



**AGENDA
TOWN OF JUPITER
COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING
COUNCIL CHAMBERS
THURSDAY, AUGUST 21, 2025
6:00 PM**

Call To Order

Roll Call:

Chair Jim Kuretski
Vice-Chair Ron Delaney
Commissioner Phyllis Choy
Commissioner Dan Guisinger
Commissioner Malise Sundstrom
Town Manager Frank Kitzerow
Town Attorney Thomas J. Baird

If you would like to speak on any item, please submit a Comment Card.

CITIZEN COMMENTS

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

MINUTES

1. April 15, 2025, CRA Meeting Minutes.

REGULAR AGENDA

PUBLIC BUSINESS

2. Presentation - CRA Fiscal Year 2026 Operating Budget/Community Investment Program.

REPORTS

COMMISSION ATTORNEY

EXECUTIVE DIRECTOR

COMMISSIONER'S COMMENTS

ADJOURNMENT

Community Redevelopment Agency Future Meetings:

Thursday, September 4, 2025, 6:00 pm - Town Council Chambers

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.

Notices:

*Town Council and CRA Meetings are now webcast in real-time and viewable on your computer or mobile device - www.jupiter.fl.us/Live. Backup materials for the CRA Meetings are available online one (1) week before the regular meetings.

*# means no backup materials are attached - revisions may occur

*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, F.S.

**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.*



**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING
COUNCIL CHAMBERS
TUESDAY, APRIL 15, 2025**

Chair Jim Kuretski called the meeting to order at 6:45 P.M.

ROLL CALL: Chair Jim Kuretski; Vice-Chair Malise Sundstrom; Commissioner Phyllis Choy; Commissioner Ron Delaney; Executive Director Frank Kitzerow; Commission Attorney Thomas J. Baird and Board Clerk Laura Cahill.

MINUTES

1. February 4, 2025 CRA Meeting Minutes.

Vice-Chair Sundstrom moved to approve the February 4, 2025, CRA Meeting; seconded by Commissioner Delaney; motion passed.

Kuretski	Sundstrom	Choy	Delaney
Yes	Yes	Yes	Yes

PRESENTATION

2. Town of Jupiter's CRA fiscal year 2024 Annual Comprehensive Financial Report (ACFR) by CBIZ CPA Firm.

Mr. Moises Ariza, an Auditor for CBIZ CPAs Firm, gave an overview of the CRA Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2024, which included the Independent Auditors' Report, Management's Discussion and Analysis (MD&A), Financial Statements, Budgetary Comparison Schedule, and Government Auditing Standards Report.

Mr. Ariza noted their opinion was considered a clean opinion, and said there were no instances of noncompliance.

Chair Kuretski thanked Mr. Ariza for the Audit, and said it was important to make sure the Town was transparent and accurate.

REPORTS

COMMISSION ATTORNEY- NONE

EXECUTIVE DIRECTOR- NONE

COMMISSIONER'S COMMENTS- NONE

ADJOURNMENT - 6:55 P.M.

Merriane Lahmeur, Board Clerk

TOWN OF JUPITER
Discussion of the Proposed Town of Jupiter Community Redevelopment Agency
Operations/CIP Budget for FY2026



DATE	August 21, 2025
TO	Honorable Chair and Commissioners of the Community Redevelopment Agency
THRU	Frank Kitzerow, Executive Director
FROM	Scott Reynolds, Finance Director
SUBJECT	FY 2026 Jupiter Community Redevelopment Agency Proposed Budget

EXECUTIVE SUMMARY

Attached is a presentation providing an overview of the Community Redevelopment Agency’s proposed Fiscal Year 2026 operations and Community Investment Plan, which begins on October 1, 2025 and ends September 30, 2026.

ANALYSIS

Town Staff will present the proposed Community Redevelopment Agency’s FY26 Operations and Community Investment Plan overview for CRA Boards discussion and feedback.

