,607	\$ 8,689,630	\$ 9,357,569	\$ 6,823,315	\$ 5,965,891	\$ 42,808,012

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

Project Name: New Meters	Department: Utilities
Link to Strategic Plan/Strategic Result: Fiscal Responsibility / Town Communication	Project #: W0002
	Projected In-Service Date: On-going

Project Description and Justification:
Furnish and install new, small (<2") water meters at properties within new development and/or re-development. Water meters record flow consumption at a high accuracy to minimize lost revenue and/or unaccounted for water loss. New meters purchased are readily compatible with the planned, multi-year implementation of the Advanced Metering Infrastructure (AMI) System.

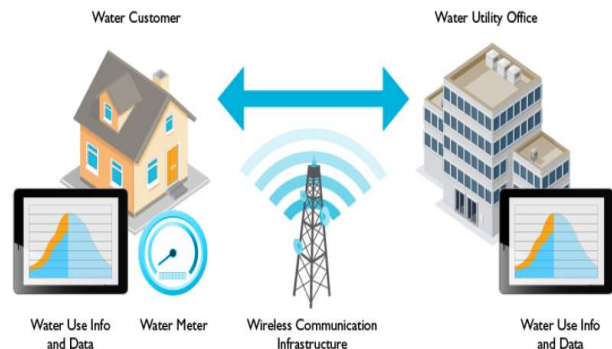
Accurate metering of water consumption reduces system water loss, minimizes lost revenue, enables automation of meter reading, billing and data collection processes, leak/tamper detection, and provides real time collection of customer water usage data with a customer interface to promote transparency and meet customer expectations for data access. New water meters are provided upon execution of a water service agreement and collection of required connection fees.

This project supports the Town's Strategic Plan Result of Fiscal Responsibility by managing assets to maintain fiduciary responsibility and established levels of service for the distribution system. Failure to properly account for water consumption amongst water customers could lead to deficiencies in cost recovery systems and financial instability that may prevent service levels from being achieved.

A Request for Proposals will be solicited in Summer 2024 for the AMI System conversion, with commencement of the multi-year project starting in Fall 2024. Implementation of the AMI System will improve system reliability and safety, enhance operational efficiencies, provide for better water conservation and leak/tamper detection, and provide real time collection of customer water usage data with a customer interface to promote transparency and meet customer expectations for data access.

Location(s) and Program Schedule		
Fiscal Yr	Scope	Budget
2025	Furnish and install new, small (<2") water meters at properties within new development and/or re-development.	\$56,000
2026	Furnish and install new, small (<2") water meters at properties within new development and/or re-development.	\$35,650
2027	Furnish and install new, small (<2") water meters at properties within new development and/or re-development.	\$33,713
2028	Furnish and install new, small (<2") water meters at properties within new development and/or re-development.	\$31,775
2029	Furnish and install new, small (<2") water meters at properties within new development and/or re-development.	\$29,838

Project Photo(s) / Map of Location



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

Project Name:						Department:	
New Meters						Utilities	
Link to Strategic Plan/Strategic Result:						Project #:	
Fiscal Responsibility / Town Communication						W0002	
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$394,512	\$18,667	\$11,883	\$11,238	\$10,592	\$9,946	\$456,837
Equipment	\$1,199,579	\$37,333	\$23,767	\$22,475	\$21,183	\$19,892	\$1,324,230
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$1,594,091	\$56,000	\$35,650	\$33,713	\$31,775	\$29,838	\$1,781,067
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$1,594,091	\$56,000	\$35,650	\$33,713	\$31,775	\$29,838	\$1,781,067
Total Revenues	\$1,594,091	\$56,000	\$35,650	\$33,713	\$31,775	\$29,838	\$1,781,067
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$1,222,256	\$77,500	\$70,961	\$95,024	\$81,462	\$46,888	\$1,594,091
Amount Expended	\$1,222,256	\$74,583	\$73,878	\$95,025	\$61,886	\$25,772	\$1,553,400
Balance							\$40,691

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

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

Project Name: Small Meter Replacements	Department: Utilities
Link to Strategic Plan/Strategic Result: Fiscal Responsibility / Town Communication	Project #: W0002
	Projected In-Service Date: On-going

Project Description and Justification:

Replace small (< 2") meters that fail to record flows with high accuracy. This deficiency if not minimized can lead to lost revenue and increased system water loss or unaccounted water. In addition, implement the latest best management practice for water meter reading, Advanced Metering Infrastructure (AMI), to improve system reliability and safety, enhance operational efficiencies, provide for better water conservation and leak/tamper detection, and provide real time collection of customer water usage data with a customer interface to promote transparency and meet customer expectations for data access.

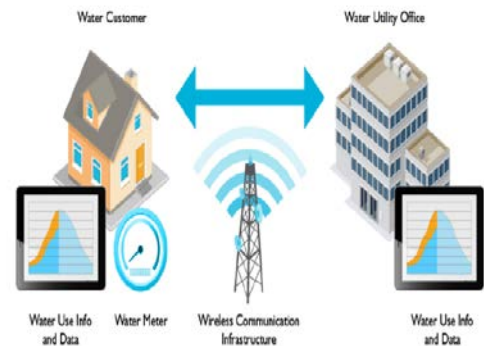
Having an accurate and effective means of reading water meters then communicating usage to both our billing office and residents is essential to the service we provide. The existing 15-year old drive-by radio reading system is becoming obsolete and many software/hardware functions are no longer fully supported. This is problematic relative to our ability to responsibly assist customers. The estimated annual cost for implementation of the AMI System over a ten year period is \$1.5M and is shared between the large and the (small) meter replacements budgets. A Request for Proposals for the AMI System conversion will be solicited in Summer 2024, with commencement of the multi-year project in Fall 2024.

This project supports the Town's Strategic Plan Result of Fiscal Responsibility by managing assets to maintain fiduciary responsibility and established levels of service for the distribution system. Failure to properly recover costs in an equitable fashion amongst water customers could lead to deficiencies in cost recovery systems and financial instability that may prevent service levels from being achieved.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Replace small (< 2") meters that fail to record flows with high accuracy and systematically transition to AMI.	\$1,367,018
2026	Replace small (< 2") meters that fail to record flows with high accuracy and systematically transition to AMI.	\$1,367,018
2027	Replace small (< 2") meters that fail to record flows with high accuracy and systematically transition to AMI.	\$1,367,018
2028	Replace small (< 2") meters that fail to record flows with high accuracy and systematically transition to AMI.	\$1,367,018
2029	Replace small (< 2") meters that fail to record flows with high accuracy and systematically transition to AMI.	\$1,367,018

Project Photo(s) / Map of Location



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

Project Name:							Department:
Small Meter Replacements							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Fiscal Responsibility / Town Communication							W0002
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$2,955,247	\$455,673	\$455,673	\$455,673	\$455,673	\$455,673	\$5,233,612
Equipment	\$5,902,634	\$911,345	\$911,345	\$911,345	\$911,345	\$911,345	\$10,459,359
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$8,857,881	\$1,367,018	\$1,367,018	\$1,367,018	\$1,367,018	\$1,367,018	\$15,692,971
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$8,857,881	\$1,367,018	\$1,367,018	\$1,367,018	\$1,367,018	\$1,367,018	\$15,692,971
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$8,857,881	\$1,367,018	\$1,367,018	\$1,367,018	\$1,367,018	\$1,367,018	\$15,692,971
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$5,071,564	\$0	\$522,236	\$530,045	\$1,367,018	\$1,367,018	\$8,857,881
Amount Expended	\$4,084,888	\$574,955	\$723,167	\$67,092	\$320,309	\$268,269	\$6,038,680
Balance							\$2,819,201

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

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

Project Name: Large Meter Replacements	Department: Utilities	
Link to Strategic Plan/Strategic Result: Fiscal Responsibility / Town Communication	Project #: W0329	Projected In-Service Date: On-going

Project Description and Justification:

This project replaces large compound meters that fail to record flows with high accuracy. This deficiency if not minimized can lead to lost revenue and increased system water loss or unaccounted water. In addition, the latest best management practice to fully automate water meter reading, known as Advanced Metering Infrastructure (AMI), will be implemented to improve system reliability and safety, enhance operational efficiencies, provide for better water conservation and leak/tamper detection, and enable real time collection of customer water usage data with a customer interface to promote transparency and meet customer expectations for data access.

The estimated annual cost for implementation of the AMI System over a ten year period is \$1.5M and is shared between this project and the (small) meter replacements project. A Request for Proposals for the AMI System conversion will be solicited in Summer 2024, with commencement of the multi-year project anticipated in Fall 2024.

This project supports the Town's Strategic Plan Result of Fiscal Responsibility by managing assets to maintain fiduciary responsibility and maintain established levels of service for the distribution system. Failure to properly recover costs in an equitable fashion amongst water customers could lead to deficiencies in cost recovery systems and financial instability that may prevent service levels from being achieved.

Since 2020, one hundred and ninety (190) large meters have been replaced under this project.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Replace large compound meters that fail to record flows with high accuracy and systematically transition to AMI.	\$135,200
2026	Replace large compound meters that fail to record flows with high accuracy and systematically transition to AMI.	\$135,200
2027	Replace large compound meters that fail to record flows with high accuracy and systematically transition to AMI.	\$135,200
2028	Replace large compound meters that fail to record flows with high accuracy and systematically transition to AMI.	\$135,200
2029	Replace large compound meters that fail to record flows with high accuracy and systematically transition to AMI.	\$135,200

Project Photo(s) / Map of Location



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

Project Name:						Department:	
Large Meter Replacements						Utilities	
Link to Strategic Plan/Strategic Result:						Project #:	
Fiscal Responsibility / Town Communication						W0329	
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$651,733	\$45,060	\$45,060	\$45,060	\$45,060	\$45,060	\$877,033
Equipment	\$1,935,564	\$90,140	\$90,140	\$90,140	\$90,140	\$90,140	\$2,386,264
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$2,587,297	\$135,200	\$135,200	\$135,200	\$135,200	\$135,200	\$3,263,297
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$2,587,297	\$135,200	\$135,200	\$135,200	\$135,200	\$135,200	\$3,263,297
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$2,587,297	\$135,200	\$135,200	\$135,200	\$135,200	\$135,200	\$3,263,297
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$2,115,836	\$0	\$99,045	\$102,016	\$135,200	\$135,200	\$2,587,297
Amount Expended	\$1,821,547	\$67,820	\$71,080	\$214,970	\$178,787	\$56,486	\$2,410,691
Balance							\$176,606

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

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

Project Name: Utility Billing V5 Upgrade	Department: Utilities
Link to Strategic Plan/Strategic Result: Fiscal Responsibility	Project #: W1219
	Projected In-Service Date: 2026

Project Description and Justification:

The Town's current utility billing system (UBS) software solution was installed in 2015. It is a critical application handling all billing and customer information for water, stormwater, solid waste, yard waste, recycling, utility taxes, and water surcharges. Under this project, the software solution will be upgraded from Version 3 (V3), for which support will soon discontinue, to Version 5 (V5), enhancing operational efficiency and integrating advanced functionalities. The V5 upgrade includes a comprehensive rewrite of the software to provide a modernized solution that incorporates a REST API, that will facilitate streamlined interfacing with essential third-party systems such as the Munis Financial System and the CentralSquare Enterprise Asset Management System. The V5 upgrade introduces a new customer portal, MyMeter, to improve customer engagement and service delivery. The V5 upgrade is necessary considering V3 will no longer be supported. V5 will ensure the Town's utility billing system continues to provide services to meet Utility needs and customer expectations.

This project supports the Town's Strategic Plan of Organizational Excellence by investing in the organization's infrastructure to maximize productivity, enhance performance, and deliver services in a way that is valued by residents and businesses with efficiency and a high degree of customer service.

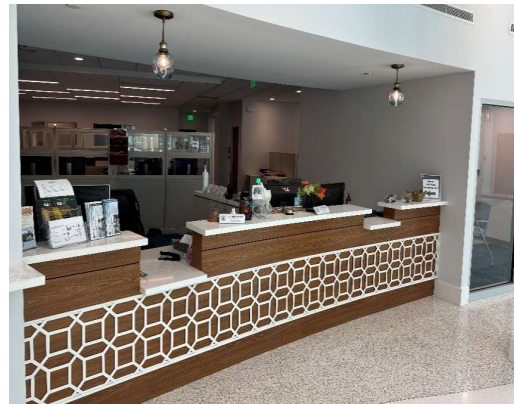
Upgrading the UBS software to V5 will enhance functionality offering significant improvement over the current version and is critical for maintaining effective utility billing operations, integrating with other enterprise systems, improving security, and providing better customer service capabilities. The upgrade is expected to deliver a more user-friendly experience for both internal staff and external customers. The MyMeter customer portal offers a user-friendly interface for customers to manage their services, leading to higher customer satisfaction and improved administrative efficiency.

An upgrade to Version 4 (V4) was previously adopted within the FY2018 and FY2020 CIP, however implementation was delayed awaiting release of V5, which will provide a more secure, compatible, and functional solution than V4. A contract for the V5 upgrade is anticipated to be presented to the Town Council in August 2024. Implementation of the upgrade will begin in fiscal year 2025 and continue into fiscal year 2026.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Utility customer service and billing software upgrade to V5 additional funds necessary to award the contract and implement the upgrades	\$255,000
2026		\$0
2027		\$0
2028		\$0
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Utility Billing V5 Upgrade							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Fiscal Responsibility							W1219
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$401,696	\$255,000	\$0	\$0	\$0	\$0	\$656,696
Total Budget	\$401,696	\$255,000	\$0	\$0	\$0	\$0	\$656,696
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$53,550	\$0	\$0	\$0	\$0	\$53,550
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	\$22,950	\$0	\$0	\$0	\$0	\$22,950
Water R & R funds	\$401,696	\$178,500	\$0	\$0	\$0	\$0	\$580,196
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$401,696	\$255,000	\$0	\$0	\$0	\$0	\$656,696
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$401,696	\$0	\$0	\$0	\$0	\$0	\$401,696
Amount Expended	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance							\$401,696

TOWN OF JUPITER COMMUNITY INVESTMENT PROGRAM 2025 - 2029		
Project Name:	Department:	
Water Asset Maintenance Program	Utilities	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service Date:
Safety / Fiscal Responsibility	W1290	On-going
Project Description and Justification:		
The Town's water system contains valuable assets that must be maintained in a reliable, responsive and cost effective manner to maximize useful life. This project provides for maintenance activities related to water system assets including distribution system valves and hydrants, maintenance dredging of the surficial aquifer recharge system, surficial and Floridan well rehabilitation, maintenance upgrades of the SCADA and GIS system, roof replacements, and other various inspections, cleanings, repairs and replacements necessary to properly maintain water utility assets. This project supports the Town's Strategic Plan Result of Fiscal Responsibility by maintaining and managing water utility assets to help achieve and maximize useful life of assets in a safe and reliable manner. Maintenance of valuable Utility assets is critical to ensuring production and delivery of safe and reliable drinking water to our customers. Projects planned for FY25 include continued rehabilitation of surficial aquifer (SA) and Floridan Aquifer (FA) wells, installation of wellsite disposal drains, GIS/SCADA upgrades, asset management, replacement of Water Plant programmable logic controllers (PLCs) and remote I/O panels, distribution system valve and hydrant replacements, stainless steel pipe maintenance, NF building roof repairs, and maintenance painting of various water utility assets including NF pretreatment system, RO chemical containment areas, select buildings, fire hydrants, and select large meters. Project budgets have been updated to reflect current construction market costs.		
Location(s) and Program Schedule		
Fiscal Yr	Scope	Budget
2025	Well rehabilitation and wellsite disposal drains	\$614,886
	Painting maintenance of various water plant facilities including nanofiltration pretreatment, chemical containment and neutralization areas, administration and warehouse bldg interior, pole barn repairs and painting, pressure washing, wellsite fence replacements, stainless steel pipe maintenance cleaning; and Nano Process Bldg and pretreatment roof repairs	\$612,355
	Distribution system and hydrant maintenance painting, and valve, hydrant, water service replacements in Eagles Nest (Ph 2), Whispering Trails (Ph 2), and Ocean Walk (Ph 2)	\$313,915
	GIS and SCADA Upgrades of Control Panels, Programmable Logic Controllers, Human Machine Interface systems, and Remote Telemetry systems, servers and virtualization hosts	\$365,343
2026	Wellfield Recharge System canal maintenance cleaning	\$80,235
	Well rehabilitation	\$389,464
	Painting maintenance of various water plant facilities including clearwells and other water holding structures, above ground piping, on-site ground storage tanks (3 MG, 1.5 MG), Utility Field Office and warehouse interior, Utility Field Office pole barn, pressure washing, fence replacements, stainless steel pipe maintenance cleaning	\$477,198
	Distribution system and hydrant maintenance painting, and valve, hydrant, water service replacements in Ocean Dunes, Beachcomber (Ph 1), and Admiral's Cove	\$209,149
	GIS and SCADA Upgrades of Control Panels, Programmable Logic Controllers, Human Machine Interface systems, and Remote Telemetry systems, servers and virtualization hosts	\$328,063
2027	Well rehabilitation	\$401,147
	Painting maintenance of various water plant facilities including clearwells and other water holding structures, above ground piping, off site ground storage tanks, pressure washing, stainless steel pipe maintenance cleaning	\$873,783
	Distribution system and hydrant maintenance painting, and valve, hydrant, water service replacements in The Shores, Palm Beach Country Estates, The Heights of Jupiter, and Beachcomber (Ph 2)	\$194,389
	GIS and SCADA Upgrades of Control Panels, Programmable Logic Controllers, Human Machine Interface systems, and Remote Telemetry systems, servers and virtualization hosts	\$398,273
2028	Well rehabilitation and wellsite disposal drains	\$643,919
	Painting maintenance of various water plant facilities including structures, above ground piping, pressure washing, stainless steel pipe maintenance cleaning, clean and inspect acid tank interiors	\$272,915
	Distribution system and hydrant maintenance painting, and valve, hydrant, water service replacements in Mallards Cove (Ph 2), Jupiter Gardens Condos, Jupiter Ocean & Racquet Club	\$269,637
	GIS and SCADA Upgrades of Control Panels, Programmable Logic Controllers, Human Machine Interface systems, and Remote Telemetry systems, servers and virtualization hosts	\$410,221
2029	Well rehabilitation	\$425,578
	Painting maintenance of various water plant facilities including structures, above ground piping, pressure washing, stainless steel pipe maintenance cleaning	\$188,359
	Distribution system and hydrant maintenance painting, and valve, hydrant, water service replacements in Riverbend Country Club (Ph 1 & 2)	\$259,393
	GIS and SCADA Upgrades of Control Panels, Programmable Logic Controllers, Human Machine Interface systems, and Remote Telemetry systems, servers and virtualization hosts	\$228,022
Project Photo(s) / Map of Location		
 		

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
FINANCIAL INFORMATION
2025 - 2029

Project Name:							Department:
Water Asset Maintenance Program							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W1290
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$16,871,924	\$1,906,499	\$1,484,109	\$1,867,592	\$1,596,692	\$1,101,352	\$24,828,168
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$16,871,924	\$1,906,499	\$1,484,109	\$1,867,592	\$1,596,692	\$1,101,352	\$24,828,168
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$16,871,924	\$1,906,499	\$1,484,109	\$1,867,592	\$1,596,692	\$1,101,352	\$24,828,168
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$16,871,924	\$1,906,499	\$1,484,109	\$1,867,592	\$1,596,692	\$1,101,352	\$24,828,168
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$7,856,375	\$2,013,630	\$1,948,058	\$2,260,525	\$1,636,992	\$1,156,344	\$16,871,924
Amount Expended	\$6,016,442	\$1,050,728	\$2,418,653	\$1,554,397	\$1,133,212	\$423,716	\$12,597,148
Balance							\$4,274,776

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

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name: Pump Replacement Program	Department: Utilities	
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: W1402	Projected In-Service Date: On-going

Project Description and Justification:

The Water System has 40+ large pumps that either assist in the treatment process, transfer finished water to storage, or deliver water to customers through the distribution system. These high duty pumps have a useful life of 20 years. This program provides funding to replace these pumps and associated appurtenances as they reach the end of useful life. Maintaining design pumping capacities and reliable pumping equipment is critical to treatment operations and meeting customer and system demands.

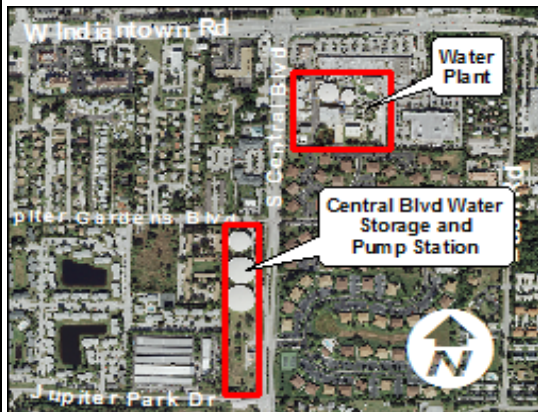
This project supports the Town's Strategic Plan Result of Fiscal Responsibility and Safety by managing critical assets to maximize useful life and provide for replacements as needed. This activity ensures water demands are met, providing for the public health and well being of our customers.

The project to replace Floridan aquifer (FA) well pumps will commence in 2025. Additional funding has been allocated for the remaining FA well pump replacements in FY26. Replacement of 34 year old deteriorating discharge piping and non-functioning valves for the reverse osmosis (RO) clearwell transfer pumps, previously planned for FY25, has been postponed to FY27 based on coordination with other improvements at the RO Plant. Replacement of discharge piping, valves, and flowmeter for the on-site high service pumps will also occur in FY27. Funding for each of these projects has been increased to reflect updated construction costs, which accounts for current market conditions. Funding for replacement of high service pumps located at the Central Blvd Water Storage and Pumping Facility and Riverbend Pump Station has been postponed to FY2030 as current condition remains acceptable. Project budgets have been updated to reflect current construction market costs.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025		\$0
2026	Additional funding to complete replacement of Floridan Aquifer well pumps	\$213,000
2027	Replace deteriorating 34-year old RO clearwell transfer pumps, piping and valves and on-site high service pump discharge piping, valves and flowmeter	\$1,751,707
2028		\$0
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Pump Replacement Program							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W1402
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	\$180,500	\$0	\$0	\$175,171	\$0	\$0	\$355,671
Construction	\$1,544,399	\$0	\$0	\$1,576,536	\$0	\$0	\$3,120,935
Equipment	\$0	\$0	\$213,000	\$0	\$0	\$0	\$213,000
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$1,724,899	\$0	\$213,000	\$1,751,707	\$0	\$0	\$3,689,606
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$1,724,899	\$0	\$213,000	\$1,751,707	\$0	\$0	\$3,689,606
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$1,724,899	\$0	\$213,000	\$1,751,707	\$0	\$0	\$3,689,606
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$924,899	\$0	\$0	\$800,000	\$0	\$0	\$1,724,899
Amount Expended	\$822,430	\$49,242	\$0	\$0	\$12,823	\$0	\$884,495
Balance							\$840,404

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

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

Project Name: Generator Replacement Program	Department: Utilities
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: W1702
	Projected In-Service Date: 2027, 2029

Project Description and Justification:

This project provides for replacement of emergency generators for the Water Utility as repairs costs and inspections of existing generators dictate the need for a generator's replacement. The Water Utility's generators are serviced and evaluated annually by a third party generator maintenance contractor. Replacements are identified and planned based on annual inspections, maintenance history and operating requirements. Emergency generators on water supply wells, water treatment facilities, and water distribution pumps are required for regulatory compliance to ensure safe and reliable water supply continues during utility power interruptions.

This project supports the Town's Strategic Plan Results of Fiscal Responsibility and Safety by managing the renewal and replacement of water system assets to provide well maintained facilities. These activities enable the Utility to supply safe and reliable drinking water which meets all quality standards. Failure to replace aged generators can result in inability to meet water demands during emergency events and places the Utility at risk of providing safe drinking water to its customers. Project budgets have been updated to reflect current construction market costs.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	No generator replacements planned at this time	\$0
2026	Replace Generator No. 4, located at the Central Blvd North High Service Pumping and Ground Storage Tank facility. The generator is 35 years old and is undersized to support the high service pumping and water supply wells dedicated to it for emergency power. Its replacement is necessary.	\$1,496,700
2027	No generator replacements planned at this time	\$0
2028	No generator replacements planned at this time	\$0
2029	Replace Generator No. 3, located on Central Blvd across from Egret Landing was installed in 1982, and supports a number of water supply wells in Indian Creek and Egret Landing. Generator inspections and maintenance history warrant its replacement.	\$883,100

Project Photo(s) / Map of Location



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

Project Name:							Department:
Generator Replacement Program							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W1702
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	\$0	\$0	\$131,200	\$0	\$0	\$103,286	\$234,486
Construction	\$0	\$0	\$521,368	\$0	\$0	\$410,814	\$932,182
Equipment	\$0	\$0	\$844,132	\$0	\$0	\$369,000	\$1,213,132
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$0	\$1,496,700	\$0	\$0	\$883,100	\$2,379,800
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$1,496,700	\$0	\$0	\$883,100	\$2,379,800
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$1,496,700	\$0	\$0	\$883,100	\$2,379,800
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
Balance							\$0

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

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

Project Name: Production Well Replacement Program	Department: Utilities	
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: W1817	Projected In-Service Date: 2027-2030

Project Description and Justification:

Several of the Town's drinking water supply wells have exceeded their useful life and are no longer responding to rehabilitation efforts. Poor production, high sand content, and poor water quality renders a well unusable. This project involves replacing those wells which have reached the end of their useful life and are no longer responding to well rehabilitation efforts. Replacement includes drilling test wells and new production wells, installing new wellhead piping, raw watermain modifications, instrumentation and electrical improvements, and abandoning existing wells.

This project supports the Town's Strategic Plan Results of Fiscal Responsibility and Safety by managing the renewal and replacement of water system assets to provide well maintained water supply facilities. These activities enable the Utility to meet customer demands for safe and reliable drinking water which meets all quality standards.

Raw water supply capacity and quality are critical components of membrane treatment. A membrane train requires a specific amount of raw water to function. Inadequate raw water capacity results in operational failure of the membrane train. Poor water quality contributes to high feed pressures, which if too high will cause the membrane plant to shut down, and poor water quality can also cause damage to the membranes by fouling or scaling. Wells that have stopped responding to rehabilitation should be replaced as they are no longer usable.

Design for replacement of two surficial aquifer wells (SA16 & SA17) approved in FY2024 is underway. Eleven of the twelve existing Floridan Aquifer (FA) wells have experienced significant degradation in production and water quality and the well facilities are in disrepair due to age and environment. Two of the FA wells have exceeded useful life, while six others will achieve useful life in the next 10 years. Improvements to these wells are proposed in lieu of full well replacement, as cost and availability of land to construct new wells are not favorable. Project budgets have been updated to reflect current construction market costs.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025		\$0
2026	Phase 2 of Floridan Aquifer (FA) well improvements for well casing repairs, wellhead, piping, electrical, instrumentation and control component replacements in lieu of full well replacement (RO6, RO8, RO9, RO10, RO11, RO12)	\$2,551,853
2027	Replace two Surficial Aquifer (SA) production wells (SA21 & SA27). These well are no longer responding to well rehabilitation.	\$2,516,169
2028		\$0
2029	Replace two Surficial Aquifer (SA) production wells (SA15 & SA18). These well are no longer responding to well rehabilitation.	\$2,382,883

Project Photo(s) / Map of Location



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

Project Name:							Department:
Production Well Replacement Program							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W1817
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	\$1,213,035	\$0	\$125,000	\$276,779	\$0	\$262,117	\$1,876,931
Construction	\$8,556,880	\$0	\$2,426,853	\$2,239,390	\$0	\$2,120,766	\$15,343,889
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$9,769,915	\$0	\$2,551,853	\$2,516,169	\$0	\$2,382,883	\$17,220,820
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$9,769,915	\$0	\$2,551,853	\$2,516,169	\$0	\$2,382,883	\$17,220,820
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$9,769,915	\$0	\$2,551,853	\$2,516,169	\$0	\$2,382,883	\$17,220,820
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$2,653,600	\$221,030	\$762,043	\$4,382,072	-\$445,000	\$2,196,170	\$9,769,915
Amount Expended	\$33,876	\$760,351	\$1,266,654	\$445,304	\$1,167,831	\$392,564	\$4,066,580
Balance							\$5,703,335

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

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

Project Name: WTP Control System Cybersecurity	Department: Utilities
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: W1914
	Projected In-Service Date: On-going

Project Description and Justification:

This project ensures best practice cybersecurity measures in accordance with the American Water Infrastructure Act are implemented and practiced by the Water Utility to protect water plant control systems from cyber attacks. This project includes annual cybersecurity threat assessments with penetration testing, upgrades to SCADA server systems, networking infrastructure and firewall threat defense systems utilizing the most current protective firmware and software, and use of network security monitoring software to ensure that all devices on the SCADA HMI network are authenticated, authorized and accounted for.

This project supports the Town's Strategic Plan Results of Fiscal Responsibility and Safety by protecting against the loss of the Operations Technology (OT) systems which control the water production and delivery processes. Cyber threats against critical US infrastructure such as water treatment plants have become more prevalent over the last several years. In order to protect the Town's water supply, practicing cyber resilience to protect against growing threats and bad actors is necessary to continue to meet customer demands for safe and reliable drinking water.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Annual threat assessments, penetration testing, control system server, firmware and software updates as needed	\$66,500
2026	Annual threat assessments, penetration testing, control system server, firmware and software updates as needed	\$66,500
2027	Annual threat assessments, penetration testing, control system server, firmware and software updates as needed	\$66,500
2028	Annual threat assessments, penetration testing, control system server, firmware and software updates as needed	\$66,500
2029	Annual threat assessments, penetration testing, control system server, firmware and software updates as needed	\$66,500

Project Photo(s) / Map of Location



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

Project Name:						Department:	
WTP Control System Cybersecurity						Utilities	
Link to Strategic Plan/Strategic Result:						Project #:	
Safety / Fiscal Responsibility						W1914	
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$382,880	\$66,500	\$66,500	\$66,500	\$66,500	\$66,500	\$715,380
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$382,880	\$66,500	\$66,500	\$66,500	\$66,500	\$66,500	\$715,380
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$382,880	\$66,500	\$66,500	\$66,500	\$66,500	\$66,500	\$715,380
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$382,880	\$66,500	\$66,500	\$66,500	\$66,500	\$66,500	\$715,380
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$121,530	\$0	\$0	\$128,350	\$66,500	\$66,500	\$382,880
Amount Expended	\$114,456	\$0	\$0	\$18,230	\$23,677	\$11,861	\$168,224
Balance							\$214,656

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

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

Project Name: WTP Hardened Server Building	Department: Utilities	
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: W2007	Projected In-Service Date: 2026

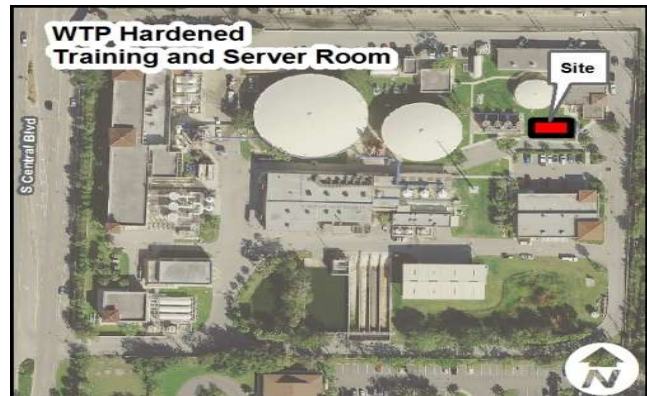
Project Description and Justification:
This project provides for design, permitting and construction of a 3,453 SF hardened building for critical water plant control system servers, a safe building for Utility staff during storm events, and a training room of adequate size that meets ADA requirements. Presently, the Utility's control system servers are located in an unsuitable area within a building not rated to withstand winds above 135 mph. Meanwhile, no building on the water treatment plant site has a design wind speed rating greater than 150 mph, this results in employee safety concerns given that staff are on duty during storm events. The room currently used for staff training is undersized and access to the room is not ADA compliant.

This project supports the Town's Strategic Plan Result of Safety by providing safe and accessible facilities that meet safe room requirements for tornados and hurricanes in compliance with FEMA P-361(2021), ICC 500-2020, and local building codes, for the protection of critical water plant control system equipment, employee safety, and the ability to continue to provide and deliver safe and reliable drinking water to customers during a major storm event.

A FEMA Hazard Mitigation Grant funding 57% of architectural and engineering design (Phase 1) was obtained. Deliverables for Phase 1 are currently in review with FEMA/FDEM to determine grant funding participation for construction (Phase 2). The proposed budget assumes a 57% cost share from FEMA for Phase 2. The budget increase requested for FY25 is based on 100% design documents and the design team's opinion of probable construction cost, which is 52% higher than the previous year due to construction market pricing, increased costs for electrical materials, emergency generator, underground utility relocations, increase sidewalk length to meet ADA requirements, and general building construction.

Location(s) and Program Schedule		
Fiscal Yr	Scope	Budget
2025	Pending FEMA grant approvals for Phase 2, building construction	\$2,787,133
2026		\$0
2027		\$0
2028		\$0
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
WTP Hardened Server Building							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W2007
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	\$329,896	\$501,684	\$0	\$0	\$0	\$0	\$831,580
Construction	\$1,500,000	\$2,285,449	\$0	\$0	\$0	\$0	\$3,785,449
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$1,829,896	\$2,787,133	\$0	\$0	\$0	\$0	\$4,617,029
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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 (FEMA)	\$1,028,762	\$910,390	\$0	\$0	\$0	\$0	\$1,939,152
Stormwater revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater R&R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water R & R funds	\$801,134	\$1,876,743	\$0	\$0	\$0	\$0	\$2,677,877
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$1,829,896	\$2,787,133	\$0	\$0	\$0	\$0	\$4,617,029
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$0	\$0	\$279,896	\$1,300,000	\$250,000	\$1,829,896
Amount Expended	\$0	\$0	\$0	\$2,685	\$261,274	\$20,693	\$284,652
Balance							\$1,545,244

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name: Distribution System Water Quality Sampling Stations	Department: Utilities	
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: W2120	Projected In-Service Date: 2025-2027

Project Description and Justification:

Drinking water regulations require that water systems sample, test and report monthly results for bacteriological (bac't) activity at a representative number of locations in the distribution system. Jupiter Utilities' laboratory is required to collect bac't samples at 130 locations each month. For many years, bac't samples have been collected from hose bibs located on residential and commercial buildings, which can be problematic and easily susceptible to contamination. Bac't samples that have been contaminated by external factors (dirt, grime, animal excrement, etc. on the hose bib) can result in "false positive" bac't results that are not representative of the distribution system water quality, requiring additional sampling and potentially public notice including a boil water order. This project proposes to expand upon the previously approved pilot program under which 31 sample stations were installed and complete the conversion to dedicated water quality sampling stations at the remaining 99 compliance monitoring locations in the distribution system.

This project supports the Town's Strategic Plan Results of Fiscal Responsibility and Safety by enabling Water Utility laboratory staff to collect and test reliable water quality samples and meet regulatory compliance requirements ensuring safe and reliable drinking water is delivered to our customers. In addition, the stations will be more accessible to lab staff and avoid having to enter private property to obtain monthly water samples.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Install 30-35 distribution system water sampling stations	\$100,000
2026	Install 30-35 distribution system water sampling stations	\$100,000
2027	Install 30-35 distribution system water sampling stations	\$100,000
2028		\$0
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Distribution System Water Quality Sampling Stations							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W2120
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$0	\$400,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$0	\$400,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$0	\$400,000
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$0	\$400,000
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$0	\$100,000	\$0	\$0	\$0	\$100,000
Amount Expended	\$0	\$0	\$590	\$15,842	\$0	\$72,763	\$89,195
Balance							\$10,805

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

Project Name: Deep Injection Well System	Department: Utilities
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: W2313
	Projected In-Service Date: 2026

Project Description and Justification:

Since 1990, the Town's reverse osmosis (RO) concentrate management practice has been surface water discharge through an outfall to the Southwest Fork of the Loxahatchee River. Permitted by FDEP this disposal method is subject to water quality of the receiving water body and regulatory changes that determine permitting requirements. Although permissible in 1990, surface water discharges for disposal of concentrate are now heavily scrutinized and challenging to permit. The Town's discharge permit includes stringent monitoring requirements and water quality limitations at the concentrate outfall and at specified distances within the River. Though the Town has consistently met permit conditions, water quality impairments in the River are driving regulatory changes, precluding surface water discharge as the preferable long term method for concentrate management. The most suitable long term strategy for management of concentrate and other water plant process waste streams is a Class I deep injection well (DIW) system.

This project supports the Town's Strategic Plan Results of Fiscal Responsibility and Safety by providing a long term and sustainable management strategy for concentrate and other water plant process by-product/waste streams that is easily permissible and enables the Town to continue to produce drinking water necessary to satisfy customer demands safely and reliably while meeting all regulatory standards.

Elimination of the Town's outfall from the River is expected to significantly reduce nitrogen loadings within the tributary and is integral to the Regional Loxahatchee River Pollutant Reduction Plan. The FDEP Administrative Order associated with the Town's RO concentrate surface water discharge permit requires that RO concentrate discharges to the River cease in December 2026. The existing RO concentrate surface water outfall will remain in place and be permitted for backup/emergency use only. Drilling of the DIW (Phase 1) is underway. Phase 2 improvements include site piping, pump stations and final wellheads and will advertise for bids in Summer 2024. Implementation of this project is expected to yield annual operating cost savings of approximately \$850,000.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Additional funding necessary to complete Phase 2 site piping and pump station, in accordance with current construction market pricing	\$1,947,377
2026		\$0
2027		\$0
2028		\$0
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Deep Injection Well System							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W2313
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	\$2,839,010	\$214,211	\$0	\$0	\$0	\$0	\$3,053,221
Construction	\$24,795,329	\$1,733,166	\$0	\$0	\$0	\$0	\$26,528,495
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$27,634,339	\$1,947,377	\$0	\$0	\$0	\$0	\$29,581,716
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$27,634,339	\$1,947,377	\$0	\$0	\$0	\$0	\$29,581,716
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$27,634,339	\$1,947,377	\$0	\$0	\$0	\$0	\$29,581,716
Operating:	Prior to 2025	2025	2026	2027	2028	2029	Total
Personnel	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating	\$0	\$0	\$0	\$44,400	\$44,400	\$44,400	\$133,200
Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating	\$0	\$0	\$0	\$44,400	\$44,400	\$44,400	\$133,200
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$0	\$0	\$63,215	\$23,516,766	\$4,054,358	\$27,634,339
Amount Expended	\$0	\$0	\$0	\$18,676	\$1,359,731	\$202,773	\$1,581,180
Balance							\$26,053,159

Footnote: Operating expenditure cost savings anticipated to continue after 5-year planning window.

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name:	Department:	
Indiantown Rd Water Transmission Main Fitting Replacement	Utilities	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service Date:
Safety / Fiscal Responsibility	W2415	2025

Project Description and Justification:

In 2016 and 2018 significant leaks occurred at welded joints on the 16" high density polyethylene (HDPE) water transmission main installed by FDOT (1998) on the south side of the Indiantown Road Bridge. Emergency repairs were performed and the HDPE fittings in those two locations were replaced with ductile iron (DI) fittings. In 2019, existing non-operable and deteriorating 16" isolation valves on this watermain were removed and replaced. New isolation valves were installed in more accessible locations, farther away from the waterway where the soils are less corrosive. Based on the 1998 FDOT record drawings, two more HDPE fittings exist on this main, one in the Indiantown Road right of way outside of pavement and the other in a travel lane. This project proposes replacing the remaining HDPE fittings with DI fittings.

This project supports the Town's Strategic Plan Results of Fiscal Responsibility and Safety by managing the renewal and replacement of water system assets to provide well maintained infrastructure at established levels of service. These activities enable the Utility to continue to provide safe and reliable drinking water, including fire protection. Planned replacement of these fittings will avoid an emergency and unsafe condition on Indiantown Road should the welds in these fittings fail as the others did. There is no way of predicting if and when a failure will occur.

The project budget has been increased by \$53,080 in accordance with current construction market pricing. Construction of this project will be postponed until the US-1 bridge replacement by FDOT is complete to minimize traffic impacts in the Indiantown Road / US-1 corridor.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Design, permit and construct watermain repairs	\$53,080
2026		\$0
2027		\$0
2028		\$0
2029		\$0

Project Photo(s) / Map of Location



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

Project Name: Indiantown Rd Water Transmission Main Fitting Replacement							Department: Utilities
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility							Project #: W2415
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	\$17,700	\$5,817	\$0	\$0	\$0	\$0	\$23,517
Construction	\$190,520	\$47,263	\$0	\$0	\$0	\$0	\$237,783
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$208,220	\$53,080	\$0	\$0	\$0	\$0	\$261,300
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$208,220	\$53,080	\$0	\$0	\$0	\$0	\$261,300
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$208,220	\$53,080	\$0	\$0	\$0	\$0	\$261,300
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$0	\$0	\$0	\$0	\$208,220	\$208,220
Amount Expended	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance							\$208,220

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name:	Department:	
Nanofiltration Acid Tanks Emergency Replacement	Utilities	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service Date:
Safety / Fiscal Responsibility	W25XX	2026

Project Description and Justification:

The Water Treatment Plant (WTP) relies on sulfuric acid to lower the pH of drinking water both as a pre-treatment chemical upstream of the nanofiltration (NF) membranes to prevent scaling and as a post-treatment chemical to achieve regulatory requirements for hydrogen sulfide removal. In 2010, a sulfuric acid chemical storage and chemical feed system was constructed with the NF plant that provides necessary chemical treatment to both the NF plant and RO concentrate treatment facility. The system consists of two, 20,000 gallon and two, 1,000 gallon unlined, steel chemical storage tanks. In 2023, one of the 20,000 gallon bulk tanks required emergency repairs to address pinhole leaks. Internal inspection of the bulk tanks revealed significant erosion of the interior tank walls. The hazardous chemical tanks have approached end of useful life and require replacement.

This project supports the Town's Strategic Plan Results of Fiscal Responsibility and Safety by managing the timely renewal and replacement of the NF sulfuric acid chemical storage tanks, promoting safety at the WTP site and maintaining reliability of the drinking water system. Failure of the tanks presents a significant safety risk to employees and WTP assets, will require emergency response, hazardous waste remediation, and regulatory notification. Loss of use of sulfuric acid will impact treatment effectiveness and inability to produce water that meets all regulatory requirements.

The new tanks will contain a specialized interior coating to extend the life of the tanks and a dry air desiccant system to reduce corrosivity of the acid. During design, chemical usage and resulting tank size requirements will be re-evaluated to determine if smaller tanks and/or differing material can be used to minimize replacement costs.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Design, permitting and construction for replacement of sulfuric acid tanks	\$1,344,000
2026		\$0
2027		\$0
2028		\$0
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Nanofiltration Acid Tanks Emergency Replacement							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W25XX
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	\$0	\$224,000	\$0	\$0	\$0	\$0	\$224,000
Construction	\$0	\$665,000	\$0	\$0	\$0	\$0	\$665,000
Equipment	\$0	\$455,000	\$0	\$0	\$0	\$0	\$455,000
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$1,344,000	\$0	\$0	\$0	\$0	\$1,344,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$1,344,000	\$0	\$0	\$0	\$0	\$1,344,000
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$1,344,000	\$0	\$0	\$0	\$0	\$1,344,000
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
Balance							\$0

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

Project Name:	Department:	
24-inch Floridan Aquifer Raw Water Main Emergency Replacement	Utilities	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service Date:
Safety / Fiscal Responsibility	W25XX	2026

Project Description and Justification:

A project to construct four Floridan Aquifer (FA) wells and corresponding raw watermain (RWM) along Island Way was adopted in the 2020 CIP. A 1,500 foot section of 24-inch FA RWM extending from the south side of the C-18 Canal to the north side of Indiantown Road was installed via horizontal directional drill (HDD) in 2022. Irreparable damage occurred to the HDD segment of pipe on March 17, 2024, when it was struck by another contractor at a location approximately 50 feet below ground surface. Replacement of the 1,500 foot section of RWM is necessary to place the new wells, which are currently under construction, into service.

This project supports the Town's Strategic Plan of Fiscal Responsibility and Safety by providing water supply necessary to satisfy customer demands for safe and reliable drinking water which meets all regulatory standards, and by protecting existing assets to achieve their useful life.

Replacement of the damaged RWM is recommended rather than attempts to repair due to the depth of damage and uncertainty of the extent of damage. Potentially feasible repair options were evaluated and found to carry considerable risk and be more costly than full replacement.

Notice of claims for property damage have been filed with the entities responsible for damage to the Town's RWM and recovery is being sought. Budget for this project includes design, permitting and construction of the replacement RWM and associated fiber conduit, and in-place abandonment of the existing, damaged pipeline. Design, permitting and construction of this section of 24" RWM in 2022 was ~\$900,000.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Design, permitting and construction of a replacement FA raw watermain under the C-18 Canal and Indiantown Road by horizontal directional drill and in place abandonment of the damage pipeline	\$1,433,800
2026		\$0
2027		\$0
2028		\$0
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
24-inch Floridan Aquifer Raw Water Main Emergency Replacement							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W25XX
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	\$0	\$286,760	\$0	\$0	\$0	\$0	\$286,760
Construction	\$0	\$1,147,040	\$0	\$0	\$0	\$0	\$1,147,040
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$1,433,800	\$0	\$0	\$0	\$0	\$1,433,800
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$1,433,800	\$0	\$0	\$0	\$0	\$1,433,800
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$1,433,800	\$0	\$0	\$0	\$0	\$1,433,800
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
Balance							\$0

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name: Eganfuskee/Carl St/Clark Ln Distribution Improvements	Department: Utilities
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: W25XX
	Projected In-Service Date: 2026

Project Description and Justification:

Existing watermain at the end of Eganfuskee Street, Waldemar Road, Body Court, Carl Street, and Clark Lane consist of asbestos cement (AC) pipe constructed in 1971 that is undersized for current fire protection levels of service. Under this project, undersized AC watermain will be replaced with properly sized PVC or ductile iron pipe. Valves, hydrants, and water services from the main to the meter will also be replaced for improved system isolation and fire protection.

This project supports the Town's Strategic Plan Results of Fiscal Responsibility and Safety by managing the renewal and replacement of water system assets to provide well maintained infrastructure at established levels of service. These activities enable the Utility to provide safe and reliable drinking water plus necessary fire protection, that meets all regulatory requirements.

In 2019, watermain were replaced on Elsa Road, Paulina Road, and a portion of Yacht Club Drive with construction of drainage improvements on Elsa and Paulina Roads. This project represents a continuation of the prior improvements. Staff report frequent line breaks on Waldemar Rd and Body Court especially after heavy rainfall events necessitating extensive restoration to the roadway and private property. The project budget has been increased by \$83,155 in accordance with current construction market pricing.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Design, permitting and construction of watermain improvements	\$520,000
2026		\$0
2027		\$0
2028		\$0
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Eganfuskee/Carl St/Clark Ln Distribution Improvements							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W25XX
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	\$0	\$88,400	\$0	\$0	\$0	\$0	\$88,400
Construction	\$0	\$431,600	\$0	\$0	\$0	\$0	\$431,600
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$520,000	\$0	\$0	\$0	\$0	\$520,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$520,000	\$0	\$0	\$0	\$0	\$520,000
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$520,000	\$0	\$0	\$0	\$0	\$520,000
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
Balance							\$0

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

Project Name:	Department:	
Water Treatment Plant South Wall Replacement	Utilities	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service Date:
Safety / Fiscal Responsibility	W26XX	2026

Project Description and Justification:

The Water Treatment Plant (WTP) is secured by a 5-1/2 ft precast concrete architectural wall along the south property line that was installed in 1997. The wall separates the WTP from the neighboring community, Chasewood North, providing visual and noise buffer and to a limited extent, site security. The wall is approaching end of useful life and requires replacement. The proposed replacement includes a 12 foot tall concrete wall with a landscape buffer on Chasewood North's property, to further reduce visual and noise impacts from the WTP and enhance WTP site security.

This project supports the Town's Strategic Plan Results of Fiscal Responsibility and Safety by managing timely renewal and replacement of WTP assets, promoting safety at the WTP site, and reducing nuisance noise and/or visual impacts to the neighboring community.

The 12 foot tall wall will require site plan approval along with a variance for height. Chasewood North's HOA and residents have expressed interest in replacement of the wall to a taller height and addition of new landscaping. Due to the location of the wall with respect to the deep injection well construction, timing of this project cannot be expedited.

Location(s) and Program Schedule		
Fiscal Yr	Scope	Budget
2025		\$0
2026	Design, site plan approval, permitting and construction of new wall	\$588,000
2027		\$0
2028		\$0
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Water Treatment Plant South Wall Replacement							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W26XX
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	\$0	\$0	\$117,600	\$0	\$0	\$0	\$117,600
Construction	\$0	\$0	\$470,400	\$0	\$0	\$0	\$470,400
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$0	\$588,000	\$0	\$0	\$0	\$588,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$588,000	\$0	\$0	\$0	\$588,000
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$588,000	\$0	\$0	\$0	\$588,000
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
Balance							\$0

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

Project Name: Via Rio Road-New 6" Watermain and Water Services	Department: Utilities	
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: W26XX	Projected In-Service Date: 2027

Project Description and Justification:

Via Rio is a private road in unincorporated Palm Beach County with potable water service provided to each of the twelve homes by exceedingly long water services (150 ft - 440 ft) extending from Loxahatchee River Road across private properties without easements making access and repairs difficult. Under this project, approximately 970 feet of new 6" watermain is proposed to be constructed along Via Rio Road, including fire hydrants and new water services.

This project supports the Town's Strategic Plan Results of Fiscal Responsibility and Safety by managing the renewal and replacement of water system assets to provide well maintained neighborhood infrastructure. These activities enable the Utility to achieve established levels of service while providing safe and reliable drinking water plus necessary fire protection.

Easements from the private property owners will be required to construct this new watermain. The project budget has been increased by \$97,913 in accordance with current construction market pricing.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025		\$0
2026	Design, permitting, and construction of new watermain	\$442,600
2027		\$0
2028		\$0
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Via Rio Road-New 6" Watermain and Water Services							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W26XX
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	\$0	\$0	\$65,600	\$0	\$0	\$0	\$65,600
Construction	\$0	\$0	\$377,000	\$0	\$0	\$0	\$377,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$0	\$442,600	\$0	\$0	\$0	\$442,600
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$442,600	\$0	\$0	\$0	\$442,600
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$442,600	\$0	\$0	\$0	\$442,600
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
Balance							\$0

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

Project Name: Holly Lane Distribution Improvements	Department: Utilities
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: W26XX
	Projected In-Service Date: 2026

Project Description and Justification:

Water services to homes on Holly Lane were constructed in the 1980's and consist of exceedingly long services (150'- 600') extending across private property from either Loxahatchee River Road or Pennock Point Road, making access for repairs difficult. In addition, Holly Lane is not equipped with a hydrant for fire protection. Under this project, a new 6" watermain will be constructed with a hydrant for fire protection and new water services to the eight properties on Holly Lane.

This project supports the Town's Strategic Plan Results of Fiscal Responsibility and Safety by managing timely renewal and replacement of water system assets to provide well maintained infrastructure at established levels of service. These activities enable the Utility to provide safe and reliable drinking water plus necessary fire protection.

Holly Lane is a private road within unincorporated Palm Beach County. However, there is a 30-ft road right of way buffer on the north side of Holly Lane with the exception of one property which will require an easement to construct the new watermain. The intent is to design the project such that construction occurs outside of the pavement to minimize roadway restoration costs.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025		\$0
2026	Design, permitting and construction of new watermain	\$209,000
2027		\$0
2028		\$0
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Holly Lane Distribution Improvements							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W26XX
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	\$0	\$0	\$17,000	\$0	\$0	\$0	\$17,000
Construction	\$0	\$0	\$192,000	\$0	\$0	\$0	\$192,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$0	\$209,000	\$0	\$0	\$0	\$209,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$209,000	\$0	\$0	\$0	\$209,000
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$209,000	\$0	\$0	\$0	\$209,000
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
Balance							\$0

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name: Loxahatchee River Road Area Dist. Sys Improv - Ph II	Department: Utilities	
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: W27XX	Projected In-Service Date: 2028

Project Description and Justification:

Many of the existing watermain in the Loxahatchee River Road area were constructed in 1977 using asbestos cement (AC) pipe of substandard size for today's fire protection requirements. The AC pipe has surpassed its 40 year useful life and failures occur frequently. The watermain should be replaced to improve system reliability and fire protection. Under this project AC watermain, valves and hydrants will be replaced on Williamson Road, Sullivan Road, and Shirley Drive. Existing watermain on Old Fort Jupiter (OFJ) Road and Old Orange Road will be extended to provide a looped system, eliminating dead-ends and improving water quality.

This project supports the Town's Strategic Plan Results of Fiscal Responsibility and Safety by managing the renewal and replacement of water system assets to provide well maintained neighborhood infrastructure. These activities enable the Utility to provide established levels of service for safe and reliable drinking water plus necessary fire protection.

Phase I completed in 2019, included replacing watermain on Keith and Urdea Roads. In 2020, the Loxahatchee River Road aerial culvert crossing was replaced with a subaqueous crossing concurrently with bridge improvements by PBC. The scope for Phase 2 improvements was expanded to include OFJ Road and Old Orange Road, which were originally programmed for FY29 but were moved up to recognize economies of scale due to proximity of work areas with this project.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025		\$0
2026		\$0
2027	Design, permitting, and construction of watermain improvements	\$1,519,670
2028		\$0
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Loxahatchee River Road Area Dist. Sys Improv - Ph II							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W27XX
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	\$0	\$0	\$0	\$151,970	\$0	\$0	\$151,970
Construction	\$0	\$0	\$0	\$1,367,700	\$0	\$0	\$1,367,700
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$0	\$0	\$1,519,670	\$0	\$0	\$1,519,670
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$1,519,670	\$0	\$0	\$1,519,670
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$1,519,670	\$0	\$0	\$1,519,670
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
Balance							\$0

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

Project Name:	Department:	
Water Treatment Plant Asphalt Mill and Overlay	Utilities	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service Date:
Safety / Fiscal Responsibility	W28XX	2028

Project Description and Justification:

The asphalt roadways at the water treatment plant are deteriorating and in need of repair. These roads are regularly traveled by chemical tanker trucks and tractor trailers with deliveries making continued water production possible. Critical infrastructure exists beneath much of the asphalt. This project proposes to mill approximately 12,500 SY of existing asphalt to a depth of 1", overlay with new asphalt, and provide new striping.

This project supports the Town's Strategic Plan Result of Fiscal Responsibility by maintaining utility facilities to help achieve and maximize useful life of assets. Failure to maintain the asphalt in good condition will result in continued deterioration jeopardizing integrity of critical infrastructure buried beneath the roadways.

This project is scheduled for 2028, to occur after completion of other major construction activities planned at the water plant. The project budget has been increased by \$25,072 in accordance with current construction market pricing.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025		\$0
2026		\$0
2027		\$0
2028	Mill and overlay water plant roadways	\$432,000
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Water Treatment Plant Asphalt Mill and Overlay							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W28XX
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	\$0	\$0	\$0	\$0	\$43,200	\$0	\$43,200
Construction	\$0	\$0	\$0	\$0	\$388,800	\$0	\$388,800
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$0	\$0	\$0	\$432,000	\$0	\$432,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$432,000	\$0	\$432,000
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$0	\$432,000	\$0	\$432,000
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
Balance							\$0

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

Project Name: Bendross Road Distribution Improvements	Department: Utilities
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: W28XX
	Projected In-Service Date: 2029

Project Description and Justification:

Water customers on Bendross Road are currently served water by means of long services (200'+/-) from a watermain on Thrush Drive. These long services are old and extend through private property to reach the homes in which they serve, making access and repairs difficult. Under this project, approximately 585 feet of new 6" watermain will be constructed along Bendross Road with new water services provided to the homes currently on the Town's water system, and a hydrant for fire protection.

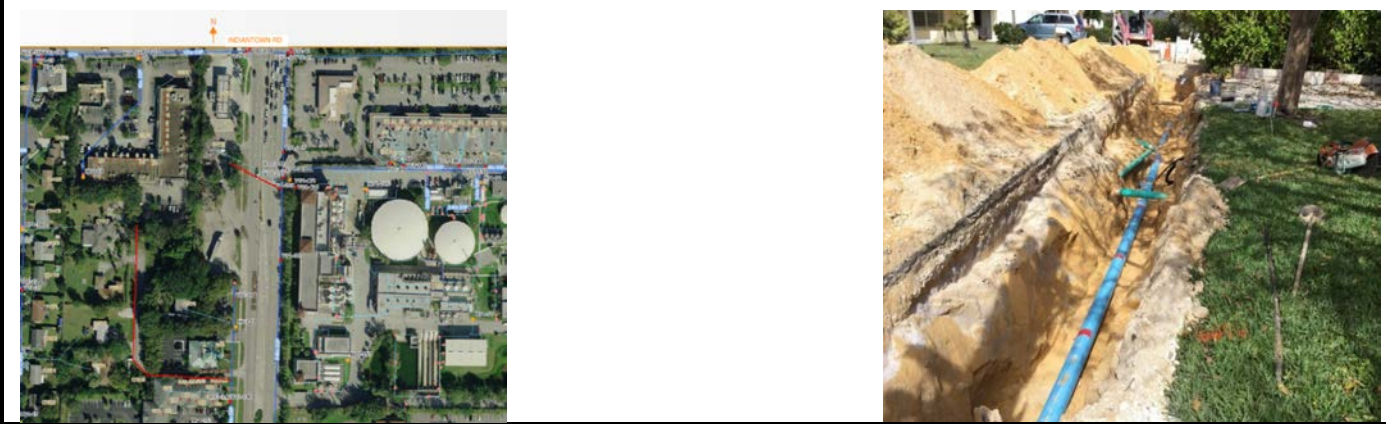
This project supports the Town's Strategic Plan Results of Fiscal Responsibility and Safety by managing the renewal and replacement of water system assets to provide well maintained infrastructure. These activities enable the Utility to meet established levels of service for safe and reliable drinking water plus provide necessary fire protection.

This project has been postponed to FY2028 based on current staff work load. Currently, five properties are located on Bendross Rd where three are connected to the Town's water system. Staff will engage the remaining property owners on interest in connecting to the future new water main. The project budget has been increased by \$46,955 in accordance with current construction market pricing.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025		\$0
2026		\$0
2027		\$0
2028	Design, permitting and construction of new watermain	\$245,700
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Bendross Road Distribution Improvements							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W28XX
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	\$0	\$0	\$0	\$0	\$36,855	\$0	\$36,855
Construction	\$0	\$0	\$0	\$0	\$208,845	\$0	\$208,845
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$0	\$0	\$0	\$245,700	\$0	\$245,700
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$245,700	\$0	\$245,700
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$0	\$245,700	\$0	\$245,700
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
Balance							\$0

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

Project Name: Center St Valves and Services Repl	Department: Utilities	
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: W28XX	Projected In-Service Date: 2029

Project Description and Justification:
Many of the isolation valves and water services on the 12" water transmission main on Center Street between Loxahatchee River Road and Alternate A1A are between 45 and 50 years old. This project proposes to replace inoperable and aging valves along with old hydrants and water services. Timing of this project will be coordinated with Palm Beach County's (PBC's) Center Street road widening project anticipated to commence in 2028.

This project supports the Town's Strategic Plan Results of Fiscal Responsibility and Safety by managing timely renewal and replacement of water system assets to provide well maintained infrastructure at established levels of service. These activities enable the Utility to provide safe and reliable drinking water plus necessary fire protection.

Operable isolation valves in the water transmission and distribution systems are critical to minimizing interruption of water service to customers in the event of line breaks. In addition, valves must be located in safe and easily accessible locations as much as possible for staff safety. Completing this work in collaboration with the planned, PBC roadway project provides opportunity for collaboration and construction cost savings while minimizing impact to residents. Town staff is currently exploring the feasibility to establish a Joint Project Agreement (JPA) with Palm Beach County to accomplish design and/or construction of the necessary improvements in coordination with the road widening efforts on Center Street.

Location(s) and Program Schedule		
Fiscal Yr	Scope	Budget
2025		\$0
2026		\$0
2027		\$0
2028	Design, permitting and construction of valve replacements	\$600,000
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Center St Valves and Services Repl							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W28XX
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	\$0	\$0	\$0	\$0	\$100,000	\$0	\$100,000
Construction	\$0	\$0	\$0	\$0	\$500,000	\$0	\$500,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$0	\$0	\$0	\$600,000	\$0	\$600,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$600,000	\$0	\$600,000
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$0	\$600,000	\$0	\$600,000
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
Balance							\$0

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name:	Department:	
Storage Reservoir Replacement Program	Utilities	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service Date:
Safety / Fiscal Responsibility	W28XX	2029

Project Description and Justification:

The Water System has eight ground storage tanks (GST), two clearwells, and three mixing chambers that contain, hold and/or store treated drinking water. These reinforced concrete structures have a useful life of 55 years. This program provides funding to replace these storage reservoirs and associated appurtenances as they reach the end of useful life or make repairs as needed to extend useful life. The project planned for 2028-29 includes completing repairs to the 1.5 million gallon GST, constructed in 1974 on the water treatment plant site, to extend the tank's useful life rather than replacing it.

This project supports the Town's Strategic Plan Result of Fiscal Responsibility and Safety by managing critical assets to maximize useful life and provide for replacement as needed. This activity ensures water demands are met and provides for the public health and well being of our customers. Structural integrity of water system infrastructure is critical to maintaining treatment operations and meeting system demands.

A thorough interior and exterior inspection of the 1.5 MG tank was conducted in April 2024, where a majority of components were assigned a condition of fair with recommendation for noted deficiencies to be addressed within the next five years. Tank ladders on the interior and exterior of the tank were identified as critical safety concerns and will be replaced immediately. The FY2028 budget has been reduced by \$751,277 for tank repairs in lieu of tank replacement. Tank repairs should be completed by the specialty tank manufacturer, Crom Corporation.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025		\$0
2026		\$0
2027		\$0
2028	Perform tank repairs	\$135,930
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Storage Reservoir Replacement Program							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W28XX
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$135,930	\$0	\$135,930
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$0	\$0	\$0	\$135,930	\$0	\$135,930
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$135,930	\$0	\$135,930
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$0	\$135,930	\$0	\$135,930
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
Balance							\$0

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

Project Name: Water Treatment Plant (WTP) Liquid Chlorine Conversion	Department: Utilities	
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: W28XX	Projected In-Service Date: 2029

Project Description and Justification:

Historically, the WTP has relied on chlorine (CL) gas for disinfection of drinking water. CL gas is an extremely hazardous and combustible chemical with strict regulations for shipping, handling, and storage. Limited CL gas manufacturers and suppliers result in cost and availability concerns. Liquid chlorine (sodium hypochlorite) is a more desirable disinfectant chemical for reasons such as safety, product availability, operational control, lower chemical cost, and lower equipment replacement costs. With the WTP's existing CL gas equipment approaching 25 years and in need of replacement, conversion to liquid CL is timely. This project proposes that the existing CL gas building will be utilized to house five liquid CL chemical storage tanks and associated chemical metering equipment.

This project supports the Town's Strategic Plan Results of Fiscal Responsibility and Safety by managing the timely renewal and replacement of the WTP chlorine system assets with an alternative chemical that is safer, more readily available, more cost effective, and provides better operational control for worker safety and reliability of the drinking water system.

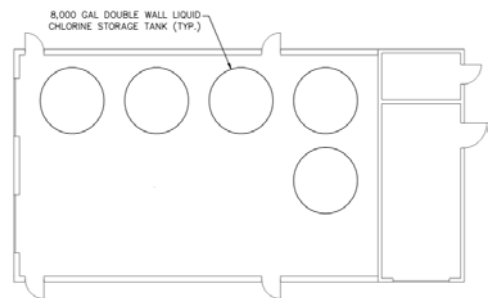
Disinfection of drinking water supplies using chlorine-based chemicals is a regulatory requirement. The existing CL gas disinfection system is considered a hazardous substance, necessitating a number of safety protocols in the maintenance and operation of the gas system. More recently, the cost of CL gas has increased while availability has decreased, at times to critical levels. Liquid chlorine is a safer and more reliable solution to meet disinfection regulations that reduces risk to employees and the surrounding community. Failure to have a reliable disinfection system will result in the inability to produce drinking water that meets all regulatory requirements.

