



**AGENDA
TOWN OF JUPITER
COMMUNITY REDEVELOPMENT AGENCY (CRA) WORKSHOP
COUNCIL CHAMBERS
THURSDAY, AUGUST 13, 2026
6:00 PM**

Call To Order

Roll Call:

Chair Jim Kuretski
Vice-Chair Phyllis Choy
Commissioner Ron Delaney
Commissioner Dan Guisinger
Commissioner Malise Sundstrom
Executive Director Frank Kitzerow
Commission 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.**

1. CRA Fiscal Year 2027 Operating Budget/Community Investment Program

ADJOURNMENT

NOTICE

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

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

= no materials attached *revisions may occur*

www.jupiter.fl.us

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 561-741-2530 at least 48 hours in advance to request accommodations.

TOWN OF JUPITER
FY2027 Jupiter Community Redevelopment Agency Proposed Budget and CIP



DATE	August 13, 2026
TO	Honorable Chair and Commissioners of the Community Redevelopment Agency
THRU	Frank Kitzerow, Executive Director
FROM	Scott Reynolds, Chief Financial Officer
SUBJECT	Discussion of the Proposed Town of Jupiter Community Redevelopment Agency Operating/CIP Budget for FY2027.

EXECUTIVE SUMMARY

Attached is a presentation providing an overview of the Community Redevelopment Agency's proposed Fiscal Year 2027 Operating and Community Investment Plan, which begins on October 1, 2026, and ends September 30, 2027.

ANALYSIS

Town Staff will present the proposed Community Redevelopment Agency's FY2027 Operating and Community Investment Plan overview for CRA Boards discussion and feedback.

STRATEGIC PRIORITY

- Fiscal Responsibility
- Strong Local Economy

ATTACHMENTS

1. FY2027 CRA Workshop Presentation
2. FY2027 CRA Operating and CIP

FUNDING SOURCE

FY2027 Operating and CIP Budget.

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



TOWN OF
JUPITER

Attachment 1: FY2027 CRA
Workshop Presentation

FISCAL YR 2027

Community Redevelopment Agency Workshop

Proposed Operating Budget and
Community Investment Plan Workshop
August 13, 2026

Agenda

- FY2027 Proposed Operating and Community Investment Plan Summary
- Historical View of Incremental CRA Values
- Summary of Proposed FY 2027 Budget
- Proposed CRA Community Investment Plan (CIP)
- Proposed CRA CIP Projects
- CRA Cash Flow



FY2027 Proposed Operating and Community Investment Plan Summary

- **Revenue Increase/Decrease:**

- CRA Increment has increased from \$552 million in FY2026 to \$632 million in FY2027.

- **Operational Expenditure Highlights:**

- Implement Elements of the CRA plan.
- Community Based Policing Program – Includes a portion of PD Drone Program within the District.
- Community Events.
- CRA grant program.