STRATEGIC PRIORITY

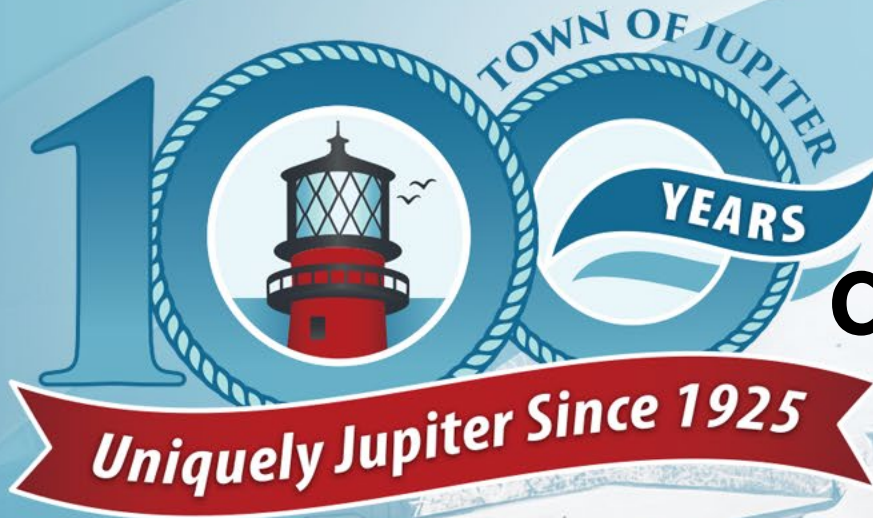
- Fiscal Responsibility
- Strong Local Economy

ATTACHMENTS

1. FY2026 CRA Workshop Presentation
2. FY2026 CRA Operating and CIP

FUNDING SOURCE

For more information or copies of the attachments, please contact Scott Reynolds at ScottR@jupiter.fl.us or 561-741-2327.



Community Redevelopment Agency

Fiscal Year 2026

**Proposed Operating/Community
Investment Plan Budget Workshop**

August 21, 2025

**CENTENNIAL
CELEBRATION**
1925 - 2025

Proposed -Revenue / Expenditures / Project

Revenue Increase/Decrease:

CRA Increment has increased from \$515 million in FY25 to \$555 million for FY26.

Operational Expenditure Highlights:

- Implement Elements of the CRA plan.
- Holiday Boat Parade fireworks.
- Holiday decorations for inlet village.
- Riverwalk community events.
- Funding for art at the roundabout.
- East coast greenway/trails events.
- CRA grant program.

CIP Updated Projects:

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



Summary of Proposed FY 2025/2026 Budget

REVENUES:

Taxes - Current Ad Valorem
 FY2026 County (4.5000 mills)
 FY2026 Town (2.3894 mils)

Parking lot license revenue
 Interest on investments
 Other Misc. Revenue
 Utilization of CRA Fund Balance

TOTAL REVENUES

EXPENDITURES:

Operating Expenses
Community Investment Program :
 A1A Jupiter Beach Road - US#1
 Riverwalk Shoreline
 Events Plaza Riverwalk gravity wall repair
 CRA Riverwalk Shoreline Stablization
 Love Street Sidewalk construction (east side)
 Piatt Place
 Contingency
 Loan Repayments GF & CIP (Principal)
 Interest Payments to GF & CIP

TOTAL EXPENDITURES

	Actual 2024	Adopted Budget 2025	Proposed 2026
	\$ 2,023,175	\$ 2,202,985	\$ 2,372,885
	1,073,799	1,169,736	1,259,949
	\$ 3,096,974	\$ 3,372,721	\$ 3,632,834
	107,099	108,159	118,087
	48,791	50,000	40,000
	-	-	-
	-	570,138	-
	\$ 3,252,864	\$ 4,101,018	\$ 3,790,921
	\$ 1,090,801	\$ 1,201,036	\$ 1,465,016
	480,851	-	-
	12,967	-	-
	-	50,000	50,000
	-	200,000	200,000
	16,121	-	160,000
	92,258	125,000	25,000
	-	-	795,822
	-	2,457,264	1,055,816
	91,326	67,718	39,267
	\$ 1,784,324	\$ 4,101,018	\$ 3,790,921

TOTAL FY26 TAXABLE VALUE 722,613,912
 BASE YEAR TAXABLE VALUE 167,553,151

FY26 INCREMENT VALUE 555,060,761

COUNTY MILLAGE 4.5000
 TOWN MILLAGE 2.3894

FY 2026 COUNTY AD VALOREM 2,372,885
 FY 2026 TOWN AD VALOREM 1,259,949

TOTAL 3,632,834

- Increase of \$260,113 in Ad Valorem Taxes over FY2025 funding based on a County proposed millage of 4.5000 and Town Proposed Millage of 2.3894.



CRA – Proposed Community Investment Plan:

Project Description	In-Service FY/Qtr	Unspent Carryforward	2026	2027	2028	2029	2030	Total
Plaza Down Under- Riverwalk Wall stabilization	27/Q1	72,550	50,000	200,000	-	-	-	250,000
CRA Riverwalk Shoreline Stablization	On-going	436,800	200,000	200,000	200,000	200,000	200,000	1,000,000
Love Street Sidewalk construction (east side)	26/Q1	133,017	160,000	-	-	-	-	160,000
Piatt Place Park (P&Z)	28/Q4	115,036	25,000	1,200,000	660,000	-	-	1,885,000
TOTAL		757,403	435,000	1,600,000	860,000	200,000	200,000	3,295,000

Project Funding	Unspent Carryforward	2026	2027	2028	2029	2030	Total
CRA General Revenues	757,403	435,000	1,600,000	860,000	200,000	200,000	3,295,000
TOTAL	757,403	435,000	1,600,000	860,000	200,000	200,000	3,295,000



CRA –Community Investment Plan: Events Plaza & marine habitat.