In 2022, a temporary liquid CL system was placed into service at the RO clearwell in response to lack of availability of CL gas and concern of critically low inventory. The liquid CL system has proved to be a less costly, safer, and more reliable alternative for disinfection control. WTP operating costs using liquid CL have resulted in annual savings of approximately \$126,020, while maintenance cost savings for a liquid CL system are much lower (\$55,000 annually) than the CL gas system. The project budget was increased by \$296,357 in accordance with current construction market pricing.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025		\$0
2026		\$0
2027		\$0
2028	Conversion to sodium hypochlorite system for disinfection. Design, permitting and construction	\$2,212,500
2029		\$0

Project Photo(s) / Map of Location



CHLORINE BUILDING FLOOR PLAN

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

Project Name:							Department:
Water Treatment Plant (WTP) Liquid Chlorine Conversion							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							W28XX
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	\$0	\$0	\$0	\$0	\$307,468	\$0	\$307,468
Construction	\$0	\$0	\$0	\$0	\$1,905,032	\$0	\$1,905,032
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$0	\$0	\$0	\$2,212,500	\$0	\$2,212,500
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$2,212,500	\$0	\$2,212,500
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$0	\$2,212,500	\$0	\$2,212,500
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
Balance							\$0

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

NEW

Project No.	Project Description	Pg.	In Service Date	Balance Carryfwd	2025	2026	2027	2028	2029	Total
S1007	Private Stormwater Improvement Grants	116	On-going	\$ 410,987	\$ -	\$ -	\$ 85,141	\$ 87,695	\$ 90,326	\$ 263,162
S1009	Stormwater System Rehabilitation	118	On-going	1,401,154	146,853	151,259	155,797	160,471	165,285	779,665
S1201	SW Management System Redevelopment Grants	120	On-going	390,304	-	-	85,688	88,259	90,907	264,854
S1290	Stormwater Asset Maintenance Program	122	On-going	1,480,199	406,819	788,480	174,430	946,777	148,756	2,465,262
S1917	Old Jupiter Beach Road and Eganfuskee Street	124	2026	560,017	138,983	-	-	-	-	138,983
S2213	Dolphin Dr Drainage Improvements	126	2026	345,570	537,009	-	-	-	-	537,009
S2227	Curb Replacements	128	On-going	229,560	77,519	163,120	181,540	175,000	200,000	797,179
S26XX	Daniels Way Water Quality Improvements	130	2027	-	-	207,000	-	-	-	207,000
S27XX	Seminole Basin Pond Water Quality Improvements	132	2028	-	-	-	455,700	-	-	455,700
S28XX	Center Street/Jones & Sims Creek - Hydrodynamic Separators	134	2029	-	-	-	-	375,500	-	375,500
S28XX	Eastview Manor Drainage Improvements	136	2029	-	-	-	-	244,100	-	244,100
S29XX	Pine Gardens North Drainage Basin Interconnect	138	2030	-	-	-	-	-	2,223,700	2,223,700
E2301	N Pennock Ln Swale Impr	N/A	2025	47,000	-	-	-	-	-	-
R0018	Cinquez Park Open Space (Eng)	N/A	2025	35,069	-	-	-	-	-	-
S0912	Urban Stormwater Management System Rehab	N/A	On-going	45,797	-	-	-	-	-	-
S1401	TMDL/NNC Regulatory Response Modeling	N/A	On-going	49,639	-	-	-	-	-	-
S1606	Seminole Ave SW Basin Impr (Juno St Pump Station)	N/A	2024	682,016	-	-	-	-	-	-
S2005	Jupiter River Estates Canal Vegetation Trimming	N/A	2024	172,315	-	-	-	-	-	-
S2012	Pine Gardens North Infrastructure Improvements	N/A	2024	396,850	-	-	-	-	-	-
S2117	Fisherman's Landing Drainage Improvements	N/A	2025	378,143	-	-	-	-	-	-
S2218	North A1A Drainage Improvements	N/A	2024-2025	13,962	-	-	-	-	-	-
S2303	Pennock Industrial Park Drainage Improvements	N/A	2024	1,037,880	-	-	-	-	-	-
S2314	Bush Road Drainage Improvements	N/A	2024-2025	247,175	-	-	-	-	-	-
S2320	Cypress Drive Drainage Improvements	N/A	2024	154,973	-	-	-	-	-	-
S2418	Dover Ditch Wtr Quality	N/A	2025	170,228	-	-	-	-	-	-
TOTAL				\$ 8,248,837	\$ 1,307,183	\$ 1,309,859	\$ 1,138,296	\$ 2,077,802	\$ 2,918,974	\$ 8,752,114

Project Funding	Balance Carryfwd	2025	2026	2027	2028	2029	Total
Stormwater Revenues	\$ 836,360	\$ -	\$ -	\$ 170,829	\$ 175,954	\$ 181,233	\$ 528,016
Stormwater Renewal & Replacement	7,039,469	1,124,004	1,206,359	739,617	1,714,098	1,625,891	6,409,969
Water Renewal & Replacement	-	183,179	-	-	-	-	183,179
LRPI - Grant Revenues	175,255	-	103,500	227,850	187,750	-	519,100
ARPA - Grant Revenues	197,753	-	-	-	-	-	-
Grant Revenues (Type TBD)	-	-	-	-	-	1,111,850	1,111,850
TOTAL	\$ 8,248,837	\$ 1,307,183	\$ 1,309,859	\$ 1,138,296	\$ 2,077,802	\$ 2,918,974	\$ 8,752,114

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

Project Name: Private Stormwater Improvement Grants	Department: Utilities	
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: S1007	Projected In-Service Date: On-going

Project Description and Justification:

This project provides grant funding to private HOAs, POAs and commercial parcels to construct stormwater improvements that enhance stormwater runoff quality or minimize the risk of flooding. Eligible applicants may be reimbursed for up to 50% of the total cost to construct improvements that provide water quality or flood control enhancement. Grant applications are received by the Stormwater Utility year-round. All qualified applications are presented to the Town Council for consideration of award.

This project supports the Town's Strategic Plan Result of Fiscal Responsibility and Safety by providing a mechanism for the Stormwater Utility to assist and promote water quality goals of improved stormwater runoff quality to privately owned systems and minimizing nuisance flooding. Benefits of this program result in reduced flooding impacts within the Town limits and restoration and preservation of the Town's local water resources, including the Loxahatchee River and the surficial aquifer water supply. The program also offers enhanced value to the service the Stormwater Utility provides to privately-owned stormwater systems and is integral to the Regional Loxahatchee River Pollutant Reduction Plan.

A total of \$1,173,443 has been awarded by the Town since fiscal year 2000, under this Program. Grant recipients in FY2022 and FY2023 included Jupiter Bay, Jupiter Country Club, Ocean at the Bluffs, Xanadu, and Villas of Ocean Dunes. Recipients for 2024 thus far include Jupiter Country Club and Egret Landing.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Complete stormwater improvements in Jupiter Country Club and Egret Landing under awarded grant agreements. Review grant application submissions and award grant funding for qualified projects. Use of prior year carryforward balance.	\$0
2026	Review grant application submissions and award grant funding for qualified projects. Use of prior year carryforward balance.	\$0
2027	Review grant application submissions and award grant funding for qualified projects.	\$85,141
2028	Review grant application submissions and award grant funding for qualified projects.	\$87,695
2029	Review grant application submissions and award grant funding for qualified projects.	\$90,326

Project Photo(s) / Map of Location



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

Project Name:							Department:
Private Stormwater Improvement Grants							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							S1007
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	\$173,395	\$0	\$0	\$8,000	\$8,240	\$9,033	\$198,668
Construction	\$1,375,882	\$0	\$0	\$77,141	\$79,455	\$81,293	\$1,613,771
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$1,549,277	\$0	\$0	\$85,141	\$87,695	\$90,326	\$1,812,439
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$1,549,277	\$0	\$0	\$85,141	\$87,695	\$90,326	\$1,812,439
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
Total Revenues	\$1,549,277	\$0	\$0	\$85,141	\$87,695	\$90,326	\$1,812,439
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$1,181,739	\$69,228	\$71,304	\$73,443	\$75,647	\$77,916	\$1,549,277
Amount Expended	\$980,192	\$1,476	\$45,117	\$51,286	\$60,220	\$0	\$1,138,290
Balance							\$410,987

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

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

Project Name: Stormwater System Rehabilitation	Department: Utilities	
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: S1009	Projected In-Service Date: On-going

Project Description and Justification:

Aging stormwater infrastructure often experiences pipe, joint, and structure failures which cause soil erosion. This project consists of repairing existing stormwater infrastructure failures in various areas throughout the Town. Where feasible, failures will be repaired by epoxy grout injection and sliplining to minimize restoration costs and disturbance to adjacent properties.

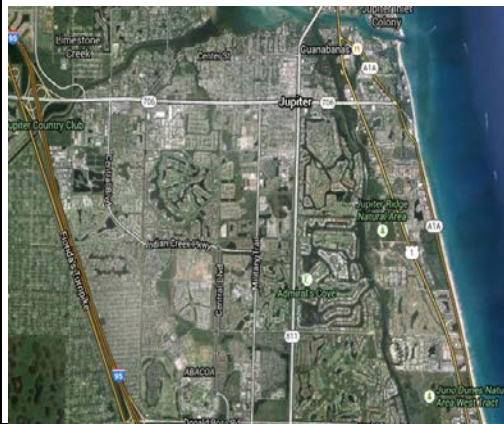
This project supports the Town's Strategic Plan of Fiscal Responsibility and Safety by maintaining and replacing stormwater system infrastructure in a safe, reliable, and responsible manner to achieve and maximize useful life. Failure to address soil erosion caused by drainage system failures result in disturbance to adjacent properties, sidewalk and roadways, which could become hazardous if left unaddressed. In addition, water quality of stormwater discharge is compromised when drainage system integrity is not maintained.

Recent repairs completed under this project include joint repairs on N. Orange Avenue, outfall repairs in Brentwood South, sliplining on Bush Road, outfall improvements on Eganfuskee Street consisting of the addition of a check valve to prevent tidal flooding of the roadway, swale improvement in areas of Fisherman's Landing and on West Beverly Road, and replacement of deteriorating end walls and pedestrian railing in The Heights of Jupiter. Outfall improvements in The Shores will be completed in FY2024.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Outfall Improvements, drainage structure rehabilitation, and pipelining in Jupiter Village. Pedestrian railing replacements on drainage outfall endwalls in the Heights of Jupiter. Greentree Circle Structure Rehabilitation. Daniels Way canal bank stabilization.	\$146,853
2026	Drainage system rehabilitation in various locations as deemed necessary by pipe and structure inspections.	\$151,259
2027	Drainage system rehabilitation in various locations as deemed necessary by pipe and structure inspections.	\$155,797
2028	Drainage system rehabilitation in various locations as deemed necessary by pipe and structure inspections.	\$160,471
2029	Drainage system rehabilitation in various locations as deemed necessary by pipe and structure inspections.	\$165,285

Project Photo(s) / Map of Location



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

Project Name:						Department:	
Stormwater System Rehabilitation						Utilities	
Link to Strategic Plan/Strategic Result:						Project #:	
Safety / Fiscal Responsibility						S1009	
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	\$89,984	\$4,406	\$4,538	\$4,674	\$4,814	\$4,959	\$113,375
Construction	\$2,818,042	\$142,447	\$146,721	\$151,123	\$155,657	\$160,326	\$3,574,316
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$2,908,026	\$146,853	\$151,259	\$155,797	\$160,471	\$165,285	\$3,687,691
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surtax proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Neighborhood equity	\$480,229	\$0	\$0	\$0	\$0	\$0	\$480,229
Grant revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater R&R funds	\$2,427,797	\$146,853	\$151,259	\$155,797	\$160,471	\$165,285	\$3,207,462
Water R & R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$2,908,026	\$146,853	\$151,259	\$155,797	\$160,471	\$165,285	\$3,687,691
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$1,195,343	\$385,020	\$357,075	\$0	\$480,229	\$490,359	\$2,908,026
Amount Expended	\$734,860	\$251,424	\$42,958	\$32,754	\$415,035	\$29,841	\$1,506,872
Balance							\$1,401,154

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

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

Project Name: SW Management System Redevelopment Grants	Department: Utilities
Link to Strategic Plan/Strategic Result: Strong Local Economy	Project #: S1201
	Projected In-Service Date: On-going

Project Description and Justification:

This project provides for a reimbursable grant program to assist local businesses desiring to redevelop their properties, with funding for stormwater improvements that enhance runoff water quality or minimize the risk of flooding. Eligible applicants may be reimbursed up to 50% of the total cost to construct improvements that provide water quality or flood control enhancement. Grant applications are received by the Stormwater Utility year-round. All qualified applications are presented to the Town Council for consideration of award.

This project supports the Town's Strategic Plan Result of Strong Local Economy by providing an incentive program for local property owners interested in redevelopment to improve their drainage systems, helping the Town to achieve regulatory goals for water quality in receiving water bodies and reduce nuisance flooding. This project is integral to the Regional Loxahatchee River Pollutant Reduction Plan.

No grant applications for this program have been received since 2019.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Review grant application submissions and award grant funding for qualified projects. Use of prior year carryforward balance.	\$0
2026	Review grant application submissions and award grant funding for qualified projects. Use of prior year carryforward balance.	\$0
2027	Review grant application submissions and award grant funding for qualified projects.	\$85,688
2028	Review grant application submissions and award grant funding for qualified projects.	\$88,259
2029	Review grant application submissions and award grant funding for qualified projects.	\$90,907

Project Photo(s) / Map of Location



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

Project Name:							Department:
SW Management System Redevelopment Grants							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Strong Local Economy							S1201
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	\$55,000	\$0	\$0	\$5,000	\$5,150	\$5,454	\$70,604
Construction	\$673,353	\$0	\$0	\$80,688	\$83,109	\$85,453	\$922,603
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$728,353	\$0	\$0	\$85,688	\$88,259	\$90,907	\$993,207
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$728,353	\$0	\$0	\$85,688	\$88,259	\$90,907	\$993,207
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
Total Revenues	\$728,353	\$0	\$0	\$85,688	\$88,259	\$90,907	\$993,207
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$358,453	\$69,672	\$71,763	\$73,915	\$76,133	\$78,417	\$728,353
Amount Expended	\$325,321	\$7,500	\$5,228	\$0	\$0	\$0	\$338,049
Balance							\$390,304

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

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

Project Name: Stormwater Asset Maintenance Program	Department: Utilities	
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: S1290	Projected In-Service Date: On-going

Project Description and Justification:

The Stormwater System contains valuable assets that must be maintained in a reliable, responsive and cost effective manner to maximize useful life. This project provides for maintenance activities related to stormwater system assets including maintenance dredging of detention areas and canals, repairs, cleaning and painting of stormwater facilities, maintenance of pump stations including electrical and control systems, and maintenance of SCADA/GIS systems associated with stormwater facilities.

This project supports the Town's Strategic Plan Results of Fiscal Responsibility and Safety by providing for well maintained stormwater utility assets to achieve and maximize useful life. Asset maintenance of stormwater facilities is necessary for the well being and safety of the Town's residents.

Projects planned for FY25-FY29 include outfall maintenance in Olympus, The Bluffs and Egrets Landing, Phase II of bank stabilization improvements at High School Ditch, restoration of drainage flow through Alma's Place, painting maintenance of stormwater facilities, and control system upgrades at stormwater facilities.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Outfall maintenance in Olympus and Egret Landing, Jupiter Village Control Structure, SCADA upgrades to stormwater facilities, maintenance painting and repairs to stormwater facilities.	\$406,819
2026	Outfall maintenance in The Bluff's, restoration of drainage through Alma's Place, bank stabilization in High School Ditch, maintenance painting and repairs to stormwater facilities, GIS and SCADA upgrades to stormwater facilities	\$788,480
2027	North Jupiter drainage repairs, outfall maintenance, maintenance painting and repairs to stormwater facilities, GIS and SCADA upgrades to stormwater facilities	\$174,430
2028	Outfall maintenance, maintenance painting and repairs to stormwater facilities, GIS and SCADA upgrades to stormwater facilities	\$946,777
2029	Outfall maintenance, maintenance painting and repairs to stormwater facilities, GIS and SCADA upgrades to stormwater facilities	\$148,756

Project Photo(s) / Map of Location



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

Project Name:						Department:	
Stormwater Asset Maintenance Program						Utilities	
Link to Strategic Plan/Strategic Result:						Project #:	
Safety / Fiscal Responsibility						S1290	
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$2,825,473	\$406,819	\$788,480	\$174,430	\$946,777	\$148,756	\$5,290,735
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$2,825,473	\$406,819	\$788,480	\$174,430	\$946,777	\$148,756	\$5,290,735
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surtax proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Neighborhood Equity	\$68,983	\$0	\$0	\$0	\$0	\$0	\$68,983
Grant revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater R&R funds	\$2,756,490	\$406,819	\$788,480	\$174,430	\$946,777	\$148,756	\$5,221,752
Water R & R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$2,825,473	\$406,819	\$788,480	\$174,430	\$946,777	\$148,756	\$5,290,735
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$940,472	\$418,958	\$782,276	\$156,597	\$388,109	\$139,061	\$2,825,473
Amount Expended	\$482,069	\$164,616	\$307,320	\$259,327	\$121,684	\$8,859	\$1,343,875
Balance							\$1,481,598

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

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

Project Name: Old Jupiter Beach Road and Eganfuskee Street	Department: Utilities
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: S1917
	Projected In-Service Date: 2026

Project Description and Justification:

Localized flooding on a portion of Old Jupiter Beach Road (OJBR) is routinely problematic as the existing stormwater trunk line and single outfall serving the area is not sufficient to properly manage runoff volumes at levels of service established by the Town. Under this project, an additional outfall and drainage infrastructure will be constructed concurrent with redevelopment on OJBR, with a portion of the flow currently conveyed through the main trunk line diverted to the new outfall. Tidal backflow prevention at the outfall and water quality treatment will also be provided.

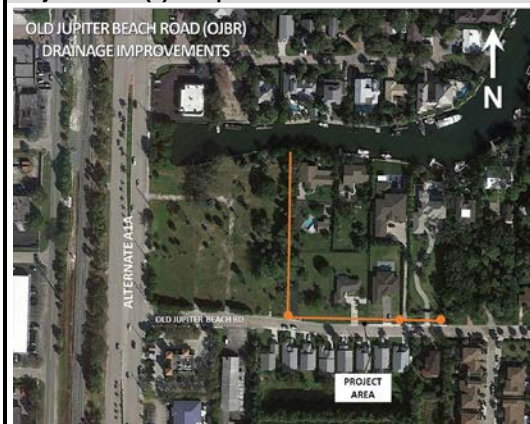
This project supports the Town's Strategic Plan of Fiscal Responsibility and Safety by constructing stormwater system infrastructure that meets levels of service, alleviates nuisance flooding, and provides for the safety and well being of residents, while also meeting all regulatory requirements. This project is integral to the Loxahatchee River Pollution Prevention Plan.

This project was recommended in the 2022 Stormwater Master Plan Update. Nuisance flooding on Eganfuskee Street was addressed in 2022, with installation of a new outfall structure, tidal check valve and re-grading of the existing detention area. Replacement of the headwall on the existing outfall at the east end of OJBR was completed in 2019. Drainage improvements under this project are pending redevelopment of the vacant parcel on Alternate A1A, which will provide the necessary drainage easement and additional outfall. The project budget reflects a \$138,983 increase in FY2025 due to market increases in construction costs. This project may be eligible for Resilient Florida grant funding after completion of the Vulnerability Assessment in 2025.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Design, permitting and construction of drainage improvements to address flooding on Old Jupiter Beach Road. Timing is dependent upon redevelopment of vacant parcel on Alternate A1A.	\$138,983
2026		\$0
2027		\$0
2028		\$0
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Old Jupiter Beach Road and Eganfuskee Street							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							S1917
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	\$60,000	\$15,000	\$0	\$0	\$0	\$0	\$75,000
Construction	\$567,463	\$123,983	\$0	\$0	\$0	\$0	\$691,446
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$627,463	\$138,983	\$0	\$0	\$0	\$0	\$766,446
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$627,463	\$138,983	\$0	\$0	\$0	\$0	\$766,446
Water R & R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$627,463	\$138,983	\$0	\$0	\$0	\$0	\$766,446
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$303,850	\$0	\$0	\$0	\$323,613	\$0	\$627,463
Amount Expended	\$0	\$0	\$0	\$0	\$67,446	\$0	\$67,446
Balance							\$560,017

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name:	Department:	
Dolphin Drive Drainage and Watermain Improvements	Utilities	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service Date:
Fiscal Responsibility and Safety	W/S2213	2026

Project Description and Justification:

Rainfall driven nuisance flooding occurs routinely on the southern portion of Dolphin Drive. This project proposes installation of drainage infrastructure at the south end of Dolphin Drive, where topography is lowest, with connection to the County's existing drainage on Center Street. In addition, swales will be regraded to promote enhanced water quality for flow to the new catchbasins, which will discharge to the Loxahatchee River through an existing outfall located on Center Street. In addition, existing 4" and 6" asbestos cement (AC) watermain that have exceeded their useful life will be replaced with C900 PVC pipe. New valves, hydrants, and water services will be installed.

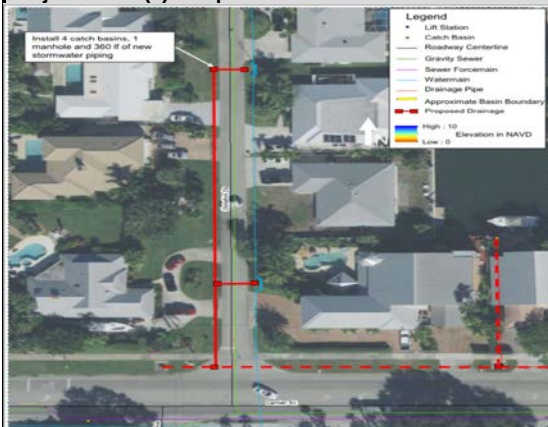
This project supports the Town's Strategic Plan of Fiscal Responsibility and Safety by providing effective stormwater system infrastructure to accomplish established levels of service for nuisance flooding and provide for enhancement of stormwater runoff water quality to protect the Loxahatchee River, and managing renewal and replacement of water system assets to provide well maintained infrastructure at established levels of service for safe and reliable drinking water, meeting all regulatory requirements.

Alleviate nuisance flooding, improve levels of service, enhance stormwater runoff quality prior to discharge to the Loxahatchee River. This project is intended to reduce nutrient impairments within the Loxahatchee River and is integral to the Regional Loxahatchee River Pollutant Reduction Plan. Improve level of service, increase reliability, reduce flushing requirements, and enhance water distribution quality. This project may be eligible for grant funding through the Loxahatchee River Preservation Initiative (LRPI), and may also be eligible for funding under the Resilient Florida Grant program once the Vulnerability Assessment is complete in 2025. Competitive bids previously solicited in November 2023 were over budget, and project placed on hold to re-design certain elements that provide for construction cost savings. FY2025 budget increase reflects additional costs based on prior bid pricing obtained in November 2023 and updated based on current market construction pricing.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Complete re-design of project for value engineering cost savings, pursue grant funding, competitively solicit bids and award construction contract. Start construction of infrastructure improvements for Dolphin Drive	\$537,009
2026		
2027		
2028		
2029		

Project Photo(s) / Map of Location



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

Project Name:							Department:	
Dolphin Drive Drainage and Watermain Improvements							Utilities	
Link to Strategic Plan/Strategic Result:							Project #:	
Fiscal Responsibility and Safety							W/S2213	
Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total	
Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$79,381	\$82,391	\$0	\$0	\$0	\$0	\$0	\$161,772
Construction	\$692,182	\$454,618	\$0	\$0	\$0	\$0	\$0	\$1,146,800
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$771,563	\$537,009	\$0	\$0	\$0	\$0	\$0	\$1,308,572
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total	
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surtax proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Escrow & deposits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant revenues-CDBG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater R&R funds	\$401,020	\$353,830	\$0	\$0	\$0	\$0	\$0	\$754,850
Water R & R funds	\$370,543	\$183,179	\$0	\$0	\$0	\$0	\$0	\$553,722
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$771,563	\$537,009	\$0	\$0	\$0	\$0	\$0	\$1,308,572
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total	
Amount Budgeted	\$0	\$0	\$0	\$264,495	\$507,068	\$0	\$771,563	
Amount Expended	\$0	\$0	\$0	\$46,602	\$51,586	\$8,674	\$106,862	
Balance							\$664,701	

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

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

Project Name: Curb Replacements	Department: Utilities
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: S2227
	Projected In-Service Date: On-going

Project Description and Justification:

This project consists of select curb replacements on Town-owned roads to repair damaged curbs that are no longer properly conveying stormwater runoff to drainage inlets and may result in unsafe conditions for the public. Concrete curbs are often cracked and lifted by tree roots which impede proper drainage and result in unsafe conditions.

This project supports the Town's Strategic Plan of Fiscal Responsibility and Safety by providing for well maintained neighborhood drainage infrastructure to minimize flooding and ensure safety for neighborhoods and roadways.

Timing of curb replacements will be coordinated with the Engineering Department's roadway and re-paving program, to the greatest extent practical. Joint execution of both the re-paving and curb replacement programs reduces impacts to neighborhoods, economizes both projects through use of a single, construction contract, and efficiently accomplishes the proactive renewal of roadway and drainage assets. Curb replacements will occur in sections, as needed to address damaged sections only. Curb footages provided below are not continuous. Budgets have been revised to reflect additional curb replacement needs and updated based on current market construction pricing.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025	Curb replacements in Egret Landing (4,105 ft)	\$77,519
2026	Curb replacements in New Haven (1,384 ft)	\$163,120
2027	Curb replacements in The Island (1,438 ft)	\$181,540
2028	Curb replacements in an area to be determined (1,560 ft)	\$175,000
2029	Curb replacements in an area to be determined (1,765 ft)	\$200,000

Project Photo(s) / Map of Location



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

Project Name:						Department:	
Curb Replacements						Utilities	
Link to Strategic Plan/Strategic Result:						Project #:	
Safety / Fiscal Responsibility						S2227	
Project Budget:	Prior to 2025	2025	2026	2027	2028	2029	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$40,000	\$0	\$25,000	\$25,000	\$25,000	\$25,000	\$140,000
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$280,191	\$77,519	\$138,120	\$156,540	\$150,000	\$175,000	\$977,370
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$320,191	\$77,519	\$163,120	\$181,540	\$175,000	\$200,000	\$1,117,370
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$320,191	\$77,519	\$163,120	\$181,540	\$175,000	\$200,000	\$1,117,370
Water R & R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$320,191	\$77,519	\$163,120	\$181,540	\$175,000	\$200,000	\$1,117,370
Previous Years:	Prior to FY 2020	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Amount Budgeted	\$0	\$0	\$0	\$93,209	\$123,942	\$103,040	\$320,191
Amount Expended	\$0	\$0	\$0	\$19,609	\$71,022	\$0	\$90,631
Balance							\$229,560

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

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

Project Name: Daniels Way Water Quality Improvements	Department: Utilities	
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: S26XX	Projected In-Service Date: 2027

Project Description and Justification:

Jupiter High School, Town Hall, and the surrounding areas including Military Trail lie within the upper reaches of the Jones Creek Watershed. Water quality monitoring conducted over the years has shown consistently high fecal indicator bacteria (FIB) levels in Jones Creek, which discharges to the Southwest Fork of the Loxahatchee River and is currently on the FDEP study list and included in the Loxahatchee River Pollutant Reduction Plan. This project includes construction of a hydrodynamic separator at the south end of Daniels Way to enhance runoff water quality before discharging to Jones Creek.

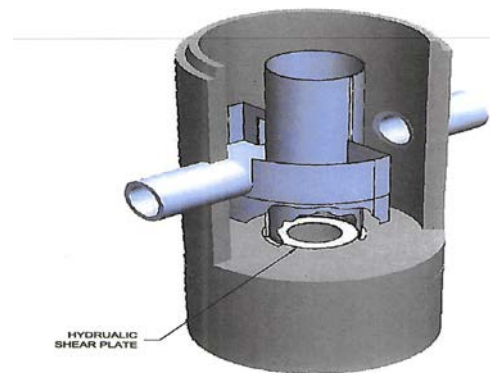
This project supports the Town's Strategic Plan of Fiscal Responsibility by providing effective stormwater system infrastructure to enhance stormwater runoff water quality prior to discharge, thereby protecting the receiving water body and meeting regulatory requirements. This project is intended to address impairments within Jones Creek and the Loxahatchee River, and is integral to the Regional Loxahatchee River Pollutant Reduction Plan.

A grant application to Loxahatchee River Preservation Initiative (LRPI) was submitted in FY2024 and the project was ranked No. 1 by the LRPI; however, funding was not appropriated to the project by the State legislature. As such, the project has been postponed to FY2026 to allow for re-submission of the grant application with the goal of securing grant funding to assist with construction costs. The project budget has been increased by \$17,914 consistent with current market construction pricing.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025		\$0
2026	Design, permit and construct drainage improvements on Daniels Way	\$207,000
2027		
2028		
2029		

Project Photo(s) / Map of Location



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

Project Name:							Department:
Daniels Way Water Quality Improvements							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							S26XX
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	\$0	\$0	\$39,330	\$0	\$0	\$0	\$39,330
Construction	\$0	\$0	\$167,670	\$0	\$0	\$0	\$167,670
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$0	\$207,000	\$0	\$0	\$0	\$207,000
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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-LRPI	\$0	\$0	\$103,500	\$0	\$0	\$0	\$103,500
Stormwater revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater R&R funds	\$0	\$0	\$103,500	\$0	\$0	\$0	\$103,500
Water R & R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$207,000	\$0	\$0	\$0	\$207,000
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
Balance							\$0

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name: Seminole Basin Pond Water Quality Improvements	Department: Utilities	
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: S27XX	Projected In-Service Date: 2028

Project Description and Justification:

The Seminole Basin receives stormwater treatment from an existing wet detention pond located between the Seminole Avenue Stormwater (SW) Pump Station and the Loxahatchee River to which it discharges. Enhancement of water quality discharges from this wet detention area is proposed to protect the River. Improvements will be targeted to reduce levels of total nitrogen (TN) and total phosphorus (TP) discharged from the detention area through the use of engineered filter media and an underdrain system.

This project supports the Town's Strategic Plan of Fiscal Responsibility by providing effective stormwater system infrastructure to enhance stormwater quality prior to discharge, thereby protecting the Loxahatchee River and meeting all regulatory requirements. This project is intended to reduce nutrient impairments within the Loxahatchee River and is integral to the Regional Loxahatchee River Pollutant Reduction Plan.

Grant funding from the Loxahatchee River Preservation Initiative (LRPI) will be pursued to assist with funding construction. The project budget has been increased by \$37,782 in accordance with current construction market pricing.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025		\$0
2026		\$0
2027	Design, permit and construct pond improvements	\$455,700
2028		\$0
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Seminole Basin Pond Water Quality Improvements							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							S27XX
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	\$0	\$0	\$0	\$77,469	\$0	\$0	\$77,469
Construction	\$0	\$0	\$0	\$378,231	\$0	\$0	\$378,231
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$0	\$0	\$455,700	\$0	\$0	\$455,700
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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-LRPI	\$0	\$0	\$0	\$227,850	\$0	\$0	\$227,850
Stormwater revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater R&R funds	\$0	\$0	\$0	\$227,850	\$0	\$0	\$227,850
Water R & R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$455,700	\$0	\$0	\$455,700
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
Balance							\$0

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

Project Name: Center Street/Jones & Sims Creek - Hydrodynamic Separators	Department: Utilities
Link to Strategic Plan/Strategic Result: Safety / Fiscal Responsibility	Project #: S28XX
	Projected In-Service Date: 2029

Project Description and Justification:

Two stormwater outfall locations discharge to Sims Creek and one outfall location discharges to Jones Creek where the Center Street bridge crosses over Sims Creek and Jones Creek, prior to the Southwest Fork of the Loxahatchee River. This project proposes to provide additional water quality treatment by removing total suspended solids (TSS) and floatables from stormwater runoff using hydrodynamic separators at two of the three outfall locations.

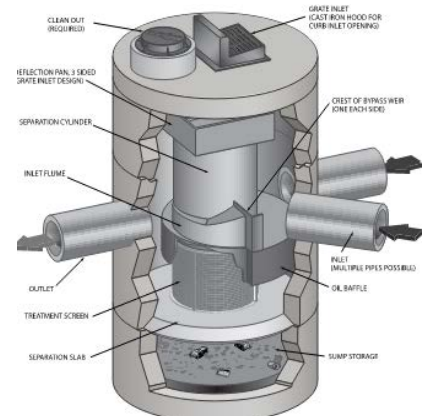
This project supports the Town's Strategic Plan of Fiscal Responsibility by providing effective stormwater system infrastructure to enhance stormwater runoff water quality thereby protecting Jones Creek, Sims Creek, and the Loxahatchee River, and meeting all regulatory requirements. Portions of the Loxahatchee River are classified as impaired by FDEP where water quality improvements have been prioritized within the Regional Loxahatchee River Pollutant Reduction Plan.

Grant funding from the Loxahatchee River Preservation Initiative (LRPI) will be pursued to assist with construction costs. The Town intends to seek concurrence from Palm Beach County to complete this project in coordination with their Center Street widening project. The project budget has been increased by \$31,136 in accordance with current construction market pricing.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025		\$0
2026		\$0
2027		\$0
2028	Design, permit and construct hydrodynamic separators	\$375,500
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Center Street/Jones & Sims Creek - Hydrodynamic Separators							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							S28XX
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	\$0	\$0	\$0	\$0	\$63,835	\$0	\$63,835
Construction	\$0	\$0	\$0	\$0	\$311,665	\$0	\$311,665
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$0	\$0	\$0	\$375,500	\$0	\$375,500
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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-LRPI	\$0	\$0	\$0	\$0	\$187,750	\$0	\$187,750
Stormwater revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater R&R funds	\$0	\$0	\$0	\$0	\$187,750	\$0	\$187,750
Water R & R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$0	\$375,500	\$0	\$375,500
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
Balance							\$0

TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2025 - 2029

Project Name:	Department:	
Eastview Manor Drainage Improvements	Utilities	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service Date:
Safety / Fiscal Responsibility	S28XX	2029

Project Description and Justification:

Currently, it is believed that the primary cause of localized and periodic flooding within Eastview Manor results from an undersized pipe connecting the Eastview Manor drainage system to a Palm Beach County (PBC) owned structure on Center Street. Drainage from this area flows into a ditch on the north side of Center Street, which outfalls to the Loxahatchee River. This project proposes to seek concurrence from PBC to upsize the pipe from 15" to 36" diameter, or for the Town to bypass PBC's system and construct a new outfall scheduled in coordination with PBC's Center Street Widening Project. In addition, a check valve will be installed to prevent runoff from Indiantown Road (FDOT) from entering the Eastview Manor drainage system which further impacts flooding potential.

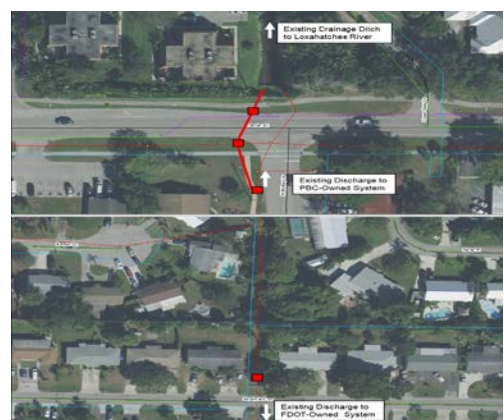
This project supports the Town's Strategic Plan of Fiscal Responsibility and Safety by providing effective stormwater system infrastructure to accomplish established levels of service for nuisance flooding and provide for enhancement of stormwater runoff water quality to protect the Loxahatchee River, while meeting all regulatory requirements. The proposed improvements, will minimize the risk of street flooding in excess of the Town's desired levels of service and protect the low lying neighborhood from impacts caused by Indiantown Road runoff. This project may be eligible for grant funding under the Resilient Florida Grant program once the Vulnerability Assessment is complete in 2025. This project may also be eligible for CDBG grant funding.

A temporary plug was installed in the connection of FDOT's Indiantown Road drainage system to the Eastview Manor system in 2021 to determine the benefit of installing a check valve. The plug proved to relieve the burden of flooding on the Eastview Manor drainage system. A permanent solution of installing an inline check valve is included in this project. If a new outfall is constructed, provisions for enhancement of water quality prior to discharge will be provided. The project budget has been increased by \$33,112 in accordance with current construction market pricing. Timing of this project is planned to coincide with PBC's Center Street widening project, in 2028.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025		\$0
2026		\$0
2027		\$0
2028	Construct drainage improvements for Eastview Manor	\$244,100
2029		\$0

Project Photo(s) / Map of Location



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

Project Name:							Department:
Eastview Manor Drainage Improvements							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							S28XX
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$244,100	\$0	\$244,100
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$0	\$0	\$0	\$244,100	\$0	\$244,100
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$244,100	\$0	\$244,100
Water R & R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$0	\$244,100	\$0	\$244,100
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
Balance							\$0

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

Project Name:	Department:	
Pine Gardens North Drainage Basin Interconnect	Utilities	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service Date:
Safety / Fiscal Responsibility	S29XX	2030

Project Description and Justification:

The community of Pine Gardens North (PGN) is situated within two drainage basins, Loxahatchee Canal and Rio Vista Canal, which experience nuisance flooding. Stormwater (SW) runoff from the neighborhood discharges northward, via gravity, to flow through the aforementioned canals and outfalls to the Loxahatchee River. Previous drainage improvement projects have been completed in PGN as well as adjacent Seminole Drainage Basin including construction of the Old Dixie SW Pump Station to restore flood protection level of service, improve water quality treatment of discharges and provide redundancy for conveyance and pumping of SW flows. This project proposes to interconnect the Loxahatchee Canal and Rio Vista Canal drainage basins with the Seminole Basin and Old Dixie SW Pump Stations to provide pumped discharge and enhanced treatment of stormwater runoff from PGN prior to discharge to the Loxahatchee River.

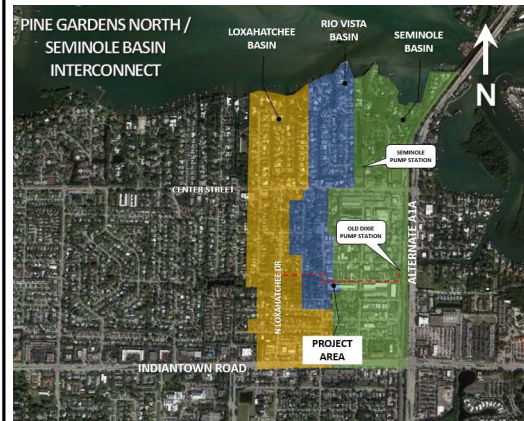
This project supports the Town's Strategic Plan of Fiscal Responsibility and Safety by addressing stormwater management in the drainage basins, enhancing water quality of stormwater runoff, and providing redundancy for conveyance and pumping of stormwater flows. This project is integral to the Loxahatchee River Pollution Reduction Plan and will serve to reduce nutrient impairments within the River.

This project was recommended in the 2022 SW Master Plan Update. The Town's SW system model will be updated under the FDEP grant-funded Vulnerability Assessment and be used to verify the hydraulic benefit of interconnecting the basins as proposed. This project may be eligible for Resilient Florida grant funding after completion of the Vulnerability Assessment in 2025.

Location(s) and Program Schedule

Fiscal Yr	Scope	Budget
2025		\$0
2026		\$0
2027		\$0
2028		\$0
2029	Construct proposed drainage improvements to interconnect drainage basins	\$2,223,700

Project Photo(s) / Map of Location



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

Project Name:							Department:
Pine Gardens North Drainage Basin Interconnect							Utilities
Link to Strategic Plan/Strategic Result:							Project #:
Safety / Fiscal Responsibility							S29XX
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	\$0	\$0	\$0	\$0	\$0	\$222,370	\$222,370
Construction	\$0	\$0	\$0	\$0	\$0	\$2,001,330	\$2,001,330
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$0	\$0	\$0	\$0	\$0	\$2,223,700	\$2,223,700
Funding Sources:	Prior to 2025	2025	2026	2027	2028	2029	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$1,111,850	\$1,111,850
Stormwater revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater R&R funds	\$0	\$0	\$0	\$0	\$0	\$1,111,850	\$1,111,850
Water R & R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$0	\$0	\$2,223,700	\$2,223,700
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
Balance							\$0

TOWN OF JUPITER - COMMUNITY INVESTMENT PROGRAM
ANALYSIS OF AD VALOREM TAX REVENUES
CASH FLOWS
FISCAL YEARS 2025 - 2029

		2025	2026	2027	2028	2029	Total		
	Estimated Revenue - Ad Valorem	5,702,850	6,045,021	6,347,272	6,601,163	6,865,209	31,561,515		
	Road Impact Fees	-	-	800,000	-	-	800,000		
	Recreation Impact Fees	600,000	-	-	-	-	600,000		
	Escrow Funds	-	5,000	50,000	30,224	-	85,224		
	CDBG Grant Funds	273,367	270,000	270,000	270,000	270,000	1,353,367		
	FDOT Grant Funding	-	150,000	2,275,000	-	-	2,425,000		
	Surtax Proceeds	2,605,000	1,412,000	210,000	-	-	4,227,000		
	Loan Proceeds	-	-	-	-	-	-		
	Water R&R Funds	-	-	-	-	210,000	210,000		
	CRA Loan Repayment	455,816	-	-	-	-	455,816		
	Interest Income	897,173	800,000	500,000	450,000	400,000	3,047,173		
	Balance							Total	Projected
	Carryforward	10,534,206	8,682,021	10,452,272	7,351,387	7,745,209	44,765,095	Project	In Service
Pg.	PROJECTS :							Cost	Date
	Other General Government Projects								
50	Police Vehicle Replacement Program	415,992	907,358	878,025	895,586	913,497	4,526,235	10,528,132	On-Going
52	Police Radio System Replacement	1,562,738	685,184	685,184	685,184	685,184	3,425,920	5,700,000	2034
54	Beach Renourishment Funding	617,977	250,000	250,000	250,000	250,000	1,250,000	4,450,000	2030
N/A	Police Memorial	200,000	-	-	-	-	-	200,000	2025
N/A	Community Webcams	349,830	-	-	-	-	-	373,000	2025
N/A	Center St Beautification Improvements	50,000	-	-	-	-	-	50,000	2025
N/A	Customer Service Response System	5,694	-	-	-	-	-	35,000	2025
N/A	Town Hall Green	3,256,105	-	-	-	-	-	3,256,105	2025
	Neighborhood Projects								
46	Community Development Block Grant	91,673	54,673	54,000	270,000	270,000	702,673	2,937,805	On-Going
N/A	Neighborhood Improvements	5,000	-	-	-	-	-	5,000	Moved to Operating
	Engineering & PW								
4	Arterial Roadway Landscaping Phase II	635,155	20,000	-	-	-	20,000	705,000	2025
6	Street Resurfacing	1,655,134	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000	14,566,420	On-going
8	Traffic Mgmt & Safety Improvements	717,153	225,000	125,000	125,000	125,000	725,000	2,060,754	On-going
10	North Pennock Lane Sidewalk & Drainage Improvements	270,776	319,894	-	-	-	319,894	429,894	2025
12	Public Works Maintenance Facilities Renovations	404,746	2,075,000	-	-	-	2,075,000	2,953,058	2025
14	Southern Extension of Island Way	7,429,407	500,000	200,000	-	-	700,000	6,140,501	2026
16	Indiantown Road Western Corridor Improvements	150,000	-	300,000	4,550,000	-	4,850,000	5,000,000	2027
18	Sawfish Bay Park Seawall Repair	130,000	50,000	750,000	750,000	-	1,550,000	1,580,000	2027
20	Toney Penna Dr & Bush Rd Intersection Improvements	60,950	700,000	-	-	-	700,000	715,000	2025
22	WWII Barracks Building Renovations	38,665	190,000	300,000	-	-	490,000	500,000	2026
24	Renovations at Marlins Quad at Roger Dean Stadium	-	30,000	1,550,000	210,000	-	1,790,000	1,790,000	2027
N/A	Riverside Drive Pedestrian and Sidewalk Improvements	35,000	-	-	-	-	-	35,000	2025
N/A	Mast Arm Signal General	362,416	-	-	-	-	-	595,000	On-going
N/A	Jupiter Park Dr/Central Blvd Intersection Improvements	866,460	-	-	-	-	-	950,000	2025
N/A	WWII Barracks Bldg-Jupiter Lighthouse Museum Temp Relocation	135,068	-	-	-	-	-	706,000	2025
N/A	Collector Road Lighting	295,931	-	-	-	-	-	1,607,977	2025
N/A	Neighborhood Sidewalks	135,504	-	-	-	-	-	198,752	Moved to Operating
	Planning & Zoning								
60	Enhance Gateways to the Town and Inlet Village	88,235	-	-	65,000	500,000	565,000	1,252,000	2026
62	Sawfish Bay Park & Train Depot, Acher House	904,705	255,000	185,000	-	-	440,000	1,326,072	2027
64	Sims Creek Preserve - Public Access Improvements	319,353	25,000	-	50,000	-	75,000	3,385,000	2025
N/A	Open Space program	356,920	-	-	-	-	-	18,127,099	2025
N/A	Cinquez Park	564,596	-	-	-	-	-	3,790,092	2025
	Parks								
30	Jupiter Community Park Renovations	3,630,202	-	1,500,000	585,000	-	2,085,000	9,860,000	2027
32	Playground Replacement	1,758,907	1,495,516	1,400,000	275,000	1,320,000	4,990,516	5,490,516	On-Going
34	Parks restoration program	389,322	482,500	300,000	300,000	300,000	1,682,500	4,976,600	On-Going
36	Civic Center Renovations	-	75,000	500,000	-	-	575,000	575,000	2026
38	Community Center Renovation & Rehabilitation	569,084	70,000	480,000	1,030,000	1,925,000	3,505,000	5,100,000	2028
40	Abacoa Community Park Renovations	-	575,000	330,000	390,000	-	1,295,000	1,295,000	2027
42	Athletic Field Repairs and Restoration	-	75,000	1,275,000	500,000	500,000	3,200,000	3,200,000	On-Going
N/A	Indian Creek Park Restroom Building	437,790	-	-	-	-	-	75,000	2024
N/A	Rehabilitation of Beach Dune Crossovers	115,908	-	-	-	-	-	2,081,900	2029
N/A	Playground Equipment CDBG-CV LMI	167,228	-	-	-	-	-	335,435	2023
N/A	Dedicated Outdoor Pickleball Courts	-	-	-	-	-	-	225,000	2024
	Subtotal	29,179,625	10,060,125	12,062,209	11,930,770	7,788,681	4,695,953	46,537,738	129,163,112
	UNCOMMITTED FUND BALANCE:								
	BEGINNING FUND BALANCE	5,981,150	6,455,231	3,075,043	1,596,545	1,159,251	5,981,150		
	INCREASE/(DECREASE)	474,081	(3,380,188)	(1,478,498)	(437,294)	3,049,256	(1,772,643)		
	ENDING BALANCE	6,455,231	3,075,043	1,596,545	1,159,251	4,208,507	4,208,507		

**TOWN OF JUPITER - COMMUNITY INVESTMENT PROGRAM
ANALYSIS OF ROAD IMPACT FEE FUNDS
CASH FLOWS
FISCAL YEARS 2025 - 2029**

	2025	2026	2027	2028	2029	Total		
Estimated Beginning Balance	\$ 615,790	\$ 700,790	\$ 775,790	\$ 30,790	\$ 65,790	\$ 2,188,950		
Estimated Collections & Interest Inc	85,000	75,000	55,000	35,000	15,000	265,000		
Subtotal	700,790	775,790	830,790	65,790	80,790	2,453,950		
PROJECTS :							Total Project Cost	Projected In Service Date
Indiantown Road Western Corridor Imp	-	-	800,000	-	-	-	\$ 5,000,000	2028
Subtotal	-	-	800,000	-	-	-	\$ 5,000,000	
Estimated Ending Balance	\$ 700,790	\$ 775,790	\$ 30,790	\$ 65,790	\$ 80,790	\$ 2,453,950		

**TOWN OF JUPITER - COMMUNITY INVESTMENT PROGRAM
ANALYSIS OF RECREATION IMPACT FEE FUNDS
CASH FLOWS
FISCAL YEARS 2025 - 2029**

	2025	2026	2027	2028	2029	Total		
Estimated Beginning Balance	\$ 688,109	\$ 163,109	\$ 228,109	\$ 283,109	\$ 328,109	\$ 1,690,545		
Estimated Collections & Interest Inc	75,000	65,000	55,000	45,000	35,000	275,000		
Subtotal	763,109	228,109	283,109	328,109	363,109	1,965,545		
PROJECTS :							Total Project Cost	Projected In Service Date
Playground Replacement	600,000	-	-	-	-	600,000	\$ -	Completed
Subtotal	600,000	-	-	-	-	600,000	\$ -	
Estimated Ending Balance	\$ 163,109	\$ 228,109	\$ 283,109	\$ 328,109	\$ 363,109	\$ 1,365,545		

TOWN OF JUPITER CASH FLOW SUMMARY - SURTAX FUNDS FISCAL YEARS 2017 - 2026											
	Actual 2017	Actual 2018	Actual 2019	Actual 2020	Actual 2021	Actual 2022	Actual 2023	Amended 2024	Proposed 2025	Proposed 2026	Total
Revenues											
Infrastructure Surtax	2,307,696	4,332,293	4,496,398	4,299,631	4,887,964	5,952,710	5,979,374	4,052,943	3,690,991	-	40,000,000
Total Proceeds	2,307,696	4,332,293	4,496,398	4,299,631	4,887,964	5,952,710	5,979,374	4,052,943	3,690,991	-	40,000,000
Project Expenditures											
PD/Data Center Construction	-	-	9,467,420	3,040,807	-	-	-	-	-	-	12,508,227
Jupiter Community Park Renovations	-	-	-	-	350,000	5,093,500	2,331,500	-	-	-	7,775,000
Island Way South	-	-	-	-	-	-	-	2,000,000	500,000	200,000	2,700,000
New Town Hall Project	-	-	-	-	-	3,000,000	-	-	-	-	3,000,000
New Town Hall Project (Bridge Loan from GF)	-	-	-	-	-	-	-	2,000,000	4,000,000	-	6,000,000
Quad Field House/Lighting	-	-	-	-	-	-	-	-	30,000	1,422,000	1,452,000
Public Works Maintenance Facility	-	-	-	-	-	-	-	-	2,075,000	-	2,075,000
Fire Stations	-	-	-	-	-	-	-	4,489,773	-	-	4,489,773
Total Expenditures	-	-	9,467,420	3,040,807	350,000	8,093,500	2,331,500	8,489,773	6,605,000	1,622,000	40,000,000
Revenues Over (Under) Expenditures	2,307,696	4,332,293	(4,971,022)	1,258,824	4,537,964	(2,140,790)	3,647,874	(4,436,830)	(2,914,009)	(1,622,000)	-
Fund Balance at Beg of Year	-	2,307,696	6,639,989	1,668,967	2,927,791	7,465,755	5,324,965	8,972,839	4,536,009	1,622,000	
Fund Balance (deficit)	2,307,696	6,639,989	1,668,967	2,927,791	7,465,755	5,324,965	8,972,839	4,536,009	1,622,000	-	-

TOWN OF JUPITER - COMMUNITY INVESTMENT PROGRAM
ANALYSIS OF WATER REVENUES
CASH FLOWS
FISCAL YEARS 2025 - 2029

	2025	2026	2027	2028	2029	Total
Operating Fund Balance	\$ 14,271,109	\$ 12,474,625	\$ 11,300,392	\$ 9,978,422	\$ 8,586,333	\$ 14,271,109
Net Operating Cash	8,330,612	8,311,181	8,596,549	9,419,159	10,298,765	44,956,267
Less: Annual transfer to R&R Fund ⁽¹⁾	(10,136,375)	(9,362,148)	(9,603,627)	(10,396,323)	(10,694,808)	(50,193,282)
Less: Transfers from/(to) Connection Fee Fund ⁽⁴⁾	(1,037,500)	(1,359,031)	(1,395,092)	(1,418,551)	(1,100,146)	(6,310,321)
Less: Annual Debt Service Payments	(187,771)	(149,056)	(111,286)	(73,132)	(79,720)	(600,964)
Less: Capital Equipment Expenditures	(559,000)	(169,675)	(173,917)	(178,265)	(182,721)	(1,263,578)
Add: Loan Principal Payment from Stormwater Fund	361,359	369,670	378,172	386,870	395,768	1,891,839
Add: Water System Interest Income	1,432,192	1,184,827	987,231	868,152	763,063	5,235,465
Total Operating Fund Balance	12,474,625	11,300,392	9,978,422	8,586,333	7,986,534	7,986,534
Renewal & Replacement Fund Balance	70,444,163	58,567,428	43,929,577	38,533,204	33,929,527	70,444,163
Add: Annual transfer from Operating Fund & Others ⁽¹⁾	11,123,265	9,362,148	9,603,627	10,396,323	10,694,808	51,180,172
Less: New Capital Project Expenditures	(12,098,786)	(8,653,980)	(9,323,856)	(6,791,540)	(5,936,053)	(42,804,215)
Less: Capital Project Estimated Outflows	(10,901,214)	(15,346,020)	(5,676,144)	(8,208,460)	(9,063,947)	(49,195,785)
Total R&R Fund Balance ^{(2) (3)}	58,567,428	43,929,577	38,533,204	33,929,527	29,624,334	29,624,334
Connection Fees Fund Balance	-	-	-	-	-	-
Add: Annual Contributions to Connect Fee Fund	676,000	293,619	272,121	257,724	242,692	1,742,155
Less: New Capital Project Expenditures	(56,000)	(35,650)	(33,713)	(31,775)	(29,838)	(186,976)
Less: Annual Debt Service Payments	(1,657,500)	(1,617,000)	(1,633,500)	(1,644,500)	(1,313,000)	(7,865,500)
Add: Transfers from/(to) Operating Fund ⁽⁴⁾	1,037,500	1,359,031	1,395,092	1,418,551	1,100,146	6,310,321
Total Connection Fee Fund Balance	-	-	-	-	-	-
Total Funds Available At Year End	\$ 71,042,053	\$ 55,229,969	\$ 48,511,626	\$ 42,515,859	\$ 37,610,869	\$ 37,610,869

Notes:

- (1) Per the 2022 Master Plan Update, and subsequent updates, the minimum annual R&R funding deposit goal should be equal to the annual "depreciation equivalent" of system assets at the 2012 baseline of \$5.2m with deposits indexed at 3.0% annually based on the ENR 20-City Construction Cost Index. To provide for the capital reinvestment funding, rates should be reviewed annually utilizing the greater of the index or 3.0%. R&R funding deposit goals:

2025	2026	2027	2028	2029
10,136,375	9,362,148	9,603,627	10,396,323	10,694,808

- (2) Per Resolution 48-10, the minimum R&R fund balance goal is \$5,000,000.

- (3) Per bond covenants, minimum R&R balance is \$500,000.

- (4) As provided in the 2022 Master Plan Update, cumulative balance due to Operating Fund from Connection Fee Fund at fiscal year end:

2025	2026	2027	2028	2029
9,360,181	10,719,212	12,114,305	13,532,856	14,633,002

- (5) The 2017 Master Plan Update assumptions provided for a loan from the Water System Fund to the Stormwater Fund.

Balance of loan due to Water System Fund from Stormwater Fund at fiscal year end (15yr @ 2.30%, funded 10/1/2019):

2025	2026	2027	2028	2029
3,650,120	3,280,450	2,902,278	2,515,408	2,119,640

**TOWN OF JUPITER - COMMUNITY INVESTMENT PROGRAM
ANALYSIS OF STORMWATER REVENUES
CASH FLOWS
FISCAL YEARS 2025 - 2029**

	2025	2026	2027	2028	2029	Total
Operating Fund Balance	\$ 2,996,857	\$ 2,784,904	\$ 2,734,000	\$ 2,516,911	\$ 2,299,066	\$ 2,996,857
Net Operating Cash	1,095,720	1,467,391	1,501,182	1,535,489	1,569,364	7,169,147
Less: Loan Payment to Water System Fund (4)	(453,623)	(453,623)	(453,623)	(453,623)	(453,623)	(2,268,113)
Less: New Capital Project Expenditures	-	-	(170,829)	(175,954)	(181,233)	(528,016)
Less: Capital Equipment Expenditures	(170,000)	(99,250)	(101,731)	(104,275)	(106,881)	(582,137)
Less: Annual transfer to R&R Fund (1)	(738,551)	(990,708)	(1,013,529)	(1,037,035)	(1,061,246)	(4,841,069)
Add: Stormwater Utility Interest Income	54,500	25,285	21,441	17,551	14,839	133,617
Total Operating Fund Balance	2,784,904	2,734,000	2,516,911	2,299,066	2,080,286	2,080,286
Renewal & Replacement Fund Balance	9,765,979	7,952,988	6,495,654	5,185,491	3,858,734	9,765,979
Add: Annual transfer from Operating Fund (1)	738,551	990,708	1,013,529	1,037,035	1,061,246	4,841,069
Add: Intergovernmental (Grants and Transfers)	-	103,500	227,850	187,750	1,111,850	1,630,950
Add: Infrastructure Equity Program Receipts	-	-	-	-	-	-
Less: New Capital Project Expenditures	(1,146,954)	(1,309,859)	(967,467)	(1,901,848)	(2,737,741)	(8,063,869)
Less: Capital Project Estimated Outflows	(1,404,588)	(1,241,683)	(1,584,075)	(649,694)	186,199	(4,693,841)
Total R&R Fund Balance (2)	7,952,988	6,495,654	5,185,491	3,858,734	3,480,288	3,480,288
Availability Fees/Inlet Village Fund Balance	-	-	-	-	-	-
Add: Annual Contributions to Inlet Village Fund	-	-	-	-	-	-
Net Transfers to/from Operating Fund (5)	-	-	-	-	-	-
Total Availability Fees/Inlet Village Fund Balance	-	-	-	-	-	-
Total Fund Balance at Year End (3)	\$ 10,737,892	\$ 9,229,654	\$ 7,702,403	\$ 6,157,800	\$ 5,560,575	\$ 5,560,575

Notes:

- (1) Per the 2022 Master Plan Update, and subsequent updates, the annual R&R reserve base annual deposit goal is \$676,000 in FY2022 with deposits indexed at 3.0% annually based on the average of the ENR 20-City Construction Cost Index, and with an increase in the base annual deposit beginning in FY2026. To provide for the capital reinvestment funding, the Town should increase rates by 7% in FY2023 through FY2026, thereafter, the greater of CPI-U or 2.5%. R&R funding deposit goals:

2025	2026	2027	2028	2029
738,551	990,708	1,013,529	1,037,035	1,061,246

- (2) Per the 2022 Master Plan Update, the minimum R&R fund balance goal is \$910,000 (at least the annual depreciation expense), adjusted annual for inflation.

- (3) Per the 2022 Master Plan Update, the minimum fund balance goal is \$3m-\$4m.

- (4) The 2017 Master Plan Update assumptions provided for a loan from the Water System Fund to the Stormwater Fund.

Balance of loan due to Water System Fund from Stormwater Fund at fiscal year end (15yr @ 2.30%, funded 10/1/2019):

2025	2026	2027	2028	2029
3,650,120	3,280,450	2,902,278	2,515,408	2,119,640

- (5) As illustrated in the 2022 Master Plan, cumulative balance due to Operating Fund from Availability Fee Fund at fiscal year end:

2025	2026	2027	2028	2029
1,529,502	1,529,502	1,529,502	1,529,502	1,529,502



**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, SEPTEMBER 3, 2024**

Mayor Kuretski called the meeting to order at 7:00 P.M.

Roll Call: Mayor Jim Kuretski; Vice-Mayor Malise Sundstrom; Councilor Ron Delaney; Councilor Andy Fore; Councilor Cameron May; Town Manager Frank Kitzerow; Town Attorney Thomas J. Baird and Town Clerk Laura Cahill.

PUBLIC HEARINGS

1. **Ordinance 20-24, First Reading,** Approving the 2025 Millage Rate. (Second Reading 9/18/24)
2. Review of the Town of Jupiter's FY 2025 Budget and Pay Plan.

Mr. Scott Reynolds, Finance Director gave a brief presentation which included prior and future meeting dates; budget objectives and assumptions; property value increase; proposed millage rate compared to rollback; fiscal year 2025 budget overview; general fund revenues and expenditures; Jupiter Fire Rescue (JFR) fund; Water fund; Stormwater fund; Jupiter River Estates Non-Ad Valorem assessment fund; Building fund; Health Insurance fund; Community Investment Program (CIP) funding summary 2025 to 2029 and the fiscal year 2025 budget and pay plan.

Ms. Linda McDermott, resident of Chadwick Drive, noted the fund comparison showed the amended budget of fiscal year 2024 not the adopted budget. She said the amended budget included \$11.4 million for Jupiter Fire Rescue Department (JFRD). She believed there needed to be a better comparison for the public to understand the budget.

Mr. Reynolds explained he had discussed under the fiscal year 2025 budget overview.

Mayor Kuretski stated the Council approved an adopted and capital budget. He noted in October 2023 the Town adjusted the budget to enter into a contract agreement and asked if it was on the CIP plan.

Mr. Reynolds stated funds were segregated into a separate fire fund to be able to track expenditures. He explained the presentation showed the \$11.4 million that Ms. McDermott referenced under the JFRD fund. He noted the Town had been very transparent with residents about where the funds were coming and going in the fund.

PUBLIC HEARINGS

- 1. Ordinance 20-24**
- 2. Review of the Town of Jupiter’s FY 2025 Budget and Pay Plan.**

Councilor Delaney asked when the Town reached the \$10 million for the Health Insurance fund, would they continue to add to it or do something else.

Mr. Reynolds said Council had set the goal for the Town and said once they met the \$10 million, Staff would return to Council to see what they wanted to do with the excess funds.

Councilor Delaney asked if the Health Insurance fund was earning interest.

Mr. Reynolds stated yes.

Councilor May stated he had asked to see a six percent increase for Staff salaries and asked for other members of Council to support the increase.

Councilor Fore said he was in favor of an increase for Staff.

Mayor Kuretski stated the Town was setting a millage rate and preferred to lower it however would not be sure if the Town was capable until the whole budget was put together. He asked to see if there was a consensus of support or not.

Councilor Delaney said he would like to decrease the millage but needed to think about it further.

Councilor Fore agreed with decreasing the millage.

Vice-Mayor Sundstrom noted Council needed to look at it in the context of the full budget with the uncertainty in the economic environment. She said Council reduced the millage last year and needed to be mindful to provide consistency for businesses and residents. Vice-Mayor Sundstrom said she believed there was a consensus for the five percent for Staff salaries.

Mayor Kuretski stated there had been a consensus at the time.

Mr. Reynolds said there had been a consensus of five percent.

Councilor May noted he would not support it and wanted the Staff to get a six percent increase.

Councilor Fore moved to approve Ordinance 20-24, First Reading; seconded by Councilor Delaney; motion passed.

Title read by Mr. Baird.

Kuretski	Sundstrom	Delaney	Fore	May
Yes	Yes	Yes	Yes	No

PUBLIC HEARINGS

3. Ordinance 21-24, First Reading, Approving the Fiscal Year 2025-2029 Community Investment Program. (Second Reading 9/18/24)

Mayor Kuretski acknowledged the extraordinary effort by Staff annually to produce the CIP budget, he also noted the Finance Department did a great job overseeing the development of updating the CIP plan. Mayor Kuretski expressed how grateful he was for the efforts of the Town manager for improving overall project management practices.

Mayor Kuretski critiqued several areas of improvement which included the total budget balance carry forward and fully funded projects slip in schedule. He noted Engineering, Parks and Recreation, Utilities, and Stormwater project improvement opportunities which included the Collector Roadway Lighting project; Jupiter Park Drive at Central Boulevard Improvements; Southern Extension at Island Way Project; Indiantown Road Western Corridor Improvements Phase II; rehab of beach dune crossovers; Playground Restoration project; Water treatment hardened service building project; small meter replacements; water asset maintenance program; Stormwater system rehab and asset maintenance program.

Mayor Kuretski asked Staff to provide updated planned in service dates of all fully funded carry forward projects. He asked to have an update on the projects prior to next meeting.

Councilor Fore said he was somewhat supportive.

Vice-Mayor Sundstrom said Staff was moving in the right direction and felt having a quarterly and yearly update would be a good tool. She said she would like to look in greater detail at the projects to help improve the plan.

Mayor Kuretski clarified some items were not projects and more category of expenses.

Vice-Mayor Sundstrom noted there needed to be flexibility within the system and explained Council never asked previously for updates and said she believed they were looking for a greater level of detail going forward.

Councilor Delaney asked if the items would coincide with the new project management software.

Town Manager Kitzerow said many were put into the software which allowed to see task, milestones, and completion dates.

PUBLIC HEARINGS

3. Ordinance 21-24, First Reading, Approving the Fiscal Year 2025-2029 Community Investment Program. (Second Reading 9/18/24)

Mayor Kuretski said he understood there were things beyond Staff’s control but would appreciate a status update. He mentioned he still had unresolved critique feedback that caused him to be unsupportive of the CIP budget on first reading.

Councilor Fore moved to approve Ordinance 21-24, First Reading; seconded by Councilor Delaney; motion passed.

Title read by Mr. Baird.

Kuretski	Sundstrom	Delaney	Fore	May
No	Yes	Yes	Yes	Yes

CITIZEN COMMENTS

Ms. Page Lewis, resident of 69th Drive, expressed the importance of researching candidates and amendments before voting in elections. She noted her current campaign in the Palm Beach County School Board election.

Ms. Lori Bailey, resident of Loxahatchee Drive, suggested adding a scanner for weapons when entering Council Chambers.

Ms. Linda McDermott, resident of Chadwick Drive, mentioned her support for providing Town employees with an extra one percent. She also thanked Council for their efforts in saving Johnathan Dickinson state park and holding Waste Management accountable.

Ms. Karen Vinson, resident of Sioux Street, expressed her gratitude for Council’s support in saving Johnathan Dickinson park. She also noted her support for providing the Town employees with an additional one percent raise.

MINUTES

4. August 14, 2024 Town Council Workshop Minutes and August 20, 2024 Town Council Meeting Minutes.

Councilor Delaney moved to approve August 14, 2024 Town Council Workshop Meeting Minutes and August 20,2024 Town Council Meeting Minutes; seconded by Vice-Mayor Sundstrom; motion passed.

Kuretski	Sundstrom	Delaney	Fore	May
Yes	Yes	Yes	Yes	Yes

CONSENT AGENDA

All items listed in this portion of the agenda are considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilor or citizen so requests; in which event, the item will be removed and considered at the beginning of the regular agenda.

Ms. Linda McDermott removed item 5, 6, and 12.

Mr. Craig Mowery removed item 12.

Vice-Mayor Sundstrom pulled Item 12.

Mayor Kuretski pulled item 7.

Councilor Delaney moved to approve the Consent Agenda, as amended; seconded by Vice-Mayor Sundstrom; motion passed.

Kuretski
Yes

Sundstrom
Yes

Delaney
Yes

Fore
Yes

May
Yes

PUBLIC HEARING

5. **Ordinance 19-24, Second Reading**, Amending Article III of Chapter 2 of the Town's code setting forth the departments of the Town. **MOVED TO REGULAR AGENDA**

6. **Ordinance 22-24, First Reading**, Consenting to continue the inclusion of the Town of Jupiter into the Jupiter-Municipal Service Taxing Unit (MSTU) to finance the provision of fire-rescue services by Palm Beach County Fire/Rescue. (Second Reading 9/18/2024) **MOVED TO REGULAR AGENDA**

PUBLIC BUSINESS

7. **Resolution 93-24**, Approving a contract to Craig A. Smith & Associates, LLC for Utility Locating Services (W2438) for an amount of \$221,975. **MOVED TO REGULAR AGENDA**

8. **Resolution 98-24**, Authorizing a 3% increase in Water Rates.

9. **Resolution 99-24**, Authorizing a 7% increase in Stormwater Utility Fees.

10. **Resolution 101-24**, Approving a Division of Emergency Management Statewide Mutual Aid Agreement.

11. **Resolution 104-24**, Approving a temporary construction easement with Johnson Bros. Corporation, A Southland Company for use of a portion of Lighthouse Park.

12. Approving the use of Federal Forfeiture funds to purchase and equip a fully operational shaved ice trailer in the amount of \$46,585. **MOVED TO REGULAR AGENDA**

CONSENT AGENDA

PUBLIC BUSINESS

- 13. Approving the Town of Jupiter Citizen Participation Plan for the Community Development Block Grant (CDBG) Program.
- 14. Approving a purchase order to Empire Pipe and Supply for Fiscal Year 2025 Water Meters and Meter Appurtenances (W2506) in the amount of \$739,766.17.
- 15. Approving the cancelation of the Town Council Meeting scheduled for Tuesday, September 17, 20224 at 7:00 PM and rescheduling it as a Town Council Special Meeting on Wednesday, September 18, 2024 at 7:00 P.M.
- 16. Approving the use of State Forfeiture funds in the amount of \$128,530 to purchase 125 Glock 9mm pistols and necessary accessories for duty use within the Police Department.