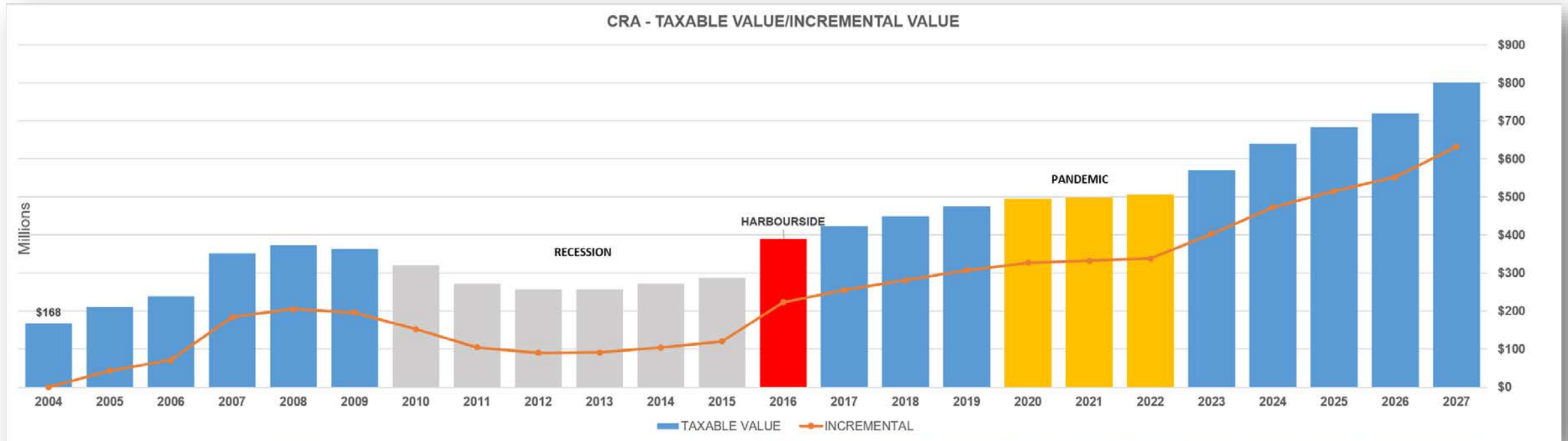
- **CIP Updated Projects:**

- Riverwalk Gravity Wall
- Riverwalk Living Shoreline Stabilization
- Piatt Park – Riverwalk & Safety Dock
- Wayfinding Signs
- Riverwalk Pedestrian and Bicycle Improvements
- Riverwalk Connection



Historical View of Incremental CRA Values

- Historical incremental values in the CRA have increased 390%, from \$167 million in 2004 to \$632 million for FY2027.
- Total taxable value for FY2027 estimated at \$800 million.



Summary of Proposed FY 2027 Budget

JUPITER COMMUNITY REDEVELOPMENT AGENCY SUMMARY OF PROPOSED BUDGET FISCAL YEAR 2026 - 2027

	Actual 2025	Adopted Budget 2026	Proposed 2027
REVENUES:			
Taxes - Current Ad Valorem			
FY2027 County (4.5000 mills)	\$ 2,201,748	\$ 2,372,885	\$ 2,702,183
FY2027 Town (3.5886 mills)	1,168,598	1,259,949	2,154,901
	\$ 3,370,346	\$ 3,632,834	\$ 4,857,084
Parking lot license revenue	110,312	118,087	118,087
Interest on investments	27,688	40,000	40,000
Other Misc. Revenue	-	-	-
Utilization of CRA Fund Balance	-	-	-
TOTAL REVENUES	\$ 3,508,346	\$ 3,790,921	\$ 5,015,171
EXPENDITURES:			
Operating Expenses	\$ 980,457	\$ 1,465,016	\$ 1,711,591
Community Investment Program :			
A1A Jupiter Beach Road - US#1	441,246	-	-
Riverwalk Shoreline	188,213	-	-
Plaza Down Under-Stabilize Riverwalk Wall	131,240	50,000	200,000
Riverwalk Living Shoreline & Stabilize	-	200,000	200,000
Love Street Sidewalk construction (east side)	24,422	160,000	-
Piatt Place - Riverwalk & Safety Dock	1,652,554	25,000	1,000,000
Gateway and Wayfinding signs	-	-	150,000
Riverwalk Pedestrian and Bicycle Improvements	-	-	750,000
Contingency	-	795,822	479,414
Loan Repayments GF & CIP (Principal)	-	1,055,816	508,899
Interest Payments to GF & CIP	67,718	39,267	15,267
TOTAL EXPENDITURES	\$ 3,485,850	\$ 3,790,921	\$ 5,015,171

TOTAL FY2027 TAXABLE VALUE	799,642,773
BASE YEAR TAXABLE VALUE	167,553,151
FY2027 INCREMENT VALUE	632,089,622
COUNTY MILLAGE	4.5000
TOWN MILLAGE	3.5886
FY 2027 COUNTY AD VALOREM	2,702,183
FY 2027 TOWN AD VALOREM	2,154,901
TOTAL	4,857,084

- Increase of \$1.2 million in ad valorem tax revenue over FY2026 based on a County proposed millage of 4.5000 and Town proposed millage of 3.5886.
- Increase in increment taxable value for FY2026 was \$552,161,631, and \$632,089,622 in FY2027. This is an increase of \$80M, or 14.48%.