- Project includes:
 - Installation of riprap,
 - Protect and prevent damage to the events plaza wall and the Riverwalk in the future.



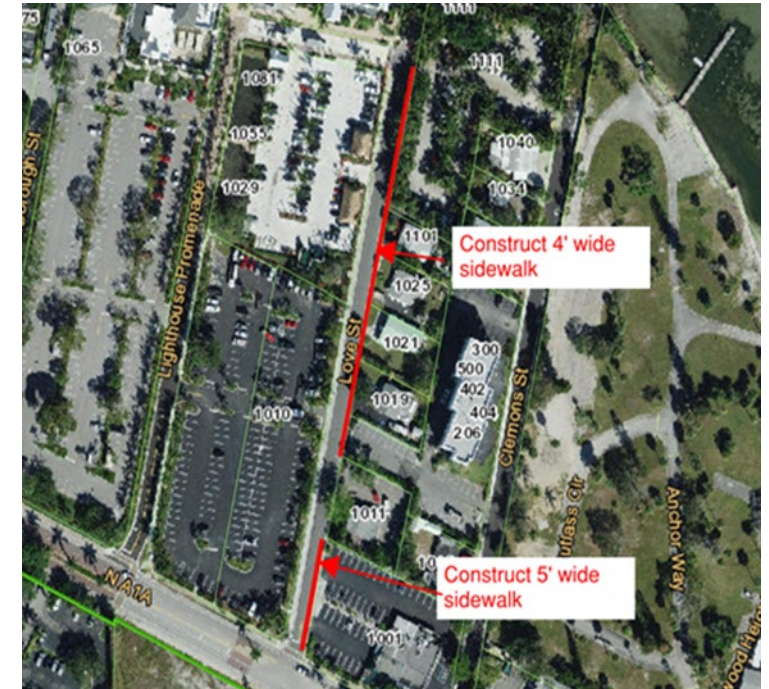
CRA –Community Investment Plan: CRA Riverwalk Living Shoreline & Stabilization

- On going project to stabilize the shoreline abutting the Town-owned section of Riverwalk.



CRA –Community Investment Plan: Love Street Sidewalk construction (east side)

- Construction of approximately 600 linear feet of missing sidewalk should also occur at the corner of Clemons and A1A at the southeast corner of the Schooner’s property.
- Project will improve pedestrians safety in the core of the Inlet Village, especially at night when the areas is highly visited.
- Staff currently working with individual property owners to receive sidewalk and construction easements.



CRA –Community Investment Plan: Piatt Place Park and Environmental Improvements

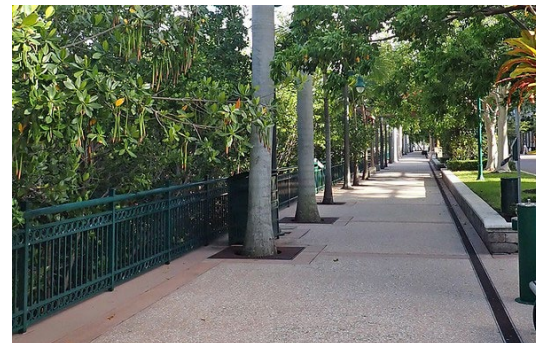
Strategic Initiative:

Project Includes:

- Riverwalk overlook
- shade structures
- pedestrian amenities
- additional parking

Environmental improvements include:

- Mangrove restoration
- Native upland plantings



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

CRA LIFE

FISCAL YEAR END

7/30/2025

	21	22	23	24	25	26	27	28	29	30
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Estimated Beginning Balance	4,757,879	1,128,546	1,924,367	2,465,418	4,386,761	7,089,191	9,917,881	13,078,220	16,375,823	19,816,540
Plus:										
Ad Valorem Revenue	3,372,721	3,632,834	3,778,147	3,929,273	4,086,444	4,249,902	4,419,898	4,596,694	4,780,561	4,971,784
Parking & Other Revenue	158,159	158,087	161,249	164,474	167,763	171,118	174,541	178,032	181,592	185,224
Revenue Subtotal	3,530,880	3,790,921	3,939,396	4,093,747	4,254,207	4,421,020	4,594,439	4,774,725	4,962,154	5,157,008
LESS:										
Operating Costs	2,151,020	1,465,016	1,274,179	1,312,404	1,351,777	1,392,330	1,434,100	1,477,123	1,521,436	1,567,080
Harbourside CDD payment	-	-	-	-	-	-	-	-	-	-
Scheduled Principal Payment to GF	700,000	800,000	508,899	-	-	-	-	-	-	-
Interest Payment to GF	60,267	39,267	15,267	-	-	-	-	-	-	-
Scheduled Principal Payment to CIP	192,549	255,816	-	-	-	-	-	-	-	-
Interest Payment to CIP	7,451	-	-	-	-	-	-	-	-	-
Capital Expenditures	4,048,926	435,000	1,600,000	860,000	200,000	200,000	-	-	-	-
Transfer to CIP (Piatt Place)	-	-	-	-	-	-	-	-	-	-
Prior Year Carryforwards	-	-	-	-	-	-	-	-	-	-
Expense Subtotal	7,160,213	2,995,099	3,398,345	2,172,404	1,551,777	1,592,330	1,434,100	1,477,123	1,521,436	1,567,080
Estimated Ending Balance	1,128,546	1,924,367	2,465,418	4,386,761	7,089,191	9,917,881	13,078,220	16,375,823	19,816,540	23,406,469



Questions



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

2025 - 2026

JIM KURETSKI
Chairperson

RON DELANEY
Vice - Chair

MALISE SUNDSTROM
Commissioner

PHYLLIS CHOY
Commissioner

DAN GUISINGER
Commissioner

FRANK KITZEROW
Executive Director

**JUPITER COMMUNITY REDEVELOPMENT AGENCY
SUMMARY OF PROPOSED BUDGET
FISCAL YEAR 2025 - 2026**

	Actual 2024	Adopted Budget 2025	Proposed 2026
REVENUES:			
Taxes - Current Ad Valorem			
FY2026 County (4.5000 mills)	\$ 2,023,175	\$ 2,202,985	\$ 2,372,885
FY2026 Town (2.3894 mils)	1,073,799	1,169,736	1,259,949
	\$ 3,096,974	\$ 3,372,721	\$ 3,632,834
Parking lot license revenue	107,099	108,159	118,087
Interest on investments	48,791	50,000	40,000
Other Misc. Revenue	-	-	-
Utilization of CRA Fund Balance	-	570,138	-
TOTAL REVENUES	\$ 3,252,864	\$ 4,101,018	\$ 3,790,921
EXPENDITURES:			
Operating Expenses	\$ 1,090,801	\$ 1,201,036	\$ 1,465,016
Community Investment Program :			
A1A Jupiter Beach Road - US#1	480,851	-	-
Riverwalk Shoreline	12,967	-	-
Events Plaza Riverwalk gravity wall repair	-	50,000	50,000
CRA Riverwalk Shoreline Stablization	-	200,000	200,000
Love Street Sidewalk construction (east side)	16,121	-	160,000
Piatt Place	92,258	125,000	25,000
Contingency	-	-	795,822
Loan Repayments GF & CIP (Principal)	-	2,457,264	1,055,816
Interest Payments to GF & CIP	91,326	67,718	39,267
TOTAL EXPENDITURES	\$ 1,784,324	\$ 4,101,018	\$ 3,790,921

**JUPITER COMMUNITY REDEVELOPMENT AGENCY
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2025 - 2026**

A/C No.	Description	Actual FY 2024	Original FY 2025	Proposed FY 2026
531000	Professional Services	56,754	110,000	110,000
531003	Town Attorney	75,199	50,000	50,000
534000	Other Contractual Service	18,689	80,000	80,000
540000	Travel & Per Diem	812	2,000	2,000
542000	Postage & Freight	-	100	100
543000	Utility Services	8,976	10,000	10,000
545000	Insurance	7,413	11,828	15,021
546000	Repairs & Maintenance	18,918	42,000	42,000
546003	Grounds R&M	115,198	135,000	-
546015	R&M-Safety Improvements	-	-	135,000
548000	Promotional Activities	22,261	70,500	60,500
549001	Legal Advertising	-	300	300
551000	Office Supplies	-	400	400
552000	Operating Supplies	-	200	200
554000	Books Dues Pubs Etc	670	1,825	1,825
564000	M&E-A1A Roundabout Statue	-	-	150,000
582190	Aid-CRA Grants	-	-	50,000
	Subtotal	324,890	514,153	707,346
	C-I-P Projects	602,197	375,000	435,000
	Subtotal	602,197	375,000	435,000
572001	Int on Town Loan to CRA	91,326	67,718	39,267
	Subtotal	91,326	67,718	39,267
591001	Principal Pyts on Loans	-	2,457,264	1,055,816
599001	Contingency	-	-	795,822
599099	Tfr To-General Fund	765,911	686,883	757,670
	Subtotal	765,911	3,144,147	2,609,308
	TOTAL	1,784,324	4,101,018	3,790,921