END OF CONSENT AGENDA

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

PUBLIC HEARING

- 5. **Ordinance 19-24, Second Reading,** Amending Article III of Chapter 2 of the Town’s code setting forth the departments of the Town.

Ms. Linda McDermott, resident of Chadwick Drive, explained amending the Town code to include Jupiter Fire Rescue Department allowed them to contract documents officially under their department.

Councilor Fore moved to approve Ordinance 19-24, Second Reading; seconded by Councilor Delaney; motion passed.

Title read by Mr. Baird

Kuretski	Sundstrom	Delaney	Fore	May
Yes	Yes	Yes	Yes	Yes

- 6. **Ordinance 22-24, First Reading,** Consenting to continue the inclusion of the Town of Jupiter into the Jupiter-Municipal Service Taxing Unit (MSTU) to finance the provision of fire-rescue services by Palm Beach County Fire/Rescue. (Second Reading 9/18/2024)

Ms. Linda McDermott, resident of Chadwick Drive, noted that the Palm Beach County millage rate was reduced.

Councilor Delaney moved to approve Ordinance 22-24, First Reading; seconded by Councilor May; motion passed.

Title read by Mr. Baird.

Kuretski	Sundstrom	Delaney	Fore	May
Yes	Yes	Yes	Yes	Yes

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

PUBLIC BUSINESS

7. **Resolution 93-24**, Approving a contract to Craig A. Smith & Associates, LLC for Utility Locating Services (W2438) for an amount of \$221,975.

Mayor Kuretski stated he did not support the contract with Craig A. Smith & Associates (CAS) and he appreciated Staff efforts. He explained the contractor notified the Town they were unable to renew the current contract due to the increase in tickets. He also noted the second bidder was well qualified to do the work and had a lower cost.

Ms. Amanda Barnes, Director of Utilities, explained the importance of utility locating services and stated the Town was required to do it by regulations. CAS has had the contract for the past 5 years and mentioned that Staff made the decision to bid it out as a request for proposal (RFP) so selections would be based off qualifications. She also advised that Staff had a public selection committee meeting and scores were shared for each contractor and the score resulted in the selection of CAS.

Councilor Fore asked why the vendors weren't responsible for covering the expense of locating the utilities. Amanda stated it's the utilities owner responsibility to locate their utilities.

Council discussed awarding the contract for one year and re-bidding it at a later time to avoid any disruptions with service.

Vice-Mayor Sundstrom moved to approve Resolution 93-24; seconded by Councilor Fore; motion passed.

Kuretski	Sundstrom	Delaney	Fore	May
Yes	Yes	Yes	Yes	Yes

12. Approving the use of Federal Forfeiture funds to purchase and equip a fully operational shaved ice trailer in the amount of \$46,585.

Vice-Mayor Sundstrom asked Police Chief David England to explain what federal forfeiture funds were and how they could be used for different purposes.

Police Chief England said State and Federal were the two types of forfeiture funds and the funds came from the court system as seized funds during a criminal case and were given back to better the community that was affected.

Police Chief England went on to detail that the State forfeiture funds required funds to go back to the community through drug education or community outreach programs. He stated the Federal funds did not necessarily have those requirements, but the Staff tried to use them for community outreach programs.

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

PUBLIC BUSINESS

- 12.** Approving the use of Federal Forfeiture funds to purchase and equip a fully operational shaved ice trailer in the amount of \$46,585.

Vice-Mayor Sundstrom asked how Staff came up with the unique idea.

Police Chief England said the intent was to use the shaved ice trailer to create another mechanism to engage with the community and could be used by many departments within the Town.

Councilor Fore thought it was a great idea and noted he was told that it was not the same level as local vendors that sell shaved ice.

Police Chief England explained there was no intention to make money and it would not be used at any function that currently had local vendor that provide shaved ice. He added it was not competing with the private sector.

Councilor Fore asked if there were any concerns for cleaning or health concerns.

Police Chief England stated Staff would adhere to any regulations regarding health and safety.

Mayor Kuretski asked where the funds would come from if the Town used an outside vendor.

Police Chief England stated it would come through the general fund.

Vice-Mayor Sundstrom asked if the funding needed to be used within a certain time period.

Police Chief England stated yes.

Ms. Linda McDermott, resident of Chadwick Drive, had concerns with buying a shaved ice trailer from forfeiture funds and that the funds should be used for Police Department education programs.

Mr. Craig Mowrey, resident of Blanca Isles Lane, thanked Staff for the explanation of how forfeiture fund could be used but had a concern with it competing with private enterprise.

Vice-Mayor Sundstrom said she understood there would be separate events, and she believed we needed to be careful with having it at the Jupiter Jubilee while making space for vendors.

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

PUBLIC BUSINESS

- 12.** Approving the use of Federal Forfeiture funds to purchase and equip a fully operational shaved ice trailer in the amount of \$46,585.

Police Chief England stated it would only be used at Jupiter Jubilee if other vendors were not available. He reiterated it would not displace any businesses currently or in the future.

Vice-Mayor Sundstrom felt for the larger events, the Town should approach the vendors first, and this would be the mechanism we could use to ensure that there would be no competition.

Police Chief England explained it was not a commercial sized trailer that could compete with a vendor.

Vice-Mayor Sundstrom said the Police Department was requesting a trailer for their use to do outreach with the community and public safety. She felt that building that relationship was very important and supported the purchase.

Vice-Mayor Sundstrom moved to approve the use of Federal Forfeiture funds to purchase and equip a fully operational shaved ice trailer in the amount of \$46,585; seconded by Councilor Fore; motion passed.

Kuretski	Sundstrom	Delaney	Fore	May
Yes	Yes	Yes	Yes	Yes

REPORTS

TOWN ATTORNEY

- PAC – Mr. Baird stated the parties in the lawsuit that involved the referendum question submitted their proposed orders last Friday. He noted there wasn’t a timeframe for the judge to rule but he only had before him, the motion for the Town’s motion for summary judgement and the political committee’s motion for leave to amend their complaint from last week. He expected the judge to rule on both orders at the same time.

TOWN MANAGER

- Automated External Defibrillators (AED) – Mr. Kitzerow stated Jupiter Fire Recuse Department and Parks and Recreation were working closely to enhance some of the safety features in Town parks including adding AEDs and life rings. The AEDs would be installed in six Town parks including Jupiter Community Park, Abacoa Community Park, Cinquez Park, Lighthouse Park, Maplewood and Jupiter Village Park. He stated the Town had partnered with the Aden Perry Foundation to have life rings and signage installed at parks with bodies of water.

REPORTS

TOWN MANAGER

- Veteran's Memorial Brick Program – Mr. Kitzerow stated the third round of brick orders closed on Saturday. He mentioned 88 bricks were ordered and would be installed by Veteran's day. The Veterans would be honored at the Veteran's day Ceremony on November 11, 2024. The Town would reopen orders again in October.
- Old Town Hall Demolition – Mr. Kitzerow mentioned the demolition to old Town Hall had started and would be completed within 25 days. He noted the oak trees would be protected.
- New FEMA Flood Zone Maps – Mr. Kitzerow stated there would be a public outreach open house event at the Jupiter Community Center Auditorium, Thursday, September 26, 2024, 5:00 pm to 8:00 pm to discuss the new FEMA flood zone maps.
- Bruce St. Laurent Tree Re-dedication Ceremony – Mr. Kitzerow mentioned there would be a memorial tree rededication and placing of a new plaque on the 12th Anniversary of Bruce St. Laurent's end of watch on September 9, 2024, 9:00am to 10:00am in the Jupiter Police department Community Room.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

COUNCILOR MAY

- Waste Management – Councilor May asked for clarification regarding their proposed schedule change. He asked what the timeframe was for them to change the schedule of their work week and to come into compliance with the contractual obligations.

Council discussed Waste Management contract compliance and when they could start notifying the public on the changes to the schedule. Council agreed that Waste Management would need to come into compliance prior to changing their schedule and asked them to provide a date and timeline of how long it will take them to come into compliance.

Mr. Kitzerow confirmed that coming into compliance related to HOA communications, signage, online map, website updates, mailers, social media, contract compliance letter, quarterly reports, and web-based tracking system.

Councilor May stated yes that sounded like the direction being taken.

- Johnathan Dickinson State Park – Councilor May thanked Staff for the great letter sent to the Governor opposing the proposed plan amendment for future park development. He also mentioned the park was raising money to repair the Tower.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS
VICE-MAYOR SUNDSTROM

- Johnathan Dickinson State Park – Vice-Mayor Sundstrom mentioned there was some movement in the State Legislature and Florida State Senator, Gayle Harrell was looking to propose legislation. She stated it was the second time the parks plan amendment for development item had come up and discussed protecting preserve areas. She also mentioned the State paying for the tower repairs.
- Palm Beach North Chamber of Commerce Smart and Connected Task Force – Vice-Mayor Sundstrom stated the Smart and Connected Task Force would be announcing a digital resource for small businesses.

COUNCILOR DELANEY

- US Highway One Bridge – Councilor Delaney noted the progress of the US Highway One Bridge. Council discussed the improvements to the bridge.

COUNCILOR FORE

- Johnathan Dickinson State Park – Councilor Fore spoke about the park and that it was one of nine parks included in the proposed plan amendment for development. He thanked everyone who stood up for the park.
- Automated External Defibrillators (AED) – Councilor Fore thanked the Town Manager for the AED updates at the park and also asked about the status of the lightning detection systems installed at several of the parks.

Mr. Kitzerow stated it was in the plan and would give an update in the Friday report.

ADJOURNMENT – 9:14 P.M.

Laura Cahill, Town Clerk

TOWN OF JUPITER
**Consenting to continued inclusion of the Town of Jupiter in the Jupiter-Municipal
Service Taxing Unit (MSTU)**



DATE	September 18, 2024
TO	Honorable Mayor and Members of Town Council
THRU	Frank Kitzerow, Town Manager
FROM	Scott Reynolds, Finance Director
SUBJECT	Ordinance 22-24, Second Reading, Consenting to continuing the inclusion of the Town of Jupiter in the Jupiter-Municipal Service Taxing Unit (MSTU) to finance the provision of fire-rescue services by Palm Beach County Fire/Rescue

EXECUTIVE SUMMARY

Staff seeks approval of Ordinance 22-24 on second reading to continue the Town's participation in the Jupiter Fire MSTU to receive fire rescue and emergency medical services from Palm Beach County.

The Town Attorney has reviewed the attached documents and finds it to be in acceptable form.

ANALYSIS

On December 6, 2022, the Town Council enacted Ordinance 12-22, consenting to the inclusion of the Town in the Jupiter MSTU to receive fire rescue and emergency medical services from Palm Beach County during a five-year term. Section 2 E of the ordinance provides that the Town is consenting to remain in the Jupiter MSTU during the term, on a year-to-year basis. Staff seeks Town Council's approval of ordinance 22-24 on second reading to continue the Town's participation in the Jupiter Fire MSTU for the next year of the term, i.e. calendar year 2025.

STRATEGIC PRIORITY

- Fiscal Responsibility
- Safety

ATTACHMENTS

1. MSTU Consent Ord 22-24 Annual Renewal

FUNDING SOURCE

*Funding is not necessary for this request.

For more information or copies of the attachments, please contact Scott Reynolds at scottr@jupiter.fl.us and/or 561-741-2327

ORDINANCE NO, 22-24

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, CONSENTING TO THE TOWN'S CONTINUING PARTICIPATION IN THE PALM BEACH COUNTY JUPITER MSTU FOR FIRE-RESCUE, EMERGENCY MEDICAL AND OTHER RELATED SERVICES FOR 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 125.01 (l)(q) and (r), Florida Statutes, the Florida Palm Beach County (the County) is authorized to establish Municipal Service Taxing Units (MSTU) for fire-rescue, emergency medical and other related services (the Services); and

WHEREAS, the County has established a MSTU for the land within the incorporated area within the Town of Jupiter (Town) for the purposes of providing fire rescue, emergency medical and other related services (the Services); and

WHEREAS, the County levies a tax upon the properties within the Jupiter MSTU for the Service; and

WHEREAS, pursuant to Fla. Stat. § 125.01(l)(q), the Town Council must consent to the taxation of the properties within the Town's municipal boundaries by the enactment of an ordinance whereby the Services are provided for an agreed to term; and

WHEREAS, the Town Council enacted Ordinance 12-22 consenting to the inclusion of the properties within the Town's boundaries in the Jupiter MSTU through December 31, 2027; and

WHEREAS, pursuant to Section 2 of Ordinance 12-22, the Town must consent to its continuing inclusion within the Jupiter MSTU; and

WHEREAS, pursuant to the Interlocal Agreement between the Town and the County, the Town's consent to remaining in the Jupiter MSTU, for each year during the term, is to be expressed through the adoption of an ordinance; and

WHEREAS, in accordance with the Interlocal Agreement and Ordinance 12-22, the Town Council is adopting this ordinance to consent to the Town's inclusion in the Jupiter MSTU for calendar year 2025.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA:

Section 1. The whereas clauses are incorporated herein.

Section 2. Pursuant to the Interlocal Agreement with Palm Beach County for Fire Protection and Emergency Medical Services, and Town of Jupiter Ordinance 12-22, the Town hereby consents to continue its participation in the Jupiter MSTU, effective December 31, 2024 through December 31, 2025.

Section 3. This Ordinance shall take effect immediately upon its execution.

TOWN OF JUPITER
Renewal of Janitorial Maintenance Services for Town Hall and the Police Department
Facilities



DATE	September 18, 2024
TO	Honorable Mayor and Members of Town Council
THRU	Frank Kitzerow, Town Manager
FROM	Thomas Hernandez, Director of Engineering and Public Works
SUBJECT	Approval of Resolution 87-24 for the renewal of contract EPW 2022-35, Janitorial Maintenance Services for Town Hall and the Police Department facilities with Ceiling to Floor Cleaning, Inc. in an amount not to exceed \$62,814.73

EXECUTIVE SUMMARY

Town staff is providing Resolution 87-24 for consideration by Town Council for renewal of Contract EPW 2022-35, Janitorial Maintenance Services for Town Hall and the Police Department facilities by means of Supplemental Agreement No. 5 with Ceiling to Floor Cleaning, Inc. (Ceiling to Floor), in an amount not to exceed \$62,814.73.

The Contract scope consists of cleaning and janitorial maintenance services for the Town Hall and Police Department facilities. On August 16, 2022, the Town Council authorized the award for contract EPW 2022-35 in an amount not to exceed \$55,965.04. The Contract terms allowed for two (2) additional one (1) year renewals, subject to satisfactory performance and mutual agreement. Supplemental Agreement No. 5 would renew the contract for the second and final renewal with Ceiling to Floor, for an additional one-year term.

This is a standard supplemental agreement to the Engineering Division's Letter contract template and this form has previously been approved by the Town Attorney.

ANALYSIS

The proposed Contract adjustment of 2.97% is based on the June 2024 CPI-U values published by the Bureau of Labor Statistics of the U.S. Department of Labor. It should be noted that some of the pay items in the original contract had to be eliminated and some pay items had to be added due to the Town Staff moving to the New Town Hall.

Ceiling to Floor has provided a Letter of Intent to renew the Contract. Please see attached. Ceiling to Floor's performance has been satisfactory and they have been very responsive to the Engineering and Public Works Department.

In the event the Town Council approves Resolution 87-24, the Director of Engineering and Public Works will be directed to execute Supplemental Agreement No. 5, for the renewal of Contract EPW 2022-35, Janitorial Maintenance Services, on its behalf. See attached Contract Supplemental Agreement No.5.

STRATEGIC PRIORITY

- Organizational Excellence

ATTACHMENTS

1. Resolution 87-24
2. Letter of Intent to Renew from Ceiling to Floor
3. Contract Supplemental Agreement No.5

FUNDING SOURCE

Approved in Budget	\$62,814.73 (Pending FY 2025 Operating Budget Approval)	Sources:Public Works Building Janitorial Account 00132141-546004
Additional Funding Requested	\$	Sources:

*For more information or to request attachments, please contact Kali Beams at kalib@jupiter.fl.us and/or 561-741-2467.

RESOLUTION NO. 87-24

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, AUTHORIZING THE RENEWAL OF CONTRACT EPW 2022-35, JANITORIAL MAINTENANCE SERVICES FOR THE TOWN HALL AND POLICE DEPARTMENT FACILITIES TO CEILING TO FLOOR CLEANING, INC. IN AN AMOUNT NOT TO EXCEED \$62,814.73 AND TO AUTHORIZE THE DIRECTOR OF ENGINEERING AND PUBLIC WORKS DEPARTMENT TO EXECUTE THE WORK ORDER ON ITS BEHALF

WHEREAS, the Town of Jupiter (Town) is a municipality with those powers and responsibilities enumerated in Chapter 166 Florida Statutes and the Florida Constitution; and

WHEREAS, the Town is empowered to enter into contractual arrangements with public agencies, private corporations or other persons; and

WHEREAS, Ceiling to Floor Cleaning, Inc. is the Town's existing contractor for EPW 2022-35, Janitorial Maintenance Services for the Town Hall and Police Department facilities; and

WHEREAS, the project scope consists of providing janitorial maintenance services for the Town Hall and Police Department facilities; and

WHEREAS, the Contract is currently set to expire on September 30, 2024, and the existing Contract allows for an additional one (1) year term by means of Supplemental Agreement No. 5 in an amount not to exceed \$62,814.73; and

WHEREAS, the Town Council has determined that it is in the best interest of the Town to renew the existing contract for an additional year; and

WHEREAS, the funding for this work has been requested in the fiscal year 2025 draft Public Works operating budget and expenditures associated with this contract renewal will not begin to accrue until October 01, 2025; and

WHEREAS, the Town Council has determined that it should authorize approval of the renewal for Contract EPW 2022-35 in an amount not to exceed \$62,814.73 to Ceiling to Floor Cleaning, Inc.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA:

Section 1. The foregoing recitals are incorporated herein.

Section 2. The Director of Engineering and Public Works is hereby directed to execute Supplemental Agreement No. 5 with Ceiling to Floor Cleaning, Inc. in an amount not to exceed \$62,814.73.

Section 3. This Resolution shall take effect immediately upon its execution.



August 7, 2024

Town Hall of Jupiter
200 Military Trail
Jupiter, FL 33458

Re: Contract# EPW-2022-35 (Janitorial Maintenance Services for Town Hall and PDHQ)

Attention Kali Beams:

The current term of our contract between Ceiling to Floor Cleaning, Inc. and the Town of Jupiter will expire on September 30, 2024. Please accept this notification as our Intent to Renew said contract for the term of October 1, 2024-September 30, 2025. We would like to request the current Consumer Price Index (CPI) increase of 2.97% for the upcoming renewal period.

We greatly appreciate your continued business and support. Please let us know if you have any questions and/or concerns.

Sincerely,

Aisha Styles

Aisha Styles
Chief Executive Officer

P.O. Box 773443
Coral Springs, FL 33077



**TOWN OF JUPITER
CONTRACT RENEWAL SUPPLEMENTAL AGREEMENT**

Contract No: EPW 2022-35, SA#5

Date: September 19, 2024

This agreement entered into on September 19, 2024 such an agreement to be effective on the last date of execution by a party hereto, by and between the Town of Jupiter (Town) and Ceiling to Floor Cleaning, Inc. (Contractor), the same being supplementary to Contract by and between the parties aforesaid, dated August 16, 2022 for the Janitorial Maintenance Services for the Town Hall and Police Department Facilities, assigned the contract number shown above, in Jupiter, Florida.

1. Renew the Contract Term (Second/Final Renewal) for 365 Calendar Days, commencing on October 1, 2024 and terminating on September 30, 2025.
2. The quantities to be paid shall be determined as provided in the contract documents. The quantities so determined shall be paid at the unit prices stated on the attached sheets.
3. It is further agreed that this supplemental agreement shall not alter or change in any manner the force and effect of the original Contract No. EPW 2022-35, Janitorial Maintenance Services for the Town Hall and Police Department Facilities including and previous amendments thereto, except insofar as the same is altered and amended by this supplemental agreement.
4. The Town and the CONTRACTOR agree that the contract time adjustment and sum agreed to in the Supplemental Agreement constitute a full and complete settlement of the matters set forth herein, including all direct and indirect costs for equipment, manpower, materials, overhead, profit and delay relating to the issues set forth in the Supplemental Agreement. This settlement is limited to and applies to any claims arising out of or on account of the matters described and set forth in this Supplemental Agreement.

Granted time this Agreement days: Three Hundred Sixty-Five (365) Calendar Days

Contract amount Term 3: \$62,814.73

Approved By:

Ceiling to Floor Cleaning, Inc.
Printed Name:_____

Date: _____

Approved By:

Town of Jupiter
Printed Name:_____

Date: _____

Contract EPW 2022-35
Supplemental Agreement No. 5 – Attachment
Page 1 of 1

1. Renew the Contract Term (Second/Final Renewal) for Three Hundred Sixty-Five (365) Calendar Days, commencing on October 1, 2024 and terminating on September 30, 2025.

2 nd and Final Renewal Adjustment 2.97%- SA#5	<u>\$ 1,809.73</u>
Revised Contract Amount, Term 3	\$62,814.73

TOWN OF JUPITER
Resolution 105-24, 2024 Holiday Boat Parade Road Closures



DATE	September 18, 2024
TO	Honorable Mayor and Members of Town Council
THRU	Frank Kitzerow, Town Manager
FROM	Shawn Reed, Director of Community Relations
SUBJECT	Resolution No. 105-24: Approving the temporary closings of state and/or county roads for the 2024 Holiday Boat Parade

EXECUTIVE SUMMARY

Staff seeks authorization for the Town Manager or his designee to apply for temporary closings of state and/or county roads for the 2024 Holiday Boat Parade scheduled for December 7, 2024, and hosted by the Marine Industry Association of Palm Beach County. Staff also seeks approval to apply for state permits pursuant to Chapter 14-65, Florida Administrative Code, for said temporary closings. Event organizers have been in communication with the Florida Department of Transportation (FDOT) to ensure that the bridge is open for the parade despite the ongoing construction.

ANALYSIS

The annual Holiday Boat Parade requires the closure of portions of Indiantown Road and U.S. Highway 1. FDOT requires that the local government provide authorization of the temporary road closures.

STRATEGIC PRIORITY

- Unique, Small Town Feel

ATTACHMENTS

1. Resolution 105-24 for 2024 Holiday Boat Parade Road Closures
2. Bridge Closings Map
3. Boat Parade Route

FUNDING SOURCE

Approved in Budget \$*
Additional Funding Requested \$*

Sources:

Sources:

*Funding is not necessary for this request.

For more information or to request attachments, please contact Shawn Reed at shawnr@jupiter.fl.us and/or 561-741-2347.

RESOLUTION NO. 105-24

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, AUTHORIZING THE TOWN MANAGER OR HIS DESIGNEE TO APPLY FOR PERMITS FOR THE TEMPORARY CLOSING OF STATE AND/OR COUNTY ROADS FOR THE 2024 HOLIDAY BOAT PARADE AND; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Jupiter, Florida (Town) permits producers of the 2024 Holiday Boat Parade hosted by the Marine Industry Association of Palm Beach County, who have obtained the appropriate permits for the event from the Town; to use state and/or county roadways within the Town as part of the 2024 Holiday Boat Parade on December 7, 2024; and

WHEREAS, in order to facilitate this approved special event the Town would like to be able to expedite the issuance of state permits for temporary state and/or county road closings pursuant to Chapter 14-65, Florida Administrative Code; and

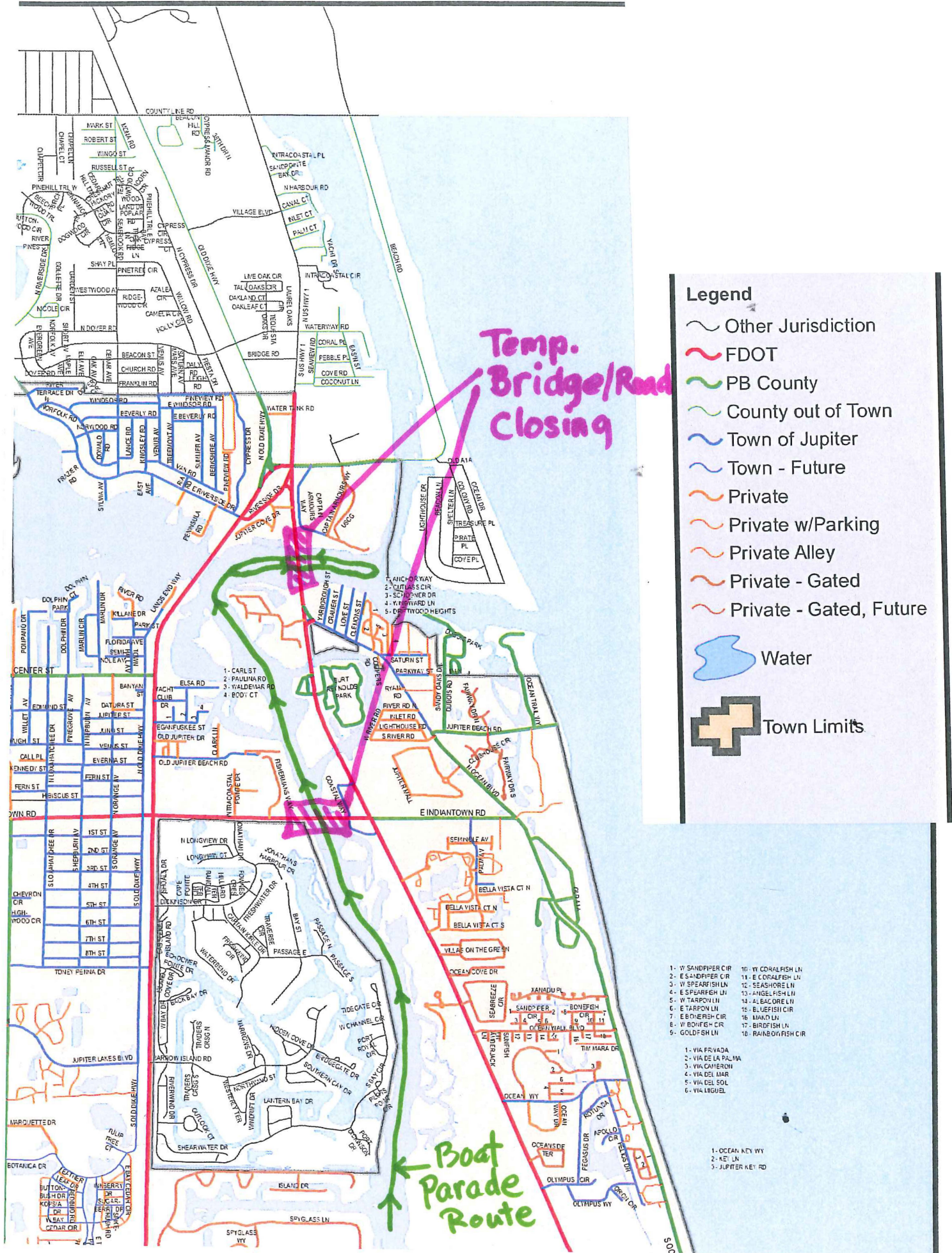
WHEREAS, as part of its permitting authority, the Florida Department of Transportation requires that where a state road traverses a local government's jurisdiction, the local government must authorize any temporary road closure of the state roadway; and

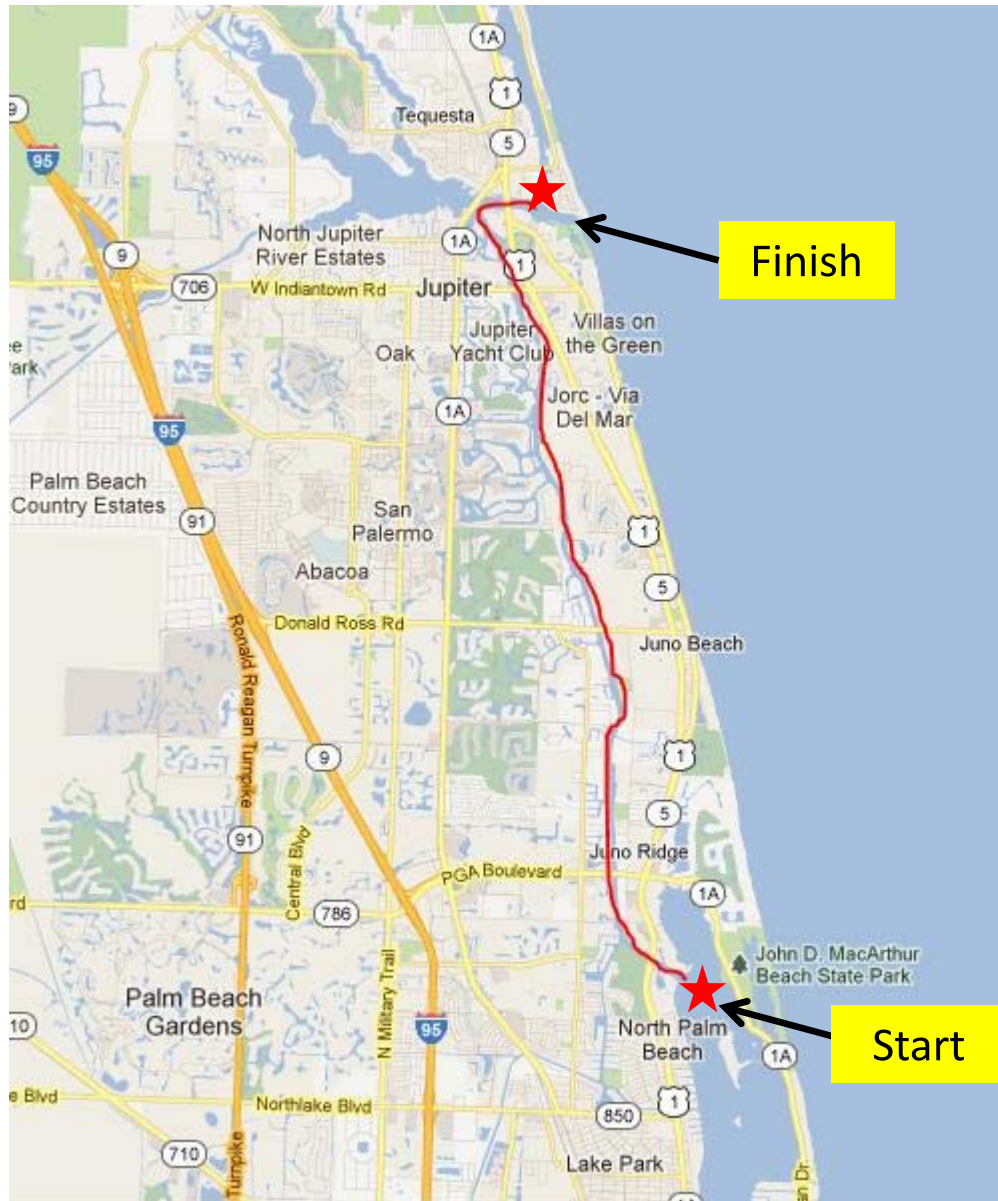
WHEREAS, the Town Council of the Town of Jupiter has been asked to authorize temporary closings of state and/or county roads for the 2024 Holiday Boat Parade as a special event and to apply for state permits pursuant to Chapter 14-65, Florida Administrative Code, for the temporary closing of these roadways.

NOW THEREFORE, be it resolved by the Town Council of the Town of Jupiter, Florida:

Section 1. The Town Council hereby authorizes the Town Manager or his designee to apply for such permits as may be necessary pursuant to Chapter 14-65, Florida Administrative Code to temporarily close certain state and/or county roads that traverse through the Town for the 2024 Holiday Boat Parade on December 7, 2024.

Section 2. This Resolution shall take effect immediately upon its execution.





www.PalmBeachBoatParade.org
mia@marinepbc.org

TOWN OF JUPITER
Approval of EPW 2024-25, Right of Way and Easement Maintenance



DATE	September 18, 2024
TO	Honorable Mayor and Members of Town Council
THRU	Frank Kitzerow, Town Manager
FROM	Thomas Hernandez, Director of Engineering and Public Works
SUBJECT	Approval of Resolution 110-24 for the award of EPW 2024-25, Right of Way and Easement Maintenance to Terracon Services, Inc in an amount not to exceed \$97,880.75

EXECUTIVE SUMMARY

Town staff is providing Resolution 110-24 for consideration by Town Council for approval of the award of Contract EPW 2024-25, Right of Way and Easement Maintenance to Terracon Services, Inc. (Terracon) in an amount not to exceed \$97,880.75.

This Contract consists of mowing, litter control, weed control, and trimming of approximately 104 acres of various Town right of way parcels 40 times per year, and trash removal fifty-two (52) times a year.

On August 27, 2024, three (3) bids were received and opened for the subject project. Please see attached Bid Tabulation. Town staff reviewed all bids and determined that Terracon is the lowest, most responsive, and responsible bidder with a total bid amount of \$97,880.75.

Terracon is the current contractor for the Right of Way and Easement Maintenance Contract and has performed other contract services for the Town. Terracon has provided satisfactory quality work and completed services in a timely manner, without any unjust claims or disputes. Additionally, Town staff has also contacted references provided by Terracon and received positive feedback on the quality of their work and the timely completion of their projects.

The contract is an Engineering Division standard letter contract template that has previously been reviewed and approved by the Town Attorney.

ANALYSIS

Town staff reviewed the bids and conducted the solicitation process in accordance with the Town's procurement policy.

If this Contract is awarded, it will have a start date of November 1st. Therefore, the Contract will overlap the fiscal year (FY) operating budgets and the Town staff anticipates encumbering (\$89,585.69) in FY 2025 with the remainder to be encumbered on October 1st at the start of FY 2026.

In the event the Town Council approves Resolution 110-24, the Mayor will be authorized to execute the Contract on its behalf.

STRATEGIC PRIORITY

- Green, Blue & Open Spaces

ATTACHMENTS

1. Resolution 110-24
2. Bid Tabulation
3. Contract

FUNDING SOURCE

Approved in Budget	\$97,880.75 (Pending FY 2025 Operating Budget Approval)	Sources: Public Works Ground Maintenance Operating Budget-00132341-546007
Additional Funding Requested	\$	Sources:

For more information or to request attachments, please contact Kali Beams at kalib@jupiter.fl.us and/or 561-741-2467.

RESOLUTION NO. 110-24

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA FOR THE AWARD OF CONTRACT EPW 2024-25, RIGHT OF WAY AND EASEMENT MAINTENANCE TO TERRACON SERVICES, INC. IN AN AMOUNT NOT TO EXCEED \$97,880.75 AND TO AUTHORIZE THE MAYOR TO EXECUTE THE CONTRACT ON ITS BEHALF.

WHEREAS, THE Town of Jupiter (Town) is a municipality with those powers and responsibilities enumerated in Chapter 166 Florida Statutes and the Florida Constitution; and

WHEREAS, the Town is empowered to enter into contractual arrangements with public agencies, private corporations, or other persons; and

WHEREAS, the Town's Engineering and Public Works Department solicited bids for EPW 2024-25, Right of Way and Easement Maintenance; and

WHEREAS, the scope of work for the Right of Way and Easement Maintenance consists of mowing, litter control, weed control, and trimming of approximately 104 acres at various Town right of way parcels, 40 times per year and trash removal fifty-two (52) times a year; and

WHEREAS, based on the review of bids by Town Staff, Town Council has determined that Terracon Services, Inc. is qualified to provide the services sought by the Town pursuant to its solicitation of bids; and

WHEREAS, the Town Council has determined that it should award Contract EPW 2024-25 in an amount not to exceed \$97,880.75 to Terracon Services, Inc; and

WHEREAS, the Town Council will budget funds in Fiscal Year 2025 operating budget to fund of the Project.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA:

Section 1. The foregoing recitals are incorporated herein.

Section 2. The Mayor is hereby authorized to execute the Contract with Terracon Services, Inc. in an amount not to exceed \$97,880.75.

Section 3. This Resolution shall take effect immediately upon its execution.

Bid Opening Date: August 27, 2024
Bid Opening Time: 2:30 PM

BID TABULATION
RIGHT OF WAY AND EASEMENT MAINTENANCE
EPW 2024-25
TOWN OF JUPITER

CONTRACTOR NAME & ADDRESS	TOTAL BASE BID SUM	REVIEWED CALCULATED BID	BID BOND/SECURITY
Terracon Services, Inc 18241 131 Trail North Jupiter, FL 33478	\$97,880.75	\$97,880.75	None
TGSD Westlake LLC 15149 Courtland St Westlake, FL	\$101,002.00	\$101,002.00	None
Kerner LLC DBA Kerner Environmental 783 NW Spruce Ridge Dr Staurt , FL 34994	\$116,604.00	\$116,604.00	None



September 19, 2024

Joseph Baglia
Terracon Services, Inc.
18241 131st Trail North
Jupiter, FL 33478

Re: EPW 2024-25 Right of Way & Easement Maintenance

Dear Mr. Baglia:

In accordance with your firm's proposal dated August 27, 2024, as amended by this letter and in accordance with the Scope of Work, upon execution of this Letter Contract you are authorized to proceed with the Right of Way and Easement maintenance for the Fixed Not To Exceed Price of Ninety-Seven Thousand, Eight Hundred Eighty Dollars and Seventy-Five Cents (\$97,880.75). The Fixed Not to Exceed Price shall be for all the Work and include, but not be limited to, all labor, supervision, travel time, equipment, material, supplies, permits, fuel, project overhead, home office overhead, any incidentals, and profit required to complete the scope of work.

In accordance with Paragraph 1.3 of the Contract Standard Terms and Conditions, the contract term for performance of the work has been established at 365 Calendar Days. The term of performance shall commence on November 01, 2024 and unless renewed by the Town in accordance with the Invitation to Bid, it shall terminate on October 31, 2025.

The Town of Jupiter Letter Contract Standard Terms and Conditions are attached, as well as the Town of Jupiter Supplemental Agreement Form, Payment Application, and Certification Disbursement of Previous Periodic Payment to Subcontractor's form and are incorporated by reference into this Letter Contract. All work, operations, and submittals shall be done in accordance with these terms and conditions. As required in Condition 1.24, all contract changes shall be authorized in writing by the Town of Jupiter prior to initiating and completing the work.

Please acknowledge your concurrence of the above by signing in the space provided and returning a signed, faxed copy of this letter contract with proof of insurance, as indicated above, to this office. Please mail the signed original to this office. You are required to obtain a Town of Jupiter Permit, if applicable, as well as a Town Business Registration prior to the start of work. All correspondence, including invoices, shall reference Contract EPW 2024-25. Your cooperation is appreciated.

Please see the attachment signature page for your firm's execution. If you have questions, please contact us.

Sincerely,

Thomas Hernandez, P.E., Director of Engineering and Public Works

CONTACT EPW 2024-25

ATTEST

THE TOWN OF JUPITER

By: _____
Laura E. Cahill, Town Clerk

By: _____
Jim Kuretski, Mayor

(TOWN SEAL)

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: _____
Thomas J. Baird, Town Attorney

(CONTRACTOR)

By: _____
Signature

Attested By: _____
Signature

Printed Name

Printed Name

Title

Title

Town of Jupiter Letter Contract Standard Terms and Conditions - Contractor

- 1.1. The CONTRACTOR shall furnish all equipment, tools, labor, and other necessary items for the performance of the work, and shall perform the required work in accordance with Exhibit 1, Scope of Work.
- 1.2. CONTRACTOR shall provide the TOWN with a copy of its license to do business as a Landscape Maintenance Contractor in the State of Florida, and also shall obtain a business tax receipt from the TOWN and Palm Beach County prior to commencing any work under the CONTRACT.
- 1.3. The parties agree that the TIME IS OF THE ESSENCE, in the performance of each and every obligation under this CONTRACT. The CONTRACT TERM may be changed only by a change order or written amendment. Unless extended or terminated, the TERM of performance of this CONTRACT shall commence upon the effective date of the Notice to Proceed November 01, 2024 and terminate on October 31, 2025.
- 1.4. As a condition precedent to an extension of CONTRACT Time the CONTRACTOR must submit to the TOWN: A preliminary request for an extension of CONTRACT Time in writing to the TOWN within seven (7) calendar days after the commencement of a delay to any work activity that will delay the overall completion of the project. If the CONTRACTOR fails to submit this required preliminary request for an extension of CONTRACT Time, the CONTRACTOR fully, completely, absolutely and irrevocably waives any entitlement to an extension of CONTRACT Time for that delay.
- 1.5. No damages for CONTRACT delay. No claims for damages or any claim other than an extension of time shall be made or asserted against the TOWN by reason of any delays, regardless of the cause of the delay.
- 1.6. Section Not Used
- 1.7. Section Not Used
- 1.8. The CONTRACTOR shall check all Plans and Specifications furnished to him immediately upon their receipt and shall promptly notify the TOWN of all errors, inconsistencies, omissions and discrepancies. Figures marked on Plans shall, in general, be followed in preference to scale measurements. Anything mentioned in the Specifications and not shown on the Plans, or shown on the Plans and not mentioned in the Specifications, shall be of like effect as if shown or mentioned in both. No deviations shall be made by the CONTRACTOR, unless explicitly authorized by the TOWN. All approved deviations from the Specifications and Plans will be compiled and provided to the TOWN. The TOWN may furnish from time to time such detail Plans and other information considered necessary to clarify the CONTRACT Documents.
- 1.9. Perform all work to the satisfaction of the Director of Engineering and Public Works or his Designee. The Engineer will decide all questions, difficulties, and disputes, of whatever nature, which may arise relative to the interpretation of the plans, construction, prosecution, and fulfillment of the Contract, and as to the character, quality, amount, and value of any work done, and materials furnished, under or by reason of the Contract.
- 1.10. Changes made by the Engineer will not be considered to waive any of the provisions of the Contract, nor may the Contractor make any claim for loss of anticipated profits because of the changes, or by reason of any variation between the approximate quantities and the quantities of work actually performed. All work shall be performed as directed by the Engineer and in accordance with the Contract Documents
- 1.11. The CONTRACTOR shall maintain, or cause to be maintained, the following specified insurance coverage's in the amounts set forth hereafter during the full period of the CONTRACT, which must include the following coverage's and minimum limits of liability.
- 1.12. WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY INSURANCE for all employees of the CONTRACTOR for Statutory Limits in compliance with the applicable state and federal laws. Notwithstanding the number of employees or any other statutory provisions to

- the contrary, coverage shall extend to all employees of the CONTRACTOR and all subcontractors.
- 1.13. COMPREHENSIVE GENERAL LIABILITY \$2,000,000.00 General Aggregate - with the minimum limits of \$1,000,000.00, Per Occurrence, Combined Single Limit for Bodily Injury Liability, Property Damage Liability, Premises and Operations, Independent contractors, Products and Completed Operations, Broad Form Property / Personal Injury, XCU coverage, and a contractual Liability Endorsement.
 - 1.14. BUSINESS AUTO LIABILITY with minimum limits of \$1,000,000.00, Per Occurrence, Combined Single Limit for Bodily Injury and Property Damage Liability. This shall be an "any-auto" policy including Owned, Hired, Non-Owned, and Employee Non-Ownership Coverage.
 - 1.15. The TOWN shall be included as an Additional Named Insured under the General Liability and Automobile Liability policies. Current valid insurance policies meeting the requirements herein identified shall be maintained during the duration of the CONTRACT. There shall be a thirty (30) day notification to the TOWN, in the event of cancellation or modification of any stipulated insurance policy. It shall be the responsibility of the CONTRACTOR to ensure that all subcontractors are adequately insured or covered under their policies.
 - 1.16. For \$100.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as part of the first payment for services, the CONTRACTOR shall indemnify, defend, and save harmless the TOWN, its elected officials, agents, guests, invitees and employees, from all suits, actions, claims, demands, damages, losses, expenses, including attorney's fees, costs and judgments of every kind and description to which the TOWN, its agents, guests, invitees, or employees may be subjected by reason of personal injury, bodily injury including death, or property damage, resulting from or growing out of any intentional, negligent, reckless, or careless act of commission, omission, or consequential damage directly or indirectly connected with the CONTRACTOR, its subcontractors, its agents, or employees, and committed in connection with this CONTRACT, CONTRACTOR'S performance hereof, or any work performed hereunder.
 - 1.17. The CONTRACTOR shall indemnify, defend, and save harmless the TOWN, its agents, or employees from and against all claims, demands, actions, suits, damages losses, expenses, costs, including attorney's fees, and judgments of every kind and description arising from, based upon, or growing out of the violation of any Federal, State, County or City law, by-law, ordinance of regulation by the CONTRACTOR, its agents, trainees, invitees, servants or employees. The CONTRACTOR further acknowledges that it is solely responsible for ensuring the safety of the premises to protect its employees, subcontractors, invitees, licensees and all other persons during the course of the work, and agrees to hold and save the TOWN harmless against all claims involving alleged negligence by the TOWN in failing to adequately ensure the safety of the site or otherwise ensure compliance with the CONTRACT.
 - 1.18. The CONTRACTOR is as fully responsible to the TOWN for the acts, coordination and omissions of his subcontractors and of persons either directly or indirectly employed by said subcontractor, as he is for the acts and omissions of persons directly employed by him. Nothing contained in the CONTRACT shall create any contractual relationship between any subcontractor and the TOWN
 - 1.19. The CONTRACTOR shall not assign, delegate, or otherwise transfer its rights and obligations as set forth in this CONTRACT without the prior written consent of the TOWN.
 - 1.20. The CONTRACTOR shall, without additional expense to the TOWN, be responsible for obtaining all applicable and required licenses and permits and for complying with any applicable Federal, State and municipal laws, codes, and regulations in connection with the prosecution of the work.
 - 1.21. The CONTRACTOR shall be responsible for all cutting and patching necessary for the installation of temporary or permanent materials, equipment and Incidentals. The CONTRACTOR shall schedule and sequence work to avoid cutting and patching permanent finished work. The CONTRACTOR shall not cut or patch permanent work without the prior written approval of the Engineer. The costs associated with any necessary cutting and patching are considered incidental to the work and will not be measured or paid for separately.

- 1.22. Do not commence work at points where the construction operations are adjacent to utility facilities or other property, until making arrangements with the utility facilities to protect against damage that might result in expense, loss, disruption of service, or other undue inconvenience to the public or to the owners. The CONTRACTOR is solely and directly responsible to the owners and operators of such properties for all damages, injuries, expenses, losses, inconveniences, or delays caused by the CONTRACTOR'S operations.
- 1.23. If satisfactory progress is being made, the CONTRACTOR may request partial payments on monthly estimates, based on the actual work done or completed, which request may be approved and paid by the TOWN. All payment requests shall be submitted on an approved Town of Jupiter Contractor Invoice form accompanied with a completed Certification Disbursement of Previous Periodic Payment to Subcontractors for any previous disbursements made by the Town. The CONTRACTOR shall provide a final waiver of lien on the standard form attached to this CONTRACT prior to the TOWN making final payment for the work.
- 1.24. The TOWN reserves the right to make alterations in the character of the work, which involve a change in the nature of the design, in the type of construction or which materially increases, or decreases the cost or time of performance.
- 1.25. Any other written order from the TOWN, which causes any such change, shall be treated as a Supplemental Agreement under this clause. No additional compensation or change in CONTRACT time will be allowed in the absence of a Supplemental Agreement signed by an authorized TOWN representative. If any change under this clause causes an increase or decrease in the CONTRACTOR'S cost of, or the time required for the performance of any part of the work under this CONTRACT, whether or not changed by any order, an equitable adjustment shall be made and the CONTRACT modified in writing accordingly.
- 1.26. The CONTRACTOR shall give written notice to the TOWN of any claim for an increase in the CONTRACT sum or CONTRACT performance period arising under or relating to the CONTRACT within seven (7) days after the occurrence of the event-giving rise to such claim. Submission of timely notice of intent to file a claim, preliminary time extension request, and the claim, together with full and complete claim documentation, are each a condition precedent to the CONTRACTOR bringing any circuit court or federal court proceeding against the TOWN for the items and for the sums or time set forth in the CONTRACTOR'S written claim, and the failure to provide such notice of intent, preliminary time extension request, claim and full and complete claim documentation within the time required shall constitute a full, complete, absolute and irrevocable waiver by the CONTRACTOR of any right to additional compensation or a time extension for such claim.
- 1.27. Unless otherwise specifically provided in this Contract, all equipment, material and articles incorporated in the work covered by this Contract are to be new and of the most suitable grade for the purpose intended. Unless otherwise specifically provided in this Contract, reference to any equipment, material, article or patented process, by trade name, make or catalog number, shall be regarded as establishing a standard of quality and shall not be construed as limiting competition, and the CONTRACTOR may, at his option, use any equipment, material, article or process which, in the judgment of the Town, is equal to that named.
- 1.28. The CONTRACTOR warrants to the TOWN that all materials and equipment furnished under this CONTRACT will be new and that all work will be of good quality free from faults and defects and is in conformance with the CONTRACT. All work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. If required by the TOWN, the CONTRACTOR shall furnish satisfactory evidence as to the kind and quality of the materials and equipment. All work, equipment and materials furnished as part of the CONTRACT shall be warranted for a minimum of one year. Warranty periods shall begin at the date of final written acceptance of the work by the TOWN. If any work, materials or equipment is determined to not be in conformance with the CONTRACT requirements during this warranty period, or is otherwise found to be defective, such items shall be corrected or replaced, at CONTRACTOR'S expense.
- 1.29. All work shall be subject to inspection and testing by the TOWN at all reasonable times and at all places prior to acceptance. Any such inspection and testing is for the sole benefit of the TOWN, and shall not relieve the CONTRACTOR of the responsibility of providing quality control

measures to assure that the work strictly complies with the CONTRACT requirements. No inspection or testing by the TOWN shall be construed as constituting or implying acceptance. Inspection or testing shall not relieve the CONTRACTOR of responsibility for damage to or loss of the material or work in place prior to acceptance, or in any way will affect the continuing rights of the TOWN after acceptance of the completed work.

- 1.30. When, upon completion of the entire scope the Town determines that the CONTRACTOR has satisfactorily completed the work and all punch list work identified during the punch list inspection, the Town will give the CONTRACTOR written notice of final acceptance. The final acceptance date will be the date on which the Contract warranty provisions and the time limitations for latent defects commence.
- 1.31. The CONTRACTOR shall take all precautions necessary for the protection of life, health, and general occupational welfare of all persons, including employees of both the CONTRACTOR and the TOWN, until the CONTRACTOR has completed the work required under the CONTRACT as provided in paragraph 1.30. The CONTRACTOR shall comply at all times with applicable Federal, State, and local laws, provisions, and policies governing safety and health, including 29 CFR 1910 and 1926, as applicable, and all subsequent revisions and updates.
- 1.32. The Award of this CONTRACT shall not impose any obligation on the TOWN to utilize the CONTRACTOR, for all work of this type, which may develop during the CONTRACT period. The TOWN specifically reserves the right to concurrently contract with other companies for similar work if it deems such action to be in the TOWN'S best interest.
- 1.33. In the event that sufficient budgeted funds are not available for a new fiscal period, the TOWN Shall notify the CONTRACTOR of such occurrence and the CONTRACT shall terminate on the last day of the current fiscal period without penalty or expense to the TOWN.
- 1.34. Audit: The Inspector General of Palm Beach County has the authority to investigate and audit matters relating to the negotiation and performance of this Contract and in furtherance thereof, may demand and obtain records and testimony from the Contractor and its subcontractors and lower tier subcontractors. The Contractor understands and agrees that in addition to other remedies and consequences provided by law, the failure of the Contractor or its subcontractors of lower tier subcontractors to fully cooperate with the Office of Inspector General of Palm Beach County when requested may be deemed by the municipality to be material breach of this contract justifying its termination. The Office of Inspector General in Palm Beach County is established by Palm Beach County Code Section 2-421-2-440. Failure to cooperate with the Inspector General of Palm Beach County shall be in violation of Palm Each Code, Section 20-421-2-440, and be punished pursuant to Section 125.69, Florida Statutes, in the same manner as a second-degree misdemeanor.
- 1.35. Lobbying: Respondent(s) are advised that the "Palm Beach County Lobbyist Registration Ordinance" prohibits a respondent or anyone representing the respondent from communicating with any Town Council members, Town Council's Staff, or any employee authorized to act on behalf of the Town to award a particular contract regarding its request for Pre-Qualification, i.e., a "Cone of Silence". The "Cone of Silence" is in effect from the date/time of the deadline for submission of the request for Pre-Qualification, and terminates at the time that the Town Council or a Town Department authorized to act on their behalf, awards or approved a contract, rejects all requests for Pre-Qualifications, or otherwise takes action which ends the solicitation process. Respondent(s) may, however contact any Town Council member. Town Council's Staff, or any employee authorized to act on behalf of the Town Council to award a particular contract, via written communication i.e., facsimile, email or U. S. mail. Violations of the "Cone of Silence" are punishable by a fine of \$250.00 per violation.
- 1.36. In the event that the CONTRACTOR shall default in any of the terms, obligations, restrictions or conditions of the Contract Documents, the TOWN shall give written notice to the CONTRACTOR, by certified mail, return receipt requested that action must be taken to correct the default within ten (10) calendar days thereof, and the default must be corrected to the satisfaction of the TOWN within ten (10) calendar days of the notice, unless a longer time is specified by the TOWN. In the event the CONTRACTOR has failed to correct the conditions of default, or the default is not remedied to the satisfaction of the TOWN, the TOWN shall have all legal remedies available to it, including, but not limited to, the termination of the CONTRACT,

in which case, the CONTRACTOR shall be liable for all procurement and re-procurement costs, and any and all damages permitted by law arising from the default and breach of the CONTRACT.

- 1.37. The CONTRACTOR may not employ, directly or indirectly, the mayor, any member of the Town Council or any director or department head of the Town. The Town Code prohibits any employee, or member or their immediate family or close personal relation to receive a substantial benefit or profit from any contract entered into with the Town, either directly or through any firm of which they are a member, or any corporation of which they are a stockholder or any business entity in which they have a controlling financial interest. Any affected Town employee may seek a conflict of interest opinion from the Town ethics officer prior to the submittal of a Bid or Proposal by the CONTRACTOR. Additionally, any employee may seek a legal opinion from the State of Florida Ethics Commission regarding state law conflict of interest provisions.
- 1.38. The CONTRACTOR shall comply with public records laws Chapter 119, Florida Statutes, specifically to: Keep and maintain public records that ordinarily and necessarily would be required by the TOWN in order to perform the service; Provide the public with access to public records on the same terms and conditions that the TOWN would provide the records and at a cost that does not exceed the cost provided in Chapter 119, F.S. or as otherwise provided by law; Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed exempt as authorized by law; Meet all requirements for retaining public records and transfer, at no cost, to the TOWN all public records in possession of the contractor upon termination of the contract and destroy any duplicate public records that are exempt of confidential and exempt from public disclosure requirements. All records stored electronically must be provided to the TOWN in a format that is compatible with the information technology systems of the TOWN. If the CONTRACTOR does not comply with a public records request, the public agency shall enforce the contract provisions in accordance with the contract.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF
CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO
PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE
CUSTODIAN OF PUBLIC RECORDS AT (561) 741-2467, Kalib@jupiter.fl.us

Kali Beams, Special Projects Coordinator
Town of Jupiter
210 Military Trail
Jupiter, FL 33458

- 1.39. All notices and invoices to the TOWN shall be sent to the following address:
Town of Jupiter
Attention: Kali Beams, Special Projects Coordinator
210 Military Trail
Jupiter, FL 33458-5786
- 1.40. Notice is hereby given that the CONTRACTOR must be familiar with all Federal, State and Local Laws, ordinances, rules, codes and regulations that may affect the work. Ignorance on the part of the CONTRACTOR will in no way relieve him from the responsibility of compliance therewith.
- 1.41. Should any part, term or provision of this Agreement be by the courts decided to be invalid, illegal or in conflict with any law of the State, the validity of the remaining portion or provision shall not be affected thereby.

- 1.42. The laws of the State of Florida shall govern all aspects of this CONTRACT. In the event it is necessary for either party to initiate legal action regarding this CONTRACT, venue shall be in the Fifteenth Judicial Circuit for claims under state law and in the Southern District of Florida for any claims which are justifiable in federal court.
- 1.43. If either party utilizes legal action, including appeals, to enforce this CONTRACT, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs.
- 1.44. For convenience and to reduce reproduction costs, the Standard Conditions are printed on with a reduced text size. The Town will furnish a full size reproduction upon request of the CONTRACTOR and at no cost to the CONTRACTOR.

END OF STANDARD TERMS AND CONDITIONS

TOWN OF JUPITER
Purchase Order for Bobcat Excavator for Public Works and Parks in the Amount of
\$66,610.68



DATE	September 18, 2024
TO	Honorable Mayor and Members of Town Council
THRU	Frank Kitzerow, Town Manager
FROM	Thomas Hernandez, Director of Engineering and Public Works
SUBJECT	Approval of purchase order for the new Bobcat Excavator for Public Works and Parks in the amount of \$66,610.68

EXECUTIVE SUMMARY

Town staff is requesting approval to purchase one (1) compact Bobcat excavator from Smith Bros Contracting Equipment DBA Bobcat of Palm Beach with a total purchase price of \$66,610.68.

On August 20, 2024, one (1) bid was received and opened. Please see the attached Bid Tabulation.

The equipment included in this request was budgeted by the Public Works and Parks Division in the fiscal year (FY) 2024 operating budget. The equipment will be utilized by both Division for their regular maintenance operations.

ANALYSIS

Town staff reviewed the bid and conducted the solicitation process in accordance with the Town's procurement policy. There is sufficient funding for this purchase in the Public Works and Parks Divisions' operating budgets, with \$50,360.68 coming from Public Works and \$16,250.00 coming from Parks.

In the event the Town Council authorizes the purchase of the compact Bobcat excavator included in this request, the Finance Director will be authorized to approve a purchase order to purchase the equipment.

STRATEGIC PRIORITY

- Fiscal Responsibility
- Organizational Excellence

ATTACHMENTS

1. Bid Tabulation
2. Equipment Purchase Summary

FUNDING SOURCE

X	Approved in Budget	\$50,360.68 <u>\$16,250.00</u> \$66,610.68	Sources: Eng/PW FY24 Ops Budget Accts. 00132341-564000 Parks FY24 Ops Budget Accts. 00132572- 564000 Total Approved in Budget
	Additional Funding Requested	\$	Sources:

For more information or to request attachments, please contact Johann Lopez at johannl@jupiter.fl.us or 561-741-2449.

Request for Quote Opening Date:August 20, 2024
Opening Time: 2:30 PM

BID TABULATION
BOBCAT COMPACT EXCAVATOR
EPW 2024-31
TOWN OF JUPITER
PALM BEACH COUNTY, FLORIDA

CONTRACTOR NAME & ADDRESS	TOTAL BASE BID SUM	REVIEWED CALCULATED BID	BID BOND/SECURITY Not Required
Smith Bros Contracting Equipment DBA Bobcat of Palm Beach 5731 N Military Trail West Palm Beach FL , 33407	\$66,610.68	\$66,610.68	No Bid Bond

Cost Center	Account Number	Percent Responsible	Equipment Description	Budget Year	Current Available Budget
Public Works	00132341-564000	75.6%	Bobcat E38 R2 Series Compact Excavator	FY24	\$ 50,360.68
Parks	00132572-564000	24.4%	Bobcat E38 R2 Series Compact Excavator	FY24	\$ 16,250.00
				Totals	\$ 66,610.68

TOWN OF JUPITER
Resolution 13-24, Flagler Wharf – Special Exception and site plan application



DATE	September 18, 2024
TO	Honorable Mayor and Members of Town Council
THRU	Frank Kitzerow, Town Manager
FROM	John Sickler, Director of Planning and Zoning
SUBJECT	<u>Resolution 13-24, Flagler Wharf</u> – Special Exception and site plan application for a 12-slip private marina, and a site plan application for a restaurant with an accessory outdoor seating area, and professional office.

EXECUTIVE SUMMARY

Consideration of a special exception for a marina and site plan application for a 12-slip private marina and a two-story building with 3,376 square-foot restaurant on first floor with an accessory 1,210 square feet of outdoor seating, and 2,758 square feet of professional office on the second floor.

ANALYSIS

A previously proposed site plan on the subject property included a 5-story building with a mix of uses including three levels of structured parking, a 2-story restaurant with office on the second floor, and a marina. It was reviewed by the Planning and Zoning Commission (PZC) at the November 14, 2023 meeting. The PZC unanimously recommended denial of the project due to the incompatibility of mass and height of the building, concerns with traffic, and environmental concerns with the proposed marina. In response to the recommendation for denial, the applicant revised their application to remove the 5-story building and redesigned the marina and restaurant/office building to address previous concerns.

The revised application was first reviewed by the PZC on July 9th, and the Commission recommended the application be postponed to address compliance with the Redevelopment Overlay Area principles, parking requirements, and maximum length of boats.

The applicant submitted revised plans that addressed the majority of the concerns noted above. Conditions are recommended in Resolution 13-24 to ensure that the project complies with the Comprehensive Plan and Town Code.

The applicant is requesting an interpretation to allow the front of the property to be N. Alternate A1A instead of Old Jupiter Beach Road. Per code the narrowest property line adjacent to a street is considered the front which is Old Jupiter Beach Road. Staff notes using N. Alternate A1A as the front is consistent with other properties to the north and south and establishes consistency with the planning principles of the Redevelopment Overlay Area.

Planning and Zoning Commission (PZC) recommendation - At the August 13, 2024 meeting, the PZC voted unanimously, by a 6-0 vote, to recommend approval of the applications with modifications and additions to the Staff recommended conditions as follows:

1. Revise the maximum vessel size at the private marina from a maximum of 35 feet to 40 feet in length overall (LOA);
2. Require the owner to install "No Wake" signs in the marina;
3. No liveaboards at the marina;
4. Require the owner to install a decorative locked gate system for the marina;
5. No slip rental to non-individuals, companies, or clubs, and no subleasing of slips; and
6. Restrict the restaurant's liquor license to a 4COP SFS.

One PZC Commissioner raised a concern about potential noise from live entertainment, especially if the property was sold in the future. Based on the applicant's response that no live entertainment was planned, staff added Condition (5)(d) in the resolution to reflect no live entertainment outdoors since this is consistent with other applications and addresses potential nuisance issues.

Applicant issues and public comment - The applicant has issue with the new condition recommended by the PZC and reviewed for legal sufficiency by the Town Attorney to prohibit slip rental to "non-individuals" (see staff report). At the PZC meeting several individuals spoke in support of and opposition to the application.

Intervener Request - Matt Sipowski has filed a request for party intervener status, consistent with Section 2-2 of the Town Code (Attachment 3). As an intervener, Mr. Sipowski will be given the opportunity to present evidence, bring forth witnesses and ask questions of or cross-examine any other party or witnesses within the same timeframes allowed for the applicant and staff.

The Town Attorney has reviewed the attached documents and finds them to be in acceptable form.

STRATEGIC PRIORITY

- Manage Growth

ATTACHMENTS

1. Resolution 13-24
2. Staff Report and Attachments
3. Intervener Request - Matt Sipowski
4. Flagler Wharf Combined Plans

FUNDING SOURCE

*Funding is not necessary for this request.

For more information or copies of the attachments, please contact Martin Schneider at martins@jupiter.fl.us or 561-741-2290.

RESOLUTION NO. 13-24

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, APPROVING A SPECIAL EXCEPTION USE FOR A MARINE FACILITY AND A SITE PLAN AUTHORIZING THE CONSTRUCTION OF A 12-SLIP PRIVATE MARINA, A RESTAURANT WITH AN ACCESSORY OUTDOOR SEATING AREA AND A PROFESSIONAL OFFICE, ON A 2.9 ± ACRE PROPERTY, LOCATED AT 401 NORTH ALTERNATE A1A; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Flagler Wharf Real Estate, LLC is the owner (“the Owner”) of approximately 2.9± acres of property (“the subject property”); and,

WHEREAS, the legal description of the subject property is attached hereto and incorporated herein as Exhibit A; and,

WHEREAS, the subject property’s address is 401 N. Alternate A1A; and,

WHEREAS, the subject property is located in the Center Street/North Alternate A1A Redevelopment Overlay Area (ROA), and is thereby eligible for incentives provided it meets the general planning principals established for the ROA; and

WHEREAS, Gentile Holloway O’Mahoney and Associates, Inc. (“the Agent”) has submitted applications for a special exception use for a marine facility and a site plan for a 12-slip private marina, a restaurant with accessory outdoor seating area and for a professional office use to be developed upon the subject property (“the Application”); and,

WHEREAS, the Agent requested a reduced front setback from 50 to 30 feet for the restaurant/office building to implement the general planning principals in the ROA as contained in sections 27-1759 and 1760 pf the Town Code.

WHEREAS, the Planning and Zoning Commission reviewed the Application, conducted a public hearing to consider it and has presented its recommendations to the Town Council; and,

WHEREAS, the Town Council has conducted a quasi-judicial hearing to consider the Application; and,

WHEREAS, at its hearing the Town Council considered the evidence presented to it by the Planning and Zoning Department staff, the Agent and Owner, and other interested parties and members of the public, regarding the Application's consistency with the Town's Comprehensive Plan and whether the Application meets the Land Development Regulations of the Town Code; and,

WHEREAS, the Town Council has determined that the conditions which are incorporated into Section 3 are necessary for the Application to be consistent with the Town's Comprehensive Plan and to meet its Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JUPITER:

Section 1. The whereas clauses are incorporated herein as the findings of fact and conclusions of law of the Town Council.

Section 2. The Town Council hereby approves a marine facility special exception use and a site plan authorizing the construction of a 12-slip private marina, a restaurant with accessory outdoor seating, and professional office on the subject property.