Proposed CRA Community Investment Plan

Project Name	In-Service CY/Qtr	Unspent Carryforward	2027	2028	2029	2030	2031	5-Year Total
CRA Riverwalk Living Shoreline & Stabilize	On-going	593,201	200,000	250,000	250,000	250,000	210,000	1,160,000
Plaza Down Under-Stabilize Riverwalk Wall	2027/4	122,549	200,000	-	-	-	-	200,000
Piatt Park- Riverwalk & Safety Dock	2030/3	430,036	1,000,000	2,900,000	700,000	-	-	4,600,000
Gateway and Wayfinding signs	2029/4	-	150,000	210,000	500,000	-	-	860,000
Riverwalk Pedestrian and Bicycle Improvements	2028/4	-	750,000	-	-	-	-	750,000
Riverwalk Connection	2032/4	-	-	625,000	260,000	3,700,000	1,500,000	6,085,000
Total		1,145,786	2,300,000	3,985,000	1,710,000	3,950,000	1,710,000	13,655,000

Project Funding	Unspent Carryforward	2027	2028	2029	2030	2031	5-Year Total
CRA Funding	1,145,786	2,300,000	2,985,000	1,360,000	3,950,000	1,710,000	12,305,000
Grant Revenue: FIND	-	-	1,000,000	-	-	-	1,000,000
Grant Revenue: TBD	-	-	-	350,000	-	-	350,000
Total	1,145,786	2,300,000	3,985,000	1,710,000	3,950,000	1,710,000	13,655,000

Legacy Project	In-Service CY/Qtr	Unspent Carryforward	Encumbrance	Available Balance
Love Street Sidewalk Constr (East Side)	2026/4	292,457	-	292,457
Piatt Place Park Infrastructure	2026/3	528,721	211,919	316,802
Total		821,178	211,919	609,259

Riverwalk Living Shoreline & Stabilization Project

- Phase 1 (completed): South Mangrove Bay to River Plaza.
- Phase 2: Stabilization and installation of living shoreline abutting Jupiter Yacht Club, lagoon bridge and the Best Western hotel.
- Enhance the shoreline below the waterline and on the upland using a variety of nature-based strategies that reduce wave energy, stabilize the shoreline and create/restore marine habitat.



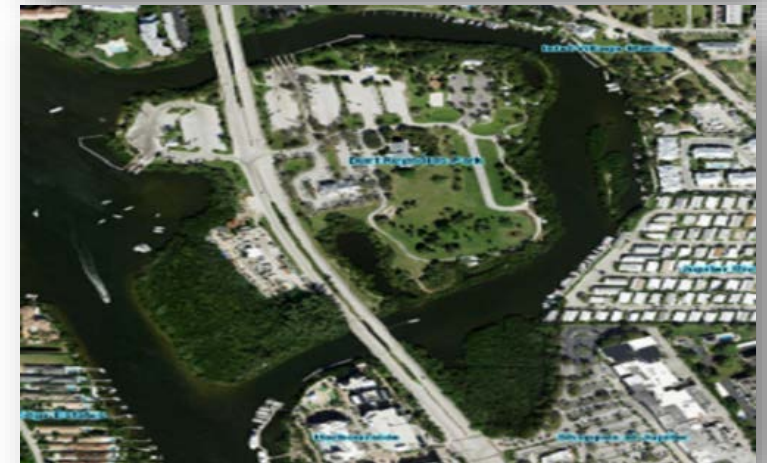
Plaza Down Under-Stabilize Riverwalk Wall

- Repair of damaged section of wall along the Riverwalk at the Plaza Down Under is complete.
- Proposed future phases include stabilizing the seawall with marine habitat to protect and prevent damage to the wall and the Riverwalk in the future.