**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
CRA
2026 - 2030**

Project Description	In-Service FY/Qtr	Unspent Carryforward	2026	2027	2028	2029	2030	Total
Plaza Down Under- Riverwalk Wall stabilization	27/Q1	72,550	50,000	200,000	-	-	-	250,000
CRA Riverwalk Shoreline Stabilization	On-going	436,800	200,000	200,000	200,000	200,000	200,000	1,000,000
Love Street Sidewalk construction (east side)	26/Q1	133,017	160,000	-	-	-	-	160,000
Piatt Place Park (P&Z)	28/Q4	115,036	25,000	1,200,000	660,000	-	-	1,885,000
TOTAL		757,403	435,000	1,600,000	860,000	200,000	200,000	3,295,000

Project Funding	Unspent Carryforward	2026	2027	2028	2029	2030	Total
CRA General Revenues	757,403	435,000	1,600,000	860,000	200,000	200,000	3,295,000
TOTAL	757,403	435,000	1,600,000	860,000	200,000	200,000	3,295,000

Project Description	Unspent Carryforward	Encumbrances	Available Balance	In-Service FY/Qtr	FY Last in CIP	Notes
Jupiter Beach Road Roundabout	84,776	-	-		2022	Project complete
Riverwalk Connection	145,000	-	-		2018	Project complete; Piatt Pl
Piatt Place Park (Demo/Design/Retaining Wall)	1,099,626	1,074,090	25,536	-	-	- 1,099,626
TOTAL	1,329,402	1,074,090	25,536			

Project Funding	Unspent Carryforward	Encumbrances
CRA General Revenues	1,329,402	1,074,090
TOTAL	1,329,402	1,074,090

**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2026 - 2030**

Project Name: Plaza Down Under- Riverwalk Wall stabilization	Department: PZ & Engineering	
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces	Project #: C2302	Projected In-Service Date: 2027/Q1

Project Description and Justification:
The project was to initially repair damaged section of wall along the Riverwalk at the Plaza Down Under. The next phase includes stabilizing the seawall with marine habitat. To protect and prevent damage to the wall and the Riverwalk in the future, stabilization is needed to address minor migration of blocks within the wall and to provide a stabilization strategy that would prevent future boat damage. The project includes the installation of riprap, oyster pods and/or artificial reef modules that provides marine habitat (oyster recruitment) and stabilizes the structure either at the edge of the wall for protection which will also protect the Riverwalk above from wave action and erosion that consistently occurs at the location. Long term shoreline stabilization that also promotes marine habitat is needed to protect the public investment of the plaza, Riverwalk and bridge. Staff will submit for additional grant funding from Florida Resilient grant or others still available.

Location(s) and Program Schedule		In-Service	
Fiscal Yr	Scope	FY/Qtr	Budget
2026	Design of shoreline stabilization at the base of the Riverwalk at the Plaza Down Under	26/Q1	\$50,000
2027	Construction of shoreline stabilization	27/Q1	\$200,000
2028			
2029			
2030			



**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
FINANCIAL INFORMATION
2026 - 2030**

Project Name: Plaza Down Under- Riverwalk Wall stabilization	Department: PZ & Engineering
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces	Project #: C2302

Project Budget:	Prior to 2026	2026	2027	2028	2029	2030	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$100,000	\$50,000	\$0	\$0	\$0	\$0	\$150,000
Construction	\$111,890	\$0	\$200,000	\$0	\$0	\$0	\$311,890
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$211,890	\$50,000	\$200,000	\$0	\$0	\$0	\$461,890

Funding Sources:	Prior to 2026	2026	2027	2028	2029	2030	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CRA funding	\$211,890	\$50,000	\$200,000	\$0	\$0	\$0	\$461,890
Surtax proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open space	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Police impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreation impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Road impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Escrow/Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant revenues							
CDBG	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FEMA Hazard Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LRPI	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant (TBD)	\$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 revenues	\$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
Building revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loan proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$211,890	\$50,000	\$200,000	\$0	\$0	\$0	\$461,890

Previous Years:	Prior to FY 2021	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
Amount Budgeted	\$0	\$0	\$50,000	\$52,000	\$59,890	\$50,000	\$211,890
Amount Expended	\$0	\$0	\$0	\$8,100	\$0	\$131,240	\$139,340
Current Encumbrances							\$22,550
Remaining Available E							\$50,000