Section 3. The Owner and its successors or assigns shall comply with and maintain the following conditions:

- 62 1) The Owner shall install and maintain all improvements in compliance with the following:
- 63 a) Site Plan and Site Area Enlargement, prepared by Gentile, Holloway &
- 64 O'Mahoney & Associates, Inc., referenced as "SP-1, SP-2," respectively, revised
- 65 on 07/31/24 and received by the Planning and Zoning Department 08/01/24.
- 66 b) Site Development Details, prepared by Gentile, Holloway & O'Mahoney &
- 67 Associates, Inc., referenced as "SP-3", respectively, revised on 07/18/24 and
- 68 received by the Planning and Zoning Department 07/19/24.
- 69 c) Landscape Plan and Landscape Specification Plan, prepared by Gentile,
- 70 Holloway & O'Mahoney & Associates, Inc., referenced as "LP-1 and LP-2",
- 71 respectively, revised 07/18/24, and received by the Planning and Zoning
- 72 Department 07/19/24.
- 73 d) Tree Disposition Plan, prepared by Gentile, Holloway & O'Mahoney &
- 74 Associates, Inc., referenced as "TD-1", revised 07/17/24, and received by the
- 75 Planning and Zoning Department 07/19/24.
- 76 e) Architecture Plan, prepared by Stephen Bonuff, A1A Architects + Planners, Inc.,
- 77 referenced as "A1.0" through "A5.0", dated 07/19/24 received by the Planning
- 78 and Zoning Department 7/19/24.
- 79 f) Preliminary Drainage Plan, prepared by Bowman Construction, referenced as
- 80 "DP", revised 06/21/24, and received by the Planning and Zoning Department
- 81 06/21/24.
- 82 g) Preliminary Utilities Plan, prepared by Bowman Construction, referenced as
- 83 "UTL", revised 06/21/24, and received by the Planning and Zoning Department
- 84 06/21/24.

h) Striping and Signage Plan, prepared by Bowman Construction, referenced as “STRP”, revised 06/21/24, and received by the Planning and Zoning Department 06/21/24.

i) Statement of Use, prepared by Gentile, Holloway & O’Mahoney & Associates, Inc., revised 07/31/24, and received by the Planning and Zoning Department 08/01/24.

j) Traffic Analysis, prepared by Bowman, dated 17/31/24, received by the Planning and Zoning Department 07/31/24.

2) The uses conducted on the subject property shall be consistent with the Statement of Use, prepared by Gentile, Holloway & O’Mahoney & Associates, Inc., revised 07/31/24, and received by the Planning and Zoning Department 08/01/24. Any revisions to the site plan, Statement of Use, or other details submitted as part of the Application, including but not limited to the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, or changes to how the use operates, shall be submitted to the Department of Planning and Zoning (the Department) and shall be subject to its review and approval.

3) **Redevelopment Overlay Area.** The reduced front building setback to North Alternate A1A of 30 feet is only applicable to the proposed restaurant/office building. Any future development of the subject property must meet the existing Land Development Regulations.

4) **Site Plan.**

a) Prior to the issuance of the first building permit, the Agent shall provide a draft pedestrian access easement to the Town. The draft easement shall be subject to the review and approval of the Town Engineer. The easement shall be for the benefit of the public and shall provide for pedestrian access to the portions of the

sidewalk along North Alternate A1A that are outside of this right-of-way, and for the portion of sidewalk outside of the right-of-way that is adjacent to the entrance drive on Old Jupiter Beach Road. The public sidewalk easements shall be shown on the replat submitted to the Town and recorded in Palm Brach County.

b) Upon the approval of the site plan, and prior to the Town's issuance of an Engineering Permit for the subject property, the Owner shall obtain Florida Department of Transportation's (FDOT's) determination regarding any requirements related to the Owner's proposed relocation of the FDOT's sidewalk outside of the right of way limits and establishing green areas within the FDOT's right of way, such as a requirement for dedication of a Public Sidewalk Easement, execution of a Perpetual Maintenance Easement, or similar. Any such FDOT requirements shall be established in accordance with FDOT's required time frames, and at a minimum shall be fully established prior to any temporary certificate of occupancy or final certificate of occupancy for the project.

c) Upon the approval of the site plan and prior to the Town's issuance of an Engineering Permit, the Owner shall dedicate an easement to the Town to provide a corner clip for the 30'x30' sight triangle at the intersection of Old Jupiter Beach Road and North Alternate A1A as shown on the site plan.

d) Prior to the issuance of any development permits, the Owner shall dedicate a public drainage easement along the east property line from Old Jupiter Beach Road right of way to the outfall located at the marina seawall.

e) Upon the submission of the final plans and prior to the issuance of any development permits, the Agent shall modify the site plan to:

- 1) Show the location of “No Alcohol Beyond This Point” signs to contain the outdoor seating and bar service area to 1,210 square feet, and provide a sign detail.
- 2) Redesign the landscaping near the sidewalk along the southern 70-foot length of North Alternate A1A to increase the amount of planting between the sidewalk and edge of curb of North Alternate A1A, which is currently labeled “sod”.
- 3) Revise the site data reflected on the site plan to reflect the front building setback of 30 feet and the raised porch setback of 20.5 feet is for the restaurant/office building only.
- 4) Provide environmental awareness and historic interpretive signs on the property, visible to patrons of the restaurant and marina.

5) ***Restaurant use and Outdoor seating.***

- a) If the Owner elects to obtain a liquor license for beer, wine and liquor consumption on premises for the restaurant/office building, it shall only be permitted to obtain a Special Food Service (SFS) license.
- b) Seating of patrons of the restaurant at tables outdoors is prohibited beginning at 9 PM daily. The entire outdoor seating area shall be closed by 10 PM daily. All doors and windows of the restaurant that have been opened shall be closed by 10 PM daily.
- c) Outdoor alcohol sales shall be limited to the 1,210 square feet area as shown on the site plan and floor plan details, as the outdoor seating area and bar.
- d) No live entertainment outdoors shall be permitted.

6) **Parking.** Should the Owner seek to provide valet parking in the future, it shall submit an application to amend the site plan and include a proposed valet parking plan which shall be subject to the review and approval of the Department.

7) **Marina.**

a) Upon the submission of the final plans and prior to the issuance of any development permits, the Agent shall:

1) Revise the site plan to add a note that vessels docked at the marina shall be limited to no more than 40 feet in length overall (LOA).

2) Submit copies of all permits received from the United States Army Corp of Engineers (ACOE), Florida Department of Environmental Protection (FDEP) and South Florida Water Management District (SFWMD) to the Department. This specifically includes, but is not limited to, any and all permits, documents and authorization letters relating to docks, seawalls, riprap, dredging and fueling (by fuel trucks and/or boats).

3) Submit a list of "Clean Marina Action Plan" criteria the Owner proposes to implement, which shall be subject to the Department's review and approval. Once approved the Owner shall implement the list of "Clean Marina Action Plan" criteria.

b) The 12 boat slips approved for the private marina shall be limited to 12 vessels.

c) The 12 boat slips shall be designed such that they are limited to vessels of no more than 40 feet in length overall.

d) Any request to increase the slips to accommodate vessels of more than 40 feet requires an amendment to this development order and shall be subject to the review of the Planning and Zoning Commission and approval by Town Council.

- e) Commercially operated vessels, including charter boats, vessels with a boat club, or otherwise are prohibited.
- f) Liveaboard vessels are prohibited.
- g) The leasing of slips to non-individuals, companies, or clubs is prohibited.
- h) The subleasing of slips is prohibited.
- i) The owners of vessels that are “for sale” are permitted to limited signage; however, “for sale” signs must include contact information, and shall not be more than four square feet.
- j) The Owner shall install “No Wake” signs in the marina.
- k) To ensure marina slips are not used as transient slips for restaurant patrons, the Owner shall install a decorative gate with a locking system prohibiting access to the private marina slips.

8) ***Environmental***

- a) Prior to the issuance of any development permits, the Agent shall submit to the Department a draft Marine Stewardship Plan. The draft Marine Stewardship Plan shall be subject to the review and approval of the Department. The Marine Stewardship Plan shall describe how the Owner will maintain the existing and proposed mangroves, describe the plan for the permitting and construction of the artificial reef modules, and the installation and maintenance of educational signage related to environmental stewardship. The Final Marine Stewardship Plan shall be approved by the Department prior to the issuance of a development permit.
- b) Prior to the issuance of any building permits for the restaurant/office building, the Owner shall install mangroves for the living shoreline on 100% of the 5-foot-wide rip rap section of the 10-foot-wide transitional buffer as shown on the site plan.

The Owner shall be responsible for ensuring that all mangroves that have been planted survive and are maintained on the subject property. Subject to the receipt of a permit from the Department of Environmental Protection (DEP), the mangroves planted on the subject property may be maintained at a height such that they do not impede views from the restaurant's outdoor seating areas. The site plan shall indicate the "hedge height" to be maintained in accordance with a DEP permit. Provided, however that all mangroves that are planted shall be maintained at a minimum height of 3 feet above the top of the seawall height for approximately 173 linear feet in front of the restaurant's outdoor seating area. Mangroves which are planted along the subject property's eastern property line and a portion of the western edge of the marina for approximately 152 linear feet shall be subject to trimming, but not so as to limit their height.

- c) The Owner shall provide an easement indicating a transitional upland buffer between the retaining wall and the limits of the transitional upland buffer. Prior to the issuance of any development permits, the Agent shall submit to the Department a draft transitional upland buffer easement. The transitional upland buffer easement shall be submitted to the Department and shall be subject to its review and approval. Following the Department's approval of the transitional upland buffer easement, the Owner shall record it in the records of Palm Beach County. Prior to the issuance of any Certificate of Occupancy or Completion, the Owner shall provide the Department with a copy of the recorded easement.

9) ***Historic Preservation***

- a) The Owner shall provide to the Department any artifacts that have been uncovered during the construction of the docks. Prior to the issuance of a Certificate of Occupancy or Completion, the Owner shall display information of

any recovered reproductions or pictures of the artifacts on the subject property
for public view.

b) Historic signage subject to the review and approval of the Historic Resources
Board:

1) Prior to the issuance of the first building permit, the Owner shall submit
the proposed historic interpretive signs which shall be located along the
waterfront. The proposed interpretive signs shall be subject to the review
and approval of the Historic Resources Board.

2) Prior to the issuance of the first building permit, the Owner shall submit a
proposed easement providing for public access to the Florida Historic
Marker along North Alternate A1A. The easement shall be subject to the
review and approval of the Town Engineer.

3) Following the approval by the Town Engineer, and prior to the issuance of
a Certificate of Occupancy or Completion, the Owner shall record the
easement for the Florida Historic Marker.

4) The Owner shall maintain the interpretive sign in perpetuity.

5) The Owner shall show the view corridors on the site plan and shall
maintain the public view corridor from the Florida Historic Marker at N.
Alternate A1A into the FEC Canal.

6) Prior to the issuance of the first building permit, the Owner shall provide
an estimate of the cost to manufacture and install a Florida Historic
Marker. The Owner shall deposit the cost to manufacture and install the
Florida Historic Marker approved by the Department into a town escrow
account.

10) **Landscaping.** Upon the submission of the final plans and prior to the issuance of any development permits, the Agent shall:

- a) Revise the landscape plans to include a note that the large amounts of sod within the "Future Development" area; ground and sod cover adjacent to the subject property; and all landscaping within the abutting rights-of-way shall be irrigated, sodded, and maintained in accordance with the approved landscape plan.
- b) Submit to the Department \$18,280 for the North Alternate A1A landscape median fee.
- c) Prepare and submit a proposed right-of-way maintenance agreement (ROW maintenance agreement) with the Town that provides for the perpetual maintenance of the landscaping, historical marker, cap rock seating, sod and irrigation that are installed within public rights-of-way and pedestrian access easement areas. The ROW maintenance agreement shall be based on Town's standard agreement for right-of-way maintenance. Once approved by the Department, and prior to the issuance of a Certificate of Occupancy or Completion, the Owner shall submit a copy of the recorded ROW maintenance agreement to the Department. Should the FDOT require the Town to maintain the area of the relocated sidewalk along North Alternate A1A, the ROW maintenance agreement shall be revised to require the Owner to be responsible for the perpetual maintenance of the North Alternate A1A sidewalk.
- d) Prior to beginning of any construction for the restaurant/office building, the Owner shall install the 6-foot-high wall, along the east side of the subject property.

11) **Water.** The Owner shall submit an executed amendment to water service agreement for the subject property and pay the connection fees within 60 days of the effective date of this resolution.

12) **Signage.**

- a) The freestanding sign shall be limited in height to 7 feet and shall be architecturally compatible with the approved building.
- b) Prior to the issuance of any development permits, the Owner shall submit to the Department a proposed Signage Plan. The Signage Plan shall be subject to the Department's review and approval.
- c) Lighted signs facing the north or east property line (toward residential property) are prohibited.
- d) The subject property is only permitted two wall signs, as shown on the proposed elevations.
- e) Prior to the Certificate of Occupancy, the Owner shall install: all interpretive environmental and historic signage; the Florida Historic Marker pertaining to the historic FEC railroad and FEC canal; and any signs necessitated by implementation of marine stewardship programs. The Owner shall maintain the interpretive signs in perpetuity.
- f) Prior to the issuance of the first building permit, the Owner shall provide to the Department the proposed text of the environmental interpretive signage along the waterfront. The text of the signage shall be subject to the Department's review and approval.

13) **Miscellaneous.**

- a) Vending machines or units which dispense food, beverages, candy, merchandise, products, goods, handbills, or advertising magazines outside the confines of the principal structure on the exterior portions of the subject property within public view, are prohibited.

b) **Unity of Title.** Prior to issuance of a development permit, the Owner shall provide the Department with a proposed Unity of Title. The Unity of Title shall be subject to the review and approval of the Town Engineer.

Section 4. Should any section or provision of this resolution, or any portion thereof, and paragraph, sentence, or word, ever be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portion of this resolution.

Section 5. This resolution shall become effective upon its execution.

Attachments: Exhibit "A" – Legal Description

#5725828 v1 26503-00001

**Town of Jupiter Staff Report for Flagler Wharf
Special Exception and Site Plan Applications
TOWN MANAGER'S OFFICE**



DATE: September 18, 2024

TO: Honorable Mayor and Members of Town Council

THRU: Frank J. Kitzerow, Town Manager

FROM: John Sickler, Director of Planning and Zoning

SUBJECT: **Flagler Wharf** – Special Exception and site plan application for a 12-slip private marina, and a site plan application for a restaurant with an accessory outdoor seating area, and professional office, on 2.95 ± acre property, located at the northeast corner of the intersection of North Alternate A1A and Old Jupiter Beach Road, approximately 1,300 feet north of Indiantown Road.

Resolution #13-24
PZ 23-5496 and 5497
M. Schneider

PZ Commission: 07/9/24 (Postponed)
08/13/24
Town Council: 09/18/24 (quasi-judicial)

Project Information

Project Name:	Flagler Wharf
Owner/Applicant:	Flagler Wharf Real Estate, LLC (Bjarne Borg, Manager) (Attachment A)
Agent:	Troy Holloway, Gentile Holloway O'Mahoney and Associates, Inc.
Location:	401 N. Alternate A1A; northeast corner of the intersection of North Alternate A1A and Old Jupiter Beach Road, approximately 1,300 feet north of Indiantown Road
Acreage:	2.95 ± acres
Future Land use designation:	Commercial
Zoning:	Center Street/North Alternate A1A Redevelopment Overlay Area (ROA) with underlying C-2, General Commercial
Existing uses:	Vacant with abandoned marina
Proposed uses:	
Marina/Private Docks	12 mooring spaces
Restaurant (total gross floor area)	4,586 square feet (SF)
Restaurant	3,376 SF
Outdoor Seating	1,210 SF
Professional Office	<u>2,758 SF</u>
Total	7,344 SF
Request:	Special Exception and Site Plan application for a 12-slip private marina and Site Plan application for a two-story building with 3,376 square-foot restaurant on first floor with an accessory 1,210 square feet of outdoor seating, and 2,758 square feet of professional office on the second floor.

Applicant Issues

The applicant has issue with new Condition # 7.g prohibiting marina slip rental to “non-individuals, companies, or clubs”, as recommended by the Planning and Zoning Commission and reviewed for legal sufficiency by the Town Attorney. The applicant is concerned that vessels owned by individuals or a small group of individuals under a limited liability corporation (LLC) would be prohibited. The applicant has provided alternate condition language as follows: “No slips shall be leased to company owned vessels that are available for use by its employees or customers” (see Attachment G for applicant’s email requesting revised condition).

Planning and Zoning Commission Recommendation (8/13/2024)

At the August 13, 2024 Planning and Zoning Commission (PZC) meeting, the Commission voted unanimously to recommend approval of the applications, by a 6-0 vote, with staff’s recommended conditions and the following amendments:

- 1) Revise the maximum vessel size at the private marina from a maximum of 35 feet to 40 feet in length overall (LOA).
- 2) Require the owner to install “No Wake” signs in the marina.
- 3) No liveaboards at the marina.
- 4) Require the owner to install a decorative locked gate system for the marina.
- 5) No slip rental to non-individuals, companies, or clubs, and no subleasing of slips.
- 6) Restrict the restaurant’s liquor license to a 4COP SFS (Beer, wine and liquor consumption on premises, special food service).

One PZC Commissioner raised a concern about potential noise from live entertainment, especially if the property was sold in the future. The applicant’s response was that no live entertainment was planned.

Staff Comment: Staff incorporated the recommendations made by the Planning and Zoning Commission (PZC) into Resolution No. 13-24. Staff also included a new condition in the resolution based on a comment made by one Planning and Zoning Commissioner regarding potential noise from live entertainment to prohibit no live entertainment outdoors as Condition (5)(d). Staff added outdoors to the condition since that is typical with other applications and addresses potential nuisance issues.

At the August 13th PZC meeting, several individuals gave public comment in support and in opposition of the application. Six emails and letters were received prior to the meeting (Attachment H).

Intervener Request - Matt Sipowski has filed a request for party intervener status, consistent with Section 2-2 of the Town Code. As an intervener, Mr. Sipowski will be given the opportunity to present evidence, bring forth witnesses and ask questions of or cross-examine any other party or witnesses within the same timeframes allowed for the applicant and staff.

Applicant Issues at the July 9th PZ Commission Meeting

The applicant has issue with condition 7 (a)(i) related to maximum boat length. The applicant desires more than a maximum 35’ boat length overall, as recommended by staff.

Staff Update

To address the issues discussed at the July 9th Planning and Zoning Commission (PZC) meeting, the applicant submitted revised plans. The following items were addressed:

- 1) To address the Redevelopment Overlay Areas requirement, the applicant addressed the following:
 - a. Provided a real entry feature, access, and raised porch instead of a faux door with ground level porch facing N. Alternate A1A;
 - b. The outdoor seating was relocated to the north side of the building to engage the waterfront, and reduced the amount of outdoor seating on the south side across from the drive aisle and parking spaces.
- 2) The covered delivery area was reduced in size, included in the restaurant square footage, and is fully parked.
- 3) Historic marker easement and amenities were added along N. Alternate A1A and landscaping was revised to provide views from the marker to the historic FEC Canal.
- 4) Staff updated the recommended conditions to address:
 - a. The maximum boat length from 32' as measured at the waterline to 35' in length overall (LOA) (see Site plan analysis- Marina and Environmental Protection below);
 - b. To ensure views are maintained from N. Alternate A1A to the historic FEC Canal.

Staff revised the recommended conditions in Exhibit A, provided additional analyses where warranted in the Analysis section, and updated the Project Data section as necessary to reflect the applicant's updated proposal.

Planning and Zoning Commission Recommendation (7/9/2024)

At the July 9, 2024 Planning and Zoning Commission (PZC) meeting, the Commission voted unanimously to postpone the applications to the August meeting to give the applicant time to address:

- 1) Development does not engage with uses and building is not designed to front N. Alternate A1A as required by ROA guidelines;
- 2) Delivery storage area should be parked; and
- 3) Determine whether maximum boat length for the marina should be 35 or 32 feet.

Planning and Zoning Commission Recommendation (11/14/2023)

At the November 14, 2023 Planning and Zoning Commission meeting, the board voted unanimously to recommend denial of the special exception and site plan applications. Justification for the recommendation were the inconsistencies with the Comprehensive Plan and Land Development Regulations specifically the following:

- 1) Incompatibility of the massing and height of the 5-story building to surrounding properties and area;
- 2) Concerns and lack of mitigation for traffic, associated with the proposal, for delays that occur at Old Jupiter Beach Road and Alt. A1A, and Eganfuskee and Alt A1A; and
- 3) Environmental concerns on the marine environment by the proposed marina.

Staff comment: To address the concerns, the applicant resubmitted plans, which removed the five-story office/retail building with an under-building garage and redesigned the site plan to address many of the comments and concerns. The former location of the previously proposed office/retail building is now an area for "future development".

Staff Compliance Review Summary

The Department of Planning and Zoning (the Department) analyzed the most recent applications, as described in the statement of use (See Attachment B). The applications **are generally consistent** with the Comprehensive Plan. To ensure consistency with the intent of the policies of the Comprehensive Plan, staff has recommended conditions as it relates to the requirements for a living shoreline in Coastal Management Element.

The application is **compliant** with the Town’s Land Development Regulations, specifically the Center Street/North Alternate A1A Redevelopment Overlay Area (ROA). The applicant is requesting reduced setbacks which can be granted by Town Council if the general planning principals are met per Section 27-1759. The regulations require buildings to provide uses that front the street (see full analysis in “Center Street/North Alternate A1A ROA” section below). The applicant revised the plans to address the ROA criteria and other issues. Staff is satisfied that the revised proposal is compliant. However, it remains the Town Council’s determination as to whether the proposal meets the intent and regulations of the ROA (see full analysis in the “Center Street/North Alternate A1A Redevelopment Overlay Area (ROA)” section below).

The application **is contingent upon** Town Council acceptance of N. Alternate A1A as the property frontage versus Old Jupiter Beach Road (see full analysis in the “Request to reconsider the front property line” section below).

In order to address the inconsistencies and maintain compliance, staff has recommended **conditions** in Exhibit 1.

Project Data

Pertinent site plan data and information in reference to the application is listed below:

Table 1: Adjacent Properties

Direction	Existing Land Uses	Future Land Use Zoning Districts
North	Commercial (Edgewater Plaza) Commercial (Octopus Marine) vacant commercial lot, and single-family home	Commercial/ General Commercial (C-2), Redevelopment Overlay Area Center Street/N. Alternate A1A
South	Commercial (Enterprise Rent- A-Car) and vacant building (24 Old Jupiter Beach Road)	Commercial/ General Commercial (C-2)
East	Vacant	Residential Medium Density/ Residential Single Family (R1)
West	N. Alternate A1A/Industrial Development/FEC Railroad (RR)	Industrial/Light Industrial (I-1) across from N. Alternate A1A and the FEC RR ROW

Table 2: Site Plan

	Commercial, General (C2) requirements [27-566]	Owner's Previous Proposal	Owner's proposal
Minimum site area	15,000 SF	2.95 Acres (128,415 SF) ¹	2.95 Acres (128,415 SF) ¹
Minimum width	75 feet	328.6 feet	328.6 feet
Minimum site depth	150 feet	291.6 feet ²	291.6 feet ²
Maximum building height	50 feet (60 feet if parking below)	58 feet (with parking below) 60 feet (including parapet wall) 68 feet (maximum height for the elevator towers)	34'-2" 42'1.5" (Maximum height for the elevator towers)
Maximum lot coverage	35%	25.4%	7.1% (7,462 SF)
Minimum green space of Developed Site (Separating the Future Development Area)	30%	30.7%	31.7% (33,383 SF) Removing the 23,277 SF future development area from the calculation of site area and green space. ³

¹ Represents the total site area (including proposed upland and proposed submerged lands). The proposed upland will be reduced by the proposed creation of new marina surface water. The proposed upland area is 2.42 Acres (105,303 SF) and will be utilized for greenspace, setbacks and lot coverage calculations.

² Dependent upon Town Council approval of North Alternate A1A as the front property line.

³ The minimum green space of entire site, including the future development area is 52.7% (56,660 SF).

Table 3: Setbacks

	C-2 zoning district requirements in Center Street/N. Alt. A1A ROA	Applicant's proposal
Front setback – West (Alt. A1A) ¹	50 feet; 20 feet ²	30.4 feet to the nearest wall of the building and 20.5 feet to the raised porch
Side corner setback – South (OJBR ³)	35 feet; 20 feet ²	298.7 feet
Side interior setback – North	10 feet	15'10" from water
Rear setback – East	30 feet	132.6 feet

¹ Subject to Town Council acceptance of the applicant's request that N. Alternate A1A be considered the front.

² Minimum reduced setbacks consistent with implementing the general planning principles of the Center Street/N. Alternate A1A Redevelopment Overlay Area contained in the analysis section.

³ Old Jupiter Beach Road

Table 4: Landscaping

	Minimum requirements	Owner's proposal
Perimeter trees (quantity)	61 Trees (1/25 LF)	78 Trees
Foundation Perimeter Planting (Linear Feet)	3 Shade trees or equivalent (1/250 LF)	5 Trees (6 Palms, 10 Accent Trees)
Foundation Planting (square feet)	466.5 SF	1,357 SF
Native trees	82 Trees (50%)	116 (70.3%)
Native shrubs and Groundcovers	2,041.5 SF (50%) 2,124 SF (50%)	2,441 SF (59.7%) 2,557 SF (60.1%)
Transitional Upland Buffer/Living Shoreline	10 feet wide at least 50% of the shoreline/ Living shoreline at least 50% of the bulkhead	Upland buffer and living shoreline not provided ¹
Required Landscape Trees	12	30 trees
Total Trees	103 ¹	150 trees (included 42 extra trees including relocated trees) ²

¹ Staff has recommended a condition of approval in order to meet the minimum requirements.

² An additional 27 trees are required to meet Code Compliance case #20-0000667, which are included in the additional trees provided on site.

Table 5: Parking

	Square Feet (SF)	Minimum requirements	Owner's proposal
Restaurant (1/85 square feet)	3,376 SF	40 spaces	40 spaces
Outdoor Seating (1/85 square feet)	1,210 SF	14 spaces	14 spaces
Professional Office (1/250 square feet)	2,758 SF	11 spaces	11 spaces
Private Marina (1/slip) ¹	12 Slips	12 spaces	12 spaces
Spaces provided above code requirements			7 spaces
Total Spaces		77 spaces	84 spaces

¹ Staff recommends a condition of approval to limit vessel size. If larger vessels are requested, additional parking will be required to address increased demand (see analysis, Marina and environmental protection section).

Table 6: ADA Accessible Parking

Minimum requirement	Provided
4 ADA spaces	4 ADA spaces

Table 7: Vegetation and Environmental Preservation

	Minimum requirements	Owner's proposal
Upland preservation	None	None
Tree protection requirements	At least 50 percent specimen trees preserved on-site per ROA requirements	3 of the 8 previous specimen trees preserved on-site. ¹
Gopher Tortoise(s) located onsite	Relocate per Fish and Wildlife requirements, if present	To be verified at time of application for a Vegetation Removal Permit
Existing Exotic Vegetation	Must be removed	To be removed

¹ An additional 27 trees are required to meet Code Compliance Case #20-0000667, which are required because specimen trees were not adequately protected as required and damaged by the owner, then removed without a permit.

Table 8: Stormwater Management

Drainage Statement	Applicant's proposal
Satisfies Town of Jupiter Requirements	Yes

Table 9: Architectural Details

	Owner's proposal
Restaurant Building	
Primary base wall color and Fiber Cement Siding	Timid White #OC-39 Benjamin Moore (White)
Aluminum Door and Window Frames	Dark Bronze
Stucco raised bands, trims, support columns and piers	Chantilly Lace #OC-65 Benjamin Moore (White)
Standing seam metal roof	Sterling Silver Garland
Covered outdoor seating area	
Aluminum Louvered Gates	Dark Bronze
Aluminum Railings, guardrails and Brackets	Dark Bronze
Trellis, exposed beams and rafters	Chantilly Lace #OC-65 Benjamin Moore (White)

Table 10: Signage

	Maximum requirements	Owner's proposal
Freestanding Signage	One	One
Sign area	100 SF	62 SF
Sign height	15 feet	10 feet ¹
Sign setback	10 feet	10 feet

¹ Staff recommends a condition of approval stating that the freestanding sign shall have a maximum height of 7 feet and shall be architecturally compatible with the building.

Table 11: Pedestrian Amenities

	Maximum requirements	Owner's proposal
Bicycle racks	1 (5 bikes)	1 (8 bikes)
Bench	1	3
Trash Receptacle	1	1

Table 12: Living Shoreline Data

	Owner's Previous Proposal	Owner's proposal
Length of Proposed Bulkhead	0	347 Linear Feet (LF)
Length planted at Bulkhead	0	325 LF
Linear Feet of Mangrove Tree Height Planting	0	152 LF (47%) ¹
Linear Feet of Mangrove Hedge Height Planting	0	173 LF (53%) ¹

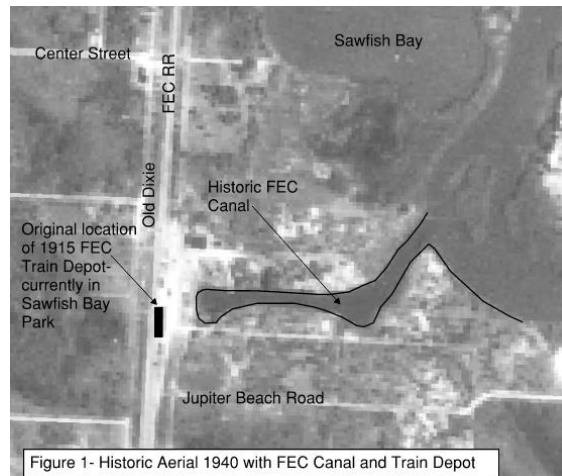
¹ Percentage of Plantable length. Comprehensive plan requires a total of 50% planted with upland transitional buffer. The proposal provides a nearly completely planted transitional buffer (94%), except accessways to docks. Note: There are existing, tree height mangroves growing in the northwest corner of the property that are not included with the linear total and will continue to be maintained on site.

Background and History

The subject property is a 2.95-acre commercially designated property comprised of vacant parcels owned by Flagler Wharf Real Estate, LLC. As recent as 2018, the property was owned by Bell's/ OJB Park LLC (also known as Bells Mobile Home Park). In May 2018, the property owner sent a Notice of Change of Land Use, pursuant to Florida Statue 723.061(1)d), to each mobile homeowner, which began the six-month proceeding to vacate the mobile home park tenants from the site. As part of this process, owners were entitled to compensation from the Florida Mobile Home Relocation Trust Fund.

In 2019, an application (PZ 19-3968, 3969 and 3970) was filed requesting approval of a Small Scale Planned Unit Development (SSPUD), Special Exception for an 85-bed Assisted Living Facility (ALF) and marina and site plan within a PUD. That application was withdrawn along with a concurrent request to amend the zoning regulations to allow a greater Floor Area Ratio (FAR) for the ALF use. During this time, 27 existing specimen trees were damaged during ground excavation and removed without a permit. Code Compliance case #20-0000667 and stipulation agreement required an additional 27 trees to meet future tree mitigation requirements.

The subject property and abutting canal have historic value relative to the Flagler Railway. Built in 1915, the Town of Jupiter's second train depot of the Florida East Coast (FEC) Railway was located just west of the subject property within the current N. Alternate A1A right of way (Figure 1). The historic train depot is now situated one half mile north in Sawfish Bay Park. The original location of the second train depot was built in conjunction with the existing FEC canal located on the subject property. An old railroad spur track leading to a wharf turning basin was also on the subject property. The historic presence of the FEC train depot is important to the character of the property and the Center Street/N. Alt. A1A Redevelopment Overlay Area (ROA), as further identified in the Town Council's Strategic Plan as "Areas of Local Importance". The location of the Jupiter FEC Railway Station and Canal is also shown on the 1916 Plat, overlaid on the 1940 aerial to give further historic context of the subject property (Attachment C).



The subject property is located in the Center Street/N. Alternate A1A ROA, and was identified by Town Council as the first of the ROAs to be studied and updated as part of the "Areas of Local Importance" Strategic Initiative, during a roundtable discussion on April 4, 2023. The study and related zoning text amendment to the ROA will include development guidelines designed to protect and enhance its unique character including but not be limited to having historic significance. The existing ROA regulations refer to the historical commercial character of the area. Based on Town Council input, staff will be processing an update to the existing Center Street/N. Alternate A1A ROA in the fourth Quarter of 2024. One of the main changes to the Center Street/N. Alternate A1A ROA will be to require adherence to the regulations versus having voluntary regulations as an incentive.

Analysis

This section analyzes the land development regulations and notes the application's inability or ability to satisfy all applicable development provisions of the Town Code and Comprehensive Land Use Plan (CLUP). The analysis is as follows:

Comprehensive Land Use Plan (CLUP) Consistency. The proposed development is generally in conformance with the Commercial land use designation of the Future Land Use element of the CLUP and the Coastal Management Element, specifically, Policies 1.5.5 and 1.5.6. In order to ensure the intent of the policies of the Coastal Management Element are satisfied associated with the living shoreline and transitional upland buffer requirements along the canal, staff has recommended conditions in Exhibit 1 (see full analysis in the Marina and Environmental Protection section on the following pages).

Center Street/North Alternate A1A Redevelopment Overlay Area (ROA). The subject property is zoned C-2 General Commercial and is located within the Center Street/North Alternate A1A Redevelopment Overlay Area (ROA), which provides planning principles and special land development regulations, which if met can provide incentives for infill and redevelopment. The below analysis provides an overview of how the proposal meets the ROA:

General Planning Principles. The applicant is requesting to use incentives available in the Center Street/North Alternate A1A ROA (See Attachment “D”, Section 27-1759 and 1760) to reduce the front setback of the two-story building from 50 feet to 30.4 feet for the restaurant/office building that fronts the street, with the raised porch setback at 20.5 feet. Pursuant to Section 27-2307, the raised porch, which is 10 feet wide, may encroach into the required setback a maximum of 35% (or 10.5 feet) and therefore may be permitted to encroach into the 30.4-foot building setback. Because the applicant is requesting to utilize the incentives of the ROA, they are required to meet the general planning principles. The applicant addresses how the proposal meets these planning principals in the attached Statement of Use (pp. 7-13).

Staff Comment: It is staff’s opinion that with the revisions submitted after the July 9th PZC meeting, the request **does** meet the general planning principles of the overlay area. The applicant initially proposed a building that lacked engagement with N. Alternate A1A, and the covered delivery/storage area fronted on N. Alternate A1A and did not engage the street. After the PZC postponed the item at their July 9th, staff and the applicant met to review the outstanding issues. The applicant submitted revised plans that provided real doors, windows and sidelights facing N. Alternate A1A (see Figure 2); reduced the size of the covered delivery area; rearranged the outdoor seating to better engage the waterfront; and provided a historic marker easement area with caprock seating and a view corridor to the waterfront.

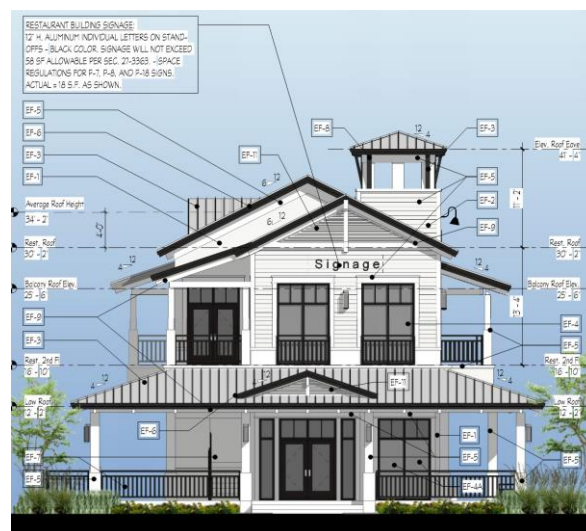


Figure 2: Building Elevation – West (Facing N. Alternate A1A)

The applicant is requesting the Town Council consider N. Alternate A1A as the front property line, instead of Old Jupiter Beach Road. It is important to distinguish that based on the intent of

the Center Street/Alternate A1A ROA, N. Alternate A1A is the street the building front, regardless of the front setback determinations.

Orienting the front setback to N. Alternate A1A is reasonable, since this is the “A” street or primary street, and the request to reduce the front setback will result in the building moving further away from the abutting residential lot to the east. In order to qualify for the ROA incentives, such as the reduced front setback, the development shall be consistent with and implement the general planning principles as discussed in the analysis above. If Town Council finds that the restaurant/office building meets the intent of the ROA and grants a reduced setback, staff recommends a condition that **the applicant revise the site data to reflect the front building setback of 30.4 feet and 20.5 feet for the raised porch is for the restaurant/office building only.** Currently, the site data references 20.5 feet as the front setback in the site data, which is how far the raised porch is from the property line and does not represent the setback to the building. The recommended condition will require a revision to the site plan and establish the correct setback for the building. It will also prevent the reduced setback from being applied to the future development area, any development of which will require a separate review and approval by Town Council.

The proposed site plan is reliant on a determination by Town Council that the ROA criteria have been met. Depending on the Town Council’s determination as to whether the applicant meets the general planning principles of the ROA, specific changes to the architecture and/or site plan may be necessary.

Request to reconsider the front property line. The applicant is requesting an interpretation that the front of the property be N. Alternate A1A instead of Old Jupiter Beach Road (OJBR) and provided their justification (see Attachment B, page 3). Per the Section 27-1, the “Front, lot” means “the narrowest width of a lot adjacent to a street”; and the “Lot, frontage” means “the shortest property line adjacent to a street; also the front property line. When designating the shortest property line on a street as the front creates inconsistencies with the orientation of buildings and structures or traffic volumes on a street, the director of planning and zoning or his designee may designate another frontage”. Staff notes designating N. Alternate A1A as the front is consistent with other properties to the north and south of the subject property, and establishes consistency with the planning principle of the Redevelopment Overlay Area.

The Director is deferring this decision to Town Council because this is a large-scale site plan and similar decisions have been deferred in this manner. If the interpretation of N. Alternate A1A being the front is not granted by Town Council, it would make the north side of the property along the FEC canal the rear property line; the N. Alternate A1A property line to the west would be considered the side corner; and the east property line abutting a residential property would be the interior side property line. In this case, the 30-foot rear setback line would be measured from the mean high-water line to the proposed building. Also, N. Alternate A1A would be the side corner, and would need to meet a 35-foot setback.

The proposed application would not meet the rear or side corner setbacks in this case. The applicant has requested to use N. Alternate A1A as the street frontage rather than OJBR. Their justification is that N. Alternate A1A is utilized in the current property address, and that the uses will be orientated to N. Alternate A1A, which would be in furtherance of the planning principles of the ROA, and that the front being N. Alternate A1A will provide the maximum setback protection to the residential properties to the east. In the Public Outreach section of the statement of use, the applicant also states that the residents did not want the project to be oriented toward OJBR. If Town Council grants the request for N. Alternate A1A to be the front, the 30-foot rear setback requirement to the residential property to the east would be met.

Future Development area. Should the Town Council approve the setback reduction along N. Alternate A1A, the approval should only be for the proposed restaurant building and not for the future development site or property as a whole. The building massing and height of the future development may have a greater impact to both street frontages (N. Alternate A1A And Old Jupiter Beach Road), and would require a separate site plan application review for the future development area. The potential uses for the future development of the C-2 property are outlined in Section 27-564, entitled “Use Regulations” (See Attachment “E”).

Staff recommends a condition to ensure that **the reduced front setback of 30.4 feet is limited to the restaurant/office building and that any future development shall meet existing Land Development Regulations.**

Architecture. The proposed development is in conformance with the Architectural and Community Appearance Standards, specifically Section 27-2013, which requires design, relief features and decorative treatments complementing the retail frontage of the restaurant and ground floor of professional offices. The proposed building is a Coastal Architectural style, and has pedestrian elements along the waterfront and other three elevations. The N. Alternate A1A elevation has been modified from predominantly faux windows and faux doors on the ground floor abutting the covered restaurant delivery area, to real architectural elements on a raised porch area that abuts the restaurant space and outdoor seating area along the historic FEC canal. The delivery area has been reduced in size and the restrooms have been moved to the southwest corner of the restaurant. The revised architecture and use areas engage N. Alternate A1A.

Historical Significance. To be consistent with the ROA and the historic commercial character of the site, the applicant has proposed an interpretive historical sign with details located along N. Alternate A1A (see Attachment B, pages 3 and 4 Statement of Use). The applicant states the proposed interpretive historical sign will reflect the impact Henry Flagler had on the site. Due the historic significance of the site, staff is recommending that a Florida Historic Marker processed and approved by the state and reviewed by the Historic Resources Board be provided along N. Alternate A1A and an interpretive historical sign be located interior to the property for restaurant patrons to view. An interpretive historic sign will provide pictures and more detail of the site than the state historic marker along N. Alternate A1A. In order to provide conformity with the intent and purpose of the historic character required by the ROA, staff is recommending the following conditions:

- **Submit a draft of the historic interpretive signage for review and approval by the Historic Resources Board using best efforts to research the history of the site and obtaining permissions for any pictures used.**
- **Submit a draft easement for public access to the Florida Historic Marker location along the right of way (N. Alternate A1A) for the review and approval of the Town Engineer.**
- **Provide monies for the estimated cost to manufacture and install the Florida Historic Marker.**
- **The owner shall maintain the interpretive sign in perpetuity.**
- **The owner shall maintain views from the Florida Historic Marker at N. Alternate A1A into the FEC Canal.**
- **Modify the site plan to provide a historic interpretive sign on the property, visible to patrons of the restaurant and marina.**

This area, where the historic Florida East Coast railroad wharf and canal existed, was a historic working waterfront and is an integral part of the Town of Jupiter’s history and development. It is important for new development to respect and pay homage to the history of place, allowing for a more authentic experience. If during the construction of the marina and subsequent dredging artifacts are discovered, a condition is recommended that the applicant **provide the Town any**

artifacts that have been uncovered by dock construction, and ensure these items, reproductions, pictures, etc. are publicly displayed on the subject property.

Site Plan. The proposed site plan will be in conformance with the requirements of Chapter 27, entitled “Zoning” with the staff recommended conditions of approval.

Marina and Environmental Protection. The property is now vacant, with existing mooring slips associated with the prior use now abandoned and in disrepair. The previous use included 14 small perpendicular slips at 250 linear feet and an 18-foot average length of slips. The applicant proposes to increase the width of the canal fronting the subject property by excavating approximately 6,500 square feet of the upland to accommodate larger boats. The proposed mooring space width is 17.35’ and the length of slip before entering the existing 60’ canal right of way is 47.1’. Due to increasing the size of the slips from 18’ to 30.5’ or greater, and increasing the marina basin significantly, pursuant to Section 27-177(1) and 1b, staff is concerned that without conditions to restrict the size and type of vessels, the proposed marina will not be in conformity with the residential nature of the canal.

The proposed marina will be in conformance with criteria in Section 27-96 and 27-1759 of the Zoning Code related to the protection of the existing mangrove wetland and upland habitat and Coastal Management Policies 1.5.5. and 1.5.6., with the recommended conditions of approval. The applicant states in their Statement of Use that the marina will not function as a commercial marina and the slips will be for private use only and no slips reserved for restaurant use (see Attachment B).

- **Dock Slips.** The applicant proposes to increase the historic FEC canal width by an additional 16.5 feet of waterway width to accommodate 12 larger boat slips at the end of a residential canal and increase the boat turning basin. The proposed dock length is 30.6 feet in length. With the waterfront restaurant use and the residential boat traffic along the majority of the 60 feet canal, staff finds that the mooring of any commercial vessel is inappropriate for the marina and surrounding residential area. This restriction includes commercial fishing vessels, ferries, barges and service boats, and also restricts businesses that rent boats or other watercraft. Therefore, a condition is recommended **to restrict commercial vessels or any boat or watercraft rental business. A standard limitation on advertising vessels for sale and for sale signage size is also part of the recommended condition.**
- **Maximum length of vessels.** Because marina use restrictions and requirements are established on a case-by-case basis as part of the special exception review and approval process, staff finds that restrictions are needed to maintain the residential character of the canal. Staff finds that unless conditioned, the size of the vessels may be larger than what is shown on the proposed site plan, (see Figure 3) which shows approximately 30-foot vessels docking in the boat slips. The width of the waterway will be 107’ from the proposed new boardwalk on the subject property to the existing seawall north of the 60-foot FEC Railway Company Canal. Vessels larger than 35 feet can easily be maneuvered in the enlarged turning basin. If larger capacity vessels utilize the marina, they likely will warrant requiring additional parking for support services to accommodate the crew, maintenance and passenger demands associated with larger capacity vessels.

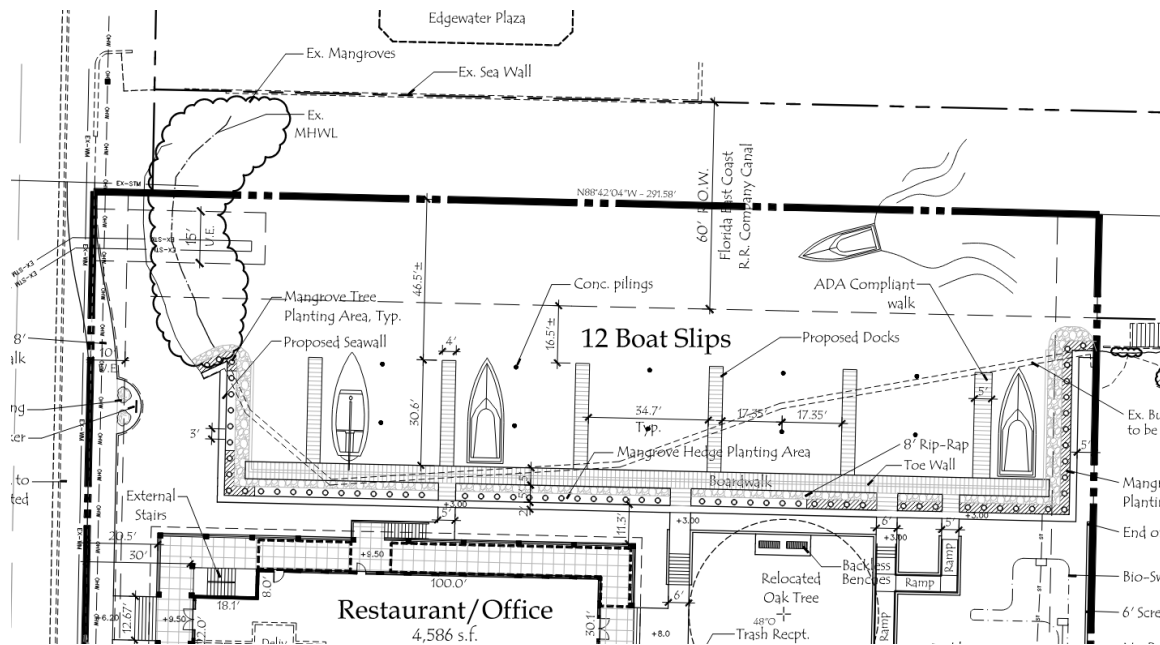


Figure 3. Site plan showing vessel size in relationship to boat slips

As an example, motor yachts tend to average 13 feet in width, and are generally 50+ feet in length.¹ These motor yachts would be able to dock in the proposed mooring spaces. Larger yachts typically necessitate more frequent services to maintain them, which will require regular service personnel to travel to and park on the site. The applicant proposes 12 parking spaces and one loading space for the 12 mooring spaces. Larger vessels typically generate additional intensity, which is anticipated to be greater than the 31 traffic trips and the 12 parking spaces allocated in the traffic analysis and on the site plan. Large vessels also require a deeper draft, requiring more extensive and regular dredging, which can create issues with the marine environment and can lead to issues with shoreline stabilization. The circumstance of larger vessels creating impacts and demands has been observed at Marina at the Bluffs, Admiral's Cove and Jupiter Yacht Club marinas. In the Statement of Use (page 14, Attachment B) the applicant states that boats over 40 feet are not anticipated, and "boats of this size are typically cleaned by the owner, and will not involve any additional crew."

Because the applicant has not accounted for the need for potential boat services in the traffic or parking analysis to provide for greater impacts of services associated with larger vessels, staff is recommending conditions to **restrict the size of the boats allowed in the marina to no more than 35 feet in length overall (LOA)**. LOA is a typical measurement of boat length. "Length overall (LOA)" is the maximum length of a vessel's hull measured parallel to the waterline (Wikipedia). Previously the condition recommended no more than 32 feet as measured to the waterline. Boat measurements to the waterline are typically less than the measurement of length overall by a few feet; however, differences can vary greatly depending on size and design of vessels. Figure 4 (below) shows an image of a boat and the various boat lengths for the vessel. The length overall corresponds to the hull length without engine, which is 35'9". The length at waterline is 30'11", which shows that the difference in this case is 4'8". Staff recommends using LOA instead of measurement at the waterline based on its latest research and past experience with enforcement of boat lengths at marinas:

- On-line searches of vessels less than 40' in length revealed that measurements at the waterline were not typically provided. Most boat specifications provided an

¹ Piershare.com "sizing Your Boat: All About Length, Draft, Beam and Clearance"

overall length. Measuring vessels at the waterline may make enforcement difficult, especially in the field.

- Experience with enforcement of boat lengths at the Bluffs Marina, where maximum boat length limits were measured at the waterline. Measurement at the waterline is difficult for the residents to envision and understand, and has led to misunderstandings in enforcement. Measuring boat length at the waterline also excludes extended bows or afts from the measurement, which can significantly increase the length of vessels beyond slip length and in appearance from the dock or shoreline.

Figure 4: Example boat length specifications



Staff is also recommending a condition that **any request to increase the maximum vessels length or number of vessels shall require a site plan amendment subject to the review of the Planning and Zoning Commission and approval by Town Council** to provide for proposed changes to the marina and its environs, and to ensure additional parking is provided to accommodate the greater demand.

Staff has also recommended standard marina conditions requiring copies of all permits from regulating agencies, and requiring submittal of "Clean Marina Action Plan" criteria.

- *Transitional Upland Buffer Easement.* Coastal Management Element Policy 1.5.5 of the Comprehensive Plan requires buffer zones of vegetation and/or riprap, to provide for an environment for native vegetation, which should be established between any urban development and adjacent waterway. As the north property line abuts the historic FEC canal, Policy 1.5.6 specifically requires a minimum of 10 square feet for each linear foot of wetland or deep-water habitat perimeter that lies adjacent to the uplands. To ensure that the water's edge is protected from the upland development, a transitional upland buffer must be proposed and be maintained. A transitional upland buffer easement along the seawall on the north side of the property is required per Coastal Management policies 1.5.5 and 1.5.6.

Staff Comment: The applicant provides an adequate buffer zone of vegetation for the entire shoreline. Per Section 27-1759, General Planning Principles of the Center Street/North Alternate A1A Redevelopment Overlay Area (ROA), the plan shall “preserve, accentuate, and enhance the natural resources and specimen trees which exist upon those properties located along N. Alternate A1A, the Jupiter River and other waterways within this ROA”. To comply with Comprehensive Plan policies and ROA principles, the applicant provided rip rap with areas for mangrove planting at tree height along 47% of the total shoreline, and will plant and maintain mangroves at hedge height along the remaining 53% of the plantable shoreline bulkhead to promote a sustainable living shoreline. The applicant changed some of tree height mangroves along the west side to hedge height in order to provide “windows” for visitors who stop at the historic marker along N. Alternate A1A to see the waterfront and envision what the historic waterfront may have looked like. In addition, there are existing mangroves growing in the northwest portion of the property that will remain. The mangroves in this area are predominantly of tree height. **A condition is recommended detailing the installation requirements for the mangroves including the required amount and locations of “tree form” and “hedge height” mangroves provided.**

Although the applicant does not provide a continuous ten feet wide upland buffer, the applicant does provide 5 feet of rip rap up to a retaining wall with mangroves and artificial reef modules, and an additional five feet of upland transitional buffer landward of the retaining wall, which is being considered as meeting the intent of the requirements. The configuration of having the mangroves in front of the retaining wall is similar to the living shoreline provided by Admirals Cove. Staff is requesting that the Town Council confirm the proposed configuration that provides a separated 10 feet transitional upland buffer easement meets the intent of the Comprehensive Plan policies.

If confirmed by Town Council as appropriate, staff has recommended a condition that **the applicant provide a transitional upland buffer easement between the retaining wall and the limits of the transitional upland buffer** as detailed in Exhibit 1.

- *Marine Stewardship Plan.* A Marine Stewardship Plan must also be addressed to maintain the proposed living shoreline. The applicant proposed concrete pilings for their docks in order to encourage the growth of oysters and was asked by staff to consider including another benefit for the living shoreline on the property. After meeting with the applicant and discussing further stewardship options, the applicant agreed to include environmental awareness signage for canal. Therefore, staff is recommending that **prior to the issuance of any development permits, the applicant shall provide a draft Marine Stewardship Plan subject to the review and approval of the Department. The Marine Stewardship Plan shall describe how the existing and proposed mangroves will be maintained, the permitting and construction of artificial reef modules, and the installation and maintenance of environmental awareness**

signage related to environmental stewardship. Prior to Certificate of Occupancy, the Final Marine Stewardship Plan must be approved by the department.

Outdoor Bar and Outdoor Seating.

- *Limits of the Defined Area.* The applicant proposes limits to the outdoor seating area and bar on the site plan. This ensures the outdoor seating and bar area does not increase the intensity of use, adding traffic and requiring additional parking. Staff is recommending a condition that **outdoor alcohol sales shall be limited to the 1,210 square feet area as shown on the site plan and shown in detail on the floor plan, as the outdoor seating area and bar.** The Florida Department of Business and Professional Regulation (DBPR) requires the applicant to apply for an alcohol license which specifies the exact limits of alcohol sales area that must be approved by Town staff before issuance. The area delineated on the site plan will ensure that the limits are clearly shown on the alcohol license which can be enforced by the Town and DBPR.
- *Limits on Alcohol Signage.* Staff recommends the applicant install “No Alcohol Beyond This Point” signs to define the area identified as “limits of outdoor seating area”, as shown on the Site Plan. This is to inform patrons not to carry alcohol purchased at the restaurant beyond the limits of the seating area (e.g. the marina and area under the oak tree). Staff has added a condition **requiring the applicant to modify the site plan to include “no alcohol beyond this point” sign locations and sign detail.**
- *Hours of Operation.* The applicant is proposing outdoor seating in conjunction with the restaurant. Due to the close proximity to residential, staff is concerned that late night outdoor activities may create noise issues that disturb nearby residents. Pursuant to Section 27-175(b)(1), of the site plan criteria, the Town Council can limit use, including a restriction on the time an activity may take place, in order to reduce nuisances. Staff is recommending a condition that proactively addresses the issue of the outdoor seating area of the restaurant complying with the Town’s sound standards established in Section 13-144 of the Town’s code. In order to achieve compliance, **staff recommends that the seating of tables for outdoor seating shall be discontinued at 9 PM daily and the outdoor seating area shall be closed by 10 PM daily. Any doors and windows of the restaurant that have been opened shall be closed by 10 PM daily.** The time aligns with the sound code definition of “daytime” sound levels which transitions to lower “nighttime” levels at 10 PM.

Sidewalks and Easements. The applicant proposes to relocate the existing sidewalk along N. Alternate A1A onto the subject property away from the travel lane and provide an eight-foot-wide sidewalk to create a safer pedestrian friendly environment along the roadway. The distance of the sidewalk from the property line varies and would be more appropriate to be consistently away from the traffic lanes with the addition of more landscaping such as shrubs and groundcover, thereby separating pedestrians on the sidewalk from traffic. Staff recommends conditions of approval for the applicant to provide:

- **A public pedestrian easement for the portions of the sidewalk along N. Alternate A1A that are outside of the right-of-way, and for the portion of sidewalk outside the right-of-way adjacent to the entrance drive on Old Jupiter Beach Road, or add public sidewalk dedications on the replat.**
- **Additional landscaping on the southern 70-foot length of N. Alternate A1A to increase the amount of planting between the sidewalk and edge of curb of Alternate A1A in order to provide greater separation between the sidewalk and the right of way.**
- **Coordination with the Florida Department of Transportation’s (FDOT) regarding any requirements related to relocation of the FDOT’s sidewalk outside of the right of way limits and establishing green areas within the FDOT’s right of way.**

- **A safe sight corner clip easement to the Town of Jupiter for the 30'x30' site triangle at the intersection of Old Jupiter Beach Road and North Alternate A1A.**
- **Dedication of a public drainage easement along the east property line from Old Jupiter Beach Road right of way to the outfall located at the marina sea wall.**

Landscaping. The proposed development is **not** in conformance with Chapter 23, entitled “Landscaping”. Staff has recommended conditions to ensure conformance with Section 23-76, as further outlined below.

- **Landscape median contribution.** Pursuant to Section 23-76, entitled “Landscape median contributions” monies totaling \$40.04 per linear foot are required for the frontage along North Alternate A1A. Based on the 456.55 feet of frontage (461.55 – 5 feet of right-of-way dedication for Old Jupiter Beach Road), a total of \$18,280.26 will be required to be paid prior to the issuance of any development permits. Therefore, staff has **recommended a condition of approval that the Owner submit a contribution of \$18,280.26 to be used for landscaping the North Alternate A1A median.**
- **Right-of-way maintenance agreement.** Landscaping is proposed in the right-of-way. Therefore, staff recommends the applicant **prepare and submit a draft right-of-way maintenance agreement with the Town for perpetual maintenance of the landscaping, sod, and irrigation that are developed within public rights-of-way.**
- Staff recommends a condition that the applicant **revise the landscape plans to include a note that the sod within the “Future Development” area; ground cover and sod adjacent to the subject property; and all landscaping within the abutting rights-of-way shall be irrigated, sodded, and maintained in accordance with the approved landscape plan.**
- In order to provide a buffer to the residential properties to the east during construction, staff recommends a condition that **prior to the beginning of any construction of the restaurant/office building, the applicant shall install the 6-foot-high wall along the east side of the property.** This condition was revised after the PZC meeting to remove an earlier requirement for tree planting and temporary irrigation also due to applicant's concern with tree planted too early interfering with construction and possibly being damaged during construction. The condition was also revised to remove the requirement for the wall to proceed marina construction, because the dredging, filling and raising of the elevation of the property must all take place before the wall would be able to be constructed.

Parking. The proposed development is now in conformance with Section 27-2828 entitled, Standards for required off-street parking and loading spaces.

- **Restaurant Delivery Area.** The applicant has modified the covered restaurant delivery area located under the second story office on the western side of the restaurant (please see Figure 4). The area, which was not previously included within the restaurant square footage by the applicant, was reduced from approximately 446 square feet to 124 feet, and is now included within the total square footage of the restaurant for purposes of calculating parking and traffic. The reduction of the delivery area allowed for an increase in the interior restaurant use area, which was also added to the total square footage of the restaurant and provided a door on the western façade facing N. Alternate A1A.

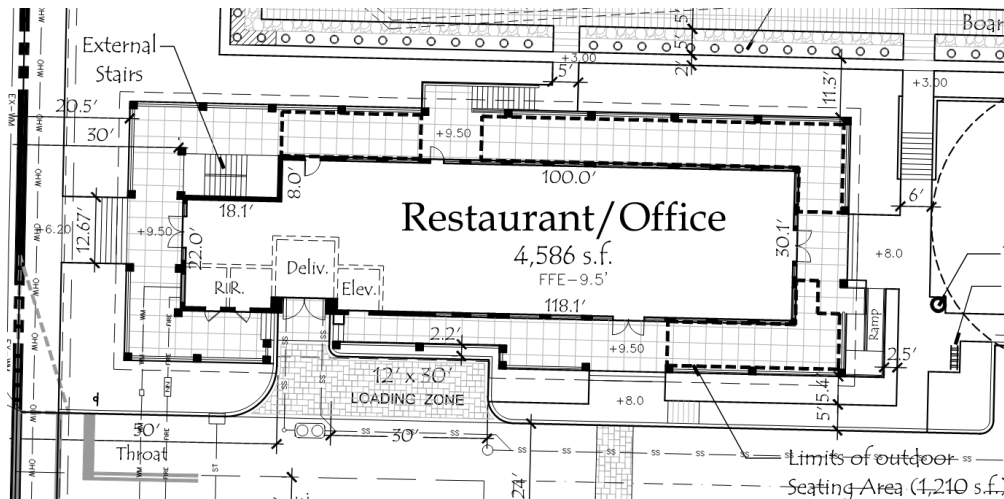


Figure 4. Site plan showing the covered delivery area in relation to the restaurant

- **Valet Parking.** The applicant does not plan for valet parking for the restaurant at this time. However, staff would like to be prepared to address valet parking if it is implemented in the future. Therefore, staff recommends a condition **if a valet parking plan is proposed in the future, it shall be subject to the review and approval of the Department as an amendment to the site plan.**

Signage. The proposed development will be in conformance with Section 27-3359 and 3362, entitled “Space regulations for permanent signs”, with the recommended conditions of approval.

- The applicant has not included a signage plan with the application, staff has recommended a condition of approval to **submit a Signage Plan to the Department which shall be subject to its review and approval, prior to the issuance of any development permits.**
- The property is adjacent to residential properties and excess light visible to the neighborhood is considered a nuisance; therefore, staff is recommending that **no lighted signage facing the north and east are permitted** including wall, freestanding and directional signage.
- The sign detail provided on sheet SP-3 of the Site Plan shows a freestanding sign at 10 feet in height. Staff recommends that the freestanding sign be reduced to no more than 7 feet in height, consistent with other commercial signs in the Town and along N. Alternate A1A. For example, the Enterprise Rental Car on N. Alternate A1A was approved in 2018 with a freestanding sign at 6 feet tall. Therefore, a condition of approval has been recommended stating that **the freestanding sign shall not exceed 7 feet in height and the copy area shall not exceed 84 square feet. The signage and copy area shall be architecturally compatible with the site.**

Staff Comment: The applicant proposes two building identification signs above the first floor. The code defines building identification signs in Section 27-1, as “a sign on which copy is limited to the name and address of a building or institution.” Staff notes that the building identification sign can be the name of the restaurant or office building. Tenant signs above the first floor are not permitted; however, sometimes an owner chooses to name a building after a major tenant and is authorized to have building identification signs. Based on the elevation proposed, only two wall signs are proposed, which will be considered building identification signs since they are above the first story. Therefore, to prevent the possibility of excessive signage, staff recommends a condition **to limit the total number of wall signs to two, as shown on the proposed elevations.**

Traffic. The proposed application will be in conformance with Palm Beach County (PBC) and the Town’s traffic performance standards.

The applicant submitted a traffic study, dated July 31, 2024, which demonstrates the anticipated traffic generation (see Attachment F). The latest traffic statement based on the restaurant/office building with the reduced delivery area and greater square footage of restaurant, is a significant reduction from the proposal in 2023, which included the five-story office building. There is a slight increase in traffic compared to the proposal reviewed by PZC in July, in which the covered delivery area was not counted toward the restaurant square footage. The development proposed in 2023 would have generated 817 average daily trips more than the current proposal. The proposal that was reviewed by the PZC in July, would have produced 39 less average daily trips than the latest proposal, and 3 less AM and 3 less PM peak hour trips. The table below compares the applicant’s new proposal with the previous two proposals. Also note that the square footage used in the Traffic Statement is the total of the restaurant square footage plus the outdoor seating, whereas the square footage of restaurant and outdoor seating are called out separately on the site plan. Considering these development trips and the projected total buildout traffic on major thoroughfares and intersections, the proposed application in compliance with both the Town’s and County’s traffic performance standards (TPS).

Traffic Performance Standards (TPS)	Owner’s Previous Proposal 11/30/23	Owner’s proposal 2/22/24	Owner’s proposal 7/31/24
Satisfies Palm Beach County & Town of Jupiter TPS	Yes	Yes	Yes
New daily trips	1,153	297	336
New AM peak hour trips	103	27	30
New PM peak hour trips	121	28	31

The applicant proposes a one-way ingress for vehicular circulation from Old Jupiter Beach Road, restricting new trips leaving the site from using Old Jupiter Beach Road, and rather, encouraging traffic to use the N. Alternate A1A exit. The removal of expected traffic on the local road mitigates the impact of the development on the intersection of N. Alternate A1A and OJBR in order to address neighborhood due to the delays they experience turning left to travel southbound. However, it will increase the number of vehicles making a U-turn “downstream” (to the north) at a median opening at Eganfuskee that has no turn lane for safe stacking or at the existing Center Street intersection. According to the applicant’s traffic analysis, the proposed development would create four trips per peak hour that would utilize the U-turn north of the site, which is unchanged from the proposal reviewed by the PZC in July.

Staff Comment: Per the Town’s traffic engineer, the traffic mitigation for addressing operational and safety issues are limited. The most effective solution to address the operational issue with westbound left turns is to install a traffic light. However, this is subject to a traffic signal warrant study that would need to be reviewed and approved by the Florida Department of Transportation (FDOT). Based on the relatively low volume of side-street traffic, it is unlikely that a traffic signal at the intersection would be warranted.

Site Plan Criteria.

Section 27-175, contains minimum criteria for review of all site plan applications processed. Upon review of the 12 criteria in Section 27-175, staff finds that the Applicant has met 10 of the 12 criteria. The criteria that are not satisfied are:

- (4) The proposed development is compatible and/or consistent with the established or proposed character of a neighborhood or area.
- (10) The proposed development does not create noise or visual pollution.

Staff Comment: Staff has provided conditions of approval to address parking and closing the outdoor seating area, windows, and doors of the restaurant by 10 PM to address potential issues that could from a restaurant being located near a residential neighborhood.

Special exception Criteria for a Marina Use.

Section 27-177, contains minimum criteria for review of special exception applications. Upon review of the criteria in Section 27-177, staff finds that the applicant will satisfy all of the minimum criteria with the conditions of approval as noted in the sections above. Staff has provided conditions of approval for the following code sections that will insure that the proposed development is in compliance:

Section 27-177. – Criteria for special exceptions

1. *The proposed special exception use shall be compatible with the character and use of the surrounding property in its function.*
- 2.b. *The degree of noise, odor or other potential nuisance factors generated by the special exception use.*

Staff Comment: Staff has provided conditions of approval in regards to the size and nature of the boat traffic, by limiting the size and restricting commercial vessels. Staff has outlined these in the special exception analysis of the marina use.

Attachments:

- Attachment A – Disclosure Statement
- Attachment B – Statement of Use
- Attachment C – Jupiter FEC Railway Station and Canal (1916 Plat)
- Attachment D – Section 27-1759 and 1760, Center Street/N. Alternate A1A ROA
- Attachment E – Section 27-564, C-2 Use Regulations
- Attachment F – Traffic Analysis
- Attachment G – Applicant email requesting amended condition
- Attachment H – Public correspondence prior to PZC

* Please contact Martin Schneider martins@jupiter.fl.us or 561-741-2290 in order to obtain a copy of the proposed plans or any attachments.