Piatt Park- Riverwalk & Public Safety Dock

- Multi-year project for park improvements that includes public access, park amenities, environmental restoration (marine) & public safety docks on the 4.8-acre site.
- Improvements include a segment of the Riverwalk construction behind the new fire station and a new overlook of the Intracoastal Waterway that will be constructed with new public safety docks.
- Project is partially funded through a FIND grant.



Gateway and Wayfinding Signs

- Design and installation of gateway features, wayfinding, parking and interpretive signs within the CRA boundary to showcase assets, improve access and provide information.
- Wayfinding signs include parking, restrooms, access points, views, and destinations.
- Includes design for future gateway locations.



Riverwalk Pedestrian and Bicycle Improvements

- Proposed upgrades to the Riverwalk corridor for pedestrian and bicycle safety.
- LED lighting, new benches, trash receptacles, and landscaping improvements where appropriate.
- Upgrade existing shade structure along Coastal Way, with new lighting, and more resilient materials to withstand the coastal environment.



Riverwalk Connection

- Complete the construction of missing links of Riverwalk along the Intracoastal Waterway and the Inlet Village.
- Portions of the Riverwalk may be constructed either waterward or upland and connect to existing sections.



CRA Cash Flow

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

8/5/2026

	22 2026	23 2027	24 2028	25 2029	26 2030	27 2031	28 2032	29 2033	30 2034
Estimated Beginning Balance	3,830,955	3,058,207	3,497,621	4,372,033	7,036,536	7,283,080	9,948,903	14,511,543	19,268,853
Plus:									
Ad Valorem Revenue	3,632,834	4,857,084	5,051,367	5,253,422	5,463,559	5,682,101	5,909,385	6,145,761	6,391,591
Parking & Other Revenue	158,087	118,087	120,449	122,858	125,315	127,821	130,378	132,985	135,645
Developer Contribution	-	-	-	-	-	-	-	-	-
Grant Funding	-	-	1,000,000	350,000	-	-	-	-	-
Revenue Subtotal	3,790,921	4,975,171	6,171,816	5,726,280	5,588,874	5,809,923	6,039,763	6,278,746	6,527,236
LESS:									
Operating Costs	1,501,622	1,711,591	1,312,404	1,351,777	1,392,330	1,434,100	1,477,123	1,521,436	1,567,080
Scheduled Principal Payment to GF	800,000	508,899	-	-	-	-	-	-	-
Interest Payment to GF	39,267	15,267	-	-	-	-	-	-	-
Scheduled Principal Payment to CIP	255,816	-	-	-	-	-	-	-	-
Interest Payment to CIP	-	-	-	-	-	-	-	-	-
Capital Expenditures	1,966,964	2,300,000	3,985,000	1,710,000	3,950,000	1,710,000	-	-	-
Expense Subtotal	4,563,669	4,535,757	5,297,404	3,061,777	5,342,330	3,144,100	1,477,123	1,521,436	1,567,080
Estimated Ending Balance	3,058,207	3,497,621	4,372,033	7,036,536	7,283,080	9,948,903	14,511,543	19,268,853	24,229,009



Questions



JUPITER COMMUNITY REDEVELOPMENT AGENCY

PROPOSED OPERATING & CIP BUDGET

2026 - 2027

JIM KURETSKI

Chairperson

RON DELANEY

Commissioner

MALISE SUNDSTROM

Commissioner

PHYLLIS CHOY

Vice - Chair

DAN GUISINGER

Commissioner

FRANK KITZEROW

Executive Director

**JUPITER COMMUNITY REDEVELOPMENT AGENCY
SUMMARY OF PROPOSED BUDGET
FISCAL YEAR 2026 - 2027**

REVENUES:

Taxes - Current Ad Valorem				
FY2027	County (4.5000 mills)	\$	2,201,748	\$ 2,372,885 \$ 2,702,183
FY2027	Town (3.5886 mills)		1,168,598	1,259,949 2,154,901
		\$	3,370,346	\$ 3,632,834 \$ 4,857,084
	Parking lot license revenue		110,312	118,087 118,087
	Interest on investments		27,688	40,000 40,000
	Other Misc. Revenue		-	- -
	Utilization of CRA Fund Balance		-	- -
	TOTAL REVENUES	\$	3,508,346	\$ 3,790,921 \$ 5,015,171

EXPENDITURES:

Operating Expenses		\$	980,457	\$	1,465,016	\$	1,711,591
Community Investment Program :							
	A1A Jupiter Beach Road - US#1		441,246		-		-
	Riverwalk Shoreline		188,213		-		-
	Plaza Down Under-Stabilize Riverwalk Wall		131,240		50,000		200,000
	Riverwalk Living Shoreline & Stabilize		-		200,000		200,000
	Love Street Sidewalk construction (east side)		24,422		160,000		-
	Piatt Place - Riverwalk & Safety Dock		1,652,554		25,000		1,000,000
	Gateway and Wayfinding signs		-		-		150,000
	Riverwalk Pedestrian and Bicycle Improvements		-		-		750,000
	Contingency		-		795,822		479,414
	Loan Repayments GF & CIP (Principal)		-		1,055,816		508,899
	Interest Payments to GF & CIP		67,718		39,267		15,267
	TOTAL EXPENDITURES	\$	3,485,850	\$	3,790,921	\$	5,015,171

**JUPITER COMMUNITY REDEVELOPMENT AGENCY
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2026 - 2027**

A/C No.	Description	Actual FY 2025	Original FY 2026	Proposed FY 2027
531000	Professional Services	76,171	110,000	135,000
531003	Town Attorney	51,204	50,000	50,000
534000	Other Contractual Service	12,829	80,000	15,000
540000	Travel & Per Diem	1,862	2,000	2,000
542000	Postage & Freight	-	100	100
543000	Utility Services	8,084	10,000	10,000
545000	Insurance	7,011	15,021	17,665
546000	Repairs & Maintenance	150	42,000	392,510
546003	Grounds R&M	68,884	-	-
546015	R&M-Safety Improvements		135,000	137,490
548000	Promotional Activities	65,714	60,500	64,500
549001	Legal Advertising	-	300	300
551000	Office Supplies	-	400	400
552000	Operating Supplies	-	200	200
554000	Books Dues Pubs Etc	1,665	1,825	108,669
564000	M&E-A1A Roundabout Statue	-	150,000	-
582190	Aid-CRA Grants	-	50,000	50,000
	Subtotal	293,574	707,346	983,834
	C-I-P Projects	2,437,675	435,000	2,300,000
	Subtotal	2,437,675	435,000	2,300,000
572001	Int on Town Loan to CRA	67,718	39,267	15,267
	Subtotal	67,718	39,267	15,267
591001	Principal Pyts on Loans		1,055,816	508,899
599001	Contingency		795,822	479,414
599099	Tfr To-General Fund	686,883	757,670	727,757
	Subtotal	686,883	2,609,308	1,716,070
	TOTAL	3,485,850	3,790,921	5,015,171

Town of Jupiter Community Investment Program

CRA FY 2027 – 2031

Current Project Budget

Pg.	Project No.	Project Name	In-Service CY/Qtr	Unspent Carryforward	2027	2028	2029	2030	2031	5-Year Total
4	C2301	CRA Riverwalk Living Shoreline & Stabilize	On-going	593,201	200,000	250,000	250,000	250,000	210,000	1,160,000
5	C2302	Plaza Down Under-Stabilize Riverwalk Wall	2027/4	122,549	200,000	-	-	-	-	200,000
6	C2402	Piatt Park- Riverwalk & Safety Dock	2030/3	430,036	1,000,000	2,900,000	700,000	-	-	4,600,000
7	C2702	Gateway and Wayfinding Signs	2029/4	-	150,000	210,000	500,000	-	-	860,000
8	C2703	Riverwalk Pedestrian and Bicycle Improvements	2028/4	-	750,000	-	-	-	-	750,000
9	C28xx	Riverwalk Connection	2032/4	-	-	625,000	260,000	3,700,000	1,500,000	6,085,000
Total				1,145,786	2,300,000	3,985,000	1,710,000	3,950,000	1,710,000	13,655,000