**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2026 - 2030**

Project Name: CRA Riverwalk Living Shoreline & Stabilization	Department: Planning & Zoning	
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces	Project #: C2301	Projected In-Service Date: On-going

Project Description and Justification:
The project will stabilize & install living shoreline abutting the Riverwalk and in Inlet Village. Along various locations waterward of the Riverwalk, the shoreline is eroding. The erosion is caused by boat wake and heavy storms along the Intracoastal Waterway that scour the upland close to the Town's Riverwalk. The worst erosion on the Riverwalk behind Mangrove Bay was stabilized in 2025 diverting structural damage. Future phases will continue to enhance the shoreline below the waterline and on the upland by a variety of nature based strategies that create reduce wave energy, stabilize the shoreline and create/restore marine habitat. The next phase will continue where needed along the length of the existing Riverwalk including areas along Jupiter Yacht Club, Best Western, the lagoon bridge, etc. Subsequent phases will include the public docks at Harbourside, the fixed bridges along US1 and ultimately in Inlet Village. The living shoreline and stabilization efforts will include a variety of methods including but not limited to rip rap, artificial reef modules, piling attachments, mangroves & transitional native upland plant material. The intent is to use nature-based strategies to create a more resilient shoreline that protects the Riverwalk infrastructure while also restoring the intertidal zone & marine habitat.

Location(s) and Program Schedule		In-Service	
Fiscal Yr	Scope	FY/Qtr	Budget
2026	Design and permitting of living shoreline and breakwater along Riverwalk abutting Jupiter Yacht Club, the lagoon bridge and the Best Western Hotel	26/Q1	\$200,000
2027	Living shoreline, breakwater and stabilization along Riverwalk abutting Jupiter Yacht Club, the lagoon bridge and the Best Western Hotel for \$300,000 with \$100,000 from previous years	27/Q1	\$300,000
2028	Design and permitting of living shoreline, breakwater and stabilization along Riverwalk abutting public docks at Harbourside and across along State lands, under both US1 fixed bridge crossings north and south of Burt Reynolds Park	28/Q1	\$200,000
2029	Living shoreline and breakwater and stabilization along Riverwalk abutting public docks at Harbourside, across Harbourside along State lands, under both US1 fixed bridge crossings north and south of Burt Reynolds Park	29/Q1	\$200,000
2030	Design and permitting of living shoreline, breakwater and stabilization along Riverwalk in the Inlet Village	30/Q1	\$200,000

Project Photo(s) / Map of Location



FINANCIAL INFORMATION
2026 - 2030

Project Name: CRA Riverwalk Living Shoreline & Stabilization							Department: Planning & Zoning	
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces							Project #: C2301	
Project Budget:	Prior to 2026	2026	2027	2028	2029	2030	Total	
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Planning / Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Engineering	\$90,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$340,000	
Construction	\$504,481	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$1,254,481	
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Budget	\$594,481	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,594,481	
Funding Sources:	Prior to 2026	2026	2027	2028	2029	2030	Total	
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
CRA funding	\$594,481	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,594,481	
Surtax proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Open space	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fire impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Police impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Recreation impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Road impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Escrow/Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Grant revenues								
CDBG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
FDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
FEMA Hazard Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
LRPI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Grant (TBD)	\$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 revenues	\$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	
Building revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Insurance proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Loan proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Revenues	\$594,481	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,594,481	
Previous Years:	Prior to 2021	2021	2022	2023	2024	2025	Total	
Amount Budgeted	\$0	\$0	\$0	\$174,481	\$220,000	\$200,000	\$594,481	
Amount Expended	\$0	\$0	\$0	\$100	\$12,967	\$144,614	\$157,681	
Current Encumbrances							\$67,307	
Remaining Available Budget							\$369,493	

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

**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2026 - 2030**

Project Name: Love Street Sidewalk construction (east side)	Department: PZ/Engineering	
Link to Strategic Plan/Strategic Result: Mobility	Project #: C2201	Projected In-Service Date: 2026/Q1

Project Description and Justification:
The project is to construct a Love Street sidewalk on the east side of right-of-way. Sidewalks do not exist on the east side of the roadway from the intersection of A1A, abutting Schooners, north to Square Grouper. The project includes cost for design, mobilization, demolition, disposal, Maintenance of Traffic, construction of the new sidewalk, driveway turnouts, and related ancillary signage, striping, landscaping, and restoration work. Construction of approximately 600 linear feet of missing sidewalk should also occur at the corner of Clemons and A1A at the southeast corner of the Schooner's property. The project will improve pedestrians safety in the core of the Inlet Village, especially at night when the areas is highly visited. While there is a sidewalk on the west side of Love Street, it is still common for pedestrians to walk in the street. Finalizing temporary construction easements and sidewalk easements with private property owners has extended the life of this project.