V:\PlanningZoning\Staff\WP51\PROJECTS\Flagler Wharf (FKA Bells Mobile Home Park)\PZ 23-5496 & 5497 SE, SP (2023)\TC.2024.09.19\Staff Report - Flagler Wharf.docx

For office use only – Project #



Disclosure of Ownership Interest – Property
Town of Jupiter
Department of Planning and Zoning
210 Military Trail, Jupiter, FL 33458
Phone: (561) 741-2323 ♦ Fax: (561) 744-3116

TO: DIRECTOR OF PLANNING AND ZONING, OR HIS OR HER
OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
TOWN OF JUPITER

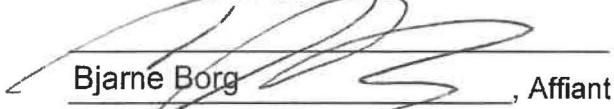
BEFORE ME, the undersigned authority, this day personally appeared
Bjame Borg, hereinafter referred to as
“Affiant,” who being by me first duly sworn, under oath, deposes and states as
follows:

1. Affiant is the ☐ individual or ☒ MGR Index Investment, LLC as agent for Flager Wharf Real Estate, LLC [position e.g.,
president, partner, trustee] of Index Investment, LLC as agent for Flager Wharf Real Estate, LLC [name and type
of entity—e.g., *ABC Corporation, XYZ Limited Partnership*] that holds an
ownership interest in real property legally described on the attached Exhibit
“A” (the “Property”). The Property is the subject of an application for
Comprehensive Plan amendment or Development Order approval with the
Town of Jupiter.
2. Affiant’s address is: 1000 N US 1, Suite 902 Jupiter, FL 33477.
3. Attached hereto as Exhibit “B” is a complete listing of the names and
addresses of every person or entity having a five percent or greater interest in
the Property. Disclosure does not apply to an individual’s or entity’s interest in
any entity registered with the Federal Securities Exchange Commission or
registered pursuant to Chapter 517, Florida Statutes, whose interest is for
sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Town of Jupiter
policy, and will be relied upon by the Town of Jupiter in its review of

application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.


Bjarne Borg, Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 5²⁰ day of DECEMBER, 2022, by BJARNE BORG,
☒ who is personally known to me or ☐ who has produced _____ as identification and who did take an oath.



RICHARD C. TURNER
Notary Public, State of Florida
My Comm. Expires January 29, 2023
Commission No. GG 295854


Notary Public

(Print Notary Name)
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: _____

EXHIBIT "A"

PROPERTY

BEGINNING AT A POINT IN THE NORTH LINE OF SOUTH HALF (S 1/2) OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, 374.56 FEET EAST OF THE WEST LINE OF SAID GOVERNMENT LOT 2; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 210 FEET; MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD COMPANY CANAL; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD COMPANY CANAL TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 100 FEET OF THE WEST 201 FEET OF SAID GOVERNMENT LOT 2; THENCE SOUTHERLY ALONG SAID WEST LINE OF THE EAST 100 FEET OF THE WEST 201 FEET A DISTANCE OF 255 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF A CERTAIN PARCEL OF LAND BELONGING TO THE FLORIDA EAST COAST RAILROAD COMPANY AND DESCRIBED IN DEED BOOK 86, PAGE 255, PALM BEACH COUNTY PUBLIC RECORDS; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 35.4 FEET; MORE OR LESS; THENCE SOUTHWESTERLY ALONG THE BOUNDARY OF SAID FLORIDA EAST COAST RAILROAD COMPANY'S PROPERTY A DISTANCE OF 44.5 FEET TO THE EAST LINE OF JUPITER AVENUE; THENCE SOUTHERLY ALONG THE EAST LINE OF JUPITER AVENUE, A DISTANCE OF 117.6 FEET; MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 320 FEET OF THE NORTH 1880 FEET OF THE WEST 800 FEET OF SAID GOVERNMENT LOT 2; THENCE EASTERLY ALONG THE NORTH LINE AFORESAID A DISTANCE OF 323.5 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF GOVERNMENT LOT 2 TO THE POINT OF BEGINNING.
LESS THAT PORTION LYING SOUTH OF THE NORTH RIGHT OF WAY LINE OF JUPITER BEACH ROAD AS SHOWN IN OFFICIAL RECORDS BOOK 8763, PAGE 1371, AND LESS THAT PORTION LYING WEST OF THE EAST RIGHT OF WAY LINE OF STATE ROAD 811.

PARCEL 1:

ALL THAT PORTION OF LANDS AND WATERS OF THE FLORIDA EAST COAST RAILROAD COMPANY CANAL, AS DESCRIBED IN DEED BOOK 86, PAGE 255, LYING IN GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; BOUNDED ON THE WEST BY THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 811, BOUNDED ON THE NORTH BY THE CENTERLINE OF SAID CANAL AS DESCRIBED IN SAID DEED BOOK 86, PAGE 255; BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID CANAL; BOUNDED ON THE EAST BY A LINE PARALLEL WITH AND 374.56 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID GOVERNMENT LOT 2.

PARCEL 2:

INTENTIONALLY DELETED.

PARCEL 3:

ALL OF A 1 FOOT STRIP OF LAND BEING A PORTION OF LANDS AND WATERS OF THE FLORIDA EAST COAST RAILROAD COMPANY CANAL, AS DESCRIBED IN DEED BOOK 86, PAGE 255, LYING IN GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; LYING EASTERLY, ADJACENT AND CONTIGUOUS WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 811; LYING SOUTH OF THE SOUTH LINE OF THE NORTH 1147.4 FEET OF SAID GOVERNMENT LOT 2.

TOGETHER WITH

INGRESS & EGRESS EASEMENT:

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND ACCESS OVER, ACROSS, AND THROUGH THAT PORTION OF FLORIDA EAST COAST RAILWAY COMPANY CANAL AS DESCRIBED IN DEED BOOK 86, PAGE 255, LYING IN GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, NOT LYING WITHIN PARCELS 1 AND 2 ABOVE, AS GRANTED IN THAT CERTAIN ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 20080, PAGE 1765, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION OF SAID CANAL TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

TOGETHER WITH (PER THIS OFFICE)

THOSE LANDS LYING WEST OF THE EAST LINE OF THE WEST 100 FEET OF SECTION 6, TOWNSHIP 41, SOUTH, RANGE 43 EAST, PALM BEACH COUNTY; BOUNDED ON THE NORTH BY THE CENTERLINE EXTENSION OF THE FLORIDA EAST COAST RAILWAY COMPANY CANAL AND BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID FLORIDA EAST COAST RAILWAY PARCEL PER DEED BOOK 86, PAGE 255.

ALL PARCELS ARE CONTIGUOUS AND ADJOINING.

ALL TOGETHER CONTAINING 2.948 ACRES MORE OR LESS

OR 128415 SQUARE FEET MORE OR LESS

DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

[illegible]

George G. Gentile, PLA ■ Emily M. O'Mahoney, PLA ■ M. Troy Holloway, PLA ■ Dan Siemsen, PLA ■ Dylan Roden, PLA

**Statement of Use
Flagler Wharf:
Special Exception and Site Plan Review
September 25, 2023
Rev. July 31, 2024**

Introduction:

2GHO, Inc., on behalf of the Owner (Flagler Wharf Real Estate, LLC), is requesting site plan approval, including a special exception for marine facilities, on a ±2.95-acre* parcel located on North Alternate A1A approximately 1,300' north of Indiantown Road, within the Town of Jupiter. The Owner is proposing to redevelop the property with a waterfront cafe with outdoor dining, professional office, and a reconfigured 12-slip marina. The subject proposal also involves a request to designate A1A as the project frontage, which is discussed elsewhere in this statement of use. The table below depicts the development program, and the respective intensities.

**2.57 acres of property are upland, 0.38 acres are submerged lands; this site plan proposes 2.42 acres of upland, 0.53 acres of submerged lands.*

Use	Square Footage
Waterfront Cafe	3,376 sf
Outdoor Seating	1,210 sf
Professional Office	2,758 sf
Marina	12 (slips)
Total	7,344 sf

The subject property has a land use designation of Commercial and is zoned C-2: General Commercial. The property is located within the Center Street/ A1A Redevelopment Overlay Area (ROA) and qualifies as an infill redevelopment project.

Note, this application is considered a revision to the original site plan application filed in 2022, which consisted of a site plan of 42,073 sf and contained the waterfront café with outdoor dining, professional office, medical office, accessory dwelling units, café support space, and utility storage.

Project History:

The subject property was originally developed as the Bell's Mobile Home Park. In 2016, the Owner purchased the property and at the specific request by the Town of Jupiter for them to start reviewing a new proposed site plan the owner began relocating residents to other areas. The property is now vacant. In 2019, an application was filed requesting approval of a Small Scale Planned Unit Development (SSPUD), Special Exception for an 85-bed Assisted Living Facility within a PUD, and a Special Exception for a Marina in a PUD. Ultimately, that application was withdrawn.

Compatibility with Surrounding Uses:

The subject property and the Owner's proposal for the above-mentioned uses, are consistent with, though providing an upgrade to, the surrounding area. See below land uses:

	Future Land Use	Zoning/Overlay
Subject Property <i>Vacant</i>	Commercial	C2: General Commercial ROA: Center Street / A1A
North: <i>Edgewater Plaza</i>	Commercial	C2; General Commercial ROA: Center Street /A1A
South: <i>Enterprise Rent-A-Car</i>	Commercial	C2; General Commercial
East: <i>Vacant</i>	Residential Medium Density	R1; Residential, Single Family
West <i>Industrial Development Railroad</i>	Industrial	I1; Light Industrial

Proposed Site Plan:

In the spirit of promoting logical redevelopment, the Owner's primary focus is building the waterfront restaurant, outdoor dining, and dock reconfiguration. The Owner has indicated an area of 'future development' in the southwest corner of the property, and will file a separate site plan amendment application in the future based on what the market is dictating.

The site layout takes advantage of the property's physical shape, as well as its location as a corner lot on a major arterial roadway (Alternate A1A). The proposed plan provides for two access points; access on Old Jupiter Beach Road, and an additional access on Alternate A1A. Parking is located on the side of the restaurant and traverses to the southern portion of the project boundary consistent with the intent of the Center Street/North Alternate A1A ROA.

The proposed waterfront cafe is located on the northern portion of the property adjacent to the Flagler canal. The 3,376 -sf cafe also includes a 2,758 sf of office on 2nd floor of the proposed cafe. The café location provides the public with a visual connection to the marina and waterway from Alternate A1A. Immediately north of the proposed cafe is a pedestrian walk adjacent to a proposed seawall and the proposed reconfigured 12 marina slips. The Owner intends to lease these slips to the public.

The proposed site plan meets all of the land development regulations as it relates to setbacks*, greenspace, and building height. The proposed site plan improves and maintains the reconfigured boat slips and provides public access to the waterfront. Additionally, the site will provide the required pedestrian amenities (e.g., benches and trash cans) and bicycle racks.

Setback Designation Request:

*As it relates to setbacks/project frontage, the Owner requests consideration to designate Alternate A1A as the lot frontage, as opposed to Old Jupiter Beach Road. While Section 27-1 of the Town's zoning code states that lot frontage shall be the shortest property line adjacent to a

street (Old Jupiter Beach Road), it does give the Director of Planning and zoning (or their designee) the ability to designate an alternative frontage (Alternate A1A).

The request to designate Alternate A1A is logical. First, the property already has an Alternate A1A street address. Additionally, designating A1A as the frontage is directly consistent with the general planning principles of the Center Street/A1A Overlay as it will orient the proposed office building to face the major corridor, while being sensitive to the adjacent residential area. Finally, at the September 5th neighborhood meeting (discussed in the public outreach portion of this statement of use), the residents were adamant that the proposed building should be situated such that it fronts A1A.

The project team would request Town Council's consideration in our request to situate the proposed building along the A1A frontage.

Environmental Stewardship:

The Owner realizes that the subject property is well-located, and is pleased to make specific environmental enhancements with the proposed development that will raise environmental awareness. With the construction of the proposed marina, the Owner will utilize concrete pilings, which allow for oyster attachment, and stimulates marine life habitat. Additionally, the Owner will post educational signage near the boardwalk that will provide the public knowledge on how this project is doing its environmental part.

Historical Significance:

The Owner's understand the Town's desire and commitment to pay homage to the past that has ultimately made Jupiter the place it is today.

Henry Flagler is well remembered for his industrial contributions within the Town of Jupiter. Within close proximity to the FEC railroad tracks, Flagler was responsible for building two train depots; the first in 1894, and the second in 1915 within the Town limits. These depots were used for to transport passengers, and for the shipping of fruits, vegetables, mail, and live animals for Trapper Nelson's Zoo. Additionally, this area is significant for being the center of shipping and transit in Jupiter. Old Jupiter Beach Road was once the main access to the beach, connecting to a swing bridge before the eventual construction of the Indiantown Road bridge.

Specific to the subject site, Flagler dug the adjacent canal to obtain access to the railroad. The Owners are happy to celebrate this fact with a historical marker on the property. The proposed historical signage, will reflect an important story of a place, and show the importance of the Jupiter's heritage.

While there are technically no historical structures within a ½ mile of the site, the proposed architecture of the project seeks to take elements from the nearby Center Street neighborhood

that will work in creating balance between remembering the past, and facilitating change in a way the sustains appropriate future development.

Traffic and Parking:

The proposed uses require a total of 70 spaces pursuant to Town regulations. A more detailed breakdown is provided on the following page:

Use (Square Footage)	Code Required Rate	No. Spaces Required
Prof. Office (2,758)	1/250 sf	11.03
Waterfront Cafe Use (3,376)	1/85 sf	39.72
Outdoor Dining (1,210 sf)	1/85 sf	14.24
Private Docks (12 slips)	1/slip	12.0
Total Parking Required		77 sp

The site will provide **84** spaces, making the proposed site plan compliant with the Town's off-street parking regulations. Note, valet parking is not proposed with this application.

As indicated in the traffic study included with this application, the proposed development complies with Palm Beach County Traffic Performance Standards.

During this review process, staff has noted the need for additional parking related to marina services, due to the project's initial request for shared parking. As the project is no longer requesting shared parking, all of the proposed uses are FULLY parked, based on the Town's regulations. The site is overparked by 7 spaces, and will be able to support all proposed uses. Please see the special exception section of this statement of use for more information related to marine services.

Public Outreach:

On September 5, 2023, the owner and applicants met at the Generation Church, located at 430 Center Street, with 12 residents of Old Jupiter Beach Road (OJBR). A PowerPoint presentation was presented to the residents, providing them with a complete and full understanding of the proposed site plan and architecture. Following the meeting a pdf of the presentation was also provided to each resident that had requested a copy.

During this meeting there were NO negative comments or feelings expressed from the residents regarding this project. Several residents stated that they were surprised that residential was not being developed here, and were curious as to why. One longtime OJBR resident, since 1970, stated that they really liked the plan and were very happy to finally see something being built on the property, finally removing the longtime eyesore. Overall, all of the residents seemed very happy with the proposed project, the uses, architectural design and had NO issues with the proposed height of the building. There were a couple of questions pertaining to the estimated start date, how long to build and what were the future intentions of the vacant eastern residentially zoned parcel. They also wanted assurance that the front of the project was NOT oriented toward OJBR, but rather to Alternate A-1-A, further supporting our request to designate A1A as the property frontage.

On October 3, 2023 at 6PM, the Owner and applicants met again at Generation Church, on Center Street with the Eganfuskee Street property owners. Of the 16 property owners on Eganfuskee Street, all of whom were invited, we only had 2 property owners attend and 1 who responded via email. And similar to our meeting with the Old Jupiter Beach Road property owners, all property owners who attended/responded, were in favor of this project, had NO issues with the project and loved the architecture and look of the development.

Please note, that this Public Outreach was conducted with the initial proposal which depicted the 5-story medical/ professional office building; a more intense plan with more anticipated trips.

Consistency with the Town of Jupiter's Comprehensive Plan:

The Owner's proposal is consistent with the Town's Comprehensive Plan, as demonstrated below:

Future Land Use Element

- ❖ Policy 1.3.9 Commercial - This future land use designation provides for neighborhood, general, office, low-impact clean manufacturing, and accessory residential apartments for employees, which are detailed below. **The subcategories should be used as a guide for the assignment of zoning.**

General Commercial – This subcategory consists of a wide range of commercial goods and services serving a community-wide market. That does not mean that the entire range of all commercial goods and services must be available. A representative sample of activities includes personal services, banking and offices, retail stores, nurseries, printing and publishing, auto repair, marine facilities, and medical and dental clinics.

Location Criteria

- 1) At major intersections, or as provided for in certain districts of the IOZ District;
- 2) Central to and/or readily accessible to several residential areas of the community;
- 3) Preferably grouped with other stores of this category to achieve a combined market draw of people on multipurpose trips;
- 4) Not adjacent to low-density, single-family neighborhoods;
- 5) Adjacent to Medium Density Residential areas when proper buffering is provided;
- 6) Situated preferably on an arterial roadway, but never on a local street;
- 7) In areas where water supply and sewerage facilities services are available.

Response: Based on the subject property's zoning designation of General, Commercial, we have analyzed this proposal based on the General Commercial subcategory within the Town's Comprehensive Plan.

The Owner's proposal of proposed office, marine facilities and restaurant are the uses included in the General Commercial description in the Comprehensive Plan, providing for office and for services that will serve a community-wide market. Further, the proposal meets the above-mentioned locational criteria, and intensity measures.

- ❖ Policy 1.4.1 Development orders for future development and redevelopment activities shall be issued only in areas possessing the appropriate Future Land Use designation and that are consistent with the goals, objectives and policies of the Comprehensive Plan.

*Response: The subject property has the proper land use designation of **Commercial** that supports all of the proposed uses in this application and is fully consistent with the goals objectives and policies of the Comprehensive Plan.*

Infill Development, Redevelopment and Upgrading of Existing Properties

The proposed project meets the following policies established in the Comprehensive Plan regarding infill development, redevelopment, and upgrading of properties:

- ❖ Policy 1.13.1 The Town shall assess and identify specific locations for possible infill and desired redevelopment areas, including substandard housing areas.

Response: The subject property is located within one of the Town's designated Redevelopment Overlay Areas (ROA). More specifically, the property has been assigned to the Center Street/ North Alternate A1A ROA. While the use of the specified general planning principles in this ROA are strictly voluntary, the Owner has decided to incorporate the principles into its proposed site plan. This furthers the infill nature of the redevelopment consistent with this policy.

- ❖ Policy 1.13.3 At a minimum, infill, redevelopment plans and activities, and upgrading of existing properties shall:

- a) Be consistent with other policies of the Comprehensive Plan.

Response: The proposed infill redevelopment project is consistent with the Town's Comprehensive Plan as described within this Statement of Use. Additionally, this property owner has eliminated inconsistencies through the relocation of the Bells Mobile Home Park

- b) Be coordinated with the availability of public facilities and services at the levels of service adopted in the Comprehensive Plan.

Response: With this submittal, a drainage statement demonstrating the necessary adopted Town/County requirements have been met. Additionally, a traffic statement consistent with Palm Beach County's Traffic Performance Standards has been provided to the Town for review.

- c) Address the impact of redevelopment activities on natural systems and any historic and archaeological resources.

Response: The property has previously been developed and cleared. There are not natural systems or historical or archeological resources associated with the property. The project does include a marina. A marina exists on the property and is proposed to be reconfigured. In doing so, the Owner will remove existing silt sediments, which will enhance water quality as part of the development. Additionally, the Owner has granted easements to the Town of Jupiter to support the town's drainage and water quality enhancement project within the industrial area west of Old Dixie Highway.

- d) Provide for visual continuity of the target study area through the application of sound principles of architectural design and landscaping.

Response: There is no specific visual continuity within the area, which includes a car rental facility, automotive repair tire shop, tattoo parlor, and metal plumbing warehouse along Alternate A1A and residential uses along Old Jupiter Beach Road. The architecture and landscaping have been designed to enhance the visual aesthetic of the property and surrounding areas. Much of the surrounding area is old and in need of redevelopment. The intent is not to match older properties directly, but to provide an enhancement to the area to which future redevelopment will match using high quality, sound architectural design and landscaping.

- e) Be consistent with future character as outlined in neighborhood plans and master plan studies for specific areas; or the surrounding established character of a neighborhood or area, including but not limited setbacks, lot coverage, building scale, and/or massing.

Response: Although there are no neighborhood plans or master plans studies by name, the property is within the Center Street/N.A1A ROA. The proposed project incorporates the desired, though not required, elements of the ROA into the design.

Please refer to the Architectural and Community Appearance section of this statement of use for additional information on the building design, and why it is contextually compatible with the existing area.

- f) Ensure development addresses or reduces existing non-conformities or demonstrates that the proposal will not create adverse impacts by allowing alternative solutions.

Response: The Owner has eliminated multiple non-conforming uses and conditions through the relocation of the Bell's Mobile Home Park. The proposed development conforms with Town regulations in its entirety.

Be consistent with Section 723.0612, Florida Statutes, related to mobile home parks and include relocation strategies for those residents displaced by the implementation of the plan, which ensure that the displaced residents are provided adequate notice, equitable compensation and assistance in locating comparable alternative housing in proximity to employment and necessary public services and/or provide a minimum percentage of replacement housing on site.

Response: The above requirement has been fully satisfied.

Consistency with the Town of Jupiter's Zoning Code:

This project is consistent with the Town's zoning code as discussed herein.

Commercial, General District (C-2)

As mentioned elsewhere in this statement of use, the subject property is assigned C-2 as the zoning district. The proposed development of an office, medical office, and restaurant with outdoor seating seeks to provide the residents of the Town with a range of goods and services. With the property's location (located on North Alternate A-1A; a major arterial), the development is consistent with Section 27-253 the intent of the C-2 zoning district.

Additionally, proposing a marina (with 12 slips) is permitted as a Special Exception Use within the C-2 zoning district.

Center Street/N. Alternate A1A Redevelopment Overlay Area

Section 27-1739 of the code states that the general intent of the designated redevelopment overlay areas is to provide incentives to encourage infill development by methods outlined in the general planning principles within each ROA. While these planning principals are not mandatory, per Sec. 27-1740, the Owner has incorporated all of the principles into the proposed design.

1. The design and architecture shall be consistent with and shall preserve and enhance the historical commercial character of this area of the town.

Response: As mentioned elsewhere in this statement of use, the subject area does not contain much architecturally historic significance. As such, the intent is not to match older properties directly, but to provide an enhancement to the area to which future redevelopment will match using high quality, sound architectural design and landscaping.

2. The project shall provide for a collection of compatible, interrelated uses, including commercial retail space uses and services, contribute additional employment opportunities, and provide for opportunities for accessory residential where desired or appropriate.

Response: The project includes each element identified - professional office, restaurant. These proposed uses contribute to employment opportunities. The Restaurant will be an amenity for the neighboring community building and the surrounding residential neighborhoods east of Alternate A1A.

3. Apply as many of the traditional neighborhood development planning principles listed in section 27-994 of the zoning chapter as feasible;

Response: The subject parcel incorporates multiple TND concepts such as orienting the buildings to the street, providing all of the parking on the side, and rear of the buildings, engaging and providing an active waterfront, and providing several opportunities for pedestrian amenities, particularly shaded seating areas, throughout the property.

4. Orient existing commercial buildings such that the front of the buildings face the street upon which the buildings are located;

Response: There are no existing buildings remaining on the property. The above criterion is not applicable.

5. Provide on-street parking in front of and/or provide off-street parking along the side and rear of the building;

Response: Alternate A1A is a State Road under the Jurisdiction of FDOT. The road is considered a major arterial the design of which is not conducive to on street parking. On Street parking on Old Jupiter Beach Road would be unusual and out of context for the neighborhood. As such, this element is not feasible for the project.

6. Preserve, accentuate and enhance the natural resources and specimen trees which exist upon those properties located along Alternate A1A, the Jupiter River, and other waterways within this ROA;

Response: This project will result in significant water quality enhancements to the existing canal by widening the west end and removing existing silt deposits. The property owner has also cooperated with the Town of Jupiter through the granting of critically needed easements to facilitate the water quality and drainage improvements for the industrial property west of Old Dixie Highway. In combination the proposed improvements will increase water flow and quality. The Owner's arborist held a site visit with the Department of Natural Resources, and based on that discussion, the design proposes the relocation of existing oak trees, and a Ficus tree. Relocation of these trees meets the intent of this standard.

7. Provide for the orientation of new buildings and their entrances, windows and outdoor spaces such that these features front Alternate A1A.

Response: The restaurant building has been set back from the street to better provide the public with a physical and visual connection to the waterway. The restaurant engages and provides substantial landscaped open spaces along the waterway. It also engages with Alternate A1A with the placement of the door into the restaurant, as well as a pedestrian walkway leading from the sidewalk to the covered walkway/porch around the building.

8. Preserve, accentuate and enhance views from the waterways by prohibiting the location of service areas and dumpsters abutting the waterways and the Jupiter River.

Response: The service area of the restaurant has been pulled away from the waterway, integrated into the architecture of the building and appropriately placed immediately west of the proposed restaurant and fully screened from all views.

Section 27-1760 of the Town's code entitled "Land Development Regulations" sets particular regulations that must be **specifically met** within the Center Street/N. A1A ROA. The project meets these standards as outlined below:

1. **Setbacks and step-backs.** A reduced front setback is permitted, provided 75 percent of the parking required for the use is provided on the side or to the rear of the property, not including on-street parking, as follows:

- a. Street setbacks shall be a minimum of 20 feet.

Response: The building meets or exceeds all minimum setbacks, as shown on the site plan.

- b. Buildings proposed at the minimum street setbacks set forth above shall not exceed two stories or 35 feet without adhering to the vertical building step-back envelope (the roofline shall not be considered to be within the vertical envelope). The step-back envelope of a building shall increase at a ratio of one foot to one foot (for every one foot of vertical run, one foot of horizontal) above 35 feet, not including the building height above the roof, or pole plate for trussed roof systems.

Response: This standard is not applicable to the proposed structure.

- c. Buildings that have existing nonconforming front setbacks may maintain their existing front setbacks so long as the fronts of the buildings are maintained as part of the properties' redevelopment. Buildings may include additional floors above the existing nonconforming front setback, upon the approval of the town council.

Response: The property is vacant. As such, the above criterion is not applicable to the proposed development.

2. **Landscape buffers.** A reduced front landscape buffer is permitted, as follows:
 - a. Buildings using the reduced street setback set forth above shall have a minimum street landscape buffer of five feet;
Response: The proposed plan meets the required 10' landscape buffer requirement along Alternate A1A and Old Jupiter Beach Road.
 - b. Buildings that have existing nonconforming front landscape buffers may maintain their existing front buffers so long as that portion of the front of the buildings is maintained as part of the redevelopment, and provided that street trees, large palms, planters, landscape islands, and/or foundation plantings are installed and maintained in locations approved by the town;
Response: There are no existing buildings on site. As such, this criterion is not applicable to the proposed development.

Where on-street parking is approved by the town, the street buffer may be reduced or eliminated to correspond with the parking, provided street trees, large palms, planters, landscape islands, and/or foundation plantings are installed and maintained in the right-of-way.

Response: On street parking is not feasible. As such, this criterion is not applicable to the proposed development.

3. **Green space.** Properties whose percentage of green space does not comply with the underlying zoning district requirements may maintain their existing nonconforming green space so long as the properties' percentage of green space is ten percent or above. Those properties having less than ten percent green space shall submit landscape plans which shall provide sufficient landscape buffers, foundation plantings and landscaping to provide shade.
Response: The proposed development meets all green space requirements of the underlying zoning district.
4. New or redeveloped buildings shall be designed such that they meet the following criteria:
 - a. The building shall provide a front entrance on the street upon which the building is located;
Response: As mentioned, the restaurant building has been set back from the street to better provide the public with a physical and visual connection to the waterway. It also engages with Alternate A1A with the placement of the door into the restaurant, as well as a pedestrian walkway leading from the sidewalk to the covered walkway/porch around the building.

- b. The building's entrances shall be covered by awnings (temporary or permanent), and have a stoop, porch, and/or arcade;

Response: The proposed restaurant building now provides for a covered outdoor seating area on the west side of the building that engages with Alternate A1A. The building entry is also oriented towards Alternate A1A.

- c. The building's windows and outdoor spaces shall be oriented toward the street.

Response: Both of the proposed buildings windows and outdoor spaces will engage the street or waterfront, which following TND principles, serves as a street.

5. The owner shall preserve at least 50 percent of any specimen trees which exist on-site.

Response: The Oaks and Ficus are being relocated and preserved on-site.

6. Properties along Alternate A1A with direct access to the Jupiter River or other waterways shall be redeveloped such that they engage the water. Service areas and dumpsters shall not abut and be visible from the adjacent waterway.

Response: The proposed development is designed to engage and interact with the adjacent waterway. The restaurant and marine facility both provide engagement with engage the water. An example of this is seen by placing the covered outdoor dining and usable open space facing the water.

7. On-street parking is permitted within the rights-of-way of the following streets, provided it meets the regulations of [section 27-2832](#):

- a. Old Dixie Highway, Seminole Avenue, Town Hall Avenue, and Orange Avenue: 90-degree and parallel parking permitted;

Response: Not Applicable

- b. Center Street: both reverse angle-in parking and parallel parking are permitted.

Response: Not Applicable

Architectural and Community Appearance Review Standards for Site Plan

Sec. 27-2007 of the Town's code require standards for Architectural and Community standards. Please refer to our responses to the bellow standards.

1. Whether the buildings or structures proposed are consistent with the appearance or architectural style and character of other structures in the same master planned or Large-Scale Planned Unit Development (PUD) developments, or any zoning district which has adopted architectural standards.

Response: This standard is not applicable. However, the proposed development is consistent in appearance and architectural style and character.

2. Whether the proposed architectural design and appearance of the buildings or structures are of such architectural quality, variety and appearance so as to not cause surrounding properties from materially depreciating in appearance and value.

Response: The proposed design significantly enhances the property and the surrounding areas by providing for high quality architecture that will bring vibrancy to the area, which can spur future redevelopment and upgrading of the area, as is badly needed. This will enhance the value and appearance of and for surrounding properties.

3. Whether the proposed architectural design and appearance of the buildings or structures are in harmony with existing or proposed developments in the general area.

Response: The area surrounding the property, as discussed previously and below, does not contain a consistent or valuable design or appearance standard. The architectural design and appearance is consistent with the vision for future development in the area.

Contextually, the site sits among a series of non-descript structures on the east side of Alternate AIA north of Indiantown Road. To the south across Old Jupiter Beach Road is Enterprise Rent-a –Car, a single-story building of pseudo-Mediterranean style with tan stucco walls and three-barrel tile hip roof elements married to a flat roof "box". To the south of the car rental is Sportfish Outfitters, a single-story marine supply store of "Florida Cracker" design with standing seam metal roof, stucco siding and a front porch facing the street.

To the north and across the canal is a single-story paint store with a flat roof and attached mansard style canopy and further north is the single-story Economy Tire and Auto Repair of Jupiter. West across Alternate AIA lies the Florida East Coast Railroad tracks. East of the site lies a series of single-family residential homes of varying sizes, styles and content. None of the buildings contain identifiable architectural styles. None of the buildings are historical or are representative of any historical character. None of the buildings contain architectural features which would be desirable to emulate. The corridor is run down, has no defined character; it is badly in need of redevelopment as recognized and encouraged by the ROA. The Owner desires to be a catalyst for that redevelopment and incorporate, as discussed above, elements encouraged for the ROA.

4. Whether the proposed buildings or structures are consistent with the standards of this division, the town's land development regulations, other applicable ordinances of the town, and any areas which have been the subject of a special study, including, but not limited to, the Indiantown Road Overlay Zoning District (IOZ), and the U.S. Highway One/Intracoastal Waterway Study Area

Response: As discussed throughout this statement, the property is within the Center Street/North Alternate A1A Redevelopment Overlay Area and the proposed design is consistent with the standards encouraged therein. The design and architecture is

consistent with and preserves and enhances the historical commercial character of the area by providing for a collection of compatible uses. It should be noted however there are no existing historical structures within visual sight of the property.

Although the buildings adjacent to the subject property do not represent a direct source of relevant architectural context or historical reference, the design team has incorporated the materials, colors and architectural details observed in the surrounding historical neighborhoods, and we feel the design revisions respond to the special character and qualities of this area, including historical, literal and implied.

The restaurant building is oriented to preserve, accentuate, and enhance views of the waterway and does not locate any service areas or dumpsters abutting the marina area.

Additionally, the proposed project is in conformance with Chapter 27, Article 11, Division 5 entitled "Architectural and Community Appearance Standards". The plans included with this application illustrate the compatibility of the buildings, which accurately reflect the scale, massing, proportions, elevations, architectural style and character of the project so that the site plan application may be evaluated consistent with the Town of Jupiter standards.

5. Whether the proposed buildings or structures, and in particular, residential dwelling units, for a particular site plan or subdivision contain a variety of architectural styles and floor plans or model types so as to avoid a monotonous appearance of residential units and/or streetscapes within a particular site plan or subdivision. In order to avoid the monotonous appearance of residential units and/or streetscapes within a site plan or subdivision, the council may require any number of different residential dwelling unit floor plans or housing model types and/or a variety of architectural styles. In order to implement this policy, the council may adopt conditions to require any number of floor plans or housing model types, and may also specifically address a building's scale, massing, proportion, elevations and architectural details, including, but not limited to, its architectural trim and colors.

Response: Not applicable, as this project no longer provides for accessory residential.

Special Exception Request for Marina:

South Florida has made recreational boating a part of its economic make up. The proposed marina will add a desired use for the marine community. Further, the proposed marina will be placed at the terminus of a canal limiting impact to any neighboring properties.

Note, the proposed marina **will not** function as a commercial marina, as the slips will be for private use only (no slips are reserved specifically for the restaurant use). There will be no overnight lodging onboard any vessels, showers, or waste disposal occurring at the marina. The Owner also requests that the Town allow the ability to moor vessels up to 35' (as measured at the waterline), as the project team believes the self-limiting nature of the existing canal will only accommodate up to that size.

Data provided by the Marine Industries Association of Palm Beach County states that approximately 25% of registered private recreational boats in the state of Florida are between the 25' – 38' range. In Palm Beach County, the most popular brands of vessels

purchased are the Bahamas, Jupiter, and Contenders, all of are within the 32'-38' range. Vessels of this size would not be inconsistent with the surrounding areas, as the average size of vessels moored on adjacent properties range from 32'-36'. Further, the boat draft typically associated with a vessel of this size can be fully accommodated within the existing canal.

Finally, we would request a length of "35" feet (*as measured at the waterline*); as the canal currently supports approx. 19 boat docks, approx. 16 boats + jet skis; including a +/-73' boat and several 40'+/- boats. The renovated marina design (per Isiminger & Stubbs Engineering) allows for this length, the canal width at the marina would also allow for this length and the depth of the canal would accommodate this length.

Per the C-2 use regulations, the proposed marina is considered a special exception. Section 27-177 of the zoning code identifies the criteria that are required to be met for a special exception approval. Each of the criteria are met, as further explained herein

1. The proposed special exception use shall be compatible with the character and use (existing and future) of the surrounding property in its function; hours of operation; type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.

Response: During the operation of the mobile home park, a marina existed on the property. The Owner seeks to reconfigure the marina, as permitted by the Army Corps of Engineers. The reconfiguration will use improved construction standards from the marina that historically has existed on the property. There are no buildings or ancillary uses such as fueling proposed as a part of the marina use. The proposed slips will provide boat access to the community and residents in the adjacent neighborhoods who do not abut the water. The proposed use is consistent with the marine character of the surrounding area and will not generate excessive traffic. The location of the slips is appropriately cut into the property to maintain the navigability of the waterway.

2. The proposed special exception use shall not have a detrimental impact on surrounding properties based on:

- a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;

Response: With only 12 slips, the marina will not be used by more than 12 boat owners. While the design team understands staff's concern with providing additional parking for the marina use, it is important to note that the site is overparked by 14 spaces, and is not proposing shared parking for this proposal, meaning the project is parked based on code requirements. Additionally, it is not anticipated that boats will exceed 35' for this use, as mentioned in the beginning of the Special Exception section of the narrative. There will be no overnight lodging and/or waste disposal on the property, will not create a parking demand beyond what is already provided for based on code requirements. Boats of this size are typically cleaned by the Owner, and will not involve any additional crew. Last, any systems maintenance, or engine servicing would be done at an off-site facility such as Safe Harbor, or Viking.

- b. The degree of noise, odor or other potential nuisance factors generated by the special exception use; and

Response: It is not anticipated that there will be any noise or odor impacts with the proposed marina. Marina uses are common in similar areas. As the proposed marina is only 12 slips, it has minimal impacts. Further, the marina will have rules and regulations to prohibit noise and odor. Further, the Owner plans to limit the hours of the marina daily from 6a-9p.

- c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

Response: The twelve slips will have minimal traffic. Industry standards based on data from the U.S. Coast Guard has confirmed that only 15% of boats are used daily. This would equate to only 2 of the 12 boats potentially impacting traffic on a daily basis. Use of the slips by commercial vessels is not proposed.

Site Plan Review Criteria:

The Owner's proposal meets each of the required criteria for site plan review set forth in Section 27-175.

1. The proposed development is consistent with the goals, objectives and policies of the town comprehensive plan.

Response: The proposed development aligns with several Goals, Objectives, and Policies of the Town's Comprehensive Plan, as outlined in this Statement of Use.

2. The proposed development is consistent with any applicable, countywide land development regulations.

Response: The only countywide regulation relates to traffic. As part of this application, the Owner will obtain traffic concurrency approval from Palm Beach County's Traffic Division.

3. The proposed development is consistent with all applicable land development regulations and all other portions of this Code.

Response: The subject development is compliant with all elements of the Town of Jupiter regulations and this code, as discussed throughout this statement. The Owner is not requesting any waivers or variances.

4. The proposed development is compatible and/or consistent with the established or proposed character of a neighborhood or area.

Response: The property is designated Commercial land use and is zoned C-2 General Commercial. C-2 is the most intensive zoning district in the town and intended for commercial development consistent with the property owners' development plan, as further discussed throughout this statement. The proposed redevelopment is consistent with the vision of the Town for the area as identified in the ROA for this otherwise ununified area of the Town, as discussed further throughout this statement.

5. The proposed development does not create or excessively increase traffic congestion or otherwise affect public safety.

Response: As demonstrated in the submitted traffic statement, no excessive increase in traffic will be generated with the proposed redevelopment. All applicable traffic performance standards are met.

6. There are adequate levels of service for public facilities, including, but not limited to, transportation, water supply, drainage and sanitation, available concurrent with the impacts of the development proposed by the application.

Response: As this is an infill redevelopment project, adequate levels of service will be provided concurrent with the approved development. The submitted drainage and traffic statements show consistency with the applicable standards set forth by the respective reviewing authority. Further, the Town of Jupiter's Water and Stormwater Department will also be reviewing the above-mentioned documents ensuring compliance with this criterion.

7. The proposed development does not significantly reduce light and air to adjacent properties.

Response: The proposed redevelopment will not significantly reduce light and air to the adjacent properties. The proposed buildings are positioned along the roadways and separated from adjacent properties.

8. The proposed development does not adversely affect property values in adjacent areas.

Response: As discussed above, the proposed redevelopment will not adversely affect property values in the area. In fact, the proposed development will be a catalyst to the improvement of commercial and residential properties in the adjacent area resulting in an increase in property values.

9. The proposed development would not be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

Response: The proposed redevelopment will not pose any deterrent of surrounding properties desire to improve or redevelop in accordance with the existing regulations. To the contrary, it is an example showing that those properties can be redeveloped in accordance with these regulations and the development can act as a catalyst for other high-quality developments similar to that proposed.

10. The proposed development does not create noise or visual pollution.

Response: The development will not create any visual pollution. The proposed development will be enhancing an existing vacant property with high quality design. All sound generated from the proposed use will be within the requirements of the Town's Sound Ordinance.

11. The proposed development does not negatively impact adjacent natural systems or public facilities, such as parks.

Response: There are no negative impacts on natural systems or public facilities such as parks. The only adjacent system or facility is the canal. As noted throughout this statement, the proposal provides an upgrade to the marina and surrounding water quality.

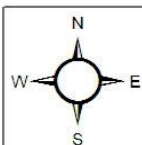
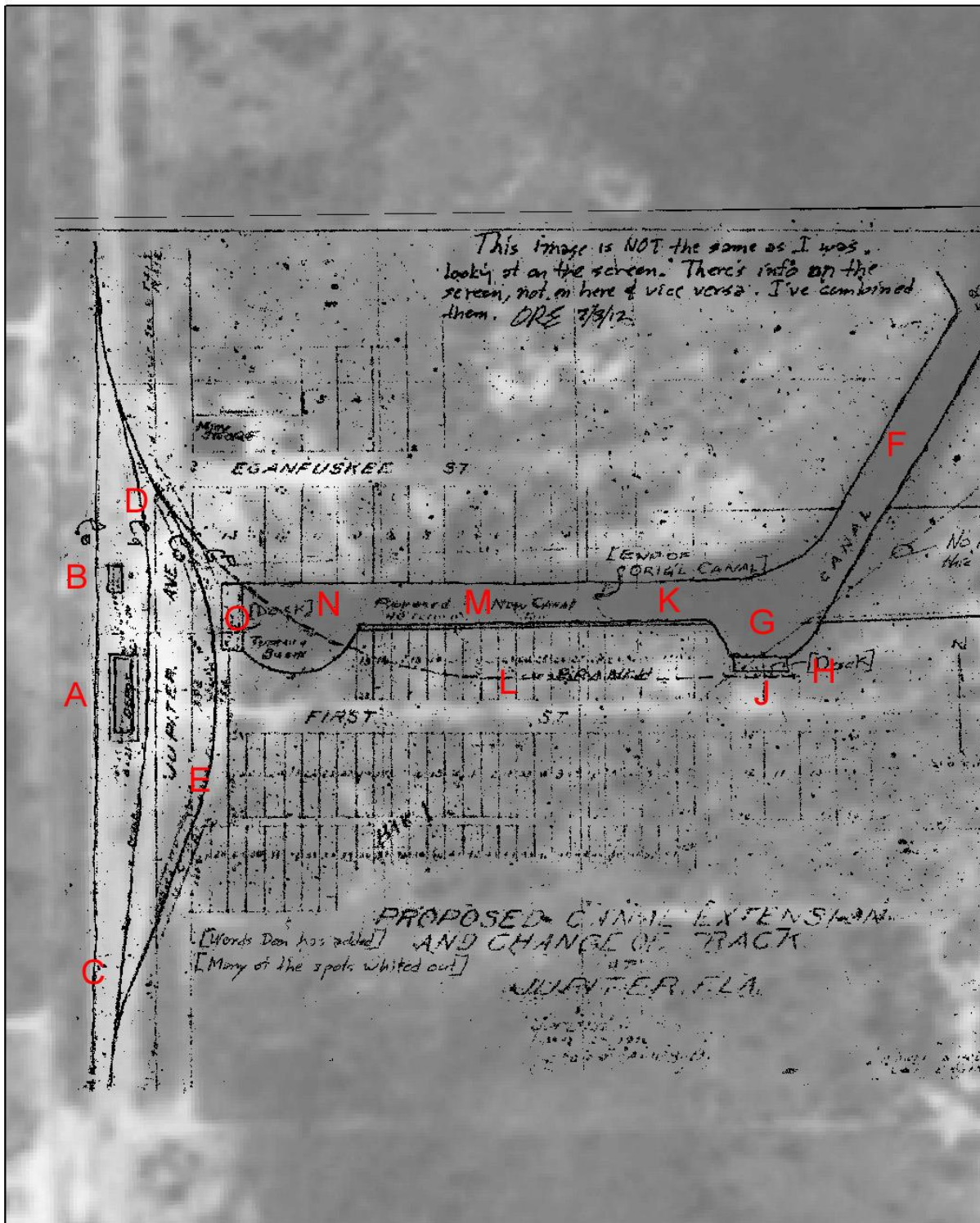
12. The proposed development provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

Response: All required pedestrian amenities are provided for, as shown on the site plan.

Conclusion:

The Owner is excited to bring a much-needed high-quality development to this area of the Town that will provide for amenities for the community with a waterfront restaurant with outdoor seating, marina, and 2nd floor professional office. The Owner and their consultants have worked to propose a special redevelopment that could spur future quality development in the area. The development is consistent with all the requirements of the C-2 Zoning District and the Center Street/North Alternate A1A ROA, and incorporates the desired but not required elements of the ROA.

Jupiter FEC Railway Station and Canal (1916 Plat)



0 100 200 Feet

Jupiter Depot Area
1916 Plat Over 1940 Aerial

jimmiller@email.com
850-445-5042

Sec. 27-1759. - General planning principles.

Those properties located within the Commercial, Neighborhood Districts (C-1), Commercial, General Districts (C-2), Commercial, Office Districts (C-3), Commercial, Restricted Districts (C-4), and Industrial, Park, Light Industry Districts (I-1) are eligible for the incentives provided for in this ROA. In order to qualify for incentives, the development or redevelopment project shall be consistent with and implement the following general planning principles:

- (1) The design and architecture shall be consistent with and shall preserve and enhance the historical commercial character of this area of the town;
- (2) The project shall provide for a collection of compatible, interrelated uses, including commercial retail space uses and services, contribute additional employment opportunities, and provide for opportunities for accessory residential where desired or appropriate;
- (3) Apply as many of the traditional neighborhood development planning principles listed in section 27-994 of the zoning chapter as feasible;
- (4) Orient existing commercial buildings such that the front of the buildings face the street upon which the buildings are located;
- (5) Provide on-street parking in front of and/or provide off-street parking along the side and rear of the building;
- (6) Preserve, accentuate and enhance the natural resources and specimen trees which exist upon those properties located along Alternate A1A, the Jupiter River, and other waterways within this ROA;
- (7) Provide for the orientation of new buildings and their entrances, windows and outdoor spaces such that these features front Alternate A1A;
- (8) Preserve, accentuate and enhance views from the waterways by prohibiting the location of service areas and dumpsters abutting the waterways and the Jupiter River.

(Code 1992, § 24-190; Ord. No. 32-10, § 2, 12-21-2010; Ord. No. 29-16, § 2(24-190), 5-16-2017)

Sec. 27-1760. - Land development regulations.

Those land development regulations which must be specifically met in this ROA, which differ from the underlying zoning district and shall be met, are as follows:

- (1) Setbacks and step-backs. A reduced front setback is permitted, provided 75 percent of the parking required for the use is provided on the side or to the rear of the property, not including on-street parking, as follows:
 - a. Street setbacks shall be a minimum of 20 feet.
 - b.

Buildings proposed at the minimum street setbacks set forth above shall not exceed two stories or 35 feet without adhering to the vertical building step-back envelope (the roofline shall not be considered to be within the vertical envelope). The step-back envelope of a building shall increase at a ratio of one foot to one foot (for every one foot of vertical run, one foot of horizontal) above 35 feet, not including the building height above the roof, or pole plate for trussed roof systems.

- c. Buildings that have existing nonconforming front setbacks may maintain their existing front setbacks so long as the fronts of the buildings are maintained as part of the properties' redevelopment. Buildings may include additional floors above the existing nonconforming front setback, upon the approval of the town council.

(2) Landscape buffers. A reduced front landscape buffer is permitted, as follows:

- a. Buildings using the reduced street setback set forth above shall have a minimum street landscape buffer of five feet;
- b. Buildings that have existing nonconforming front landscape buffers may maintain their existing front buffers so long as that portion of the front of the buildings is maintained as part of the redevelopment, and provided that street trees, large palms, planters, landscape islands, and/or foundation plantings are installed and maintained in locations approved by the town;
- c. Where on-street parking is approved by the town, the street buffer may be reduced or eliminated to correspond with the parking, provided street trees, large palms, planters, landscape islands, and/or foundation plantings are installed and maintained in the right-of-way.

(3) Green space. Properties whose percentage of green space does not comply with the underlying zoning district requirements may maintain their existing nonconforming green space so long as the properties' percentage of green space is ten percent or above. Those properties having less than ten percent green space shall submit landscape plans which shall provide sufficient landscape buffers, foundation plantings and landscaping to provide shade.

(4) New or redeveloped buildings shall be designed such that they meet the following criteria:

- a. The building shall provide a front entrance on the street upon which the building is located;
- b. The building's entrances shall be covered by awnings (temporary or permanent), and have a stoop, porch, and/or arcade;
- c. The building's windows and outdoor spaces shall be oriented toward the street.

(5) The owner shall preserve at least 50 percent of any specimen trees which exist on-site.

(6) Properties along Alternate A1A with direct access to the Jupiter River or other waterways shall be redeveloped such that they engage the water. Service areas and dumpsters shall not abut

and be visible from the adjacent waterway.

(7) On-street parking is permitted within the rights-of-way of the following streets, provided it meets the regulations of section 27-2832:

- a. Old Dixie Highway, Seminole Avenue, Town Hall Avenue, and Orange Avenue: 90-degree and parallel parking permitted;
- b. Center Street: both reverse angle-in parking and parallel parking are permitted.

(Code 1992, § 24-191; Ord. No. 32-10, § 2, 12-21-2010; Ord. No. 29-16, § 2(24-191), 5-16-2017)

Sec. 27-564. - Use regulations.

- (a) *Uses by right.* In any Commercial, General District (C-2), land, buildings or premises may be used by right only for one or more of the following:
- (1) All retail or service stores or shops except convenience stores.
 - (2) All personal service or repair shops.
 - (3) Medical or dental clinics.
 - (4) Office buildings.
 - (5) Banking, finance or insurance business.
 - (6) Restaurant, tavern or lounge.
 - (7) Printing and publishing service.
 - (8) Day care and preschool facilities (See division 8 of article XI of this chapter).
 - (9) Swimming pools (See division 40 of article XI of this chapter).
 - (10) Nursery and greenhouse.
 - (11) Indoor recreation facilities.
 - (12) Veterinary clinic (See division 23 of article XI of this chapter).
 - (13) Museum and art gallery.
 - (14) Water-oriented uses.
 - (15) Accessory residential (See section 27-1913).
- (b) *Special exceptions.* The following uses may be permitted after review by the planning and zoning commission and provided the town council determines that the application meets the criteria contained in section 27-177, all other applicable provisions of law, and does not otherwise adversely affect the public:
- (1) Auto, marine, recreational vehicle, truck sales, mobile homes (new and used sale and rental facilities and lots) (See division 28 of article XI of this chapter).
 - (2) Wholesale outlets and distribution businesses.
 - (3) Shopping centers and/or retail with aggregate floor area of more than 20,000 square feet.
 - (4) Motel, hotel.
 - (5) Car wash.
 - (6) Self-service storage facilities.
 - (7) Marine facilities (See division 25 of article XI of this chapter).
 - (8) Outdoor recreation facilities, amusements (See division 30 of article XI of this chapter).
 - (9) Utility services and transmission towers (See division 43 of article XI of this chapter).
 - (10) Churches and funeral homes.

- (11) Recreational vehicle parks (See division 36 of article XI of this chapter).
- (12) Nursing homes and convalescent facilities (See division 29 of article XI of this chapter).
- (13) Automotive fueling stations (See division 37 of article XI of this chapter).
- (14) Hospital (See division 29 of article XI of this chapter).
- (15) Hospital, specialty (see division 29 of article XI of this chapter).
- (16) Theaters, indoor and drive-in.
- (17) Auction.
- (18) Cemeteries (See division 7 of article XI of this chapter).
- (19) Automobile repair station.
- (20) Public parking garage.
- (21) Club.
- (22) Helistop (See division 4 of article XI of this chapter).
- (23) Timesharing.
- (24) Fast food restaurant.
- (25) Public uses (See division 35 of article XI of this chapter).
- (26) Mobile home parks, subject to the provisions of chapter 12 and division 27 of article XI of this chapter.
- (27) Integrated health park (See division 22 of article XI of this chapter).
- (28) Convenience stores.
- (29) Assisted and independent living facilities (See division 6 of article XI of this chapter).
- (30) High-tech, laboratory and/or office research (in multi-story buildings).
- (31) Microbrewery.

(Code 1992, § 27-552; Ord. No. 10-88, §§ 507.2.A, 507.2.B, 3-1-1988; Ord. No. 5-97, § 3, 5-19-1998; Ord. No. 38-98, § 4, 11-17-1998; Ord. No. 37-99, § 12, 10-19-1999; Ord. No. 22-00, § 4, 2-20-2001; Ord. No. 14-02, § 3, 7-16-2002; Ord. No. 12-10, § 5, 2-16-2010; Ord. No. 15-10, § 5, 9-21-2010; Ord. No. 39-14, § 3, 2-17-2015; Ord. No. 44-14, § 5, 2-17-2015; Ord. No. 9-21, § 3, 6-15-2021)

Bowman

Jupiter Wharf Traffic Analysis

Palm Beach County, Florida

Bowman Project No. M22C42.01

Prepared for:

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Real Estate & Equity Investments
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July 31, 2024

bowman.com

Jupiter Wharf Traffic Analysis

Palm Beach County, FL

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July 31, 2024

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APPENDICES

- APPENDIX A** Site Plan, Property Appraiser Data, & Pre-Application Letter
- APPENDIX B** Traffic Data
- APPENDIX C** Intersection Capacity Analysis Worksheets

Introduction

Bowman has completed a traffic analysis associated with the development of land located at the northeast corner of State Road 811 (Alternate A1A) and Old Jupiter Beach Road, in Jupiter, Florida. The 2.59-acre site is Parcel Control Number (PCN) 30-43-41-06-00-002-0260. The site is currently vacant land. The proposed development, with an anticipated buildout year of 2025, will include approximately 2,758 square feet of general office, a 3,376 square-foot restaurant with 1,210 square feet of outdoor seating area, and a boat dock with 12 berths. The site location is graphically depicted on **Figure 1**. The site plan and property appraiser data are attached in **Appendix A**.

The traffic impacts of the proposed development have been evaluated in accordance with Article 12 of the Palm Beach County Traffic Performance Standards (TPS) requirements.

Figure 1 Site Location



Traffic Volume Components

Roadway Capacities and Volumes

Roadway capacities and volumes were obtained from the TPS database and are included in **Appendix B**.

Project Trip Generation

Using information obtained from Palm Beach County, dated July 25, 2022, and ITE Trip Generation, 11th edition, trip generation estimates were developed for the proposed land uses. The trip generation analysis for daily, AM peak hour, and PM peak hour conditions is summarized in **Table 1**. The analysis indicates that the proposed development is anticipated to generate 336 daily trips, 30 AM peak hour trips, and 31 PM peak hour trips. Excerpts from Palm Beach County and ITE are included in Appendix B.

Table 1 Trip Generation Analysis

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS-BY ⁽¹⁾				NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL
DAILY															
General Office	710	2,758 SF	T = 10.84 (X)	50%	50%	15	15	30	1	2	3	10%	14	13	27
High Turnover Restaurant	932	4,586 SF	T = 107.2 (X)	50%	50%	245	247	492	105	107	212	43%	140	140	280
Marina Boating Docks	420	12 Berths	T = 2.41 (X)	50%	50%	14	15	29	0	0	0	0%	14	15	29
TOTAL						274	277	551	106	109	215		168	168	336
AM PEAK HOUR															
General Office	710	2,758 SF	T = 1.52 (X)	88%	12%	4	0	4	0	0	0	10%	4	0	4
High Turnover Restaurant	932	4,586 SF	T = 9.57 (X)	55%	45%	24	20	44	10	9	19	43%	14	11	25
Marina Boating Docks	420	12 Berths	T = 0.07 (X)	33%	67%	0	1	1	0	0	0	0%	0	1	1
TOTAL						28	21	49	10	9	19		18	12	30
PM PEAK HOUR															
General Office	710	2,758 SF	T = 1.44 (X)	17%	83%	1	3	4	0	0	0	10%	1	3	4
High Turnover Restaurant	932	4,586 SF	T = 9.05 (X)	61%	39%	26	16	42	11	7	18	43%	15	9	24
Marina Boating Docks	420	12 Berths	T = 0.21 (X)	60%	40%	2	1	3	0	0	0	0%	2	1	3
TOTAL						29	20	49	11	7	18		18	13	31

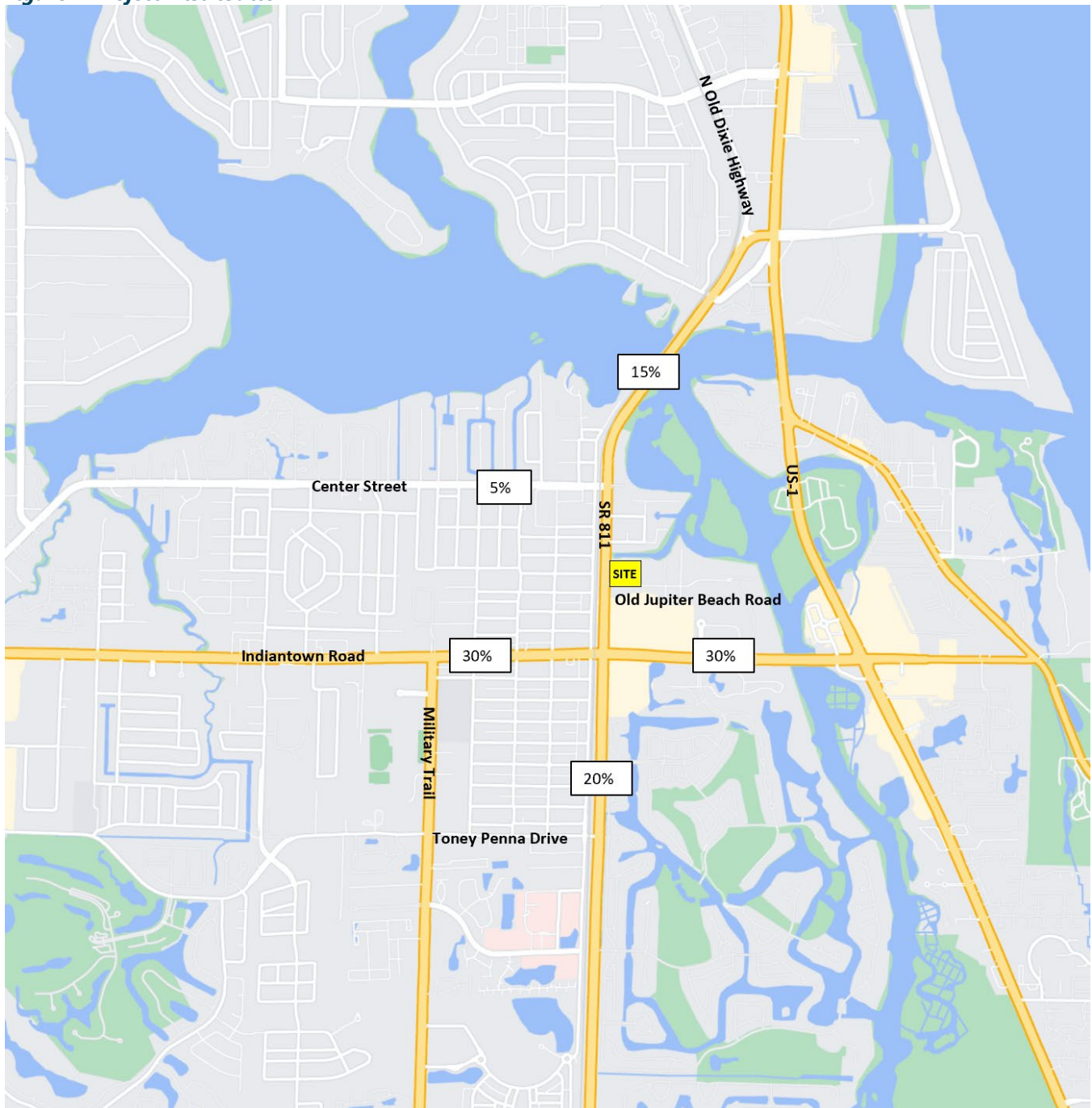
(1) Source: Palm Beach County Trip Generation Rates, Updated July 25, 2022 and ITE *Trip Generation Manual*, 11th Edition

Project Distribution

The distribution of project traffic was based on a review of the current travel pattern, existing roadway characteristics, existing land uses, connectivity of the surrounding roadway network, and location of major roadways. Driveway distributions were determined based on a review of available access to and from the site.

Figure 2 graphically depicts the general traffic distribution. The trip distribution percentages were applied to the net new peak hour trip generation to determine the project assignments on each of the roadway links within the project radius of influence.

Figure 2 Project Distribution



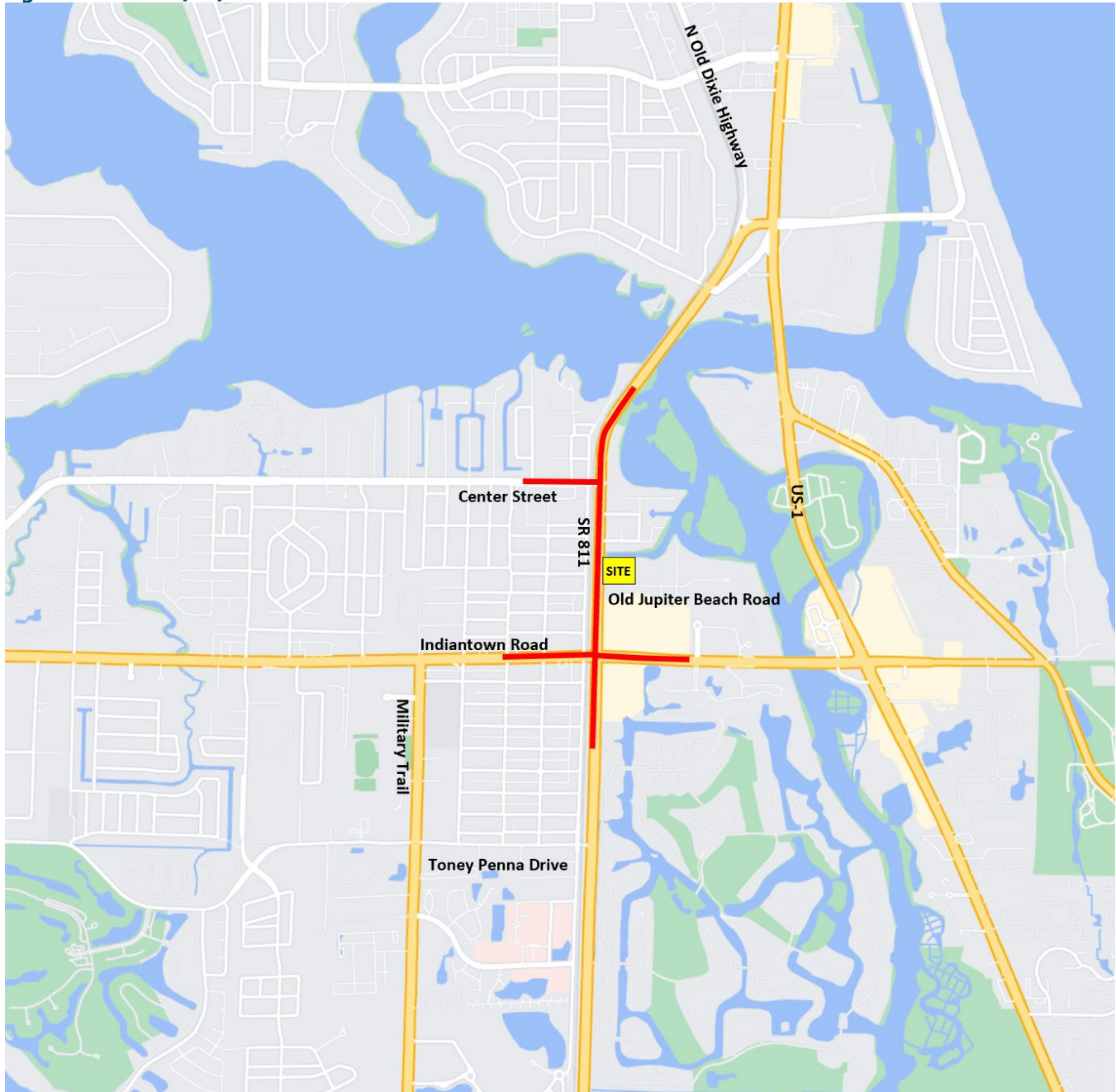
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Traffic Performance Standards

Radius of Influence

The proposed project will have a radius of influence of 0.5 miles, based on the TPS requirements as defined in Article 12 of the Unified Land Development Code. **Figure 3** identifies the major thoroughfare roadways within the radius of influence.

Figure 3 Radius of Influence



Test One – Part One: Intersection Analysis

Results of the analysis indicate that none of the roadway segments are expected to be significant during AM and PM peak hour conditions. Therefore, no intersection analysis is required.

Test One – Part Two: Roadway Links (Significance Analysis)

Significance was determined for all major roadways within the project radius of influence. For those roadways determined to be significant, link and/or intersection capacity analyses were performed in accordance with Article 12. For links where the project traffic is expected to be one (1) percent or more of the Level of Service (LOS) D roadway capacity threshold, the project will be considered significant on that link. **Table 2** and **Table 3** summarize the AM and PM peak hour significance analysis, respectively, for the roadway links within the radius of influence. Results of the analysis indicate that none of the roadway segments are expected to be significant during AM and PM peak hours.