Current Project Funding Source

Funding Source	2027	2028	2029	2030	2031	5-Year Total
CRA Funding	2,300,000	2,985,000	1,360,000	3,950,000	1,710,000	12,305,000
Grant Revenue: FIND	-	1,000,000	-	-	-	1,000,000
Grant Revenue: TBD	-	-	350,000	-	-	350,000
Total	2,300,000	3,985,000	1,710,000	3,950,000	1,710,000	13,655,000

Legacy Project Available Budget

Project No.	Project Name	In-Service CY/Qtr	FY Last in CIP	Unspent Carryforward	Encumbrance	Available Balance
C2201	Love Street Sidewalk Constr (East Side)	2026/4	2026	292,457	-	292,457
C2403	Piatt Place Park Infrastructure	2026/3	N/A	448,462	131,660	316,802
Total				740,919	131,660	609,259

Town of Jupiter Community Investment Program
CRA FY 2027 – 2031

Project Name:	Department:	
CRA Riverwalk Living Shoreline & Stabilize	Planning & Zoning	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service CY/Qtr:
Green, Blue and Open Spaces	C2301	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. Phase 1 addressed the worst erosion behind Mangrove Bay 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. Phase 2 will continue where needed along the length of the existing Riverwalk including areas along Town owned properties and state submerged lands near 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

Fiscal Year	Scope	In-Service CY/Qtr	Budget
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	2027/4	\$200,000
2028	Design and permitting of living shoreline, breakwater and stabilization along Riverwalk abutting public docks at Harbourside and across along State lands, under both US1 fixed bridge crossings north and south of Burt Reynolds Park	2028/4	\$250,000
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	2029/4	\$250,000
2030	Design and permitting of living shoreline, breakwater and stabilization along Riverwalk in the Inlet Village	2030/4	\$250,000
2031	Living shoreline, breakwater and stabilization along Riverwalk in the Inlet Village	2031/4	\$210,000

Budget	Prior to 2027	2027	2028	2029	2030	2031	Total
Planning/Design/Engineering	\$140,000	\$50,000	\$50,000	\$50,000	\$50,000	\$60,000	\$400,000
Construction	\$654,481	\$150,000	\$200,000	\$200,000	\$200,000	\$150,000	\$1,554,481
Total	\$794,481	\$200,000	\$250,000	\$250,000	\$250,000	\$210,000	\$1,954,481

Funding Sources	Prior to 2027	2027	2028	2029	2030	2031	Total
CRA Funding	\$794,481	\$200,000	\$250,000	\$250,000	\$250,000	\$210,000	\$1,954,481
Total	\$794,481	\$200,000	\$250,000	\$250,000	\$250,000	\$210,000	\$1,954,481

Previous Years	Totals
Amount Budgeted	\$794,481
Amount Expended	\$201,280
Current Encumbrance	\$12,827
Remaining	\$580,374



Town of Jupiter Community Investment Program
CRA FY 2027 – 2031

Project Name:	Department:	
Plaza Down Under-Stabilize Riverwalk Wall	PZ & Engineering	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service CY/Qtr:
Green, Blue and Open Spaces	C2302	2027/4
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

Fiscal Year	Scope	In-Service CY/Qtr	Budget
2027	Construction of shoreline stabilization	2027/4	\$200,000
2028			\$0
2029			\$0
2030			\$0
2031			\$0

Budget	Prior to 2027	2027	2028	2029	2030	2031	Total
Planning/Design/Engineering	\$150,000	\$0	\$0	\$0	\$0	\$0	\$150,000
Construction	\$111,890	\$200,000	\$0	\$0	\$0	\$0	\$311,890
Total	\$261,890	\$200,000	\$0	\$0	\$0	\$0	\$461,890