Location(s) and Program Schedule		In-Service	
Fiscal Yr	Scope	FY/Qtr	Budget
2026	Complete construction of Love Street sidewalk	26/Q1	\$160,000
2027			
2028			
2029			
2030			

Project Photo(s) / Map of Location



**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
FINANCIAL INFORMATION
2026 - 2030**

Project Name: Love Street Sidewalk construction (east side)	Department: PZ/Engineering
Link to Strategic Plan/Strategic Result: Mobility	Project #: C2201

Project Budget:	Prior to 2026	2026	2027	2028	2029	2030	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$65,000	\$0	\$0	\$0	\$0	\$0	\$65,000
Construction	\$108,000	\$160,000	\$0	\$0	\$0	\$0	\$268,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$173,000	\$160,000	\$0	\$0	\$0	\$0	\$333,000

Funding Sources:	Prior to 2026	2026	2027	2028	2029	2030	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CRA funding	\$166,657	\$160,000	\$0	\$0	\$0	\$0	\$326,657
Surtax proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open space	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Police impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreation impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Road impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Escrow/Contribution	\$6,343	\$0	\$0	\$0	\$0	\$0	\$6,343
Grant revenues							
CDBG	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FEMA Hazard Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LRPI	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant (TBD)	\$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 revenues	\$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
Building revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loan proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$173,000	\$160,000	\$0	\$0	\$0	\$0	\$333,000

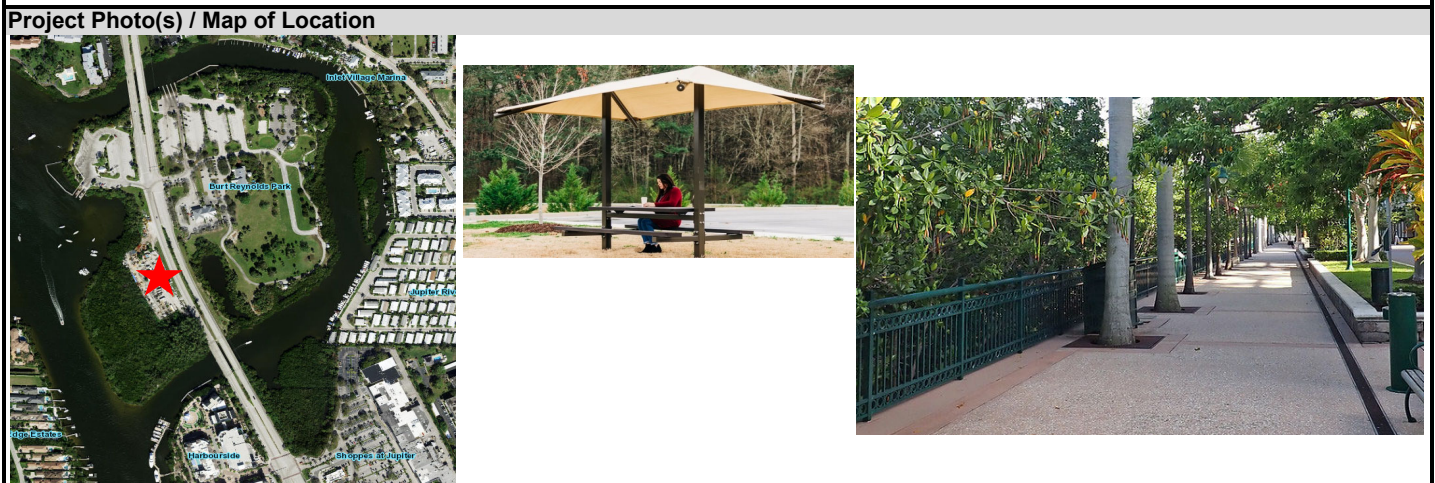
Previous Years:	Prior to FY 2021	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
Amount Budgeted	\$0	\$0	\$35,000	\$88,000	\$50,000	\$0	\$173,000
Amount Expended	\$0	\$0	\$0	\$0	\$16,121	\$23,861	\$39,983
Current Encumbrances							
Remaining Available Budget							\$133,017

**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2026 - 2030**

Project Name: Piatt Place Park and Environmental Improvements	Department: Planning & Zoning	
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces	Project #: C2402	Projected In-Service Date: 2028/Q4

Project Description and Justification:
This project is for passive park improvements that include public access and environmental restoration (upland and marine) to a portion of the 4.8 acre site. Specific improvements to the property include a segment of the Riverwalk, shade structure, pedestrian amenities, landscaping and additional parking. Environmental improvements include mangrove restoration, native upland plantings, bioretention area and marine habitat restoration. Staff submitted for a Florida Inland Navigation District (FIND) grant for 50% of the design and permitting costs of the overall park. The project is reliant on grants to provide a 50% match either through FIND for the construction of the waterfront park, Florida Recreational Trail Program (trail and amenities) or Florida Recreational Development Assistance Program (pedestrian amenities/shade structure).