Table 2 AM Peak Hour Significance Analysis – Test One

ROADWAY	FROM	TO	STATION NUMBER	FACILITY TYPE	DIR.	LOS "D" CAPACITY	INBOUND		OUTBOUND		TOTAL PROJECT TRIPS	PROJECT SIGNIFICANCE	SIG. IMPACT?
							PROJECT DIST.	PROJECT TRIPS	PROJECT DIST.	PROJECT TRIPS			
Alternate A1A/SR 811	Toney Penna Drive	Indiantown Road	1808	6LD	NB	2,940	20%	4	0%	0	4	0.14%	No
					SB	2,940	0%	0	20%	2	2	0.07%	No
	Indiantown Road	Old Jupiter Beach Road	1604	6LD	NB	2,680	80%	14	0%	0	14	0.52%	No
					SB	2,680	0%	0	65%	8	8	0.30%	No
	Old Jupiter Beach Road	Project Driveway	1604	6LD	NB	2,680	50%	9	0%	0	9	0.34%	No
					SB	2,680	20%	4	65%	8	12	0.45%	No
	Project Driveway	Eganfuskee Street	1604	6LD	NB	2,680	0%	0	100%	12	12	0.45%	No
Center Street	Eganfuskee Street	Center Street	1604	6LD	SB	2,680	20%	4	65%	8	12	0.45%	No
					NB	2,680	0%	0	70%	8	8	0.30%	No
Center Street	Center Street	N Old Dixie Highway	1800	6LD	SB	2,680	20%	4	35%	4	8	0.30%	No
					NB	2,940	0%	0	15%	2	2	0.07%	No
Center Street	Alternate A1A/SR 811	Loxahatchee River Road	1803	2L	EB	1,180	5%	1	0%	0	1	0.08%	No
					WB	1,880	0%	0	20%	2	2	0.11%	No
Indiantown Road	US-1	Alternate A1A/SR 811	1807	6LD	EB	2,680	0%	0	30%	4	4	0.15%	No
					WB	2,680	30%	5	0%	0	5	0.19%	No
Indiantown Road	Alternate A1A/SR 811	Military Trail	1209	6LD	EB	2,680	30%	5	0%	0	5	0.19%	No
					WB	2,680	0%	0	15%	2	2	0.07%	No

Table 3 PM Peak Hour Significance Analysis – Test One

ROADWAY	FROM	TO	STATION NUMBER	FACILITY TYPE	DIR.	LOS "D" CAPACITY	INBOUND		OUTBOUND		TOTAL PROJECT TRIPS	PROJECT SIGNIFICANCE	SIG. IMPACT?
							PROJECT DIST.	PROJECT TRIPS	PROJECT DIST.	PROJECT TRIPS			
Alternate A1A/SR 811	Toney Penna Drive	Indiantown Road	1808	6LD	NB	2,940	20%	4	0%	0	4	0.14%	No
					SB	2,940	0%	0	20%	3	3	0.10%	No
	Indiantown Road	Old Jupiter Beach Road	1604	6LD	NB	2,680	80%	14	0%	0	14	0.52%	No
					SB	2,680	0%	0	65%	8	8	0.30%	No
	Old Jupiter Beach Road	Project Driveway	1604	6LD	NB	2,680	50%	9	0%	0	9	0.34%	No
					SB	2,680	20%	4	65%	8	12	0.45%	No
	Project Driveway	Eganfuskee Street	1604	6LD	NB	2,680	0%	0	100%	13	13	0.49%	No
Center Street	Eganfuskee Street	Center Street	1604	6LD	SB	2,680	20%	4	65%	8	12	0.45%	No
					NB	2,680	0%	0	70%	9	9	0.34%	No
Center Street	Center Street	N Old Dixie Highway	1800	6LD	SB	2,680	20%	4	35%	5	9	0.34%	No
					NB	2,940	0%	0	15%	2	2	0.07%	No
Center Street	Alternate A1A/SR 811	Loxahatchee River Road	1803	2L	EB	1,180	5%	1	0%	0	1	0.08%	No
					WB	1,880	0%	0	20%	3	3	0.16%	No
Indiantown Road	US-1	Alternate A1A/SR 811	1807	6LD	EB	2,680	0%	0	30%	4	4	0.15%	No
					WB	2,680	30%	5	0%	0	5	0.19%	No
Indiantown Road	Alternate A1A/SR 811	Military Trail	1209	6LD	EB	2,680	30%	5	0%	0	5	0.19%	No
					WB	2,680	0%	0	15%	2	2	0.07%	No

Test One – Part Two: Roadway Links (Link Analysis)

Roadway capacity analysis is not required because none of the links were determined to be significantly impacted. Therefore, the project passes Test One.

Test Two – Five-Year Analysis (Significance Analysis)

Test Two considers the five-year analysis. Significance was determined for all major roadways within the project radius of influence. For those roadways determined to be significant, link and/or intersection capacity analyses were performed in accordance with Article 12. The LOS standard for Test Two is LOS E. For links where the project traffic is expected to be three (3) percent or more of the LOS E roadway capacity threshold, the project will be considered significant on that link. **Table 4** and **Table 5** summarize the significance analysis for AM and PM peak hour conditions, respectively. Results of the analysis indicate that none of the roadway segments are expected to be significant during AM and PM peak hour conditions.

Table 4 AM Peak Hour Significance Analysis – Test Two

ROADWAY	FROM	TO	STATION NUMBER	FACILITY TYPE	DIR.	LOS "E" CAPACITY	INBOUND		OUTBOUND		TOTAL PROJECT TRIPS	PROJECT SIGNIFICANCE	SIG. IMPACT?
							PROJECT DIST.	PROJECT TRIPS	PROJECT DIST.	PROJECT TRIPS			
Alternate A1A/SR 811	Toney Penna Drive	Indiantown Road	1808	6LD	NB	2,940	20%	4	0%	0	4	0.14%	No
					SB	2,940	0%	0	20%	2	2	0.07%	No
	Indiantown Road	Old Jupiter Beach Road	1604	6LD	NB	2,830	80%	14	0%	0	14	0.49%	No
					SB	2,830	0%	0	65%	8	8	0.28%	No
	Old Jupiter Beach Road	Project Driveway	1604	6LD	NB	2,830	50%	9	0%	0	9	0.32%	No
					SB	2,830	20%	4	65%	8	12	0.42%	No
	Project Driveway	Eganfuskee Street	1604	6LD	NB	2,830	0%	0	100%	12	12	0.42%	No
Center Street	Eganfuskee Street	Center Street	1604	6LD	SB	2,830	20%	4	65%	8	12	0.42%	No
					NB	2,830	0%	0	70%	8	8	0.28%	No
					SB	2,830	20%	4	35%	4	8	0.28%	No
Indiantown Road	Center Street	N Old Dixie Highway	1800	6LD	NB	2,940	0%	0	15%	2	2	0.07%	No
					SB	2,940	15%	3	0%	0	3	0.10%	No
Center Street	Alternate A1A/SR 811	Loxahatchee River Road	1803	2L	EB	1,180	5%	1	0%	0	1	0.08%	No
					WB	1,880	0%	0	20%	2	2	0.11%	No
Indiantown Road	US-1	Alternate A1A/SR 811	1807	6LD	EB	2,830	0%	0	30%	4	4	0.14%	No
					WB	2,830	30%	5	0%	0	5	0.18%	No
Indiantown Road	Alternate A1A/SR 811	Military Trail	1209	6LD	EB	2,830	30%	5	0%	0	5	0.18%	No
					WB	2,830	0%	0	15%	2	2	0.07%	No

Table 5 PM Peak Hour Significance Analysis – Test Two

ROADWAY	FROM	TO	STATION NUMBER	FACILITY TYPE	DIR.	LOS "D" CAPACITY	INBOUND		OUTBOUND		TOTAL PROJECT TRIPS	PROJECT SIGNIFICANCE	SIG. IMPACT?
							PROJECT DIST.	PROJECT TRIPS	PROJECT DIST.	PROJECT TRIPS			
Alternate A1A/SR 811	Toney Penna Drive	Indiantown Road	1808	6LD	NB	2,940	20%	4	0%	0	4	0.14%	No
					SB	2,940	0%	0	20%	3	3	0.10%	No
	Indiantown Road	Old Jupiter Beach Road	1604	6LD	NB	2,830	80%	14	0%	0	14	0.49%	No
					SB	2,830	0%	0	65%	8	8	0.28%	No
	Old Jupiter Beach Road	Project Driveway	1604	6LD	NB	2,830	50%	9	0%	0	9	0.32%	No
					SB	2,830	20%	4	65%	8	12	0.42%	No
	Project Driveway	Eganfuskee Street	1604	6LD	NB	2,830	0%	0	100%	13	13	0.46%	No
Center Street	Eganfuskee Street	Center Street	1604	6LD	SB	2,830	20%	4	65%	8	12	0.42%	No
					NB	2,830	0%	0	70%	9	9	0.32%	No
					SB	2,830	20%	4	35%	5	9	0.32%	No
Indiantown Road	Center Street	N Old Dixie Highway	1800	6LD	NB	2,940	0%	0	15%	2	2	0.07%	No
					SB	2,940	15%	3	0%	0	3	0.10%	No
Center Street	Alternate A1A/SR 811	Loxahatchee River Road	1803	2L	EB	1,180	5%	1	0%	0	1	0.08%	No
					WB	1,880	0%	0	20%	3	3	0.16%	No
Indiantown Road	US-1	Alternate A1A/SR 811	1807	6LD	EB	2,830	0%	0	30%	4	4	0.14%	No
					WB	2,830	30%	5	0%	0	5	0.18%	No
Indiantown Road	Alternate A1A/SR 811	Military Trail	1209	6LD	EB	2,830	30%	5	0%	0	5	0.18%	No
					WB	2,830	0%	0	15%	2	2	0.07%	No

Test Two – Five-Year Analysis (Link Analysis)

Roadway capacity analysis is not required because none of the links were determined to be significantly impacted. Therefore, the project passes Test Two.

Intersection Capacity Analysis

Intersection capacity analysis was performed for the intersection of SR-811/Alternate A1A and Old Jupiter Beach Road. The turning movement counts for movements to/from Old Jupiter Beach Road were collected on Tuesday, March 28, 2023, from 7:00 to 9:00 AM, and 4:00 to 6:00 PM. The counts for through movements for 2023 Existing and 2025 Background Conditions were based on TPS link volume data. 2025 Total volumes were obtained by adding the background volumes and project trips at the intersection. The volume table and turning movement data are included in **Appendix C**.

Intersection capacity analysis was performed for AM and PM peak hour conditions using Synchro 11 software. The intersection is currently unsignalized. Old Jupiter Beach Road is controlled by a stop sign and SR-811 is uncontrolled. The Highway Capacity Manual (HCM) 6th Edition outputs from Synchro were used. The intersection capacity analysis worksheets are included in Appendix C. The adopted Level of Service (LOS) for roadways and intersections is LOS D. Results of the AM and PM peak hour intersection capacity analyses are summarized in **Table 6** and indicate that the study intersection is currently operating, and is expected to operate, at an overall acceptable LOS for both AM and PM hours in Existing, Background, and Total conditions. The westbound approach currently operates, and will continue to operate, at an unacceptable level of service. The delays are expected at the minor approach of an unsignalized intersection. No project traffic is being added to the westbound approach.

A detailed intersection capacity analysis summary table with 95th percentile queues is included in Appendix C. Results of the queue analysis indicate that the turn lanes currently have, and are expected to continue to have, adequate storage length to accommodate the 95th percentile queues. The existing queues were validated based on field observations. The maximum 95th percentile queue for the westbound left turn in the Existing, Background, and Total conditions is approximately two (2) vehicles. Therefore, no additional vehicles are expected in the queue for the westbound left turn movement as a result of the addition of project trips on Alternative A1A.

Table 6 Intersection Capacity Analysis Summary

Intersection	Conditions	Time	Level of Service							
			Overall		WB		NB		SB	
			LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Old Jupiter Beach Road @ SR-811/Alternate A1A	Existing	AM	A	0.3	E	41.2	A	0.0	A	0.1
		PM	A	0.9	F	122.3	A	0.0	A	0.5
	Background	AM	A	0.4	E	48.4	A	0.0	A	0.1
		PM	A	1.2	F	175.6	A	0.0	A	0.6
	Total	AM	A	0.4	E	49.8	A	0.0	A	0.1
		PM	A	1.4	F	186.6	A	0.0	A	0.8

Turn Lane Evaluation

The proposed site will be served by one (1) right-in, right-out driveway (north driveway) connection to SR-811/ Alternate A1A and one (1) inbound-only driveway connection to Old Jupiter Beach Road. Old Jupiter Beach Road connects to SR-811 as a T-intersection with a full median opening. Old Jupiter Beach Road has two approach lanes (one (1) exclusive right-turn and one (1) exclusive left-turn) and one (1) departure lane at SR-811. The proposed project distribution and assignments for net new, pass-by, and total trips are graphically shown on **Figure 4**, **Figure 5**, and **Figure 6**, respectively. The daily and peak-hour turning movements volumes for the site driveways and the intersection of SR-811 and Old Jupiter Beach Road were assigned based on the trip generation and distribution data.

The project's north driveway and Old Jupiter Beach Road connect to SR-811, which is a state-maintained road. Consequently, a pre-application approval letter was obtained from the Florida Department of Transportation (FDOT) for the required access and turn lane requirements. No right turn lanes were requested at the project driveway to SR-811 or at the Old Jupiter Beach Road/SR-811 intersection. The FDOT pre-application letter is included in Appendix A.

[This Space Intentionally Left Blank]

Figure 4 Net New Project Distribution and Assignment

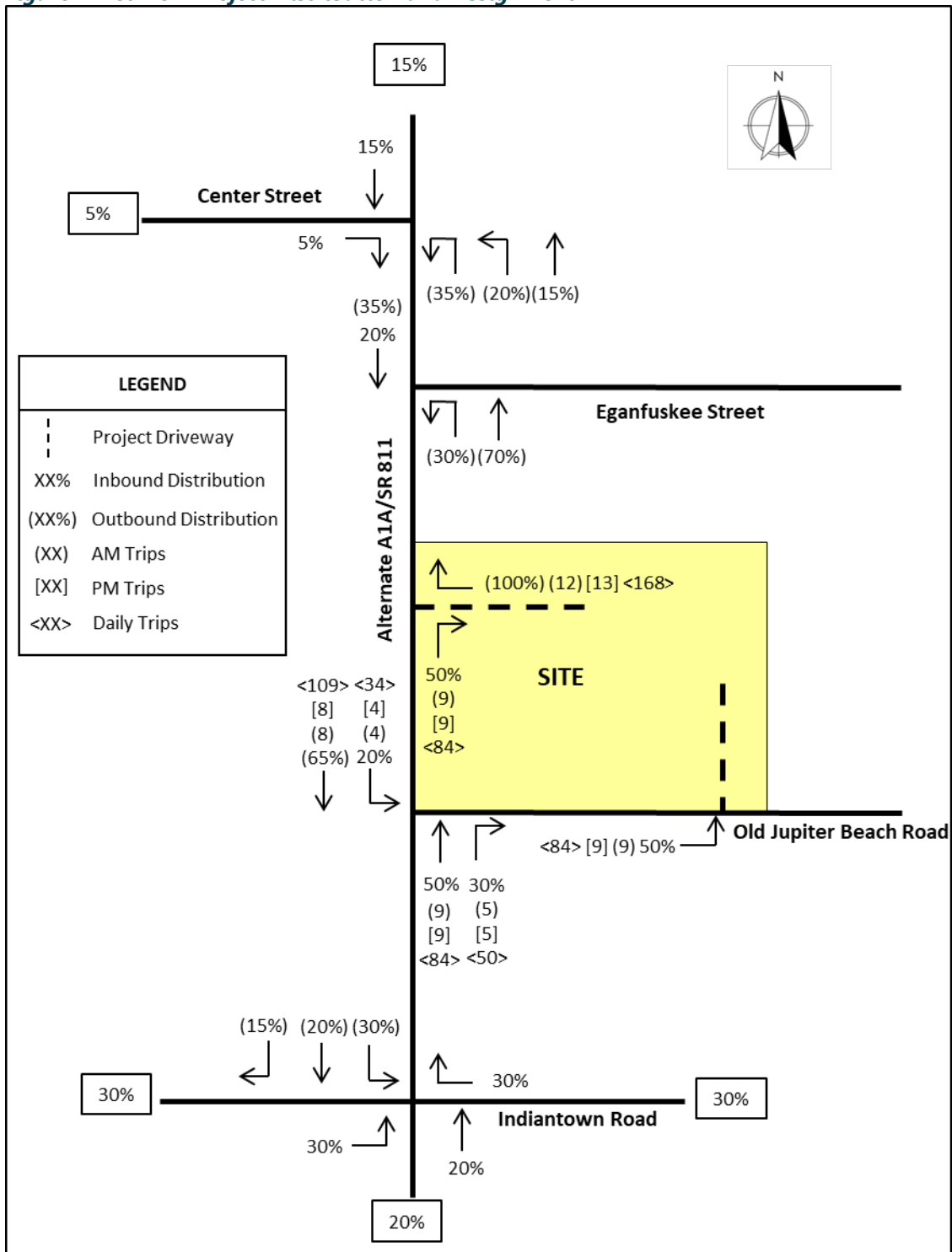


Figure 5 Pass-By Project Distribution and Assignment

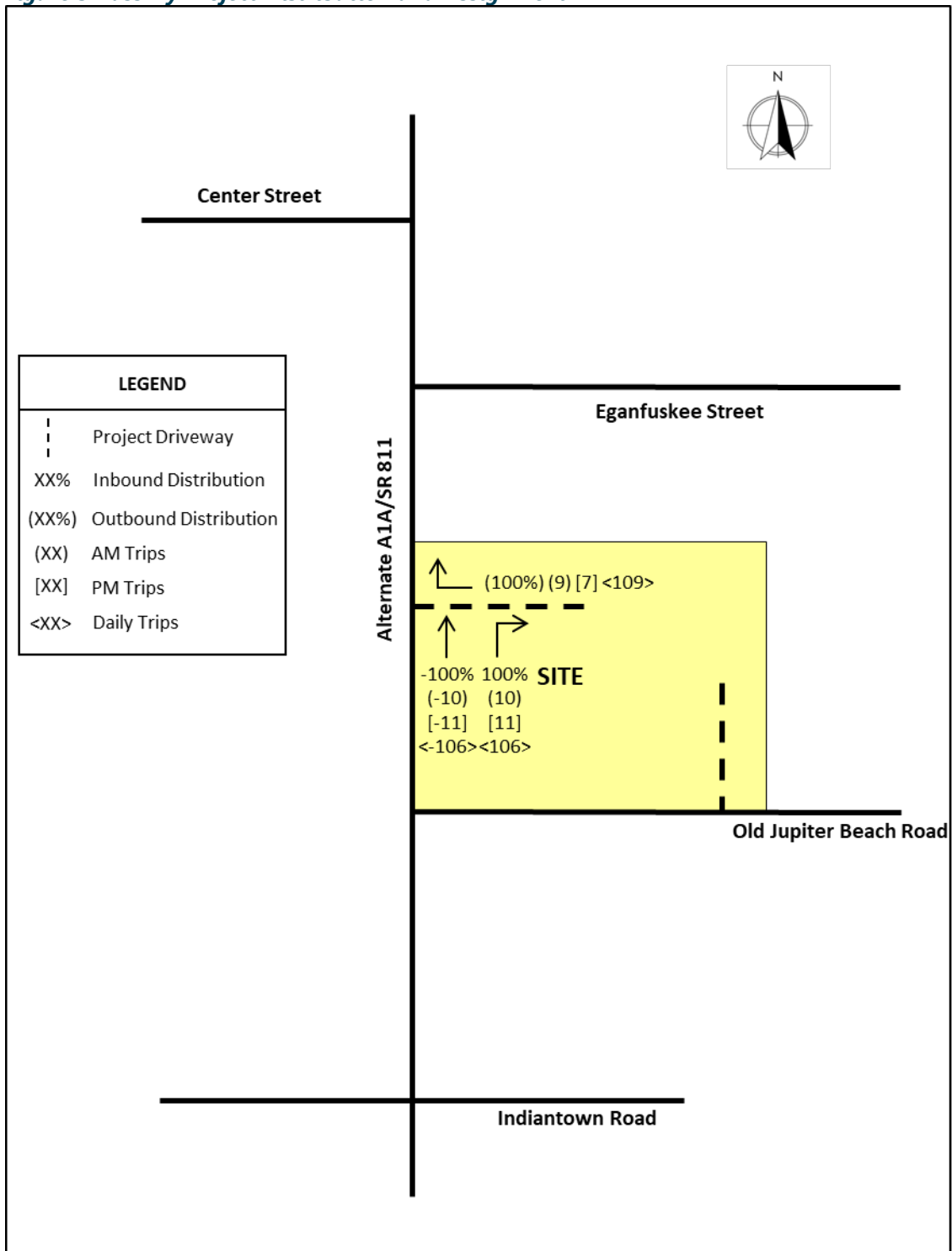
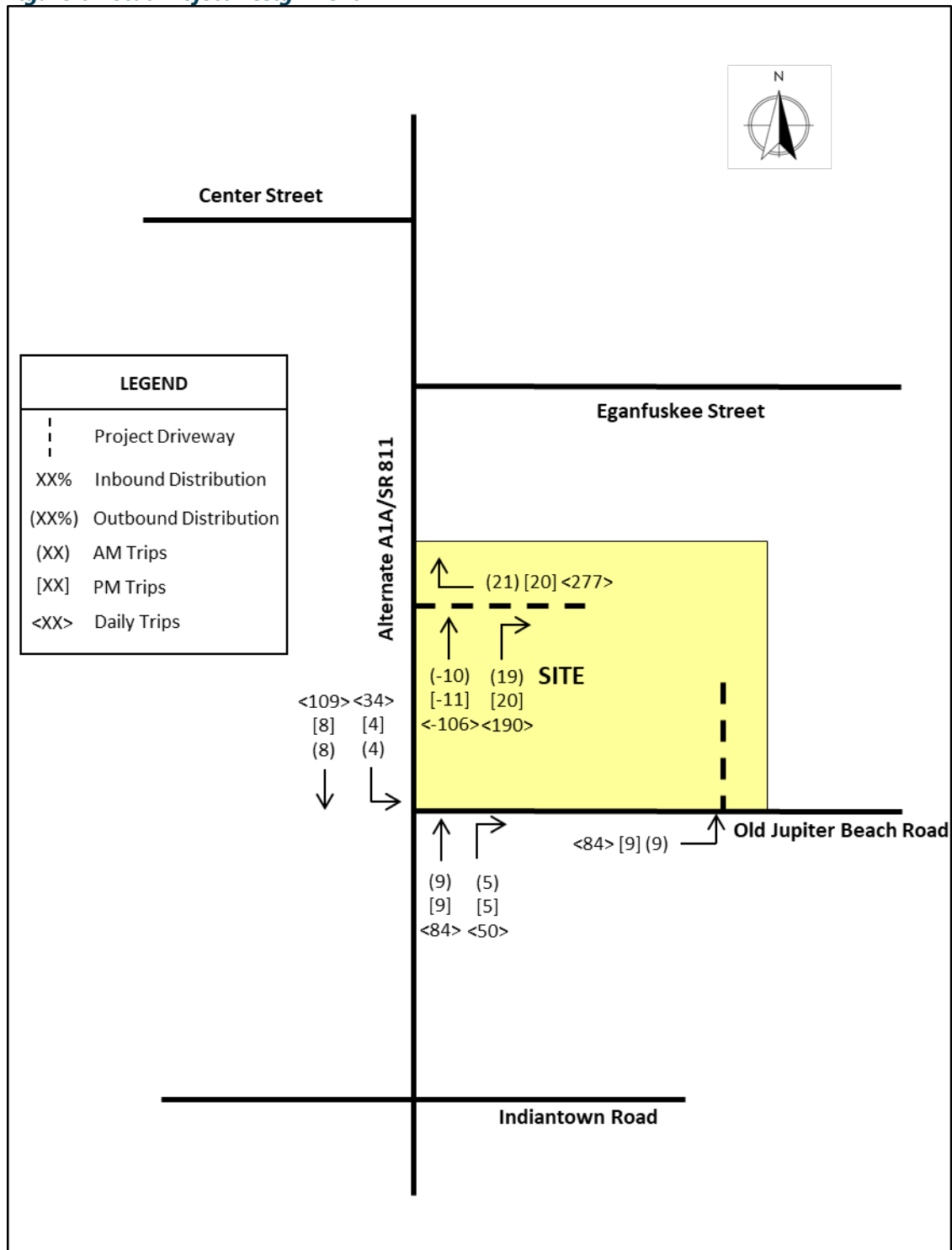


Figure 6 Total Project Assignment



Conclusions

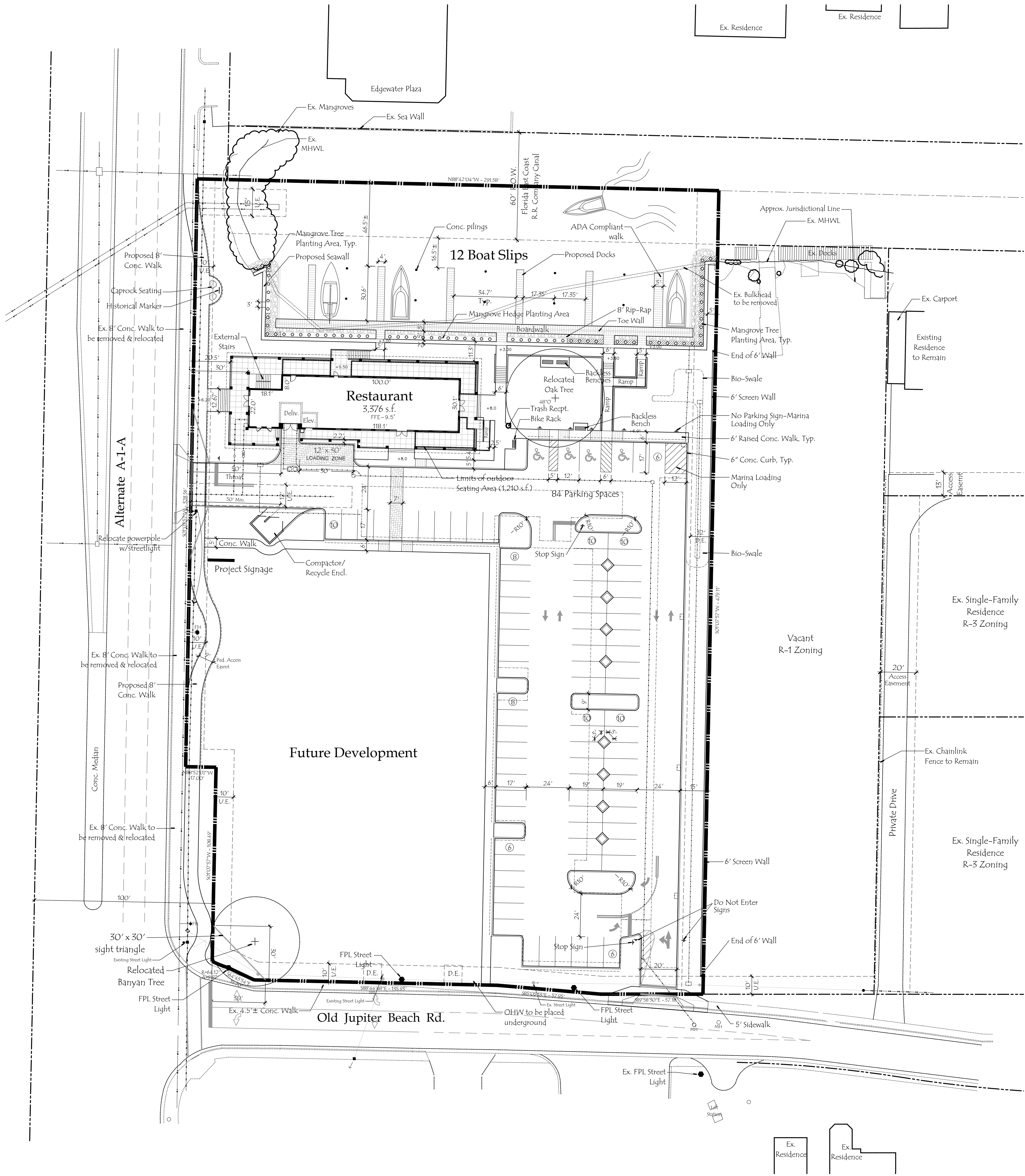
Bowman has analyzed the potential traffic impacts associated with the development of land located at the northeast corner of State Road 811 (Alternate A1A) and Old Jupiter Beach Road, in Jupiter, Florida. The site is currently vacant land. The proposed development, with an anticipated buildout year of 2025, will include approximately 2,745 square feet of general office, a 3,376 square-foot restaurant, and a boat dock with 12 berths.

The analysis indicates that this project meets all the test requirements of the Palm Beach County TPS. The intersection capacity analysis indicates that the study intersection is currently operating, and is expected to continue to operate, at an acceptable LOS for both AM and PM hours in Existing, Background, and Total conditions. A pre-application approval letter was obtained from the FDOT for the required access connections. No right turn lanes were requested at the project driveway to SR-811 or at Old Jupiter Beach Road.

Appendix A

Site Plan, Property Appraiser Data, & Pre-Application Letter

N:\Flagler Wharf\Drawing Files\RESTAURANT PLANS\5th Submittal\Flagler Wharf 7-19-24.dwg, 7/17/2024 8:47:56 AM, DWG To PDF.pc3



Site Data-Commercial

Existing Land Use	Commercial
Existing Zoning	C-2; General Commercial District
Redevelopment Overlay Area	Center Street/N. Alt. A-1-A
Total Site Area	2.95 Acres; 128,414.98 s.f.
Existing Submerged Lands	.38 Acres; 16,614 s.f.
Proposed Submerged Lands	.53 Acres; 23,112 s.f.
Existing Uplands	2.57 Acres; 111,800.98 s.f.
Proposed Uplands	2.42 Acres; 105,302.98 s.f.
Allowable Building Height	50' or 60' if parking below
Greenspace Required	30% Min.; 31,591 s.f.
Greenspace Provided	55,980 s.f.; 53.2% (incl. Alt. A-1-A walk in property & does not incl. water area)
Lot Coverage Allowable	35% Max.
Lot Coverage Provided	7.1%, 7,462 s.f.

Building Data

Waterfront Cafe	3,376 s.f.
Outdoor Seating	1,210 s.f.
Prof. Office	2,758 s.f.
Total Area	7,344 s.f.

Building Setbacks

	Required	Provided
* Front (Alt. A-1-A)	20'	20.5'
Side Interior (North)	10'	11.3' to MHWL
* Side Corner (Old Jup. Bch. Rd.)	20'	298.7'
Rear (East)	30'	132.5'

* Street setbacks shall be a min. of 20'; with 1:1 setback over 35'.

Parking Data

Parking Required:			
Restaurant	3,376 s.f.	1 sp./85 s.f.	39.72 Spaces
Outdoor Seating	1,210 s.f.	1 sp./85 s.f.	14.24 Spaces
Prof. Office	2,758 s.f.	1 sp./250 s.f.	11.03 Spaces (not incl. 195 sf lobby)
Private Docks	12 Slips	1 sp./slip	12 Spaces
Code Parking Required:			77 Spaces
Parking Provided:			84 Spaces
Handicap Parking Required			4 Spaces
Handicap Parking Provided			4 Spaces

Pedestrian Amenity Data

	Required	Provided
Bike Racks (1 per 12,500 s.f.)	1 (5 bikes)	1 (8 bikes)
Benches (1 per 12,500 s.f.)	1	3
Trash Receptacles (1 per 25,000 s.f.)	1	1

Living Shoreline Data

Length of Proposed Bulkhead	347 LF
Plantable Length of Bulkhead	325 LF
LF of Mangrove Tree Plantings	164 LF (50.5%)
LF of Mangrove Hedge Plantings	161 LF (49.5%) Max. 6' ht. from MHWL

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2GHO

LANDSCAPE ARCHITECTURE
& PLANNING

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
www.2GHO.com

Flagler Wharf Jupiter, Florida

Designed: MTH.
Drawn: MTH.
Approved: GGG MTH.EMO
Date: 3/4/24
Job no.:
Revisions: 5/29/24
6/20/24
6/28/24

Seal

LC C000177

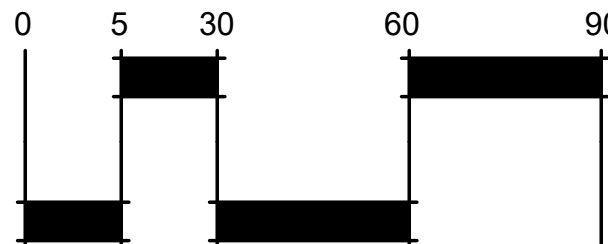
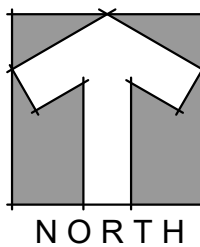
Sheet Title:
Site
Development
Plan

Scale: 1" = 30'

Sheet No.

SP-1

00-0000



Location Address 401 N ALTERNATE A1A 1**Municipality** JUPITER**Parcel Control Number** 30-43-41-06-00-002-0260**Subdivision****Official Records Book** 33141**Page**14**Sale Date** DEC-2021

Legal Description 6-41-43, S 440 FT OF N 1560 FT OF W 374.5 FT OF GOV LT
2 LYG S OF & ADJ TO FEC RR CANAL R/W (LESS W 83
FT, SLY 110.17 FT OF E 17 FT OF W 100 FT ALT A-1-A &
SLY 50 FT OLD JUPITER BEACH RD R/WS) & PT OF FEC
RR CNL LYG N OF & ADJ TO IN OR20071P1703

OwnersFLAGLER WHARF REAL ESTATE
LLC**Mailing address**1000 N US HIGHWAY 1 STE 902
JUPITER FL 33477 4451

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2021	\$100	33141 / 00014	QUIT CLAIM	FLAGLER WHARF REAL ESTATE LLC
FEB-2020	\$0	31206 / 00335	QUIT CLAIM	FLAGLER WHARF REAL ESTATE LLC
APR-2016	\$10	28285 / 00798	QUIT CLAIM	OJB PARK LLC
MAR-2016	\$1,775,000	28215 / 00761	WARRANTY DEED	OJB PARK LLC
SEP-2014	\$2,000,200	27052 / 00957	CERT OF TITLE	LSREF2 BARON LLC

1 2 3

No Exemption Information Available.

Number of Units 0***Total Square Feet** 0**Acres** 2.70**Use Code** 1000 - VACANT
COMMERCIAL**Zoning** C2 - Commercial, General (30-
JUPITER)

Tax Year	2022	2021	2020
Improvement Value	\$7,344	\$6,510	\$6,548
Land Value	\$2,352,280	\$2,033,546	\$2,033,546
Total Market Value	\$2,359,624	\$2,040,056	\$2,040,094

All values are as of January 1st each year

Tax Year	2022	2021	2020
Assessed Value	\$2,359,624	\$2,040,056	\$2,040,094
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$2,359,624	\$2,040,056	\$2,040,094

Tax Year	2022	2021	2020
Ad Valorem	\$42,347	\$37,585	\$38,192
Non Ad Valorem	\$0	\$0	\$0
Total tax	\$42,347	\$37,585	\$38,192



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
July 7, 2023

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – July 7, 2024
THIS LETTER IS NOT A PERMIT APPROVAL

Djami Auguste
Bowman Consulting Ltd.
301 SE Ocean Blvd Suite 301
Stuart, FL 34994

Dear Djami Auguste:

RE: Pre-application Review for **Category D Safety Upgrade Driveway**, Pre-application Meeting Date: **November 3, 2022**
Palm Beach County - Jupiter; SR 811; Sec. # 93090000; MP: 10.5; Access Class - 5;
Posted Speed - 45; SIS - No; FDOT Ref. Project:

Request: Right-in/right-out driveway on the east side of SR 911 approximately 310 feet north of Old Jupiter Beach Road .

SITE SPECIFIC INFORMATION

Project Name & Address: **Jupiter ALF – 26.93798, -80.09252, 401 N Alternate A1A 1, Jupiter FL**
Property Owner: **Flagler Wharf Real Estate LLC**; Parcel Size: **3.70 Acres**
Development Size: **3,200 SF Restaurant, 22,171 SF Medical Office, 12,880 SF General Office, 3 Low-Rise Multifamily Residential, 13 Slips Public Docks, and 1,741 SF of Small Office Building.**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- **A minimum driveway length of 50 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.**

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Carina Harvey
2023.07.07
10:35:46 -
04'00'

Carina Harvey
District Access Management Manager

cc: Patricia Moore

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-11-03 & AMRC\Pre-app 3. 93090000 MP 10.5 SR 811_Jupiter ALF\93090 MP 10.5 SR 811_Jupiter ALF.docx

Appendix B

Traffic Data

Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
Ldg	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17 ^a	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
	Church/Synagogue ^b	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
Office	General Office (10k-250k SF GFA) ^h	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA) ^h	710	1000 S.F.	$\ln(T) = 0.87 \ln(X) + 3.05$	10%	88/12	$\ln(T) = 0.86 \ln(X) + 1.16$	17/83	1.44
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
	Medical Office (Stand-Alone)	720	1000 S.F.	$T=42.97(X)-108.01$	10%	79/21	3.10	30/70	3.93
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Retail	Nursery (Garden Center)	817	Acre	108.1	0%	50/50	2.82	50/50	8.06
	Nursery (Wholesale)	818	Acre	19.50	0%	50/50	0.23	50/50	0.36
	Landscape Services	PBC	Acre ^c	121.70	0%	40/60	34.4	58/42	15.1
	Shop Center (>150ksf)	820	1000 S.F.	37.01	24%	62/38	0.84	48/52	3.4
	Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
	Shop Plaza (40-150ksf) w/out Sup Market	821	1000 S.F.	67.52	39%	62/38	1.73	49/51	5.19
	Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	1.86	40/60	2.42
	Automobile Parts Sales	843	1000 S.F.	54.57	28%	55/45	2.51	48/52	4.9
	Tire Store	848	1000 S.F.	27.69	28%	64/36	2.61	43/57	3.75
	Supermarket	850	1000 S.F.	93.84	36%	59/41	2.86	50/50	8.95
Services	Pharmacy + DT	881	1000 S.F.	108.40	50%	52/48	3.74	50/50	10.25
	Drive-In Bank	912	1000 S.F.	100.35	47%	58/42	9.95	50/50	21.01
	Fine Dining Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8
	High Turnover Sit-Down Rest.	932	1000 S.F.	107.2	43%	55/45	9.57	61/39	9.05
	Fast Food Restaurant w/o DT	933	1000 S.F.	450.49	45%	58/42	43.18	50/50	33.21
	Fast Food Restaurant + DT	934	1000 S.F.	467.48	49%	51/49	44.61	52/48	33.03
	Coffee/Donut Shop w/o DT	936	1000 S.F.	441.88 ^d	45%	51/49	93.08	50/50	32.29
	Coffee/Donut Shop + DT	937	1000 S.F.	533.57	49%	51/49	85.88	50/50	38.99
	Coffee/Donut Shop + DT w/No Seat	938	DT Lanes	179	49%	50/50	39.81	50/50	15.08
	Gas Station w/Convenience Store ^e	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Note f	50/50	12.3*FP+15.5*(X)
	Carwash (Automated) ^g	PBC	Lane	166.00	0%	50/50	11.97	50/50	13.65

Footnotes

- a) Based on Daily to AM peak ratio for LUC 532 (Private School (K-12))
- b) Weekend peak hour rate = 10.36 per 1,000 s.f. with a 48/52 directional split
- c) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking, structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.
- d) Based on Daily to PM ratio for ITE Code 937 (Coffee Donut Shop + DT)
- e) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Article 12, should be applied to estimate the net trips.
- f) Use PM rates
- g) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate from older ITE TGM. New PBC rate study underway.
- h) Based on PBC analysis of ITE TGM data plots

Modification History

3/2/2020: Added Landscape Services, modification history, edited formatting

7/25/2022: Updated with ITE TG Manual 11th ed information

Land Use: 420

Marina

Description

A marina is a public or private facility that provides docks and berths for boats and may include limited retail and restaurant space.

Additional Data

The sites were surveyed in the 1980s in Connecticut and Washington.

Source Numbers

123, 265

Marina (420)

Vehicle Trip Ends vs: Berths
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Berths: 939

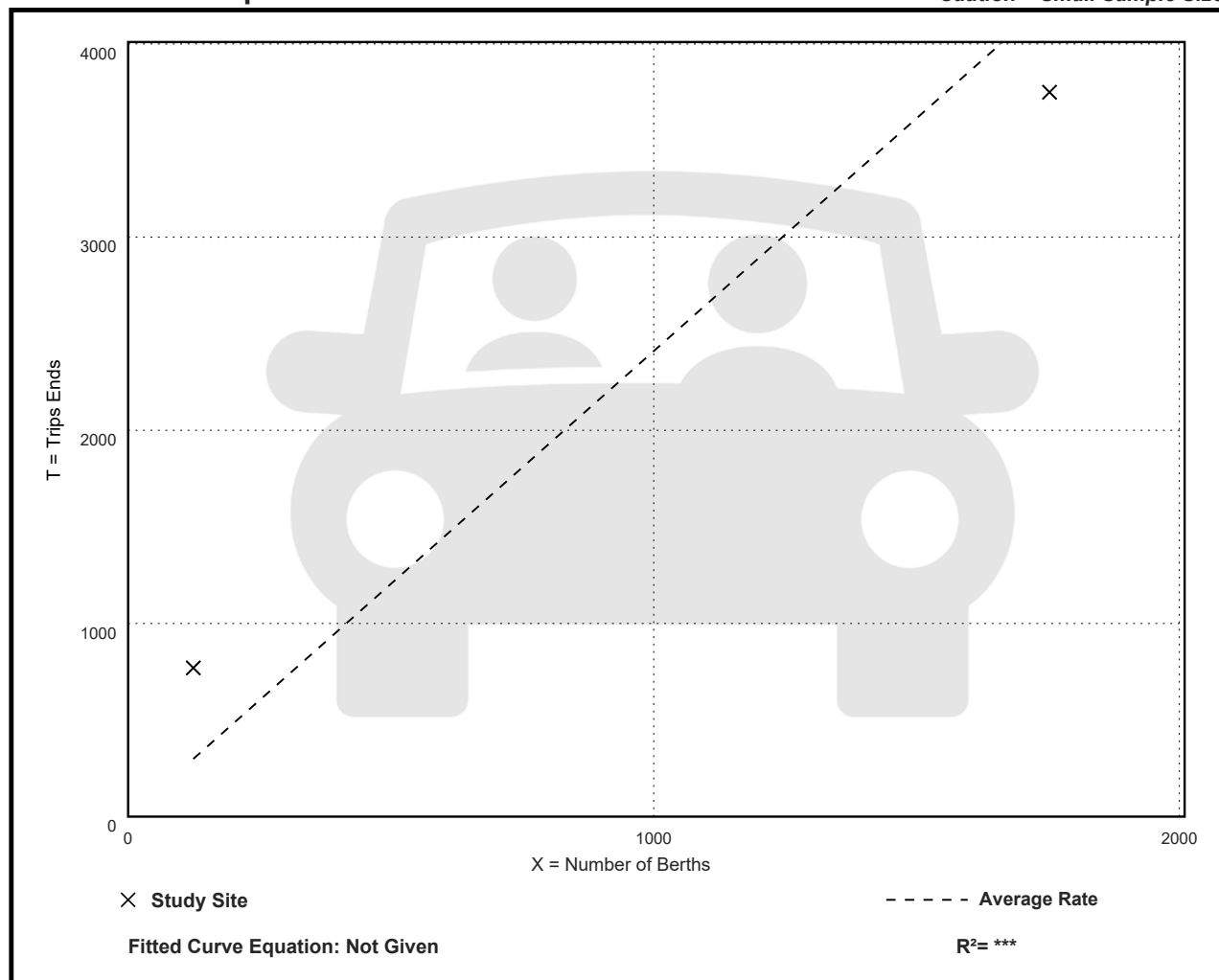
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
2.41	2.14 - 6.21	***

Data Plot and Equation

Caution – Small Sample Size



Marina (420)

Vehicle Trip Ends vs: Berths

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Berths: 300

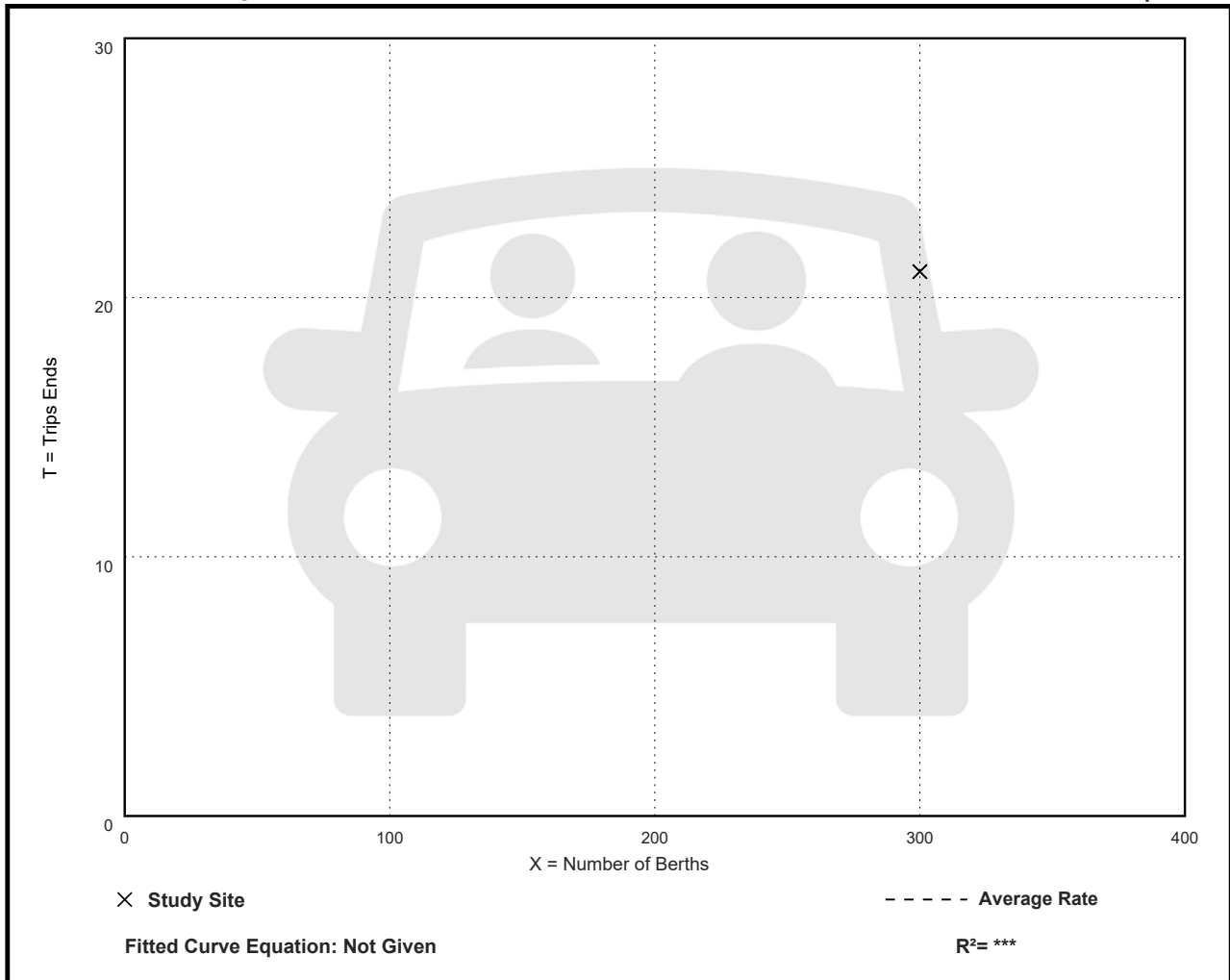
Directional Distribution: 33% entering, 67% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
0.07	0.07 - 0.07	***

Data Plot and Equation

Caution – Small Sample Size



Marina (420)

Vehicle Trip Ends vs: Berths

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Berths: 300

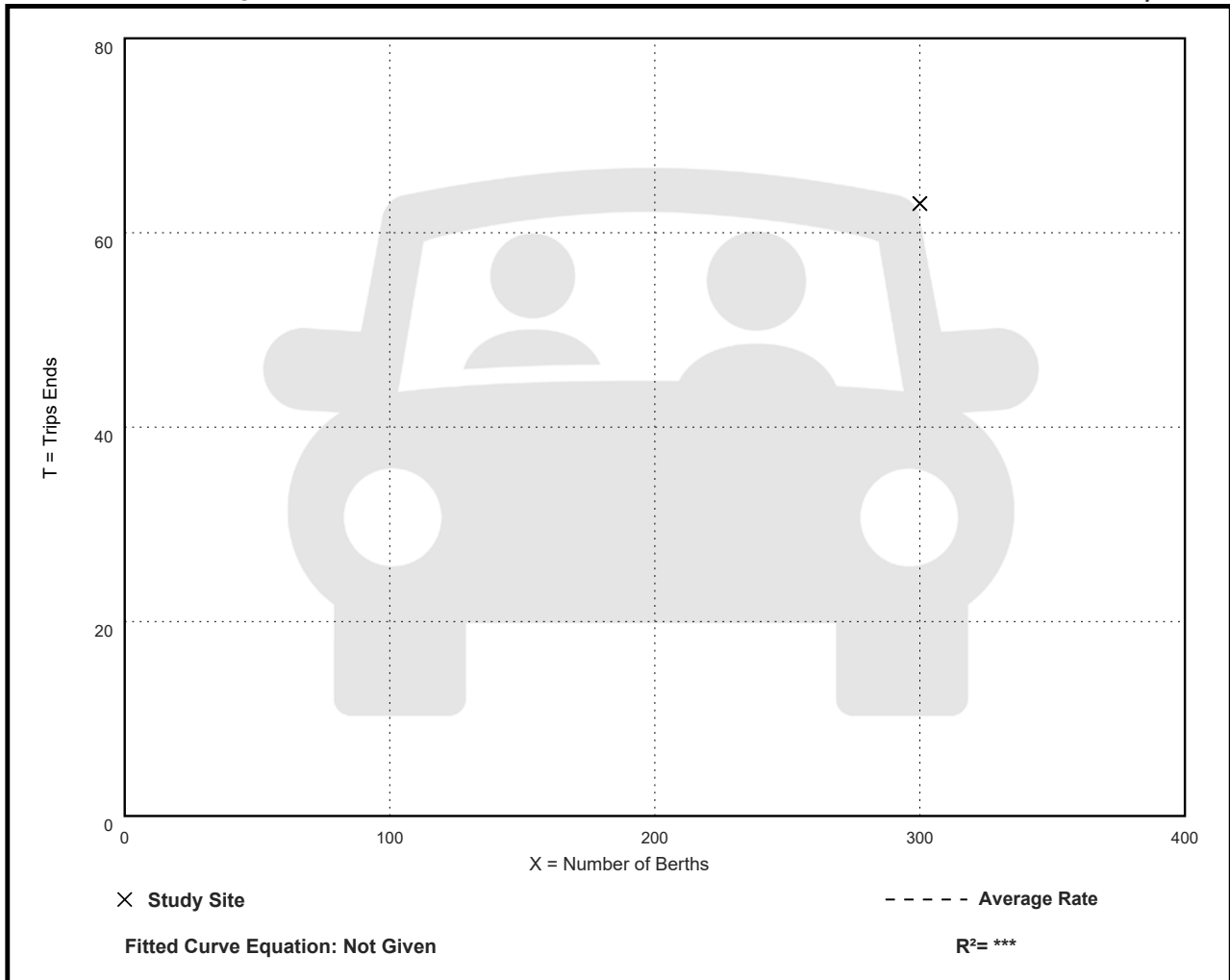
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
0.21	0.21 - 0.21	***

Data Plot and Equation

Caution – Small Sample Size



A	B	C	D	E	F	G	H	I
	Input Data							
	ROAD NAME: Center St			STATION: 1803		Report Created		
	CURRENT YEAR: 2020			FROM: Midpoint		12/15/2022		
	ANALYSIS YEAR: 2025			TO: Old Dixie Hwy				
	GROWTH RATE: -0.19%			COUNT DATE: 1/13/2020				
				PSF: 1				

	Link Analysis					
	AM			PM		
Time Period	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction						
Existing Volume	1358	728	651	1469	642	873
Peak Volume	1358	728	651	1469	642	873
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1358	728	651	1469	642	873

Committed Developments							Type	% Complete
Lakewood	8	5	3	9	4	5	Res	55%
Harbourside	0	0	0	0	0	0	NR	100%
Bluewater Plaza	1	1	0	2	1	1	NR	0%
Thelma Avenue Offices	0	0	0	0	0	0	NR	100%
Seagrape Plaza	1	1	1	9	4	5	NR	50%
Fishermans Wharf	0	0	0	1	1	1	Res	0%
Brown Private School	0	0	0	0	0	0	NR	100%
Hawkeye	24	3	21	26	23	3	NR	0%
Power Systems	2	0	1	1	1	0	NR	54%
Love Street	0	0	0	3	2	1	NR	0%
Coconut Cove	0	0	0	0	0	0	Res	100%
Villa Diamante	0	0	0	0	0	0	Res	100%
320 Hibiscus St	6	3	3	5	2	2	NR	0%
Center Park Commercial Center	10	2	8	37	22	15	NR	79%
Home Depot Plaza	4	2	2	6	3	3	NR	75%
Island Way South	1	0	0	1	1	0	Res	0%
Beacon Park	8	2	6	10	7	3	Res	0%
Flaglers Wharf	0	1	1	1	1	1	Res	0%
Sperry Project	3	1	1	6	3	3	Res	0%
Total Committed Developments	68	21	47	117	75	43		
Total Committed Residential	20	9	11	28	17	13		
Total Committed Non-Residential	48	12	36	89	58	30		
Double Count Reduction	5	2	3	7	4	3		
Total Discounted Committed Developments	63	19	44	110	71	40		
Historical Growth	-13	-7	-6	-14	-6	-8		
Comm Dev+1% Growth	132	56	77	185	104	85		
Growth Volume Used	132	56	77	185	104	85		
Total Volume	1490	784	728	1654	746	958		

Lanes	2L					
LOS D Capacity	1990	1180	1180	1990	1180	1180
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1990	1180	1180	1990	1180	1180
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: Center St STATION: 1803
 CURRENT YEAR: 2020 FROM: Loxahatchee River Rd
 ANALYSIS YEAR: 2025 TO: Midpoint
 GROWTH RATE: -0.19% COUNT DATE: 1/13/2020
 PSF: 1

Report Created
 12/15/2022

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1358	728	651	1469	642	873
Peak Volume	1358	728	651	1469	642	873
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1358	728	651	1469	642	873

Committed Developments

							Type	% Complete
Lakewood	8	5	3	9	4	5	Res	55%
Harbourside	0	0	0	0	0	0	NR	100%
Bluewater Plaza	1	1	0	2	1	1	NR	0%
Thelma Avenue Offices	0	0	0	0	0	0	NR	100%
Seagrape Plaza	1	1	1	9	4	5	NR	50%
Fishermans Wharf	0	0	0	1	1	1	Res	0%
Brown Private School	0	0	0	0	0	0	NR	100%
Hawkeye	24	3	21	26	23	3	NR	0%
Power Systems	2	0	1	1	1	0	NR	54%
Love Street	0	0	0	3	2	1	NR	0%
Coconut Cove	0	0	0	0	0	0	Res	100%
Villa Diamante	0	0	0	0	0	0	Res	100%
320 Hibiscus St	6	3	3	5	2	2	NR	0%
Center Park Commercial Center	7	6	1	28	11	17	NR	79%
Home Depot Plaza	4	2	2	6	3	3	NR	75%
Island Way South	1	0	0	1	1	0	Res	0%
Beacon Park	8	2	6	10	7	3	Res	0%
Flaglers Wharf	0	1	1	1	1	1	Res	0%
Sperry Project	3	1	1	6	3	3	Res	0%
Total Committed Developments	65	25	40	108	64	45		
Total Committed Residential	20	9	11	28	17	13		
Total Committed Non-Residential	45	16	29	80	47	32		
Double Count Reduction	5	2	3	7	4	3		
Total Discounted Committed Developments	60	23	37	101	60	42		
Historical Growth	-13	-7	-6	-14	-6	-8		
Comm Dev+1% Growth	129	60	70	176	93	87		
Growth Volume Used	129	60	70	176	93	87		
Total Volume	1487	788	721	1645	735	960		

Lanes

	2L					
LOS D Capacity	1990	1180	1180	1990	1180	1180
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1990	1180	1180	1990	1180	1180
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I
Input Data								
ROAD NAME: Indiantown Rd			STATION: 1601			Report Created		
CURRENT YEAR: 2020			FROM: Midpoint			12/15/2022		
ANALYSIS YEAR: 2025			TO: N Military Trl					
GROWTH RATE: 0%			COUNT DATE: 1/21/2020					
			PSF: 1					

Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3254	2013	1531	3483	1360	1784
Peak Volume	3254	2013	1531	3483	1360	1784
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3254	2013	1531	3483	1360	1784

Committed Developments							Type	% Complete
Sea Plum Res	0	0	0	0	0	0	Res	100%
Rialto North	0	0	0	0	0	0	Res	100%
AutoZone #4991	0	0	0	0	0	0	NR	100%
Sea Plum Com	0	0	0	0	0	0	NR	100%
Lakewood	85	50	35	99	47	52	Res	55%
Rialto South	0	0	0	0	0	0	Res	100%
Shoppes of Jupiter Creek	8	2	6	21	13	8	NR	80%
Harbourside	0	0	0	0	0	0	NR	100%
Jupiter Medical Center	52	35	17	55	19	36	NR	70%
Barcelona	0	0	0	0	0	0	Res	100%
Florida Research Park	60	8	52	75	61	14	NR	15%
Jupiter Medical Technology Park	14	11	3	18	5	13	NR	43%
Abacoa DRI	15	7	8	21	10	11	NR	85%
Bluewater Plaza	8	7	1	17	6	12	NR	0%
Thelma Avenue Offices	0	0	0	0	0	0	NR	100%
Seagrape Plaza	6	4	3	46	22	24	NR	50%
Fishermans Wharf	7	6	1	22	12	10	Res	0%
Brown Private School	0	0	0	0	0	0	NR	100%
Briger West	2	1	2	4	2	2	Res	0%
Briger East	5	4	1	6	2	4	NR	45%
Hawkeye	92	11	81	96	85	12	NR	0%
Walmart Store Expansion	5	2	3	75	39	36	NR	78%
Els Center of Excellence	40	14	26	17	10	7	NR	50%
Power Systems	32	6	27	30	26	5	NR	54%
Love Street	4	3	1	36	20	16	NR	0%
Villa Diamante	0	0	0	0	0	0	Res	100%
Avenir	8	4	4	10	4	6	Res	0%
320 Hibiscus St	24	12	12	18	9	9	NR	0%
FPL Service Center	0	0	0	0	0	0	NR	100%
Circle K	40	20	20	38	19	19	NR	58%
Center Park Commercial Center	5	4	1	18	7	11	NR	79%
Home Depot Plaza	34	16	18	58	30	28	NR	75%
Island Way South	7	6	2	10	3	7	Res	0%
Pennock Square	11	4	7	39	20	19	NR	70%
Beacon Park	133	30	103	163	112	51	Res	0%
Maplewood Center	0	0	0	0	0	0	NR	100%
Sperry Project	32	14	19	70	39	31	Res	0%
Total Committed Developments	729	281	453	1062	622	443		
Total Committed Residential	274	111	166	378	219	159		
Total Committed Non-Residential	455	170	287	684	403	284		
Double Count Reduction	69	28	42	95	55	40		
Total Discounted Committed Developments	660	253	411	967	567	403		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	826	356	489	1145	636	494		
Growth Volume Used	826	356	489	1145	636	494		
Total Volume	4080	2369	2020	4628	1996	2278		

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I
Input Data								
ROAD NAME: Indiantown Rd			STATION: 1209			Report Created		
CURRENT YEAR: 2020			FROM: Midpoint			12/15/2022		
ANALYSIS YEAR: 2025			TO: Old Dixie Hwy					
GROWTH RATE: 0%			COUNT DATE: 1/21/2020					
PSF: 1								

Link Analysis						
Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3048	1884	1255	3127	1638	1494
Peak Volume	3048	1884	1255	3127	1638	1494
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3048	1884	1255	3127	1638	1494

Committed Developments Type % Complete

Sea Plum Res	0	0	0	0	0	0	Res	100%
Rialto North	0	0	0	0	0	0	Res	100%
AutoZone #4991	0	0	0	0	0	0	NR	100%
Sea Plum Com	0	0	0	0	0	0	NR	100%
Lakewood	19	11	8	22	11	12	Res	55%
Rialto South	0	0	0	0	0	0	Res	100%
Harbourside	0	0	0	0	0	0	NR	100%
Jupiter Medical Center	11	7	3	11	4	7	NR	70%
Barcelona	0	0	0	0	0	0	Res	100%
Jupiter Medical Technology Park	11	2	8	13	10	4	NR	43%
Abacoa DRI	26	13	12	36	19	17	NR	85%
Bluewater Plaza	12	10	2	26	8	17	NR	0%
Seagrape Plaza	10	6	4	74	36	39	NR	50%
Fishermans Wharf	8	7	1	25	14	11	Res	0%
Brown Private School	0	0	0	0	0	0	NR	100%
Briger West	7	5	2	12	5	7	Res	0%
Briger East	19	5	14	22	15	7	NR	45%
Hawkeye	49	6	43	51	45	6	NR	0%
Walmart Store Expansion	3	1	2	47	25	23	NR	78%
Power Systems	20	3	17	19	16	3	NR	54%
Love Street	6	4	2	57	32	25	NR	0%
Villa Diamante	0	0	0	0	0	0	Res	100%
Boyd Medical Office	6	1	5	10	7	3	NR	0%
320 Hibiscus St	30	15	15	23	12	12	NR	0%
Circle K	27	13	13	25	13	13	NR	58%
Center Park Commercial Center	6	5	1	21	9	13	NR	79%
Island Way South	4	4	1	6	2	4	Res	0%
Beacon Park	78	18	61	96	66	30	Res	0%
Flaglers Wharf	0	1	1	1	1	1	Res	0%
Sperry Project	52	22	30	112	62	50	Res	0%
Total Committed Developments	404	159	245	709	412	304		
Total Committed Residential	168	68	104	274	161	115		
Total Committed Non-Residential	236	91	141	435	251	189		
Double Count Reduction	42	17	26	69	40	29		
Total Discounted Committed Developments	362	142	219	640	372	275		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	517	238	283	800	456	351		
Growth Volume Used	517	238	283	800	456	351		
Total Volume	3565	2122	1538	3927	2094	1845		

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data		Report Created
ROAD NAME: Indiantown Rd	STATION: 1209	12/15/2022
CURRENT YEAR: 2020	FROM: N Military Trl	
ANALYSIS YEAR: 2025	TO: Midpoint	
GROWTH RATE: 0%	COUNT DATE: 1/21/2020	
	PSF: 1	

Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3048	1884	1255	3127	1638	1494
Peak Volume	3048	1884	1255	3127	1638	1494
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3048	1884	1255	3127	1638	1494

Committed Developments	Type	% Complete

Sea Plum Res	0	0	0	0	0	0	Res	100%
Rialto North	0	0	0	0	0	0	Res	100%
AutoZone #4991	0	0	0	0	0	0	NR	100%
Sea Plum Com	0	0	0	0	0	0	NR	100%
Lakewood	19	11	8	22	11	12	Res	55%
Rialto South	0	0	0	0	0	0	Res	100%
Harbourside	0	0	0	0	0	0	NR	100%
Jupiter Medical Center	11	7	3	11	4	7	NR	70%
Barcelona	0	0	0	0	0	0	Res	100%
Jupiter Medical Technology Park	11	2	8	13	10	4	NR	43%
Abacoa DRI	26	13	12	36	19	17	NR	85%
Bluewater Plaza	12	10	2	26	8	17	NR	0%
Seagrape Plaza	10	6	4	74	36	39	NR	50%
Fishermans Wharf	8	7	1	25	14	11	Res	0%
Brown Private School	0	0	0	0	0	0	NR	100%
Briger West	7	5	2	12	5	7	Res	0%
Briger East	19	5	14	22	15	7	NR	45%
Hawkeye	49	6	43	51	45	6	NR	0%
Walmart Store Expansion	3	1	2	47	25	23	NR	78%
Power Systems	20	3	17	19	16	3	NR	54%
Love Street	6	4	2	57	32	25	NR	0%
Villa Diamante	0	0	0	0	0	0	Res	100%
Boyd Medical Office	8	6	2	13	4	9	NR	0%
320 Hibiscus St	30	15	15	23	12	12	NR	0%
Circle K	53	27	27	51	26	25	NR	58%
Center Park Commercial Center	6	5	1	21	9	13	NR	79%
Island Way South	4	4	1	6	2	4	Res	0%
Beacon Park	78	18	61	96	66	30	Res	0%
Flaglers Wharf	0	1	1	1	1	1	Res	0%
Sperry Project	52	22	30	112	62	50	Res	0%
Total Committed Developments	432	178	256	738	422	322		
Total Committed Residential	168	68	104	274	161	115		
Total Committed Non-Residential	264	110	152	464	261	207		
Double Count Reduction	42	17	26	69	40	29		
Total Discounted Committed Developments	390	161	230	669	382	293		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	545	257	294	829	466	369		
Growth Volume Used	545	257	294	829	466	369		
Total Volume	3593	2141	1549	3956	2104	1863		

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

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Input Data

ROAD NAME: Indiantown Rd

STATION: 1811

Report Created

CURRENT YEAR: 2020

FROM: Us Highway 1

12/15/2022

ANALYSIS YEAR: 2025

TO: Midpoint

GROWTH RATE: 0%

COUNT DATE: 1/15/2020

PSF: 1

Link Analysis

Time Period

AM

PM

Direction

2-way

NB/EB

SB/WB

2-way

NB/EB

SB/WB

Existing Volume

1260

678

582

1539

825

894

Peak Volume

1260

678

582

1539

825

894

Diversion(%)

0

0

0

0

0

0

Volume after Diversion

1260

678

582

1539

825

894

Committed Developments

Type % Complete

Harbourside

0

0

0

0

0

0

NR

100%

Water Pointe

1

1

0

1

0

1

Res

0%

Abacoa DRI

5

3

2

7

4

3

NR

85%

Bluewater Plaza

4

1

3

9

6

3

NR

0%

Seagrape Plaza

1

1

1

9

5

4

NR

50%

Fishermans Wharf

1

0

1

3

1

2

Res

0%

Briger East

10

3

7

11

7

4

NR

45%

Lighthouse Cove Mini Golf

0

0

0

0

0

0

NR

100%

Love Street

4

3

1

37

21

16

NR

0%

Jupiter Yacht Club

1

1

1

4

1

2

NR

89%

Inlet Waters

11

2

9

13

8

4

Res

0%

Cornerstone PUD

3

2

1

16

8

8

Res

0%

Sperry Project

34

14

19

73

40

33

Res

0%

Total Committed Developments

75

31

45

183

101

80

Total Committed Residential

50

19

30

106

57

48

Total Committed Non-Residential

25

12

15

77

44

32

Double Count Reduction

5

2

3

15

9

6

Total Discounted Committed Developments

70

29

42

168

92

74

Historical Growth

0

0

0

0

0

0

Comm Dev+1% Growth

134

64

72

247

134

120

Growth Volume Used

134

64

72

247

134

120

Total Volume

1394

742

654

1786

959

1014

Lanes

4L

LOS D Capacity

3060

1860

1860

3060

1860

1860

Link Meets Test 1?

YES

YES

YES

YES

YES

YES

LOS E Capacity

3230

1860

1860

3230

1860

1860

Link Meets Test 2?