Funding Sources	Prior to 2027	2027	2028	2029	2030	2031	Total
CRA Funding	\$261,890	\$200,000	\$0	\$0	\$0	\$0	\$461,890
Total	\$261,890	\$200,000	\$0	\$0	\$0	\$0	\$461,890

Previous Years	Totals
Amount Budgeted	\$261,890
Amount Expended	\$139,340
Current Encumbrance	\$0
Remaining	\$122,550



Town of Jupiter Community Investment Program
CRA FY 2027 – 2031

Project Name:	Department:	
Piatt Park- Riverwalk & Safety Dock	PZ & Engineering	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service CY/Qtr:
Green, Blue and Open Spaces	C2402	2030/3
Project Description and Justification:		
This multi-year project is for passive park improvements that include public access, park amenities, environmental restoration (marine) & public safety docks for the 4.8 acre site. Specific improvements to the property include a segment of the Riverwalk that runs behind the Fire Station, through the mangroves and a new overlook of the Intracoastal Waterway will be constructed with new public safety docks. Additional park improvements include a shade structure, pedestrian amenities, landscaping and additional parking will be completed in the next phase. Environmental improvements include mangrove restoration, native upland plantings, and marine habitat restoration will be completed in the last phase. Florida Inland Navigation District (FIND) grant for 50% of the design and permitting costs of the overall park was awarded. The project is reliant on grants to provide a 50% match through FIND for the construction of the waterfront park and public safety docks. Additional grants will be sought for park amenities through either Florida Recreational Trail Program (trail and amenities) or Florida Recreational Development Assistance Program.		

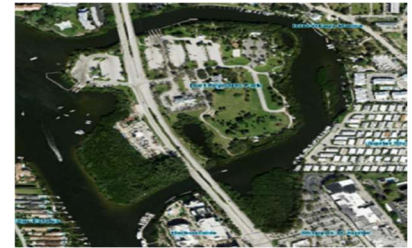
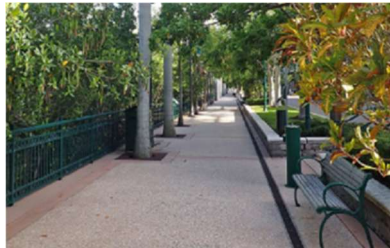
Location(s) and Program Schedule

Fiscal Year	Scope	In-Service CY/Qtr	Budget
2027	Complete design of overall park, begin permitting of marine facilities & begin construction of upland portion of the Riverwalk	2027/4	\$1,000,000
2028	Construction of public safety dock, Riverwalk overlook & environmental mitigation	2028/4	\$2,900,000
2029	Construction of pavilion, park amenities and parking	2029/3	\$700,000
2030	Construct marine restoration and landscaping, includes use of prior year carryforward balance	2030/2	\$0
2031			\$0

Budget	Prior to 2027	2027	2028	2029	2030	2031	Total
Planning/Design/Engineering	\$440,000	\$0	\$0	\$0	\$0	\$0	\$440,000
Construction	\$0	\$0	\$2,900,000	\$700,000	\$0	\$0	\$3,600,000
Construction	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000
Total	\$440,000	\$1,000,000	\$2,900,000	\$700,000	\$0	\$0	\$5,040,000

Funding Sources	Prior to 2027	2027	2028	2029	2030	2031	Total
CRA Funding	\$225,000	\$1,000,000	\$1,900,000	\$350,000	\$0	\$0	\$3,475,000
Grant Revenue: FIND	\$215,000	\$0	\$1,000,000	\$0	\$0	\$0	\$1,215,000
Grant Revenue: TBD	\$0	\$0	\$0	\$350,000	\$0	\$0	\$350,000
Total	\$440,000	\$1,000,000	\$2,900,000	\$700,000	\$0	\$0	\$5,040,000