Location(s) and Program Schedule	In-Service		
Fiscal Yr	Scope	FY/Qtr	Budget
2026	Complete construction design & permitting of overall park plan w/ prior monies & FIND grant	26/Q4	\$25,000
2027	Construction of park amenities & upland Riverwalk: including parking, shade structure, pedestrian amenities, landscaping & bioretention	27/Q4	\$1,200,000
2028	Construction of Riverwalk overlook & marine restoration	28/Q4	\$660,000
2029			
2030			



**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
FINANCIAL INFORMATION
2026 - 2030**

Project Name: Piatt Place Park and Environmental Improvements	Department: Planning & Zoning
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces	Project #: C2402

Project Budget:	Prior to 2026	2026	2027	2028	2029	2030	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000
Engineering	\$75,000	\$25,000	\$0	\$0	\$0	\$0	\$100,000
Construction	\$0	\$0	\$1,200,000	\$660,000	\$0	\$0	\$1,860,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$125,000	\$25,000	\$1,200,000	\$660,000	\$0	\$0	\$2,010,000

Funding Sources:	Prior to 2026	2026	2027	2028	2029	2030	Total
General revenues				\$0	\$0	\$0	\$0
CRA funding	\$125,000	\$25,000	\$1,200,000	\$660,000	\$0	\$0	\$2,010,000
Surtax proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open space	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Police impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreation impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Road impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Escrow/Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant revenues							
CDBG	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FEMA Hazard Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LRPI	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant (TBD)	\$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 revenues	\$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
Building revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loan proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$125,000	\$25,000	\$1,200,000	\$660,000	\$0	\$0	\$2,010,000

Previous Years:	Prior to FY 2021	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
Amount Budgeted	\$0	\$0	\$0	\$0	\$0	\$125,000	\$125,000
Amount Expended	\$0	\$0	\$0	\$0	\$0	\$9,964	\$9,964
Current Encumbrances							\$0
Remaining Available E							\$115,036

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

CRA LIFE FISCAL YEAR END	21 2025	22 2026	23 2027	24 2028	25 2029	26 2030	27 2031	28 2032	29 2033	30 2034
7/30/2025										
Estimated Beginning Balance	4,757,879	1,128,546	1,924,367	2,465,418	4,386,761	7,089,191	9,917,881	13,078,220	16,375,823	19,816,540
Plus:										
Ad Valorem Revenue	3,372,721	3,632,834	3,778,147	3,929,273	4,086,444	4,249,902	4,419,898	4,596,694	4,780,561	4,971,784
Parking & Other Revenue	158,159	158,087	161,249	164,474	167,763	171,118	174,541	178,032	181,592	185,224
Revenue Subtotal	3,530,880	3,790,921	3,939,396	4,093,747	4,254,207	4,421,020	4,594,439	4,774,725	4,962,154	5,157,008
LESS:										
Operating Costs	2,151,020	1,465,016	1,274,179	1,312,404	1,351,777	1,392,330	1,434,100	1,477,123	1,521,436	1,567,080
Harbourside CDD payment	-	-	-	-	-	-	-	-	-	-
Scheduled Principal Payment to GF	700,000	800,000	508,899	-	-	-	-	-	-	-
Interest Payment to GF	60,267	39,267	15,267	-	-	-	-	-	-	-
Scheduled Principal Payment to CIP	192,549	255,816	-	-	-	-	-	-	-	-
Interest Payment to CIP	7,451	-	-	-	-	-	-	-	-	-
Capital Expenditures	4,048,926	435,000	1,600,000	860,000	200,000	200,000	-	-	-	-
Transfer to CIP (Piatt Place)	-	-	-	-	-	-	-	-	-	-
Prior Year Carryforwards	-	-	-	-	-	-	-	-	-	-
Expense Subtotal	7,160,213	2,995,099	3,398,345	2,172,404	1,551,777	1,592,330	1,434,100	1,477,123	1,521,436	1,567,080
Estimated Ending Balance	1,128,546	1,924,367	2,465,418	4,386,761	7,089,191	9,917,881	13,078,220	16,375,823	19,816,540	23,406,469