YES

YES

YES

YES

YES

YES

Input Data

ROAD NAME: Indiantown Rd	STATION: 1811
CURRENT YEAR: 2020	FROM: Midpoint
ANALYSIS YEAR: 2025	TO: Ocean Dr
GROWTH RATE: 0%	COUNT DATE: 1/15/2020
	PSF: 1

Report Created
12/15/2022

Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1260	678	582	1539	825	894
Peak Volume	1260	678	582	1539	825	894
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1260	678	582	1539	825	894

Committed Developments							Type	% Complete
Harbourside	0	0	0	0	0	0	NR	100%
Water Pointe	1	1	0	1	0	1	Res	0%
Abacoa DRI	5	3	2	7	4	3	NR	85%
Bluewater Plaza	4	1	3	9	6	3	NR	0%
Seagrape Plaza	1	1	1	9	5	4	NR	50%
Fishermans Wharf	1	0	1	3	1	2	Res	0%
Lighthouse Cove Mini Golf	0	0	0	0	0	0	NR	100%
Love Street	4	3	1	37	21	16	NR	0%
Jupiter Yacht Club	1	1	1	4	1	2	NR	89%
Inlet Waters	11	2	9	13	8	4	Res	0%
Cornerstone PUD	3	2	1	16	8	8	Res	0%
Sperry Project	34	14	19	73	40	33	Res	0%
Total Committed Developments	65	28	38	172	94	76		
Total Committed Residential	50	19	30	106	57	48		
Total Committed Non-Residential	15	9	8	66	37	28		
Double Count Reduction	3	2	2	13	7	6		
Total Discounted Committed Developments	62	26	36	159	87	70		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	126	61	66	238	129	116		
Growth Volume Used	126	61	66	238	129	116		
Total Volume	1386	739	648	1777	954	1010		

Lanes	4L					
LOS D Capacity	3060	1860	1860	3060	1860	1860
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3230	1860	1860	3230	1860	1860
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: Indiantown Rd STATION: 1807 Report Created 12/15/2022
 CURRENT YEAR: 2020 FROM: Midpoint
 ANALYSIS YEAR: 2025 TO: N Us Highway 1
 GROWTH RATE: 0% COUNT DATE: 1/28/2020
 PSF: 1

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2250	1223	1060	2508	1260	1298
Peak Volume	2250	1223	1060	2508	1260	1298
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2250	1223	1060	2508	1260	1298

Committed Developments							Type	% Complete
AutoZone #4991	0	0	0	0	0	0	NR	100%
Lakewood	15	9	6	18	8	9	Res	55%
Harbourside	0	0	0	0	0	0	NR	100%
Jupiter Medical Center	9	3	6	9	6	3	NR	70%
Barcelona	0	0	0	0	0	0	Res	100%
Water Pointe	11	2	9	12	8	4	Res	0%
Jupiter Medical Technology Park	6	5	1	7	2	5	NR	43%
Abacoa DRI	15	8	7	21	11	10	NR	85%
Bluewater Plaza	18	3	15	39	26	13	NR	0%
Seagrape Plaza	5	2	3	37	19	18	NR	50%
Fishermans Wharf	8	1	7	25	11	14	Res	0%
Brown Private School	0	0	0	0	0	0	NR	100%
Briger West	2	2	1	4	2	2	Res	0%
Briger East	15	4	11	17	11	5	NR	45%
Power Systems	2	0	1	1	1	0	NR	54%
Love Street	9	6	3	89	50	40	NR	0%
Villa Diamante	0	0	0	0	0	0	Res	100%
Jupiter Yacht Club	13	6	7	39	23	16	NR	89%
320 Hibiscus St	9	5	5	7	3	3	NR	0%
Circle K	13	7	7	13	6	6	NR	58%
Center Park Commercial Center	1	0	1	5	3	2	NR	79%
Island Way South	3	2	1	4	1	3	Res	0%
Beacon Park	39	9	30	48	33	15	Res	0%
Cornerstone PUD	3	1	2	16	8	8	Res	0%
Flaglers Wharf	0	1	1	1	1	1	Res	0%
Sperry Project	81	35	47	176	97	79	Res	0%
Total Committed Developments	277	111	171	588	330	256		
Total Committed Residential	162	62	104	304	169	135		
Total Committed Non-Residential	115	49	67	284	161	121		
Double Count Reduction	23	10	13	57	32	24		
Total Discounted Committed Developments	254	101	158	531	298	232		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	369	163	212	659	362	298		
Growth Volume Used	369	163	212	659	362	298		
Total Volume	2619	1386	1272	3167	1622	1596		

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A B C D E F G H I J K L M N O

Input Data

E-W Street: Indiantown Rd
N-S STREET: Old Dixie Hwy
TIME PERIOD: AM
GROWTH RATE: 0.99%
SIGNAL ID: 4750

COUNT DATE: 2/16/2022
CURRENT YEAR: 2022
ANALYSIS YEAR: 2025
PSF: 1

Report Created
5/17/2023

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	494	912	245	158	409	94	216	702	427	288	1015	170		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	494	912	245	158	409	94	216	702	427	288	1015	170		
Committed Developments														
900 S US 1	0	22	0	3	4	1	0	0	14	4	0	0	NR	0%
Total Committed Developments	0	22	0	3	4	1	0	0	14	4	0	0		
Total Committed Residential	0	0	0	0	0	0	0	0	0	0	0	0		
Total Committed Non-Residential	0	22	0	3	4	1	0	0	14	4	0	0		
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0		
Total Discounted Committed	0	22	0	3	4	1	0	0	14	4	0	0		
Historical Growth	15	27	7	5	12	3	6	21	13	9	30	5		
Comm Dev+1% Growth	15	50	7	8	16	4	7	21	27	13	31	5		
Growth Volume Used	15	50	7	8	16	4	7	21	27	13	31	5		
Total Volume	509	962	252	166	425	98	223	723	454	301	1046	175		

Input Data

E-W Street: Indiantown Rd
N-S STREET: Old Dixie Hwy
TIME PERIOD: PM
GROWTH RATE: 0.99%
SIGNAL ID: 4750

COUNT DATE: 2/16/2022
CURRENT YEAR: 2022
ANALYSIS YEAR: 2025
PSF: 1

Report Created
5/17/2023

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	529	902	149	389	892	167	318	1164	382	231	839	225		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	529	902	149	389	892	167	318	1164	382	231	839	225		
Committed Developments														
900 S US 1	0	11	0	16	24	4	0	0	8	2	0	0	NR	0%
Total Committed Developments	0	11	0	16	24	4	0	0	8	2	0	0		
Total Committed Residential	0	0	0	0	0	0	0	0	0	0	0	0		
Total Committed Non-Residential	0	11	0	16	24	4	0	0	8	2	0	0		
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0		
Total Discounted Committed	0	11	0	16	24	4	0	0	8	2	0	0		
Historical Growth	16	27	4	12	27	5	10	35	11	7	25	7		
Comm Dev+1% Growth	16	38	5	28	51	9	10	35	20	9	25	7		
Growth Volume Used	16	38	5	28	51	9	10	35	20	9	25	7		
Total Volume	545	940	154	417	943	176	328	1199	402	240	864	232		

Appendix C

Intersection Capacity Analysis Worksheets

VOLUME DEVELOPMENT TABLE
JUPITER WHARF TRAFFIC ANALYSIS

Intersection	Scenario	Traffic Volumes								
		WBLT	WBT	WBRT	NBLT	NBT	NBRT	SBLT	SBT	SBRT
Old Jupiter Beach Road at SR-811/ Alternate A1A	AM Peak Hour									
	2023 Peak Season Traffic⁽¹⁾	15	-	9	-	1,451	8	7	1,972	-
	2025 Background Traffic⁽¹⁾	15	-	9	-	1,549	8	7	2,106	-
	In/Out		-		-	In	In	In	Out	-
	Project Distribution		-		-	50%	30%	20%	65%	-
	Project Trips		-		-	9	5	4	8	-
	2025 Total Traffic	15	-	9	-	1,558	13	11	2,114	-
	PM Peak Hour									
	2023 Peak Season Traffic	12	-	11	-	2,185	14	13	1,565	-
	2025 Background Traffic	12	-	11	-	2,334	14	13	1,672	-
	In/Out		-		-	In	In	In	Out	-
	Project Distribution		-		-	50%	30%	20%	65%	-
	Project Trips		-		-	9	5	4	8	-
	2025 Total Traffic	12	-	11	-	2,343	19	17	1,680	-

(1) Through volumes are based on TPS link volume reports and turning movements are based on data collected March 28, 2023

RAW TURNING MOVEMENT DATA **JUPITER WHARF TRAFFIC ANALYSIS**

Time	NBR	SBL	WBL	WBR	Total	1 hr sum
7:00-7:15 AM	2	0	3	3	8	
7:15-7:30 AM	0	1	4	1	6	
7:30-7:45 AM	2	4	6	3	15	
7:45-8:00 AM	4	2	2	2	10	39 7:00-8:00
8:00-8:15 AM	1	3	2	0	6	37 7:15-8:15
8:15-8:30 AM	2	1	4	0	7	38 7:30-8:30
8:30-8:45 AM	3	3	1	1	8	31 7:45-8:45
8:45-9:00 AM	6	1	2	1	10	31 8:00-9:00
4:00-4:15 PM	3	4	2	2	11	
4:15-4:30 PM	1	4	6	3	14	
4:30-4:45 PM	4	4	3	3	14	
4:45-5:00 PM	2	0	3	4	9	48 4:00-5:00
5:00-5:15 PM	3	3	3	3	12	49 4:15-5:15
5:15-5:30 PM	4	4	2	4	14	49 4:30-5:30
5:30-5:45 PM	4	4	4	2	14	49 4:45-5:45
5:45-6:00 PM	3	2	3	2	10	50 5:00-6:00

PEAK HOUR INTERSECTION CAPACITY ANALYSIS SUMMARY
JUPITER WHARF TRAFFIC ANALYSIS

INTERSECTION	CONDITIONS/ TIME PERIOD	SCENARIO	EASTBOUND			WESTBOUND			NORTHBOUND			SOUTHBOUND		
			LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	U-TURN	THRU	RIGHT	LEFT	THRU	RIGHT
Old Jupiter Beach Road @ SR-811/ Alternate A1A	Existing AM	Total Delay	-			55.0	-	18.1	0.0	0.0	0.0	23.5	0.0	-
		LOS				F		C	A	A	A	C	A	
		V/C				0.19		0.03	0.00	0.00	0.00	0.04	0.00	
		Available Storage				200'		-	80'	-	-	210'	-	
		95% Queues (ft)				15'		3'	0'	0'	0'	3'	0'	
		Approach Delay	-			41.2			0.0			0.1		
		Approach LOS				E			A			A		
		Approach V/C				0.19			0.00			0.04		
		Intersection Delay	0.3											
		Intersection LOS	A											
		Intersection V/C	0.19											
		Existing PM	Total Delay	-			206.5	-	30.5	0.0	0.0	0.0	60.2	0.0
	LOS		F				D		A	A	A	F	A	
	V/C		0.45				0.08		0.00	0.00	0.00	0.18	0.00	
	Available Storage		200'				-		80'	-	-	210'	-	
	95% Queues (ft)		35'				8'		0'	0'	0'	15'	0'	
	Approach Delay		-			122.3			0.0			0.5		
	Approach LOS					F			A			A		
	Approach V/C					0.45			0.00			0.18		
	Intersection Delay		0.9											
	Intersection LOS		A											
	Intersection V/C		0.45											
Old Jupiter Beach Road @ SR-811/ Alternate A1A	BackgroundAM		Total Delay	-			65.9	-	19.3	0.0	0.0	0.0	26.0	0.0
		LOS	F				C		A	A	A	D	A	
		V/C	0.22				0.04		0.00	0.00	0.00	0.04	0.00	
		Available Storage	200'				-		80'	-	-	210'	-	
		95% Queues (ft)	20'				3'		0'	0'	0'	3'	0'	
		Approach Delay	-			48.4			0.0			0.1		
		Approach LOS				E			A			A		
		Approach V/C				0.22			0.00			0.04		
		Intersection Delay	0.4											
		Intersection LOS	A											
		Intersection V/C	0.22											
		Background PM	Total Delay	-			305.2	-	34.2	0.0	0.0	0.0	75.2	0.0
	LOS		F				D		A	A	A	F	A	
	V/C		0.59				0.09		0.00	0.00	0.00	0.22	0.00	
	Available Storage		200'				-		80'	-	-	210'	-	
	95% Queues (ft)		43'				8'		0'	0'	0'	18'	0'	
	Approach Delay		-			175.6			0.0			0.6		
	Approach LOS					F			A			A		
	Approach V/C					0.59			0.00			0.22		
	Intersection Delay		1.2											
	Intersection LOS		A											
	Intersection V/C		0.59											

PEAK HOUR INTERSECTION CAPACITY ANALYSIS SUMMARY
JUPITER WHARF TRAFFIC ANALYSIS

INTERSECTION	CONDITIONS/ TIME PERIOD	SCENARIO	EASTBOUND			WESTBOUND			NORTHBOUND			SOUTHBOUND		
			LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	U-TURN	THRU	RIGHT	LEFT	THRU	RIGHT
Old Jupiter Beach Road @ SR-811/ Alternate A1A	Total AM	Total Delay	-			68.0	-	19.4	0.0	0.0	0.0	26.9	0.0	-
		LOS				F		C	A	A	A	D	A	
		V/C				0.22		0.04	0.00	0.00	0.00	0.07	0.00	
		Available Storage				200'		-	80'	-	-	210'	-	
		95% Queues (ft)				20'		3'	0'	0'	0'	5'	0'	
		Approach Delay	-	49.8			0.0			0.1				
		Approach LOS		E			A			A				
		Approach V/C		0.22			0.00			0.07				
		Intersection Delay	0.4											
		Intersection LOS	A											
		Intersection V/C	0.22											
	Total PM	Total Delay	-			326.1	-	34.5	0.0	0.0	0.0	82.7	0.0	-
		LOS				F		D	A	A	A	F	A	
		V/C				0.62		0.09	0.00	0.00	0.00	0.29	0.00	
		Available Storage				200'		-	80'	-	-	210'	-	
		95% Queues (ft)				45'		8'	0'	0'	0'	25'	0'	
		Approach Delay	-	186.6			0.0			0.8				
		Approach LOS		F			A			A				
		Approach V/C		0.62			0.00			0.29				
		Intersection Delay	1.4											
		Intersection LOS	A											
		Intersection V/C	0.62											

Jupiter Wharf Traffic Analysis
1: SR-811/Alt A1A & Old Jupiter Beach Road

Existing (2023)
Timing Plan: AM Peak Hour

							
Lane Group	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	15	9	0	1451	8	7	1972
Future Volume (vph)	15	9	0	1451	8	7	1972
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12
Grade (%)	0%			0%			0%
Storage Length (ft)	165	0	80		0	170	
Storage Lanes	1	1	1		0	1	
Taper Length (ft)	25		25			25	
Link Speed (mph)	30			45			45
Link Distance (ft)	970			865			880
Travel Time (s)	22.0			13.1			13.3
Confl. Peds. (#/hr)							
Confl. Bikes (#/hr)							
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0
Parking (#/hr)							
Mid-Block Traffic (%)	0%			0%			0%
Shared Lane Traffic (%)							

Intersection Summary

Area Type: Other

Jupiter Wharf Traffic Analysis
1: SR-811/Alt A1A & Old Jupiter Beach Road

Existing (2023)
Timing Plan: AM Peak Hour

Intersection							
Int Delay, s/veh	0.3						
Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	15	9	0	1451	8	7	1972
Future Vol, veh/h	15	9	0	1451	8	7	1972
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	165	0	80	-	-	170	-
Veh in Median Storage, #	1	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	16	10	0	1577	9	8	2143
Major/Minor	Minor1		Major1		Major2		
Conflicting Flow All	2455	793	1565	0	0	1586	0
Stage 1	1582	-	-	-	-	-	-
Stage 2	873	-	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.64	-	-	5.34	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	2.32	-	-	3.12	-
Pot Cap-1 Maneuver	53	284	212	-	-	202	-
Stage 1	105	-	-	-	-	-	-
Stage 2	334	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	51	284	212	-	-	202	-
Mov Cap-2 Maneuver	88	-	-	-	-	-	-
Stage 1	105	-	-	-	-	-	-
Stage 2	321	-	-	-	-	-	-
Approach	WB		NB		SB		
HCM Control Delay, s	41.2		0		0.1		
HCM LOS	E						
Minor Lane/Major Mvmt	NBU	NBT	NBRWBLn1WBLn2		SBL	SBT	
Capacity (veh/h)	212	-	-	88	284	202	-
HCM Lane V/C Ratio	-	-	-	0.185	0.034	0.038	-
HCM Control Delay (s)	0	-	-	55	18.1	23.5	-
HCM Lane LOS	A	-	-	F	C	C	-
HCM 95th %tile Q(veh)	0	-	-	0.6	0.1	0.1	-

Jupiter Wharf Traffic Analysis
1: SR-811/Alt A1A & Old Jupiter Beach Road

Existing (2023)
Timing Plan: PM Peak Hour

							
Lane Group	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	12	11	0	2185	14	13	1565
Future Volume (vph)	12	11	0	2185	14	13	1565
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12
Grade (%)	0%			0%			0%
Storage Length (ft)	165	0	80		0	170	
Storage Lanes	1	1	1		0	1	
Taper Length (ft)	25		25			25	
Link Speed (mph)	30			45			45
Link Distance (ft)	970			865			880
Travel Time (s)	22.0			13.1			13.3
Confl. Peds. (#/hr)							
Confl. Bikes (#/hr)							
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0
Parking (#/hr)							
Mid-Block Traffic (%)	0%			0%			0%
Shared Lane Traffic (%)							

Intersection Summary

Area Type: Other

Jupiter Wharf Traffic Analysis
1: SR-811/Alt A1A & Old Jupiter Beach Road

Existing (2023)
Timing Plan: PM Peak Hour

Intersection							
Int Delay, s/veh	0.9						
Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	12	11	0	2185	14	13	1565
Future Vol, veh/h	12	11	0	2185	14	13	1565
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	165	0	80	-	-	170	-
Veh in Median Storage, #	1	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	13	12	0	2375	15	14	1701
Major/Minor	Minor1		Major1		Major2		
Conflicting Flow All	3091	1195	1242	0	0	2390	0
Stage 1	2383	-	-	-	-	-	-
Stage 2	708	-	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.64	-	-	5.34	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	2.32	-	-	3.12	-
Pot Cap-1 Maneuver	23	153	322	-	-	79	-
Stage 1	32	-	-	-	-	-	-
Stage 2	409	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	19	153	322	-	-	79	-
Mov Cap-2 Maneuver	29	-	-	-	-	-	-
Stage 1	32	-	-	-	-	-	-
Stage 2	337	-	-	-	-	-	-
Approach	WB		NB		SB		
HCM Control Delay, s	122.3		0		0.5		
HCM LOS	F						
Minor Lane/Major Mvmt	NBU	NBT	NBRWBLn1WBLn2		SBL	SBT	
Capacity (veh/h)	322	-	-	29	153	79	-
HCM Lane V/C Ratio	-	-	-	0.45	0.078	0.179	-
HCM Control Delay (s)	0	-	-	206.5	30.5	60.2	-
HCM Lane LOS	A	-	-	F	D	F	-
HCM 95th %tile Q(veh)	0	-	-	1.4	0.3	0.6	-

Jupiter Wharf Traffic Analysis
1: SR-811/Alt A1A & Old Jupiter Beach Road

Background (2025)
Timing Plan: AM Peak Hour

							
Lane Group	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	15	9	0	1549	8	7	2106
Future Volume (vph)	15	9	0	1549	8	7	2106
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12
Grade (%)	0%			0%			0%
Storage Length (ft)	165	0	80		0	170	
Storage Lanes	1	1	1		0	1	
Taper Length (ft)	25		25			25	
Link Speed (mph)	30			45			45
Link Distance (ft)	970			865			880
Travel Time (s)	22.0			13.1			13.3
Confl. Peds. (#/hr)							
Confl. Bikes (#/hr)							
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0
Parking (#/hr)							
Mid-Block Traffic (%)	0%			0%			0%
Shared Lane Traffic (%)							

Intersection Summary

Area Type: Other

Jupiter Wharf Traffic Analysis
1: SR-811/Alt A1A & Old Jupiter Beach Road

Background (2025)
Timing Plan: AM Peak Hour

Intersection							
Int Delay, s/veh	0.4						
Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	15	9	0	1549	8	7	2106
Future Vol, veh/h	15	9	0	1549	8	7	2106
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	165	0	80	-	-	170	-
Veh in Median Storage, #	1	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	16	10	0	1684	9	8	2289
Major/Minor	Minor1		Major1		Major2		
Conflicting Flow All	2621	847	1671	0	0	1693	0
Stage 1	1689	-	-	-	-	-	-
Stage 2	932	-	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.64	-	-	5.34	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	2.32	-	-	3.12	-
Pot Cap-1 Maneuver	43	262	185	-	-	179	-
Stage 1	90	-	-	-	-	-	-
Stage 2	311	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	41	262	185	-	-	179	-
Mov Cap-2 Maneuver	75	-	-	-	-	-	-
Stage 1	90	-	-	-	-	-	-
Stage 2	297	-	-	-	-	-	-
Approach	WB		NB		SB		
HCM Control Delay, s	48.4		0		0.1		
HCM LOS	E						
Minor Lane/Major Mvmt	NBU	NBT	NBRWBLn1WBLn2		SBL	SBT	
Capacity (veh/h)	185	-	-	75	262	179	-
HCM Lane V/C Ratio	-	-	-	0.217	0.037	0.043	-
HCM Control Delay (s)	0	-	-	65.9	19.3	26	-
HCM Lane LOS	A	-	-	F	C	D	-
HCM 95th %tile Q(veh)	0	-	-	0.8	0.1	0.1	-

Jupiter Wharf Traffic Analysis
1: SR-811/Alt A1A & Old Jupiter Beach Road

Background (2025)
Timing Plan: PM Peak Hour

							
Lane Group	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	12	11	0	2334	14	13	1672
Future Volume (vph)	12	11	0	2334	14	13	1672
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12
Grade (%)	0%			0%			0%
Storage Length (ft)	165	0	80		0	170	
Storage Lanes	1	1	1		0	1	
Taper Length (ft)	25		25			25	
Link Speed (mph)	30			45			45
Link Distance (ft)	970			865			880
Travel Time (s)	22.0			13.1			13.3
Confl. Peds. (#/hr)							
Confl. Bikes (#/hr)							
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0
Parking (#/hr)							
Mid-Block Traffic (%)	0%			0%			0%
Shared Lane Traffic (%)							

Intersection Summary

Area Type: Other

Jupiter Wharf Traffic Analysis
1: SR-811/Alt A1A & Old Jupiter Beach Road

Background (2025)
Timing Plan: PM Peak Hour

Intersection							
Int Delay, s/veh	1.2						
Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	12	11	0	2334	14	13	1672
Future Vol, veh/h	12	11	0	2334	14	13	1672
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	165	0	80	-	-	170	-
Veh in Median Storage, #	1	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	13	12	0	2537	15	14	1817
Major/Minor	Minor1		Major1		Major2		
Conflicting Flow All	3300	1276	1327	0	0	2552	0
Stage 1	2545	-	-	-	-	-	-
Stage 2	755	-	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.64	-	-	5.34	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	2.32	-	-	3.12	-
Pot Cap-1 Maneuver	18	135	289	-	-	65	-
Stage 1	25	-	-	-	-	-	-
Stage 2	386	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	14	135	289	-	-	65	-
Mov Cap-2 Maneuver	22	-	-	-	-	-	-
Stage 1	25	-	-	-	-	-	-
Stage 2	303	-	-	-	-	-	-
Approach	WB		NB		SB		
HCM Control Delay, s	175.6		0		0.6		
HCM LOS	F						
Minor Lane/Major Mvmt	NBU	NBT	NBRWBLn1WBLn2		SBL	SBT	
Capacity (veh/h)	289	-	-	22	135	65	-
HCM Lane V/C Ratio	-	-	-	0.593	0.089	0.217	-
HCM Control Delay (s)	0	-	-	\$ 305.2	34.2	75.2	-
HCM Lane LOS	A	-	-	F	D	F	-
HCM 95th %tile Q(veh)	0	-	-	1.7	0.3	0.7	-

Jupiter Wharf Traffic Analysis
1: SR-811/Alt A1A & Old Jupiter Beach Road

Total (2025)
Timing Plan: AM Peak Hour

							
Lane Group	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	15	9	0	1558	13	11	2114
Future Volume (vph)	15	9	0	1558	13	11	2114
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12
Grade (%)	0%			0%			0%
Storage Length (ft)	165	0	80		0	170	
Storage Lanes	1	1	1		0	1	
Taper Length (ft)	25		25			25	
Link Speed (mph)	30			45			45
Link Distance (ft)	970			865			880
Travel Time (s)	22.0			13.1			13.3
Confl. Peds. (#/hr)							
Confl. Bikes (#/hr)							
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0
Parking (#/hr)							
Mid-Block Traffic (%)	0%			0%			0%
Shared Lane Traffic (%)							
Intersection Summary							
Area Type:	Other						

Jupiter Wharf Traffic Analysis
1: SR-811/Alt A1A & Old Jupiter Beach Road

Total (2025)
Timing Plan: AM Peak Hour

Intersection							
Int Delay, s/veh	0.4						
Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	15	9	0	1558	13	11	2114
Future Vol, veh/h	15	9	0	1558	13	11	2114
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	165	0	80	-	-	170	-
Veh in Median Storage, #	1	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	16	10	0	1693	14	12	2298

Major/Minor	Minor1	Major1		Major2			
Conflicting Flow All	2643	854	1677	0	0	1707	0
Stage 1	1700	-	-	-	-	-	-
Stage 2	943	-	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.64	-	-	5.34	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	2.32	-	-	3.12	-
Pot Cap-1 Maneuver	42	259	183	-	-	176	-
Stage 1	88	-	-	-	-	-	-
Stage 2	307	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	39	259	183	-	-	176	-
Mov Cap-2 Maneuver	73	-	-	-	-	-	-
Stage 1	88	-	-	-	-	-	-
Stage 2	286	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	49.8	0	0.1
HCM LOS	E		

Minor Lane/Major Mvmt	NBU	NBT	NBRWBLn1WBLn2		SBL	SBT
Capacity (veh/h)	183	-	-	73	259	176
HCM Lane V/C Ratio	-	-	-	0.223	0.038	0.068
HCM Control Delay (s)	0	-	-	68	19.4	26.9
HCM Lane LOS	A	-	-	F	C	D
HCM 95th %tile Q(veh)	0	-	-	0.8	0.1	0.2

Jupiter Wharf Traffic Analysis
1: SR-811/Alt A1A & Old Jupiter Beach Road

Total (2025)
Timing Plan: PM Peak Hour

							
Lane Group	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	12	11	0	2343	19	17	1680
Future Volume (vph)	12	11	0	2343	19	17	1680
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12
Grade (%)	0%			0%			0%
Storage Length (ft)	165	0	80		0	170	
Storage Lanes	1	1	1		0	1	
Taper Length (ft)	25		25			25	
Link Speed (mph)	30			45			45
Link Distance (ft)	970			865			880
Travel Time (s)	22.0			13.1			13.3
Confl. Peds. (#/hr)							
Confl. Bikes (#/hr)							
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0
Parking (#/hr)							
Mid-Block Traffic (%)	0%			0%			0%
Shared Lane Traffic (%)							

Intersection Summary

Area Type: Other

Jupiter Wharf Traffic Analysis
1: SR-811/Alt A1A & Old Jupiter Beach Road

Total (2025)
Timing Plan: PM Peak Hour

Intersection							
Int Delay, s/veh	1.4						
Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	12	11	0	2343	19	17	1680
Future Vol, veh/h	12	11	0	2343	19	17	1680
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	165	0	80	-	-	170	-
Veh in Median Storage, #	1	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	13	12	0	2547	21	18	1826
Major/Minor	Minor1	Major1		Major2			
Conflicting Flow All	3324	1284	1333	0	0	2568	0
Stage 1	2558	-	-	-	-	-	-
Stage 2	766	-	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.64	-	-	5.34	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	2.32	-	-	3.12	-
Pot Cap-1 Maneuver	17	134	286	-	-	64	-
Stage 1	24	-	-	-	-	-	-
Stage 2	381	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	~ 12	134	286	-	-	64	-
Mov Cap-2 Maneuver	21	-	-	-	-	-	-
Stage 1	24	-	-	-	-	-	-
Stage 2	274	-	-	-	-	-	-
Approach	WB	NB		SB			
HCM Control Delay, s	186.6	0		0.8			
HCM LOS	F						
Minor Lane/Major Mvmt	NBU	NBT	NBRWBLn1WBLn2		SBL	SBT	
Capacity (veh/h)	286	-	-	21	134	64	-
HCM Lane V/C Ratio	-	-	-	0.621	0.089	0.289	-
HCM Control Delay (s)	0	-	-	\$ 326.1	34.5	82.7	-
HCM Lane LOS	A	-	-	F	D	F	-
HCM 95th %tile Q(veh)	0	-	-	1.8	0.3	1	-
Notes							
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon							

Martin Schneider

From: Troy Holloway <troy@2gho.com>
Sent: Tuesday, August 27, 2024 9:56 AM
To: Martin Schneider
Cc: Alec Dickerson; John Geiger; John Sickler; Stephanie Thoburn; Bjarne Borg
Subject: Flagler Wharf -app issues

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Marty, Our formal recommendation of a condition to satisfy the P&Z commission's concern of having a single vessel utilized by multiple individuals or "non-individuals" would be: **"No slips shall be leased to company owned vessels that are available for use by its employees or customers"**. This would allow for a vessel to still be company owned, as many vessels in the 35-40' range cost \$1.5 - \$2m and its not uncommon to have them owned by 2-3 individuals under an LLC.

Will staff still be requesting vessels no larger than 35'? If so, we will, of course, be lobbying for a 40' max. length, as approved by the PZC. If there are no new issues raised in the staff report, then our team would have NO other issues or concerns and would agree with all conditions.

Let us know if you have any further questions.

Thank you!

M. Troy Holloway

Sr. Partner, PLA, LEED®AP, BD&C

Cell: 561-719-3733

troy@2gho.com



1907 Commerce Lane, Suite 101
 Jupiter, Florida 33458
 561-575-9557 x102
www.2GHO.com

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From: Martin Schneider <MartinS@jupiter.fl.us>
Sent: Friday, August 23, 2024 4:26 PM
To: Troy Holloway <troy@2gho.com>
Cc: Alec Dickerson <alec@2gho.com>; John Geiger <john.geiger@indexinvest.com>; John Sickler <JohnS@jupiter.fl.us>;

Stephanie Thoburn <StephT@jupiter.fl.us>

Subject: RE: Flagler Wharf -app issues

Troy,
Since finalized condition language requires town attorney review and will not be ready until a week before the 9/11 Town Council meeting, and the staff report, including applicant issues, is due by 8/30, please provide a more formal letter to address your concerns with the PZC's recommended condition related to no slips being leased to "non-individuals" by the middle of next week or sooner if possible. Also include other issues if there are any.

Please see the recording of the meeting and transcript available on the town website ([PZC agenda and minutes](#); click the "media" button) if you want to refresh your recollection of the condition language proposed in the PZC's motion.

Please let me know if you have any questions. Thank you.



Martin Schneider, AICP

Principal Planner

Phone 561-741-2290

Email martins@jupiter.fl.us

Web www.jupiter.fl.us

210 Military Trail, Jupiter, Florida 33458



From: Troy Holloway <troy@2gho.com>

Sent: Monday, August 19, 2024 9:05 AM

To: Martin Schneider <MartinS@jupiter.fl.us>

Cc: Alec Dickerson <alec@2gho.com>; John Geiger <john.geiger@indexinvest.com>

Subject: RE: Flagler Wharf -app issues

Marty, have you or Tom prepared any language in reference to the 'no company owned boat leases'? We don't know how to address their concern. I understand not having a boat owned by a company that is just available to their employees, but how do you word that on not alienate LLC owned boats by 2 or 3 individuals? Maybe, "no vessels may be 'company' owned and available to its employees". That may do it, as the employees would not be the owners.

Thoughts?

M. Troy Holloway

Sr. Partner, PLA, LEED®AP, BD&C

Cell: 561-719-3733

troy@2gho.com



1907 Commerce Lane, Suite 101

Jupiter, Florida 33458

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From: Martin Schneider <MartinS@jupiter.fl.us>

Sent: Friday, August 16, 2024 9:27 AM

To: Troy Holloway <troy@2gho.com>

Cc: Alec Dickerson <alec@2gho.com>

Subject: Flagler Wharf -app issues

Hi Troy,

The draft resolution is due to the Town Attorney next Friday, so if the applicant has any issues with the amendments proposed by PZC, please let me know by Wed., 8/21.

Please contact me if you want to discuss or have any questions. Thank you.



Martin Schneider, AICP

Principal Planner

Phone 561-741-2290

Email martins@jupiter.fl.us

Web www.jupiter.fl.us

210 Military Trail, Jupiter, Florida 33458



To rate our service, please visit the following link to fill out a customer service

survey. <http://www.jupiter.fl.us/FormCenter/Planning-and-Zoning-12/Customer-Service-Survey-92>

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Jupiter officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Martin Schneider

From: matt.sipowski@icloud.com
Sent: Thursday, August 8, 2024 12:57 PM
To: Martin Schneider; Laura Cahill
Subject: Flaglers Wars Special E

Stephen,

I plan on attending the planning and zoning meeting on August 13th, regarding Flagler's Warf but want to send a summary as to why the special exception should not be granted. I am requesting this email be distributed to the planning and zoning members prior to the meeting.

First I want to address the representation that the local neighbors support the current proposed plan. Every neighbor I have spoken to regarding the plan to put a 12 slip marina and a bar restaunt on this residential canal have strongly opposed such a proposal. There was an invitation sent several years ago now, in the summertime to meet in the evening at a local church to explain the previous plans for development. I was present and the turn out was extremely limited as you would expect for an evening meeting in the dead of the summer. The reality is most of my neighbors are not aware of the new proposed plan and when told they do not support it.

I have several objections to the current proposed request for a special exception and why it needs to be rejected. The first is this specific canal and surrounding estuary is environmentally sensitive and unique to Jupiter. The biodiversity in this area is evident as it has manatees, otters, large eagle rays, sea turtles, and all kinds of fish ranging from snapper, snook, large Jack and Tarpon. This is not accidental, as the city of Jupiter took the initiative to create and protect the spoil islands in the immediate area to support this wildlife and create outdoor spaces which many of the residents of Jupiter use on a regular basis. Placing either a 12 slip marina or waterfront bar restaunt would have a direct impact on boat traffic, pollution, and noise. Neither one of these uses meet the criteria outlined in order to grant a special exception.

The second objection to the current proposal is this is a residential canal with extremely low boat traffic. There are approximately six or seven boats on the canal and their use is occasional at best. As a result it is well known locally by paddle boarders and kayakers that they can enjoy the area with little to no concern of encountering any boats and can enjoy this quiet area as the city has intentionally designed it to be. Allowing a 12 slip marina and bar restaunt will completely change this low traffic area. This change violates the criteria outlined by the special exception statute because it is not "compatible", and is in fact "detrimental" to the surrounding properties. It will increase the number of people anticipated to use the canal and surrounding area, the level of noise, pollution and other potential nuisance factors. The reality is the requested exception will completely change the usage and nature of the canal and surrounding areas which the Town of Jupiter has spent considerable time and money to create. The immediate residents in the area will be negatively impacted as well as the other low impact recreation users.

The third objection is the direct impact to the residents living on the canal and in the general neighborhood. Most if not all of the people who live in the areas of the recreational islands live there specifically because of the limited use and boat traffic. I specifically bought my home on this canal because I knew my kids could paddle board and explore the islands and local area with very limited boat traffic, I knew they would be safe. Putting a 12 slip marina and waterfront bar restaunt completely changes that dynamic. From a practical reality it automatically doubles or triples the boat traffic, takes a quiet residential canal and turns it into a high traffic area with high traffic commercial use. I am not the only one that uses the canal for paddling purposes as paddle boarders, and kayakers are up and down the canal daily. Additionally, every homeowner on this canal will be impacted financially as the value and desirability of their property will be negatively impacted. When someone considers purchasing any of these homes they will take into consideration that there is a 12 slip marina and bar restaunt on the canal. The unfortunate reality is that placing a waterfront bar restaunt will result in boaters drinking and driving in an area that was previously low traffic and extremely safe.

There will be likely be some counter argument that impacts could be limited by hours of operation or other measure related to noise, pollution, or safety but the reality is if approved and once built, it is there. At any point ownership could change and we could end up with Tiki 52 at the end of a residential canal. When Harbourside was being built the bandshell was not part of the original plan, only after the project was approved was the bandshell added and that had dramatic negative impacts on the surrounding neighbors and area. Once and if this project is approved it cannot be undone and in fact it can get worse as plans are adjusted or property is sold, as is often the case. Any assurance given as to use have no enforcement mechanism and can and will change.

There are numerous other issues I could highlight and if necessary let me know, but the reality is that the planning and zoning board has ample reason as outlined above as to why this special exception needs to be rejected. There is no reason that the two story bar restaraunt cannot front Alt A1A, Dune Dogs is arguably one of the most successful restaurants in Jupiter in terms of profitability and does not need waterfront to do. If you have any questions or concerns you can reach me on my cell 561-667-1260. My home address is 109 Old Jupiter Beach Road, Jupiter, FL 33477.

Regards,

Matt Sipowski

August 8, 2024

Town of Jupiter
Planning and Zoning Council
210 Military Trail
Jupiter, FL 33458

Reference: Flagler's Wharf Special Exception of 12 Slip Marina and Bar Restaurant

Town of Jupiter / Planning and Zoning Council,

My name is Kent Eismann and I have resided at 111 Old Jupiter Beach Road for 50 years. I write to you today to voice my concern and disapproval regarding the proposed special exception of a 12-slip marina and bar restaurant to be located at property address 401 N. Alternate A1A.

I as well as many neighbors are not in favor of an approval for this special exception. Please take into consideration the negative impact the special exemption would produce:

- Disruption to the Eco-sensitive areas/zones
- Estuary disturbance
- Safety and security for paddlers and kayakers
- Extreme boat traffic / Boating safety
- Property damage

An approval for this special exception will directly impose an adverse impact on current as well as future homeowners. Presently the waterway is a safe, minimal traffic dead end for local community use, we request you consider our appeal and preserve this canal. In my opinion, a marina with excessive boat slips would be a nuisance.

I am in favor of growth in the community and support future development of this parcel of land.

Please consider my opinion on this matter.

Sincerely,

Kent Eismann

Kent Eismann
111 Old Jupiter Beach Road
Jupiter, FL

CC: Martins@jupiter.fl.us
Laurac@jupiter.fl.us

Jupiter Aug 11th, 2024

Town of Jupiter
Planning and Zoning Commission
210 Military Trail
Jupiter, FL 33458

Re: Flagler Wharf development (formerly known as Bell's Mobile home park and commercial fishing marina)

Dear Members of the Planning and Zoning Commission,

We are writing to express additional background info in support for the proposed development at the Flagler Wharf property on the corner of Alt A1A and Old Jupiter Beach Road. Our family have been residents of and visitors to this area for 30+ years, with 15 of those years spent living on Old Jupiter Beach Road. Over the years, we have developed several properties in Jupiter, including apartment communities; Dakota at Abacoa, Riverwalk Pointe at Mangrove Bay, and the 1000 North restaurant and office building.

Our son lives directly across the canal from the Flagler Wharf property and will be significantly impacted by any development there. Naturally, he is concerned about any project that might negatively affect his property value or usage and so are we as we live on the street.

One of our main concerns during our time on Old Jupiter Beach Road was the mobile home park and commercial fishing marina that previously existed. The park frequently required police presence due to drug and domestic issues, and the commercial fishing boats (12-15 boats) created considerable traffic and pollution as they navigated the canal multiple times a day. The commercial fishing boats also lead to significant pollution from unauthorized sanitary discharges and fuel spills.

Appraisers informed us that the mobile home park and commercial fishing marina negatively impacted property values on Old Jupiter Beach Road by as much as 10%.

Eight years ago, we decided to purchase the mobile home park/marina property to transform it into a more appealing entrance to our street, rather than an eyesore and negative impact on values. Upon consulting with the Town of Jupiter about different uses and the site plan process, we were asked to close down the mobile home park and commercial fishing marina before submitting any new site plans. This shutdown process took a couple of years as we relocated all tenants.

After relocating everyone and demolishing existing structures, we submitted several site plans to the town staff, and we have been working closely with the staff to achieve a great project. Please see the different proposed site plans below.

1. The first submittal was an assisted living facility and 15 boat slips, which we worked on with staff for over a year, spending hundreds of thousands of dollars. Despite local neighborhood support and low traffic intensity, right before we were ready to go to P&Z the staff had gotten other directions and would no longer support the project.
2. A mixed-use development with boat slips, café, and townhouses, including the required workforce housing units. This proposal was quickly rejected by the Town.
3. 14 recreational boat slips, café, and office building, which we worked on with staff for over a year. However, we were unable to gain support for the office building.
4. The current project which you have in front of you today, that we have worked diligently with Town staff to improve, includes only 12 recreational boat slips/lifts and a small healthy café with a second-floor office where we might relocate our office from the 1000 North location. We want to point out that the design that we worked together with Town staff on turned out even better than we initially envisioned, so we thank the Town staff for their input.

It is important to note that there has been a commercial marina on this property for over 50 years. The special exception we are requesting is relevant only because we intend to invest significantly in rebuilding this former commercial marina into an environmentally friendly, recreational-only facility at the end of the canal, improving overall water quality and turning radius in this location. The 12 recreational boat slips/lifts will create very little traffic as recreational boaters tend to use their boats much less frequently than commercial use. We think 1 trip per day on average would be a lot and please note we are *not* proposing any other marina facilities like gas, ship store, live aboard for crews etc., *only 12 slips/lifts for recreational boaters with relatively small boats.*

- It should also be noted that we have, as a public benefit, previously granted the Town of Jupiter an easement for the stormwater outlet from the recently built Juno Street pump station crossing our property into the canal, allowing the Town's contractor to store their heavy equipment on our site.
- We have also been amenable to grant the Town of Jupiter another easement crossing our property from the south to north along the eastern property line to help with drainage and flooding mitigation for Old Jupiter Beach Road which is also a public benefit.
- We will also, together with the input from the Town, make a sign with information that points out the historical significance of this site for Henry Flagler and his railroad, which again is another public benefit.

Environmental Benefits:

- **Water Quality Improvement:** The redevelopment will include modern, environmentally friendly infrastructure designed to reduce pollution and improve water quality in the canal. This includes advanced filtration systems to manage runoff and prevent contaminants from entering the waterway.
- **Reduced Boat Traffic:** By limiting the slips/lifts to recreational boats only, we will significantly reduce the boat traffic compared to the previous commercial fishing operations. This reduction in traffic will decrease water pollution and disturbance to marine life.

- **Habitat Restoration:** We are committed to restoring the natural habitat along the canal's edge. This includes planting native vegetation that supports local wildlife and enhances the natural beauty of the area. These efforts will create a thriving ecosystem, providing a sanctuary for birds, fish, and other wildlife. By reintroducing native plants, we will help stabilize the shoreline, reduce erosion, and improve the overall health of the canal.
- **Sustainable Practices:** The new slips/lifts/dock will utilize sustainable building materials and energy-efficient technologies, further minimizing its environmental footprint. This could include solar panels, energy-efficient lighting, and eco-friendly construction materials.
- **Community Access:** By providing boat slips to local residents who do not have direct water access, we are promoting a more inclusive and sustainable use of the waterway, encouraging responsible boating practices among the community.

We will not accommodate transient boats. All slips will be rented to residents who do not have the luxury of living on the water with a dock behind their house. Recreational boats generate significantly less traffic than commercial fishing boats, resulting in much lower boat traffic.

We have also agreed to limit the boat size for these slips, although many neighbors in the canal have much larger boats than we anticipate for these recreational boat slips.

Regarding the café and office, these uses are permitted by right and do not require a special exception. We intend to operate the café ourselves as an allergy-friendly and healthy café/diner and have accepted the request to limit outdoor serving hours. The primary use is not intended to be a bar venue.

Thank you for considering our proposal. We believe this development will greatly enhance the area and provide a valuable amenity for the community.

Sincerely,

Bjarne & Maria Borg

Martin Schneider

From: Integ Marine <integmarine@gmail.com>
Sent: Monday, August 12, 2024 4:52 PM
To: Martin Schneider; Laura Cahill
Subject: Flagler's Warf

Some people who received this message don't often get email from integmarine@gmail.com. [Learn why this is important](#)

Hi, My name is Clay Huffman and I am sending you an email today about my opposition to the proposed Flagler's Warf project at the end of Old jupiter Beach road where the old Bells trailer park was located. I grew up in a house on old jupiter beach road, back when it was just a dirt road. I have seen many changes over the years to my tiny home town that make me sad. My parents still live in the same house and now my three sons get to enjoy a taste of my childhood fishing off the dock, catching fiddler crabs at low tide, jumping off the dock into the canal, paddle boarding, kayaking, etc. Change and development is inevitable and I understand what the developers want to do with Flaglers Warf but PUBLIC WATER ACCESS should not be allowed under any circumstances. All other public accessible bars/restaurants/marinas in jupiter are right on the ICW and very limited public slips are available. I believe Harbor Side only has 12 public use boat slips and is much larger than the proposed Flaglers Warf. The end of the old FEC railroad canal is well off the ICW and is narrow and shallow. I can imagine people trying to go down to the end of the canal with a large boat and not being able to turn around or pass a boat trying to exit in the daytime...much less at night with a few cocktails in them. Property damage and ecological damage would undoubtedly occur. The silty bottom would get kicked up by all the boat traffic, killing seagrass and possibly injuring manatees that frequently come to the canal to eat and to not be disturbed by boat traffic. I have seen several manatees give birth to young right off my parents dock. Don't let development destroy such a quiet peaceful place that me and my neighbors enjoy. There isn't room at the end of the canal for 12 boat slips. Back when it was a trailer park the commercial fisherman took advantage of the cheap dockage and close proximity to the ocean. At most there would be eight boats back there and none larger than about 30 feet. I am a business owner in the marine industry so I frequent many marinas in jupiter and I understand that there really aren't more places to develop on the water especially in jupiter. I am not opposed to the idea of private dockage/ boat lifts at the proposed development that are fenced off to the public. If it was me I would put in 6-8 larger boat lifts down there that are going to be rented out to high end boat owners. I think as long as the public is aware that they can not access the establishment by water or even water taxi, they will not attempt to do so. The developers will realize they can make far more money renting out private boat lifts then they would ever make on the increase in traffic to the "warf" with public marine access. Please do not allow public access via water to Flaglers Warf and limit the amount of PRIVATE boat slips 10 as this would basically double the amount of boats on the canal already behind private homes. This will keep traffic down on a long narrow dead end canal that will not support public access. Please share this letter with planning and zoning. I hope to see you at the meeting tomorrow evening.

Kind regards, Clay

Martin Schneider

From: rcgrabowskijr@bellsouth.net
Sent: Tuesday, August 13, 2024 6:20 AM
To: Martin Schneider
Subject: RE: Current Flagler Wharf Development Proposal, PZ 23-5496 and 5497 (2 of 2)

Martin,

I have a conflict and will not be able to attend the P&Z Commission meeting tonight. I do want to convey my sentiments regarding the proposed development. During the Nov'23 meeting I expressed two concerns:

1. That the architectural appearance, specifically the building height was not consistent with the surrounding commercial development; and,
2. The potential traffic impact associated with the development on the Alk A1A & Eganfuskee intersection.

The current proposed development addresses those concerns. I do request the P&Z Commission consider requiring "Idle Speed Only" or "No Wake" signs be place in conspicuous locations that will be seen by the boaters whose vessels are at the marina. Even though the canal is included in the county's idle speed no wake zone, it is helpful to have reminders posted for those unfamiliar with the laws.

Thank you for providing the requested information and responding to my questions.

Bob Grabowski

605 Paulina Rd.
Jupiter, FL 33477
Email: rcgrabowskijr@bellsouth.net
Phone: (561) 748-4797

From: Martin Schneider <MartinS@jupiter.fl.us>
Sent: Friday, August 9, 2024 5:12 PM
To: rcgrabowskijr@bellsouth.net
Cc: Garret Watson <GarretW@jupiter.fl.us>; Stephanie Thoburn <StephT@jupiter.fl.us>
Subject: RE: Current Flagler Wharf Development Proposal, PZ 23-5496 and 5497 (2 of 2)

Hi Bob,

In response to your questions below:

- 1) The original marina pre-dated the Town's Special Exception requirement for marinas. Therefore, this special exception request would ensure compliance with today's code.
- 2) Yes, requesting signs can be made as part of a special exception review. A sign was not required because the canal is already part of Palm Beach County's Idle speed No wake zone ([link to County restricted boating areas](#)). If you are interested in suggesting additional signage for the Planning and Zoning Commission's (PZC) consideration, you can make a comment during the meeting, or provide an email to the Commission for their consideration. (If you email me a message and state you want it sent to the PZC, I can forward the email to them on your behalf.)

Please let me know if you have any further questions or comments. Thank you.



Martin Schneider, AICP

Principal Planner

Phone 561-741-2290

Email martins@jupiter.fl.us

Web www.jupiter.fl.us

210 Military Trail, Jupiter, Florida 33458



From: rcgrabowskijr@bellsouth.net <rcgrabowskijr@bellsouth.net>

Sent: Friday, August 9, 2024 3:27 PM

To: Martin Schneider <MartinS@jupiter.fl.us>

Subject: RE: Current Flagler Wharf Development Proposal, PZ 23-5496 and 5497 (2 of 2)

Martin,

Some questions:

1. There was a marina on the site before, why the need for the exemption now?
2. I've a neighbor on the Eganfuskee side of the FEC canal who concerned about the boat traffic. Naturally, this being a private marina does limit it some. Is requesting entrance & exit signage in the marina reminding boater to exercise caution or to stay at idle speed while in the canal out of the question?

Thanx again.

Bob

From: Martin Schneider <MartinS@jupiter.fl.us>

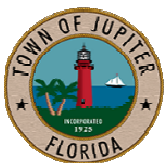
Sent: Friday, August 9, 2024 1:32 PM

To: rcgrabowskijr@bellsouth.net

Subject: RE: Current Flagler Wharf Development Proposal, PZ 23-5496 and 5497 (2 of 2)

Thanks for the reply.

Have a good weekend.



Martin Schneider, AICP

Principal Planner

Phone 561-741-2290

Email martins@jupiter.fl.us

Web www.jupiter.fl.us

210 Military Trail, Jupiter, Florida 33458



From: rcgrabowskijr@bellsouth.net <rcgrabowskijr@bellsouth.net>

Sent: Friday, August 9, 2024 1:31 PM

To: Martin Schneider <MartinS@jupiter.fl.us>

Subject: RE: Current Flagler Wharf Development Proposal, PZ 23-5496 and 5497 (2 of 2)

Martin, I did received the email.

Thank you again.

From: Martin Schneider <MartinS@jupiter.fl.us>

Sent: Friday, August 9, 2024 8:36 AM

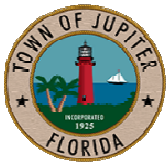
To: rcgrabowskijr@bellsouth.net

Subject: RE: Current Flagler Wharf Development Proposal, PZ 23-5496 and 5497 (2 of 2)

Hi Robert,

Attached are the architectural plans. Due to large file size, please confirm that you received this email.

Let me know if you need anything else. Thank you.



Martin Schneider, AICP

Principal Planner

Phone 561-741-2290

Email martins@jupiter.fl.us

Web www.jupiter.fl.us

210 Military Trail, Jupiter, Florida 33458



From: rcgrabowskijr@bellsouth.net <rcgrabowskijr@bellsouth.net>

Sent: Friday, August 9, 2024 8:30 AM

To: Martin Schneider <MartinS@jupiter.fl.us>

Subject: Current Flagler Wharf Development Proposal, PZ 23-5496 and 5497

You don't often get email from rcgrabowskijr@bellsouth.net. [Learn why this is important](#)

Could you please send me a copy of the proposed site plans for the subject development.

Thank you,

Robert Grabowski, Jr.

605 Paulina Rd.

Jupiter, FL 33477

Email: rcgrabowskijr@bellsouth.net

Phone: (561) 748-4797

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Jupiter officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-

mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Martin Schneider

From: Terri Gravett <icjuples@yahoo.com>
Sent: Tuesday, August 13, 2024 2:30 PM
To: Martin Schneider; Laura Cahill
Subject: Flagler's Wharf Special Exception

You don't often get email from icjuples@yahoo.com. [Learn why this is important](#)

Good afternoon,

We plan on attending the Planning and Zoning meeting tonight that will discuss the Special Exception for proposed Flagler's Wharf. We live at 207 Old Jupiter Beach Road and have resided here for 36 years. We have raised our children and now enjoy our grandchildren here in this waterfront neighborhood. Please distribute this email to the P&Z members prior to the meeting. I've also attached pictures for you to visualize the beauty and integrity of the waterway we would humbly ask that you protect by rejecting this Special Exception.

We strongly object to any use that would directly impact the sensitive environmental ecology of a quiet, secluded waterway. Any increased boat traffic will significantly impact the fishery, and presence of the wildlife we have observed and enjoyed. It has been a treasure to see manatees, porpoises, waterfowl, herons, eagles, ospreys, ducks all thrive in our quiet, safe waters not to mention the safety of our children and grandchildren swimming, paddling and kayaking. Not only our families, but many Jupiter residents have found the quiet, safe waters of our neighborhood waterfront, perfect for paddling and kayaking.

We reside at the widest portion of the old FEC canal, where many larger boats (+35') may have to turn around, depending on how they are moored/docked. The termination of the canal is very narrow and the 'abandoned marina' noted on the proposed site plan for Flagler's Wharf was constructed in the 50's for boats much different than those today.

Though the word 'bar' has not been included in the proposed 2 story restaurant with outdoor seating, what prohibition is there? Any food establishment that has a bar, has an impact on its surroundings and it is generally a negative one! Please, our neighborhood waterway, is just that, a safe residential community of respectful neighbors. It is not a place for a bar - restaurant and marina.

If the developers see this as a fit, then surely it could face Alt A1A.
Below is a link to our canal over the years beginning in 1988!

<https://photos.app.goo.gl/eopiHWJ9P91oz6v46>

Terri Gravett

AG International Brokers, Inc.

'delivering premium Alberta Hay on Wheels'

IC Naples, Inc.

Cold Stone Creamery store 20529

ofc. 561.744.9930

fax. 561.744.9233

cell. 561.262.8153

ATTACHMENT 3

From: matt.sipowski@icloud.com
To: [John Sickler](#)
Subject: Matt Sipowski Intervener Status
Date: Monday, September 9, 2024 9:55:32 AM

John,

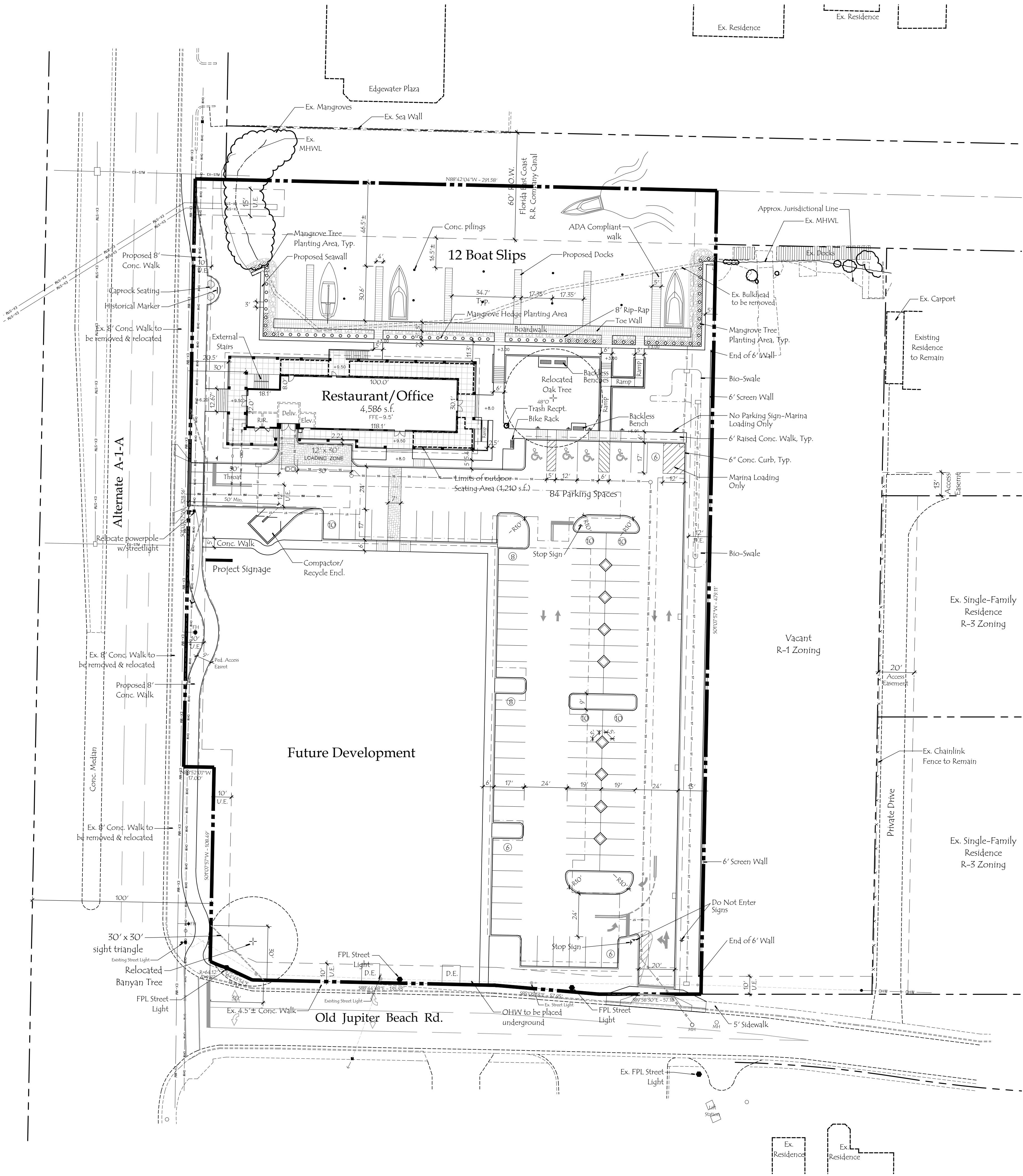
My name is Matt Sipowski and I live at 109 Old Jupiter Beach Road which is located next to the proposed development for Flagler's Wharf. I am directly affected by the proposed development as I live on the canal and am in close proximity to the proposed development. The proposed development will negatively increase boat traffic, and noise from the restaraunt. I live within 300 feet of the proposed development.

I am requesting to be an intervener during the upcoming town council meeting for Flagler's Wharf scheduled for September 19th to accept or reject the special exception. Thank you again for your time in explaining the process, please let me know if you need any additional information.

Regards,

Matt Sipowski

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ATTACHMENT 4

Site Data-Commercial

Existing Land Use	Commercial
Existing Zoning	C-2; General Commercial District
Redevelopment Overlay Area	Center Street/N. Alt. A-1-A
Total Site Area	2.95 Acres; 128,414.98 s.f.
Existing Submerged Lands	.38 Acres; 16,614 s.f.
Proposed Submerged Lands	.53 Acres; 23,112 s.f.
Existing Uplands	2.57 Acres; 111,800.98 s.f.
Proposed Uplands	2.42 Acres; 105,302.98 s.f.
Allowable Building Height	50' or 60' if parking below
Greenspace Required	30% Min.; 31,591 s.f.
Greenspace Provided	55,980 s.f.; 53.2% (incl. Alt. A-1-A walk in property & does not incl. water area)
Lot Coverage Allowable	35% Max.
Lot Coverage Provided	7.1%, 7,462 s.f.

Building Data

Waterfront Cafe	3,376 s.f.
Outdoor Seating	1,210 s.f.
Prof. Office	2,758 s.f.
Total Area	7,344 s.f.

Building Setbacks

	Required	Provided
* Front (Alt. A-1-A)	20'	20.5'
Side Interior (North)	10'	11.3' to MHWL
* Side Corner (Old Jup. Bch. Rd.)	20'	298.7'
Rear (East)	30'	132.5'

* Street setbacks shall be a min. of 20'; with 1:1 setback over 35'.

Parking Data

Parking Required:			
Restaurant	3,376 s.f.	1 sp./85 s.f.	39.72 Spaces
Outdoor Seating	1,210 s.f.	1 sp./85 s.f.	14.24 Spaces
Prof. Office	2,758 s.f.	1 sp./250 s.f.	11.03 Spaces (not incl. 195 sf lobby)
Private Docks	12 Slips	1 sp./slip	12 Spaces
Code Parking Required:			77 Spaces
Parking Provided:			84 Spaces
Handicap Parking Required			4 Spaces
Handicap Parking Provided			4 Spaces

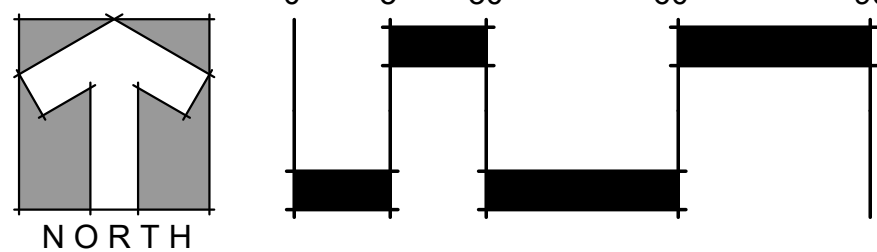
Pedestrian Amenity Data

	Required	Provided
Bike Racks (1 per 12,500 s.f.)	1 (5 bikes)	1 (8 bikes)
Benches (1 per 12,500 s.f.)	1	3
Trash Receptacles (1 per 25,000 s.f.)	1	1

Living Shoreline Data

Length of Proposed Bulkhead	347 LF
Plantable Length of Bulkhead	325 LF
LF of Mangrove Tree Plantings	152 LF (46.8%)
LF of Mangrove Hedge Plantings	173 LF (53.2%) Max. 6' ht. from MHWL

Note: The 12 boat slips approved for the private marina shall be limited to vessels no more than 35 feet in length as measured at the waterline for vessels with inboard motors, and no more than 35 feet as measured at the waterline, plus the length of the engines, for vessels with outboard motors.



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LANDSCAPE ARCHITECTURE
& PLANNING

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
www.2GHO.com

Flagler Wharf
Jupiter, Florida

Designed: MTH.
Drawn: MTH.
Approved: GGG MTH.EMO
Date: 3/4/24
Job no.:
Revisions: 5/29/24
6/20/24
6/28/24
7/31/24

Seal

LC C000177

Sheet Title:
Site
Development
Plan

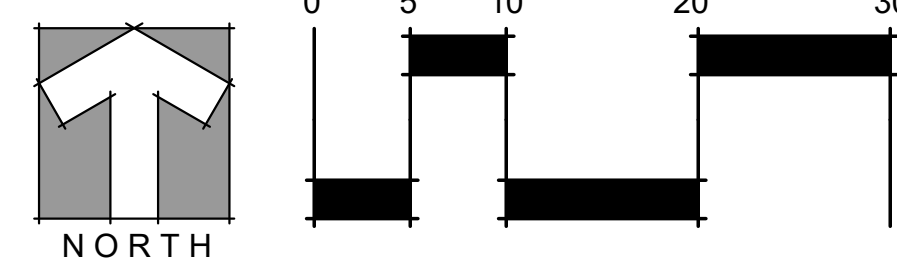
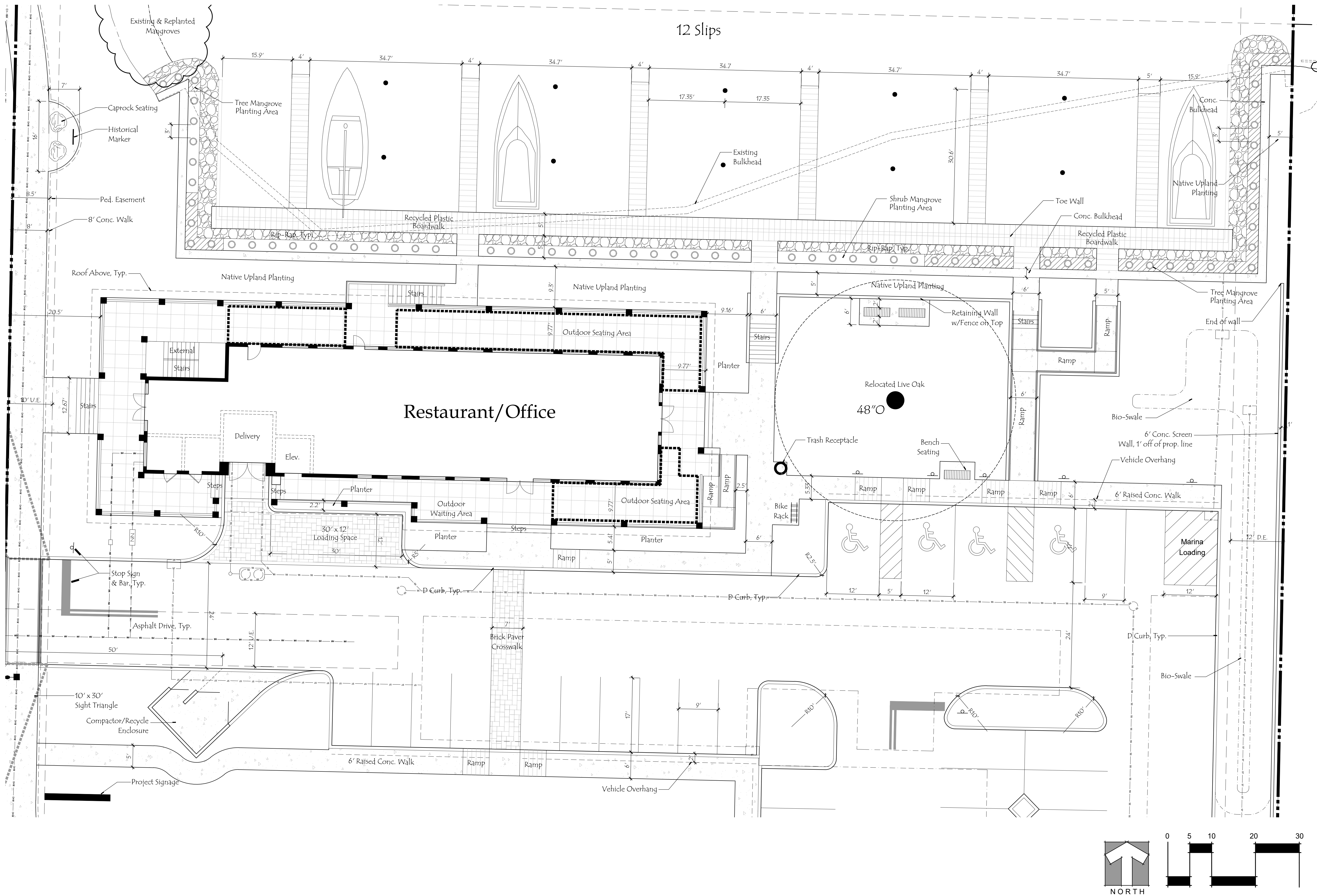
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Sheet No.

SP-1

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Flagler Wharf

Jupiter, Florida

Designed: MTH.
Drawn: MTH.
Approved: GGG MTH/EMO
Date: 3/4/24
Job no.
Revisions: 5/29/24
6/20/24
6/28/24
7/31/24

Seal

LC C000177
Sheet Title:
Site Area
Enlargement

Scale: 1" = 10'

Sheet No.
SP-2
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Bike Rack Detail

N.T.S.



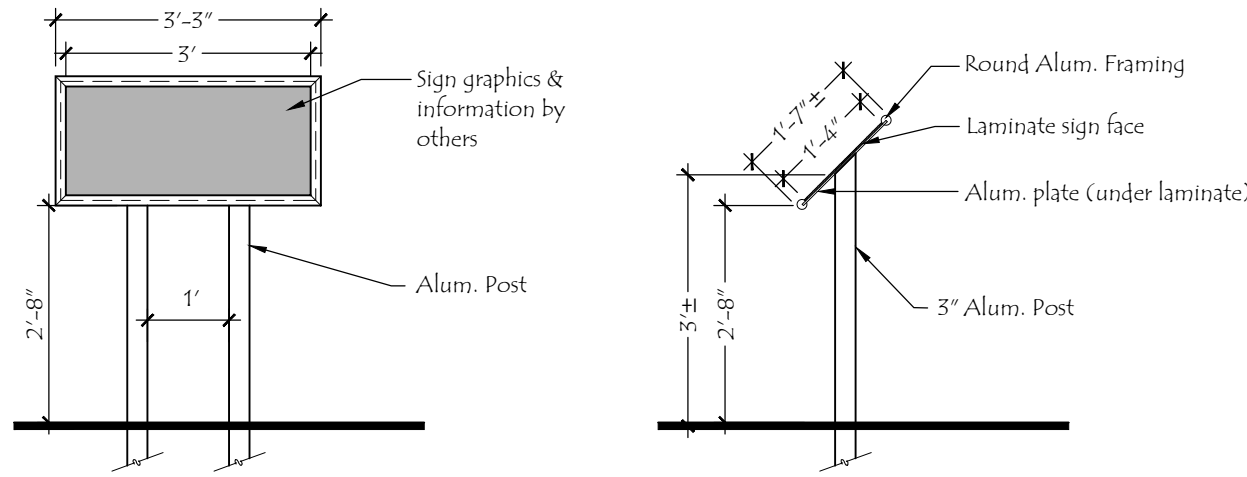
Trash Receptacle

N.T.S.



Bench Details

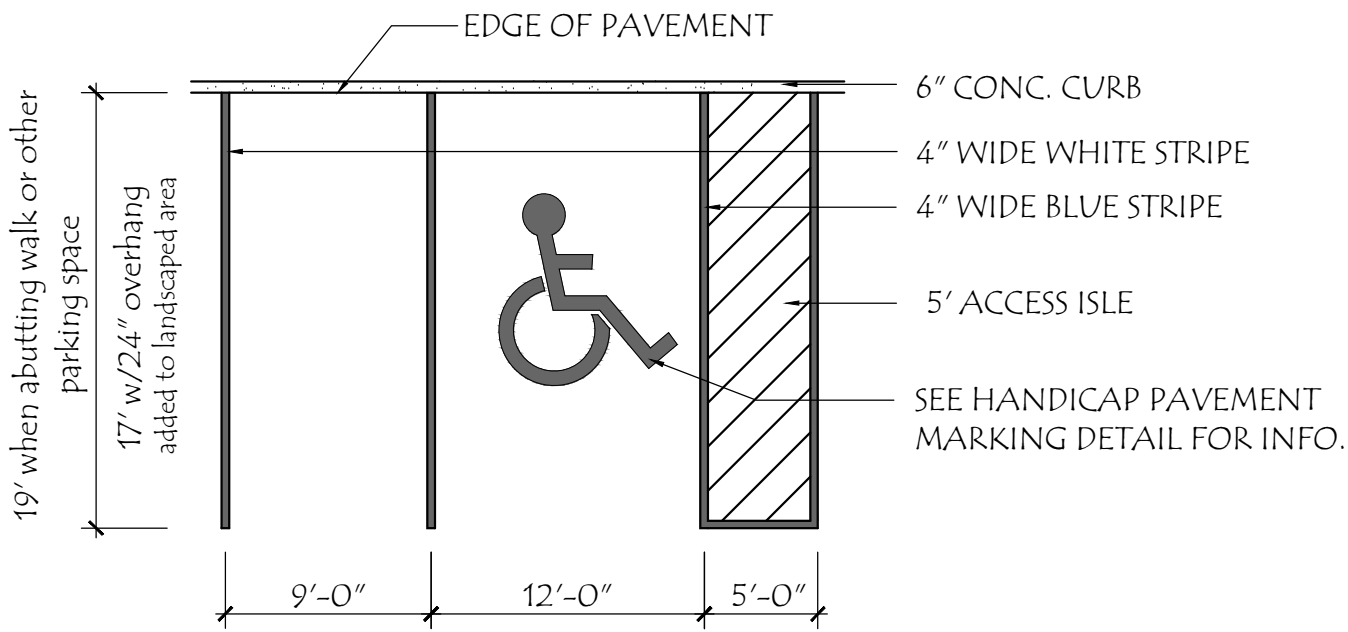
N.T.S.



- All alum. components to be bronze in color.
- Actual size of sign may vary depending on final graphic layout.

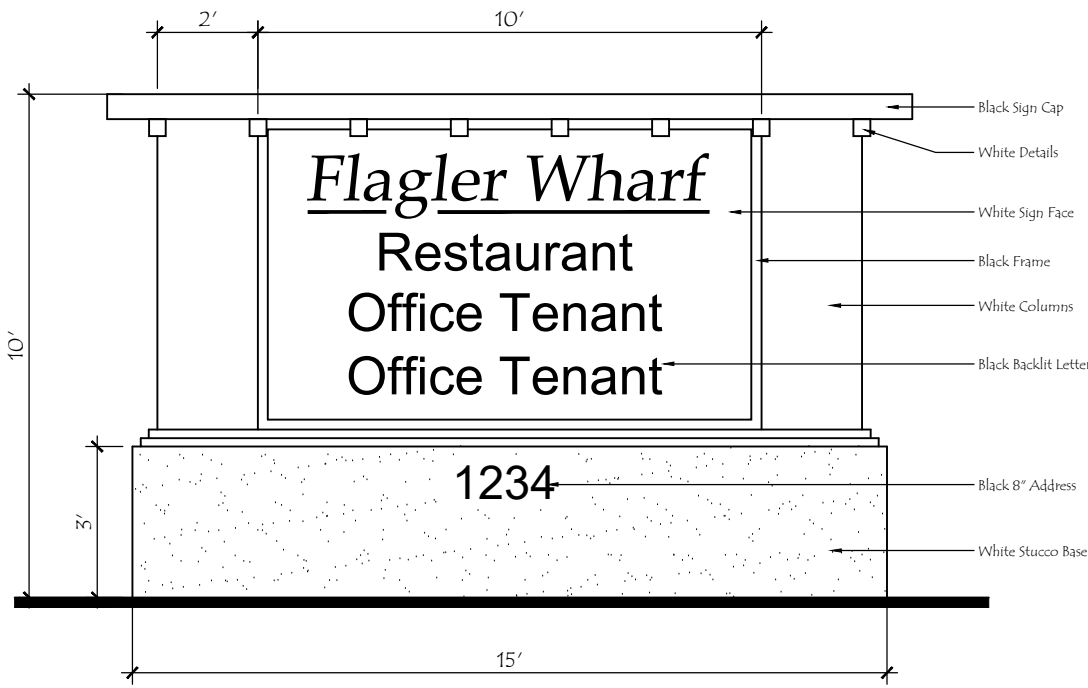
Interpretive Signage

N.T.S.



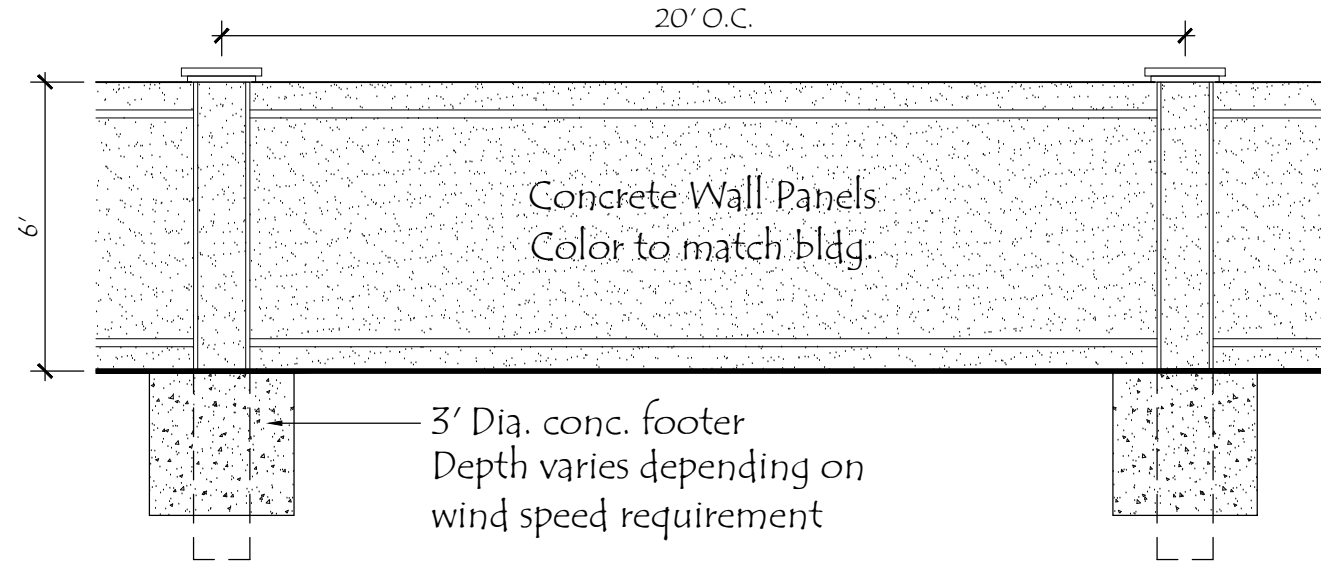
Parking Stall Detail

N.T.S.



P-8 Freestanding Sign

N.T.S.



6' Screen Wall Detail

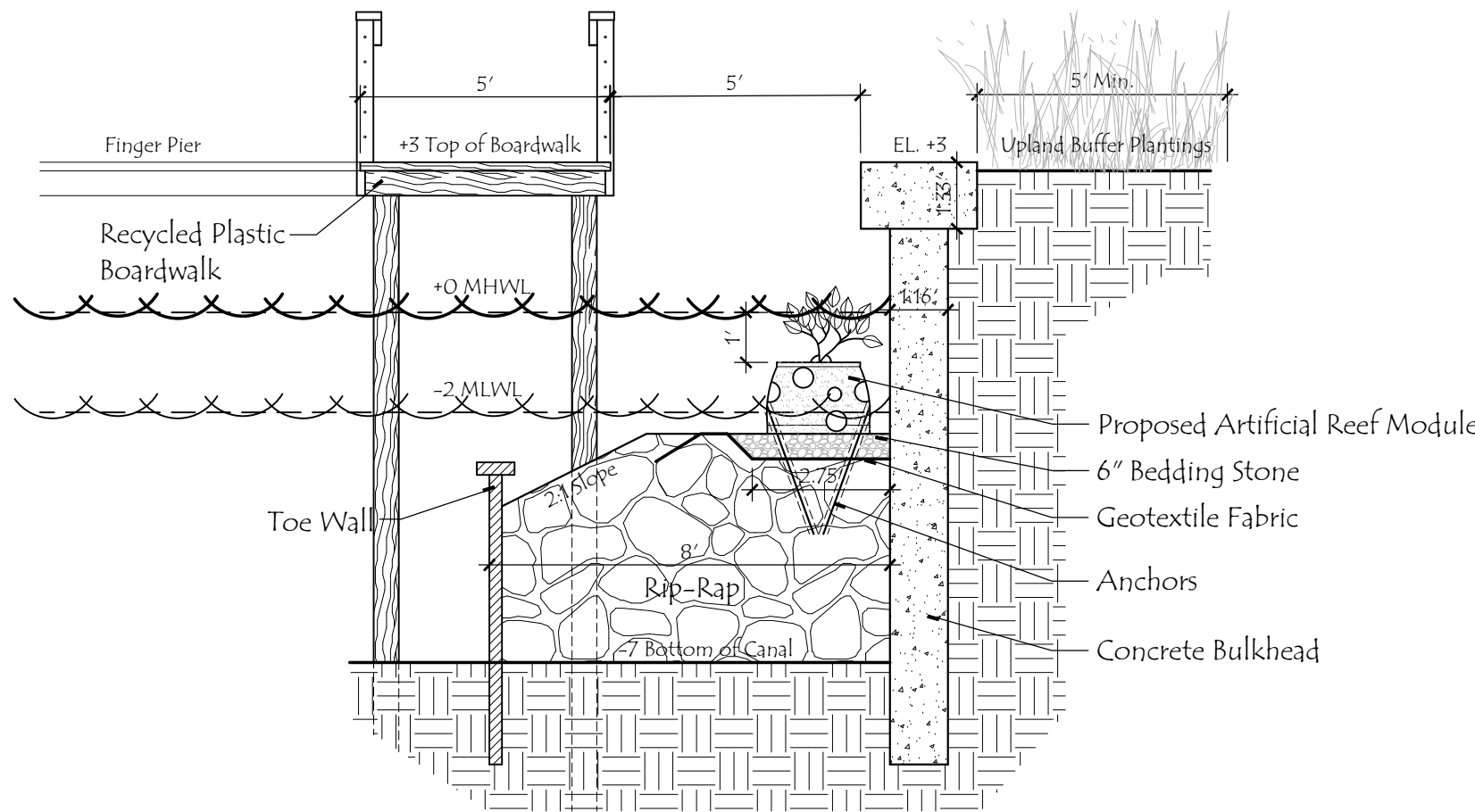
N.T.S.



FPL Streetlight Detail

N.T.S.

FPL Traditional Carriage Post Top, to match existing street lights, mounted on standard black fiberglass FPL poles.



Mangrove Planting Detail

N.T.S.

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Flagler Wharf
Jupiter, Florida

Designed: MTH.
Drawn: MTH.
Approved: GGG MTH.EMO
Date: 3/4/24.
Job no.
Revisions: 5/29/24
6/20/24
7/18/24

Seal

LC C000177

Sheet Title:
Site
Development
Details

Not to Scale

Sheet No.

SP-3

00-0000

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.2GHO.com

LANDSCAPE PLAN

Flagler Wharf

Jupiter, Florida

Designed: _____ BRD
 Drawn: _____ BRD
 Approved: _____ GGG/EOM/MTM
 Date: _____ 01/09/23
 Job no. _____
 Revisions: _____ 04/07/23
 07/17/24 _____ 06.22.23
 _____ 09/25/23
 _____ 03/04/24
 _____ 05/03/24
 _____ 05/31/24
 _____ 06/20/24

LC 0000111

Sheet Title:

Landscape
Development
Plan

Scale: 1" = 20'

Sheet No.

LP-1

22-0000

Misc. Data

VEHICULAR COVERAGE	33,701 S.F.
TOTAL PERVIOUS AREA	56,023 S.F. (53.2%) (Water N.I.C.)
TOTAL IMPERVIOUS AREA	49,274.98 S.F. (47.8%) (Water N.I.C.)
GREENSPACE REQUIRED:	30% (31,591 S.F.) (Water N.I.C.)
GREENSPACE PROVIDED:	53.2% (56,023 S.F.) (Water N.I.C.)
INT. LANDSCAPE AREA REQUIRED:	6,740 S.F. (20% OF VEHICULAR USE AREA)
INT. LANDSCAPE AREA PROVIDED	45,589 S.F. (43.2%) (Water N.I.C.)

Tree Requirements

FOUNDATION TREES REQ. (1/250 S.F.)	3 TREES
PLANTING TREES PROVIDED	3 TREES
PARKING LOT TREES REQ. (1/150 S.F.)	11 TREES
PARKING LOT TREES PROVIDED	27 TREES (INCLUDES RELOCATED CREDITS)
EXTRA INTERIOR TREES PROVIDED	42 TREES (INCLUDES RELOCATED CREDITS) (PALMS 3:1)
PERIMETER TREES REQ. (1/25 F.L.)	27 TREES (14.4 F.S. L.F.)
	(EXCLUDES 17 TREES 48')
<u>PERIMETER TREES PROVIDED</u>	<u>70 TREES (INCLUDES RELOCATED CREDITS) (PALMS 18:8)</u>
TOTAL TREES REQ.	75 TREES
TOTAL TREES PROVIDED	150 TREES (INCLUDES RELOCATED) (PALMS 8:1)

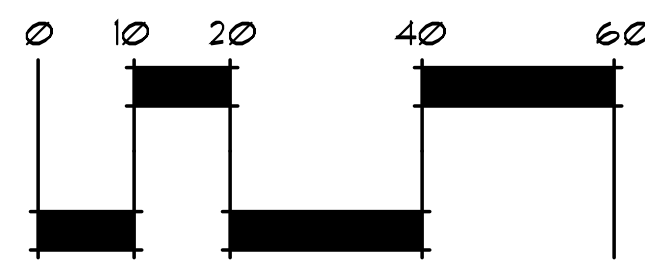
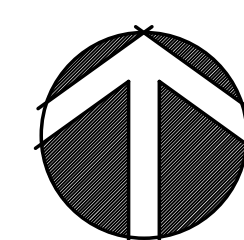
	REQUIRED:	PROVIDED:
NATIVE TREE REQUIREMENT	50%	49.5% (21 OUT OF 174)
NATIVE SHRUB REQUIREMENT	50%	66.7% (2,990 OUT OF 4,478)
TOTAL SHROUDCOVER REQUIREMENT	50%	100% (168 OUT OF 168)
TOTAL PERCENTAGE OF NATIVE VEG. PROVIDED	50%	68% (3,279 OUT OF 4,820)
DROUGHT TOLERANT TREE REQUIREMENT	50%	67.2% (117 OUT OF 174)
DROUGHT TOLERANT SHRUB REQUIREMENT	50%	93.7% (3,148 OUT OF 4,478)
TOTAL DROUGHT TOLERANT VEG. PROVIDED	50%	100% (2,000 OUT OF 1,999)
TOTAL DROUGHT TOLERANT VEG. PROVIDED	50%	71.2% (5,435/OUT OF 7,632)

BUILDINGS (X4)	BUILDING PERIMETER	MIN. PERIMETER PLANTING REQ. (40%)	PERIMETER PLANTING PROVIDED	FOUNDATION PLANTING AREA REQUIRED (PERIMETER X 3.75)	FOUNDATION PLANTING PROVIDED	FOUNDATION TREES REQUIRED (1 PER 250 S.F. OF REQ.)	FOUNDATION TREES PROVIDED
RESTAURANT	311 L.F.	124.4 L.F. (40%)	281 L.F. (90.3%)	466.5 S.F.	1,357 S.F.	2	3

ALL PLANTING AREAS SHALL RECEIVE SOIL COVERAGE FROM A MINIMUM 1" DEEP MULCH LAYER TO PREVENT EROSION AND SOIL LOSS. ALL PLANTING SHALL BE REMOVED FROM AN OVERLAP AREA OF 1' FROM ANY MECHANICAL/ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM VIEW. ALL PLANTING SHALL BE LOCATED AT LEAST 1' FROM ANY UTILITY. PLANTING SHALL BE LOCATED TO OR GREATER THAN THE HEIGHT OF THE UTILITY BEING SCREENED. SCREENING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PLANTING. ALL TREES THAT ARE NOT LOCATED WITHIN A LANDSCAPE BED SHALL BE LOCATED WITHIN A 10' BUFFER FROM ANY UTILITY. ALL CONDUITS AND STRUCTURES, EXCAVATED TO A DEPTH OF 18" SHALL BE COVERED WITHIN 10' OF THE EXCAVATION WITHIN 10' OF THE EXCAVATION. ALL CONDUITS SHALL BE COVERED WITHIN 10' OF THE EXCAVATION. ALL CONDUITS SHALL BE COVERED WITHIN 10' OF THE EXCAVATION. SOIL BARBERS SHALL BE INSTALLED FOR ALL TREES LOCATED WITHIN 10' OF ANY UTILITY. ALL TREES LOCATED WITHIN 10' OF ANY UTILITY SHALL BE 2" DURING GROWING AND 2" DURING GROWING.	VEGETATION REMEDIATION ARE REQUIRED PRIOR TO REMOVING, CLEARING OR EXCAVATING ANY VEGETATION FROM PROPERTY LOCATED WITHIN 10' OF ANY UTILITY. EXISTING PRESERVE AND/OR RELOCATED TREES SHALL BE PRUNED ACCORDING TO ANSI AND ADJACENT TO ANY EXISTING ADJACENT PRIOR TO CUTTING. AT THE TIME OF PLANTING, PERMITTED TREES SHALL BE RELOCATED TO A LOCATION THAT COMPLIES WITH THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED PROPERTIES. SOIL AND EROSION SHALL BE PREVENTED WITHIN THE ROW BETWEEN THE SIDEWALK AND THE CURBING. ALL TREES WITHIN THE POWER LINES ARE REQUIRED TO COMPLY WITH THE PLANTING RIGHT-OF-WAY IN THE RIGHT-OF-WAY GUIDELINES. ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNTING PLANTING WITHIN A MIN. OF 6" ABOVE THE TOP OF CURB. ALL PLANTING MATERIAL SHALL MEET THE FLORIDA GRASSES AND STANDARDS OF #1 QUALITY OR BETTER.

[illegible]

	Crape Myrtle 'Natchez'		Alexander Palm 'Double'		Ilex
	Live Oak		Southern Magnolia		Pink Muhly Grass
	Holly 'Eagleston'		Silver Bismarck Palm		Dune Daisy
	Gumbo Limbo		Triple Montgomery Palm		Lemon Grass
	Orange Geiger		Windmill Palm		Star Jasmine
	Sabal Palm		Red Mangrove		Spineless Agave
	Silver Buttonwood		Liriope 'Super Blue'		Ti Plant 'Auntie Lou'
	Black Ironwood		Sand Cord Grass		Simpson's Stopper
	Green Buttonwood		Cocoplum 'Horizontalis'		Cocoplum 'Red Tip'
	Croton Std.		Podocarpus 'Pringles'		Small leaf Clusia
	Ligustrum		Ficus 'Green Island'		Relocated Live Oak
	Jatropaha		Florida Gamma Grass		Relocated Strangler Ficus
	Thatch Palm 'Triple'		Dwarf Firebush		
	Holly 'Nellie R. Stevens'				
	Alexander Palm 'Single'				



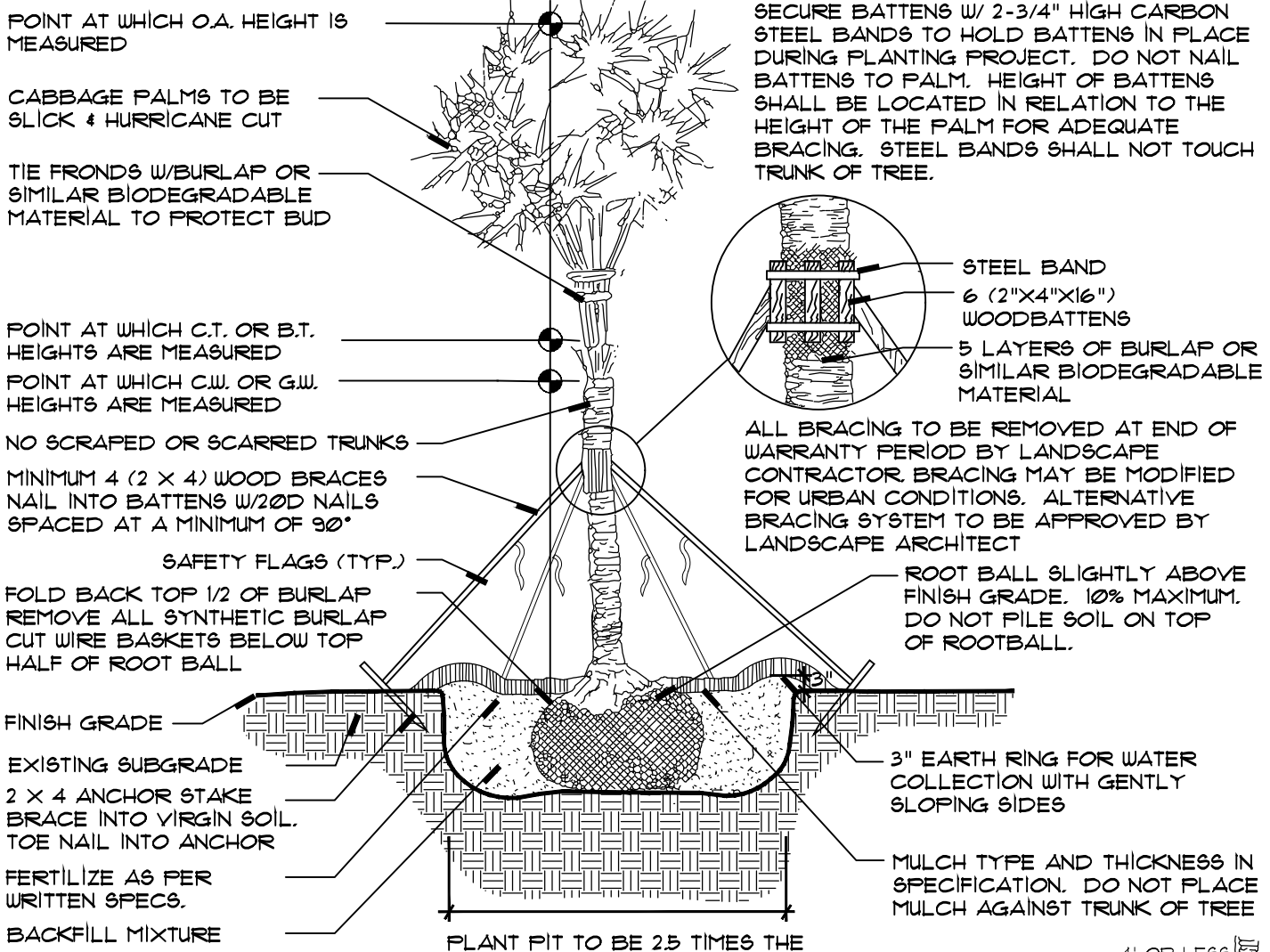
FILE: N:\FLAGLER WHARF\DRAWING FILES\RESTAURANT PLANS\5TH SUBMITTAL\FLAGLER WHARF LANDSCAPED.DWG
PLOTTED: 7/17/24 AT 10:37AM BY: BEN
XREFS: FLAGLER WHARF 7-19-24.DWG

Plant List

TREES										
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	SPACING	D.T.	NATIVE REMARKS	
BS	7	BURSERIA SUMATRANA	GUMBO LIMBO	12'	1-6'	2" MIN.	A.S.	V	1/2" MIN. FULL SPECIMEN	
CE	9	COCONARPUS ERECTUS	GREEN BUTTWOOD	12 FT.	6-7'	HEAVY	A.S.	V	FULL & THICK TO BASE 3' C.T.	
CS	14	COCONARPUS ERECTUS 'SERICEUS'	SILVER BUTTWOOD	10	6 FT.	3.5 IN.	A.S.	V	FULL, STANDARD, 3' C.T.	
CD	10	CORDIA SEBESTENA	GEIGER TREE	12	5-6'	2.5"	A.S.	V	FULL DENSE CANOPY MATCHED	
IA	4	ILEX ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12 FT.	7-8'	2.5"	A.S.	V	FULL & THICK, FULL TO BASE	
IN	10	ILEX ATTENUATA 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	7	4-5'	1.5"	A.S.	M	V	FULL & THICK 2' C.T.
JJ	3	JATROPHA INTEGRIRAMA	JATROPHA	4'	3-4 FT.		A.S.	L	N	FULL DENSE CANOPY, STANDARD
KF	11	KRUGUIDENDRON FERREUM	BLACK IRONWOOD	10	5-6'	2" MIN.	A.S.	V	FULL DENSE CANOPY	
LI	6	LAGERSTROMIA INDICA 'NATCHEZ'	CRAP MYRTLE	12	6-7'	2.5"	A.S.	M	N	FULL DENSE CANOPY, MULTI TRUNK
LJ	11	LIGUSTRUM JAPONICUM	WAX PRIVET	12	8-10'	MULTI	A.S.	M	N	FULL DENSE CANOPY MATCHED
MG	4	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	12'	5-6'	2.5"	A.S.	L	N	FULL & THICK TO GROUND, CONE SHAPED, SHEARED, FL. FANCY
PALMS										
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT		CALIPER	SPACING	D.T.	NATIVE REMARKS	
BN	6	BISMARCKIA NOBILIS 'SILVER'	SILVER BISMARCK	14'	G.W.	HEAVY	A.S.	M	N	FULL & THICK SPECIMEN, MATCHED HEIGHTS
PT2	4	PTYCHOSPERMA ELEGANS	ALEXANDER PALM 'DOUBLE'	8'	G.W.	DOUBLE	A.S.	M	N	FULL, DOUBLE TRUNK, MATCHED HEIGHTS SCAR FREE
PT	3	PTYCHOSPERMA ELEGANS	ALEXANDER PALM 'SINGLE'	12'	G.W.	SINGLE	A.S.	M	N	FULL, SINGLE TRUNK SCAR FREE
SP	46	SABAL PALMETTO	SABAL PALM	14-32'	C.T.		A.S.	V	V	STAGGER HEIGHTS IN GROUPS; HURRICANE CUT 80% CURVED TRUNK (S-1-BANANA) (23 RELOCATED FROM SITE)
TR3	7	THRINAX RADIATA	FLORIDA THATCH PALM	5-6'	O.A.	TRIPLE	A.S.	V	V	FULL & THICK, TRIPLE, MATCHED HEIGHTS
JUP	3	TRACHYCARPUS FORTUNEI	WINDMILL PALM	3-5'	O.A.	MULTI	A.S.	M	N	FULL & THICK, TRIPLE, SPECIMENS
VM3	6	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM 'TRIPLE'	14'	G.W.	TRIPLE	A.S.	M	N	FULL & THICK, TRIPLE, MATCHED HEIGHTS
ACCENTS										
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL.	SPACING	D.T.	NATIVE REMARKS	
AGA	41	AGAVE ATTENUATA	SPIKELESS AGAVE	18"	18"	#15	A.S.	M	N	FULL, 1 P.P.P.
COM1	4	CODAIEUM VARIEGATUM 'MAMMEY'	MAMMEY CROTON	48"	20"	#15	A.S.	M	N	STD. 2' C.T. - DENSE CANOPY
COR	12	CORDYLINE FRUTICOSA 'AUNTIE LOU'	AUNTIE LOU TI PLANT	2'	O.A.	#3	A.S.	L	N	FULL TO BASE 3 P.P.P.
GU	11	GUANICUM SANCTUM	NATIVE LIGUIM VITAE	4-5'	3-4"	#1	A.S.	V	V	

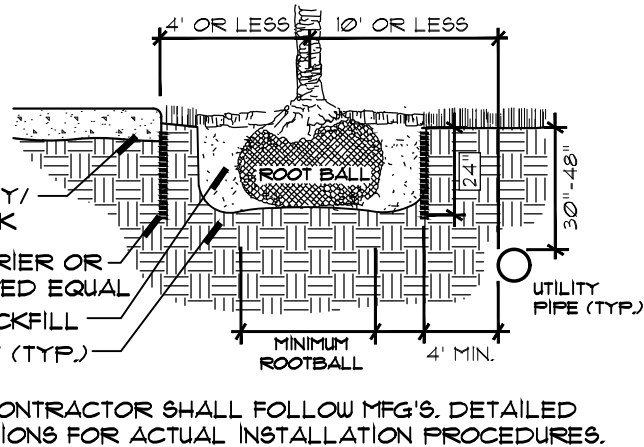
SHRUBS										
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL.	SPACING	D.T.	NATIVE	REMARKS
CHR	78	CHRYSOBAUANUS ICAGO "HORIZONTAL"	HORIZONTAL CROCOPULM	10 IN.	14 IN.					FULL & THICK TO BASE
CHR	71	CHRYSOBAUANUS ICAGO 'RED TIP'	RED TIP CROCOPULM	24"	18"	#3 MIN.	2' O.C.	V	Y	FULL TO BASE
CLF	27	CLUSIA FLAVA	SMALL LEAF CLUSIA	30"	24"	#3	2' O.C.	V	Y	FULL TO BASE
CFL	100	CLUSIA FLAVA	SMALL LEAF CLUSIA	6"	36"	#3MIN	4' O.C.	V	Y	FULL TO BASE
COD	359	CODAEOUM VARIEGATA 'MAGNIFICENT'	CROTON 'MAGNIFICENT'	12 IN.	12 IN.	#3	2' O.C.	M	N	FULL & THICK TO BASE
CTC	17	CYMBOPOGON CITRATUS	LEMON GRASS	18"	18"	#3	2' O.C.	M	N	FULL DENSE CLUMP
FAC	204	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12 IN.	12 IN.	#3	2' O.C.	M	N	FULL & THICK TO BASE
HAC	284	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	24"	18"	#3	2' O.C.	V	Y	FULL TO BASE
ILV	1330	ILEX VOMITORIA 'STOKES DWARF'	STOKES DWARF	12 IN.	12 IN.	#3	2' O.C.	V	Y	FULL & THICK TO BASE
JAN	63	JASMINUM NITIDUM	STAR JASMINE	24 IN.	18 IN.	#3	2' O.C.	M	N	FULL TO BASE
LJR	356	LIRIOPE MUSCARI 'SUPER BLUE'	LIRIOPE 'SUPER BLUE'	14"	12"	#1	1.5' O.C.	M	N	FULL DENSE CLUMP
MUC	130	MULEBERRERIA CAYLANS	MULBERRY GRASS	24"	18"	#3	2' O.C.	V	Y	FULL DENSE CLUMP
MYF	291	MYRSINANTHES FRAGRANS	SIMPSON'S STOPPER	24"	16"	#3MIN	2' O.C.	V	Y	FULL TO BASE
PDP	606	PODOCARPUS MACROPHYLLUS 'PRODIGE'	DWARF 'PODOCARPUS	14 IN.	12 IN.	#3	2' O.C.	L	N	FULL & THICK TO BASE
SPB	189	SPARTINA BAKERI	SAND CORDGRASS	24"	22"	#3	2.5' O.C.	V	Y	FULL DENSE CLUMP
TFL	308	TRIPLODIA FLORIDANA	FLORIDA GAMMA GRASS	18 IN.	18 IN.	#3	2.5' O.C.	V	Y	FULL DENSE CLUMP

Details



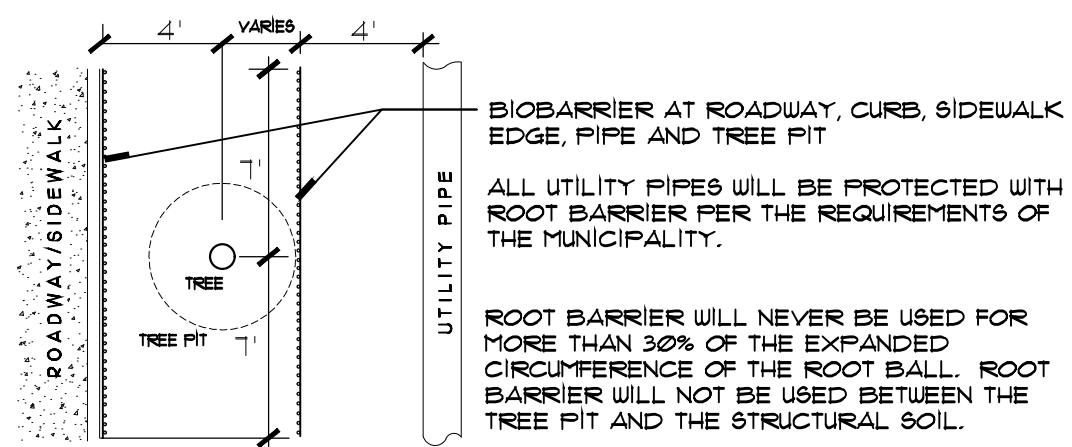
Palm Planting Detail N.T.S.

Tree Planting Over 3.5" Cal.

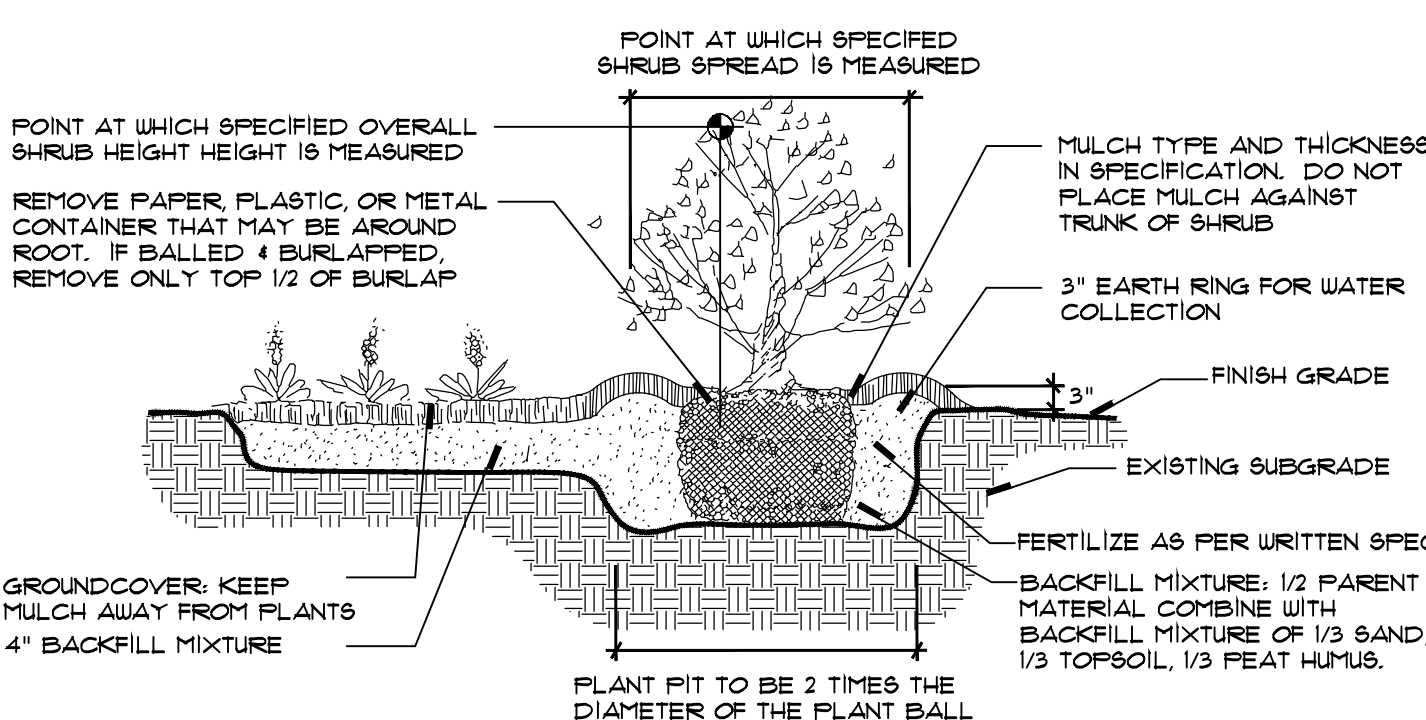


Tree Root Barrier Section N.T.S.

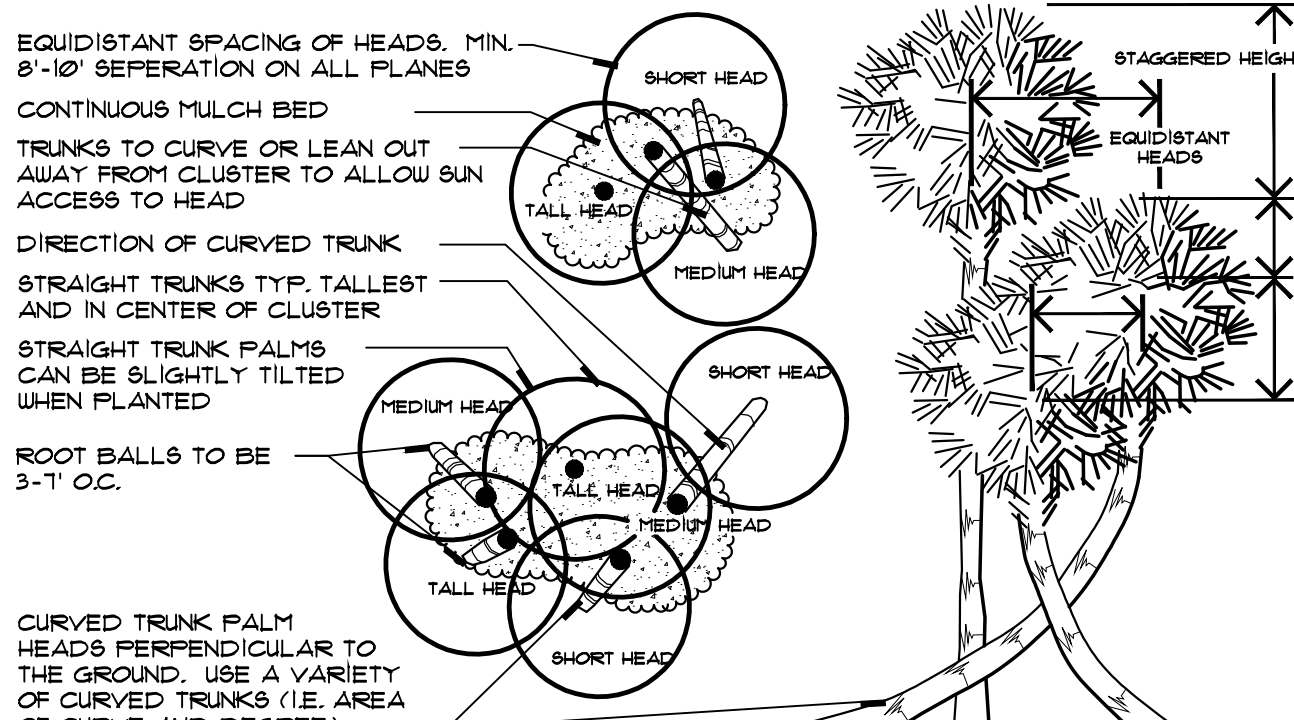
Tree Root Barrier Plan N.T.S.



Shrub & Ground Cover Planting Detail N.T.S.



Typical Cabbage Palm Layout N.T.S.



Specifications - Exterior Plants

1.4: QUALITY ASSURANCE:

SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDSCAPE CONTACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS, FERTILIZERS AND BACKFILL MIXTURES. THE LANDSCAPE CONTACTOR SHALL USE A QUALIFIED SOIL TESTING LABORATORY

THE RESULT OF THE SOIL TESTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE APPLICATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDMENTS MAY BE MADE UPON CONSULTAION WITH THE OWNER AND THE LANDSCAPE ARCHITECT.

1.5: DELIVERY, STORAGE AND HANDLING:

PRUNING OF TREES SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.

1.6: WARRANTY:

WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TO LANDSCAPE, SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.

1.7: MAINTENANCE SERVICE:

MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOVING, PRUNING, RESETTING SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

1.8: QUANTITIES, LOCATION AND SUBSTITUTIONS:

THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

2.1: PLANT MATERIAL:

PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

2.4: TOP SOIL:

TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL ROCK, PLANT ROOTS, WEEDS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".

2.5: INORGANIC SOIL AMENDMENTS:

SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEOUS MATTER.

MYCORRHIZAL AMENDMENT SHALL BE DIEHARD™ TRANSPLANT AS MANUFACTURED BY HORTICULTURAL ALLIANCE OR EQUAL TO WITH THE FOLLOWING INGREDIENTS:

ENDOMYCORRHIZAL FUNGI	HORTA-SORB WATER MANAGEMENT GEL
ECTOMYCORRHIZAL FUNGI	TRICHODERMA
BENEFICIAL BACTERIA	YUCCA PLANT EXTRACTS
HUMIC ACID	VITAMIN B COMPLEX
SOLUBLE SEA KELP	
AMINO ACIDS	

2.6: ORGANIC SOIL AMENDMENTS:

PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.

2.7: FERTILIZATION:

PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.

FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:

5.00 LBS. OR 14.5 CUPS / PALMS
3.00 LBS. OR 8.70 CUPS / 12-16" MATERIAL
2.00 LBS. OR 5.80 CUPS / 8-12" MATERIAL
0.89 LBS OR 2.00 CUPS / 8-9" MATERIAL
0.19 LBS OR 1/2 CUP / 3 GAL. MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL. MATERIAL

2.8: MULCHES:

MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN. PINE STRAW MULCH SHALL BE APPLIED ONLY TO THOSE AREAS AS INDICATED ON THE PLAN. APPLY 6" FLUFFED, 2-3" THICK AFTER COMPACTION.

2.10: PLANTING SOIL MIX:

BACKFILL MIXTURE: 1/2 PARENT SOIL, 1/2 MIXTURE (1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS).

3.1: PLANTING BED ESTABLISHMENT:

PREPARATION: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

FINISH GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

3.2: PLANTING TREES:

LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 8" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE. COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS, WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

GUY AND STAKE TREES, LESS THAN 3.5" IN CALIPER, IN FOUR DIRECTIONS WITH "ARBORBRACE" NYLON TREE GUYING KIT WITH HARDENED NYLON ANCHOR AND 3/4" 800 LB. POLYPROP UP WEBBING, MODEL (ATCR-R) OR APPROVED EQUAL. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO FOUR (4) LARGEST LIMBS. CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 3.5" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD. FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING. THE LANDSCAPE CONTRACTOR SHALL REMOVE BRACING IN ONE YEAR.

3.2: PLANTING SHRUBS:

EXCAVATE PITS OR TRENCH TWO (2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE. COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

3.4: PLANTING GROUNDCOVERS:

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND SPREAD BACKFILL MIXTURE.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST. LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

Specifications - Lawns and Grasses

2.1: PRODUCTS:

SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.

2.3: FERTILIZER:

FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.

3.1: LAWN PREPARATION:

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

3.2: SODDING:

SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

Landscape Certificatoin

LANDSCAPE CERTIFICATION: THE LANDSCAPE ARCHITECT SHALL PROVIDE FINAL CERTIFICATION TO THE OWNER AND MUNICIPALITY THAT PLANTS ARE INSTALLED PER THE DESIGN PLAN, DETAILS AND SPECIFICATIONS. ANY CHANGES TO THE PLAN WILL NEED TO HAVE THE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION. CONFORMITY TO FLORIDA GRADE #1 IN THE ROOT BALL REQUIRES THE LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO INSTALLATION AT THE SITE. IT IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR FOR ORGANIZING INSPECTIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.

General Notes:

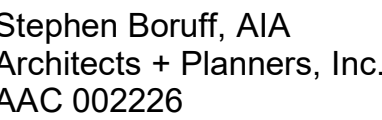
SOD, TO BE ST. AUGUSTINE UNLESS OTHERWISE NOTED ON PLANS

ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30"

UTILITIES:

ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAK



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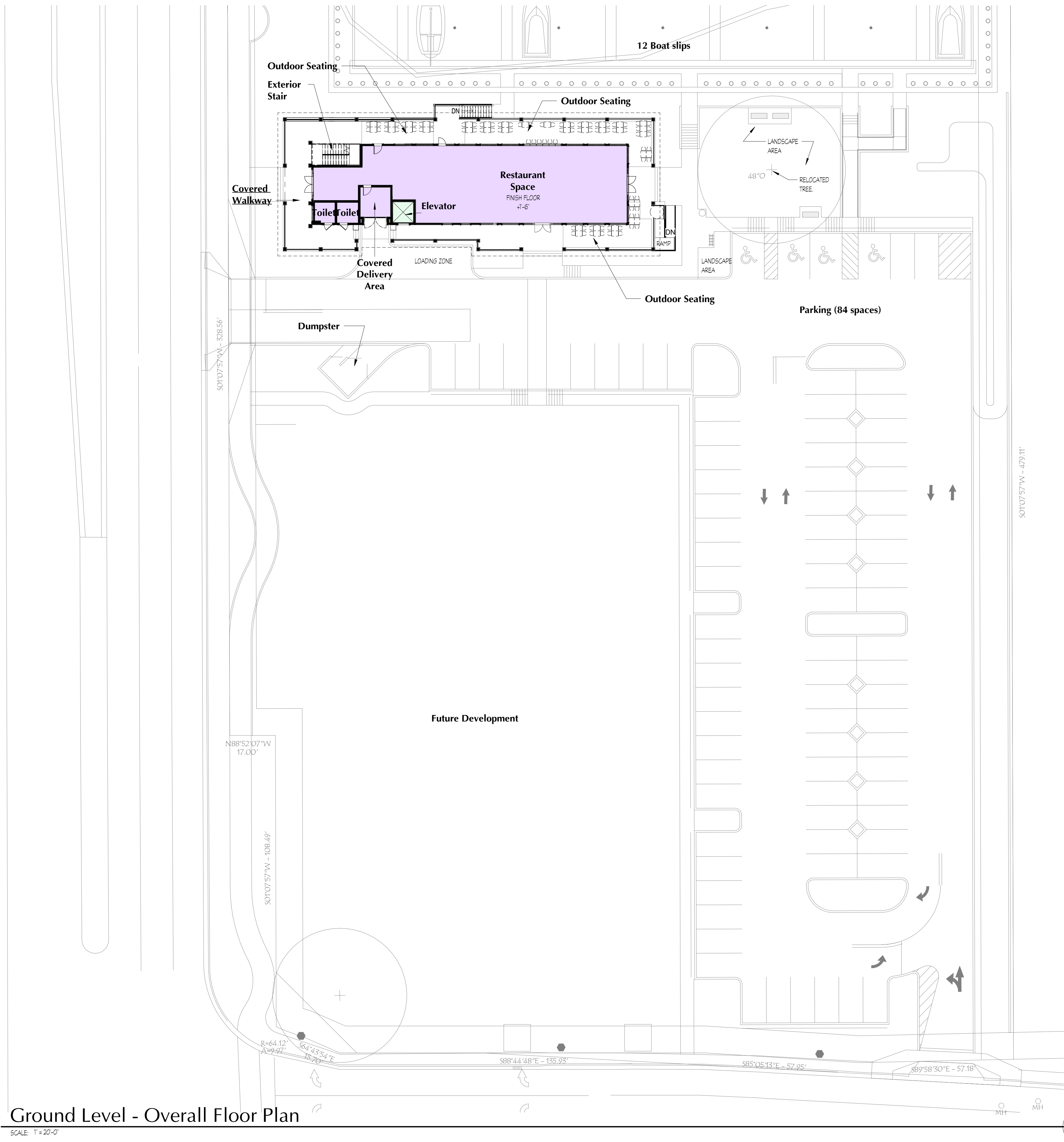
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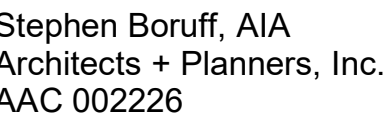
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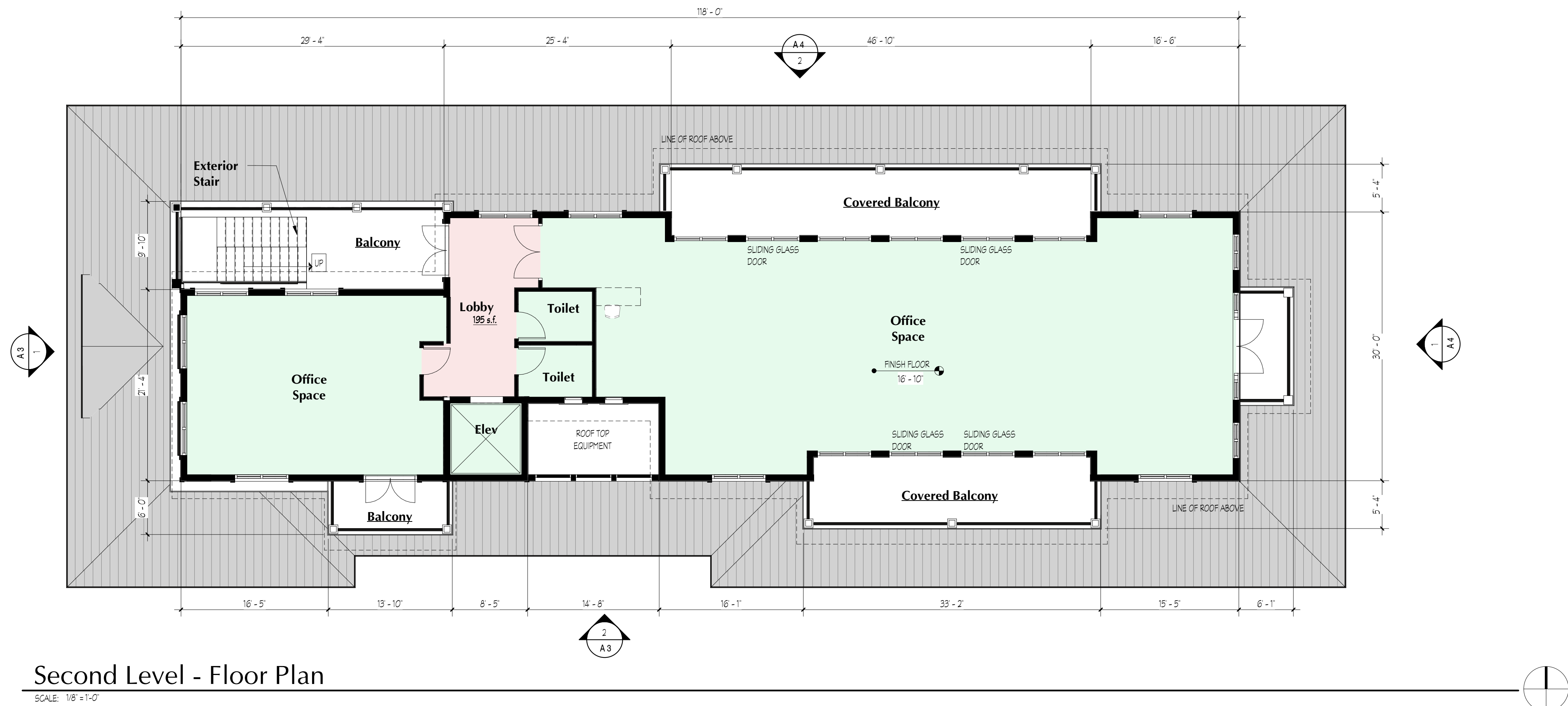
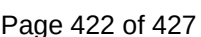
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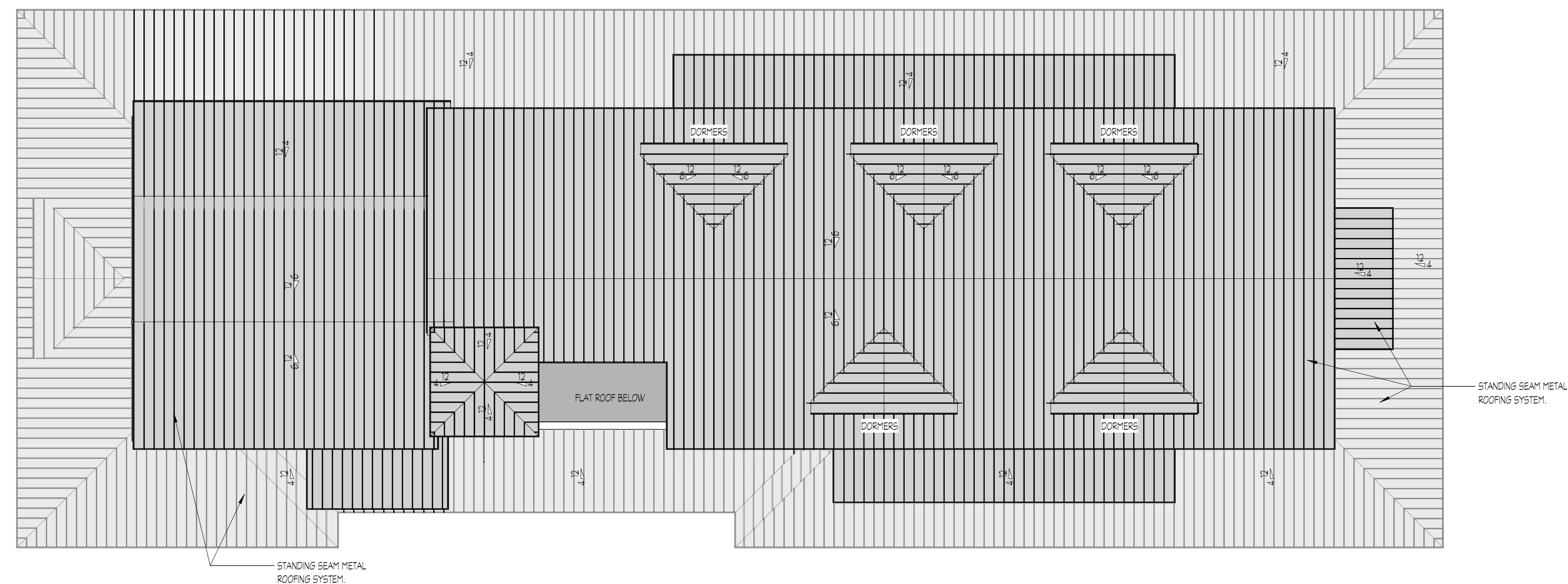
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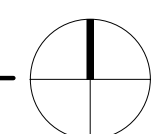
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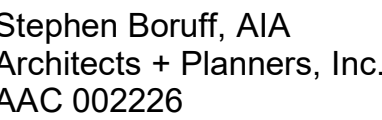
A 1.2



Roof Plan

SCALE: 1/8" = 1'-0"





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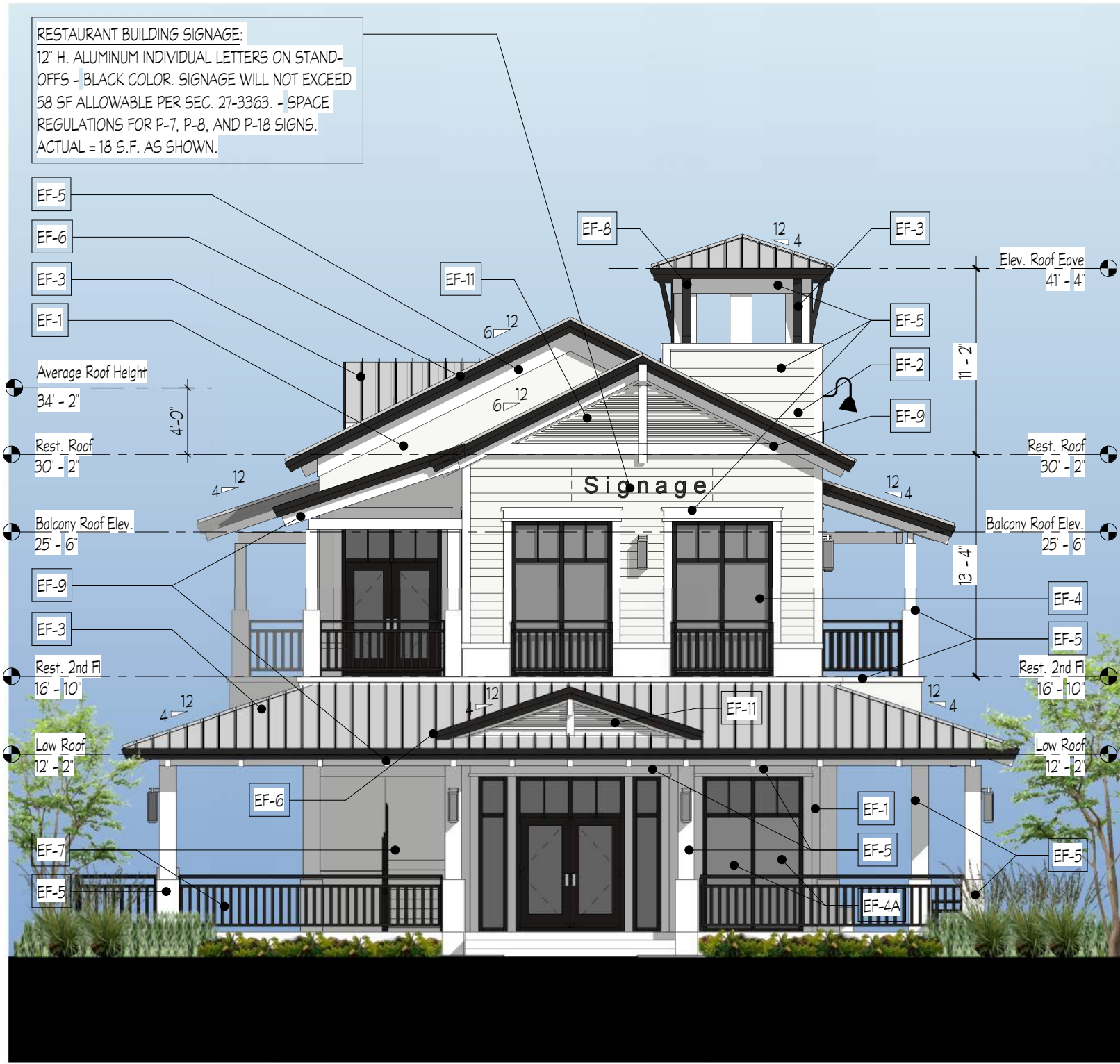
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1 Building Elevation - West
A 3 SCALE: 1/8" = 1'-0"



2 Building Elevation - South
A 3 SCALE: 1/8" = 1'-0"



South View (Restaurant Building)

EXTERIOR BUILDING MATERIAL/ FINISHES SCHEDULE			
	EF-1 SMOOTH STUCCO FINISH, PAINTED	BENJAMIN MOORE	COLOR : TIMID WHITE OC-39
	EF-2 FIBER CEMENT SIDING	BENJAMIN MOORE	COLOR : TIMID WHITE OC-39
	EF-3 STANDING SEAM METAL ROOF	GARLAND	COLOR: STERLING SILVER
	EF-4 IMPACT RESISTANT ALUMINUM DOOR & FRAMES W/ INSULATED LAMINATED GLAZING	YKK/ VIRACOM	COLOR: DARK BRONZE FRAMES/ TINTED GLAZING
	(*) EF-4A W/ FROSTED GLAZING		COLOR: FROSTED GLAZING
	EF-5 STUCCO RAISED BANDS, TRIMS, SUPPORT COLUMNS AND PIERS		COLOR: CHANTILLY LACE OC-65
	EF-6 COMPOSITE WOOD FASCIA		COLOR TO MATCH DARK BRONZE
	EF-7 ALUMINUM RAILINGS, GUARDRAILS (VERTICAL PICKETS)		COLOR: DARK BRONZE
	EF-8 BRACKETS		COLOR: TO MATCH DARK BRONZE
	EF-9 EXPOSED RAFTER TAILS/ BEAMS/ TRELLIS		COLOR: CHANTILLY LACE OC-65
	EF-10 ALUMINUM LOUVERED GATES		COLOR: DARK BRONZE
	EF-11 ALUMINUM DECORATIVE GRILLE/ SCREEN		COLOR: CHANTILLY LACE OC-65

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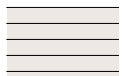
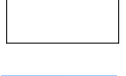
1 Building Elevation - East
A 4 SCALE: 1/8"=1'-0"



2 Building Elevation - North
A 4 SCALE: 1/8"=1'-0"



North View (Restaurant Building)

EXTERIOR BUILDING MATERIAL/ FINISHES SCHEDULE			
	EF-1 SMOOTH STUCCO FINISH, PAINTED	BENJAMIN MOORE	COLOR : TIMID WHITE OC-39
	EF-2 FIBER CEMENT SIDING	BENJAMIN MOORE	COLOR : TIMID WHITE OC-39
	EF-3 STANDING SEAM METAL ROOF	GARLAND	COLOR: STERLING SILVER
	EF-4 IMPACT RESISTANT ALUMINUM DOOR & FRAMES W/ INSULATED LAMINATED GLAZING	YKK / VIRACOM	COLOR: DARK BRONZE FRAMES/ TINTED GLAZING
	(*) EF-4A W/ FROSTED GLAZING		COLOR: FROSTED GLAZING
	EF-5 STUCCO RAISED BANDS, TRIMS, SUPPORT COLLUMNS AND PIERS		COLOR: CHANTILLY LACE OC-65
	EF-6 COMPOSITE WOOD FASCIA		COLOR TO MATCH DARK BRONZE.
	EF-7 ALUMINUM RAILINGS, GUARDRAILS (VERTICAL PICKETS)		COLOR: DARK BRONZE
	EF-8 BRACKETS		COLOR TO MATCH DARK BRONZE
	EF-9 EXPOSED RAFTER TAILS/ BEAMS/ TRELLIS		COLOR: CHANTILLY LACE OC-65
	EF-10 ALUMINUM LOUVERED GATES		COLOR: DARK BRONZE
	EF-11 ALUMINUM DECORATIVE GRILLE/ SCREEN		COLOR: CHANTILLY LACE OC-65

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East View (Restaurant Building)



West View (Restaurant Building)

EXTERIOR BUILDING MATERIAL/ FINISHES SCHEDULE			
	EF-1 SMOOTH STUCCO FINISH, PAINTED	BENJAMIN MOORE	COLOR : TIMID WHITE OC-39
	EF-2 FIBER CEMENT SIDING	BENJAMIN MOORE	COLOR : TIMID WHITE OC-39
	EF-3 STANDING SEAM METAL ROOF	GARLAND	COLOR: STERLING SILVER
	EF-4 IMPACT RESISTANT ALUMINUM DOOR & FRAMES W/ INSULATED LAMINATED GLAZING	YKK/ VIRACOM	COLOR: DARK BRONZE FRAMES/ TINTED GLAZING
	(*) EF-4A W/ FROSTED GLAZING		COLOR: FROSTED GLAZING
	EF-5 STUCCO RAISED BANDS, TRIMS, SUPPORT COLUMNS AND PIERS		COLOR: CHANTILLY LACE OC-65
	EF-6 COMPOSITE WOOD FASCIA		COLOR TO MATCH DARK BRONZE.
	EF-7 ALUMINUM RAILINGS, GUARDRAILS (VERTICAL PICKETS)		COLOR: DARK BRONZE
	EF-8 BRACKETS		COLOR: TO MATCH DARK BRONZE
	EF-9 EXPOSED RAFTER TAILS/ BEAMS/ TRELLIS		COLOR: CHANTILLY LACE OC-65
	EF-10 ALUMINUM LOUVERED GATES		COLOR: DARK BRONZE
	EF-11 ALUMINUM DECORATIVE GRILLE/ SCREEN		COLOR: CHANTILLY LACE OC-65

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West View (Restaurant Building)



West View (Restaurant Building)

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