Previous Years	Totals
Amount Budgeted	\$440,000
Amount Expended	\$9,964
Current Encumbrance	\$424,792
Remaining	\$5,244



Town of Jupiter Community Investment Program
CRA FY 2027 – 2031

Project Name:	Department:	
Gateway and Wayfinding Signs	Planning & Zoning	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service CY/Qtr:
Unique Small Town Feel	C2702	2029/4
Project Description and Justification:		
This project will provide for the design and installation of gateway features, wayfinding, parking and interpretive signs within the CRA boundary to showcase assets, improve access and provide information. Potential gateway features may include: A1A and Jupiter Beach Road, A1A and US1 at Inlet Village, and in the vicinity of Indiantown Road, US1 and Coastal Way. Wayfinding signs will be located to direct people to parking, restrooms, access points, views, and destinations. Additional parking signs will be reviewed for Love Street parking lot, at the Plaza Down Under and other public parking locations.		

Location(s) and Program Schedule

Fiscal Year	Scope	In-Service CY/Qtr	Budget
2027	Gateway design and installation at Jupiter Beach Road round about	2027/4	\$150,000
2028	Wayfinding, interpretive and parking signs design & installation; Design and installation of smaller gateway at US1/Indiantown/Coastal Way	2028/4	\$210,000
2029	Gateway design and installation at A1A 7 US1	2029/4	\$500,000
2030			\$0
2031			\$0

Budget	Prior to 2027	2027	2028	2029	2030	2031	Total
Construction	\$0	\$150,000	\$210,000	\$500,000	\$0	\$0	\$860,000
Planning/Design/Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning/Design/Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$150,000	\$210,000	\$500,000	\$0	\$0	\$860,000

Funding Sources	Prior to 2027	2027	2028	2029	2030	2031	Total
CRA Funding	\$0	\$150,000	\$210,000	\$500,000	\$0	\$0	\$860,000
Total	\$0	\$150,000	\$210,000	\$500,000	\$0	\$0	\$860,000

Previous Years	Totals
Amount Budgeted	\$0
Amount Expended	\$0
Current Encumbrance	\$0
Remaining	\$0



Town of Jupiter Community Investment Program
CRA FY 2027 – 2031

Project Name:	Department:	
Riverwalk Pedestrian and Bicycle Improvements	PZ & Engineering	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service CY/Qtr:
Mobility	C2703	2028/4
Project Description and Justification:		
This project includes upgrading the existing Riverwalk corridor to ensure and improve pedestrian and bicycle safety with LED lighting, improved railings and walking surfaces, new benches, trash receptacles, bike repair stations and landscaping improvements where appropriate & to ensure resiliency. The existing shade structure along Coastal Way will be upgraded, with new lighting, and more resilient materials to withstand the coastal environment.		

Location(s) and Program Schedule

Fiscal Year	Scope	In-Service CY/Qtr	Budget
2027	Upgrades to the existing Riverwalk	2028/4	\$750,000
2028			\$0
2029			\$0
2030			\$0
2031			\$0

Budget	Prior to 2027	2027	2028	2029	2030	2031	Total
Construction	\$0	\$750,000	\$0	\$0	\$0	\$0	\$750,000
Total	\$0	\$750,000	\$0	\$0	\$0	\$0	\$750,000

Funding Sources	Prior to 2027	2027	2028	2029	2030	2031	Total
CRA Funding	\$0	\$750,000	\$0	\$0	\$0	\$0	\$750,000
Total	\$0	\$750,000	\$0	\$0	\$0	\$0	\$750,000

Previous Years	Totals
Amount Budgeted	\$0
Amount Expended	\$0
Current Encumbrance	\$0
Remaining	\$0



Town of Jupiter Community Investment Program
CRA FY 2027 – 2031

Project Name:	Department:	
Riverwalk Connection	PZ & Engineering	
Link to Strategic Plan/Strategic Result:	Project #:	Projected In-Service CY/Qtr:
Unique Small Town Feel	C28xx	2032/4
Project Description and Justification:		
This project will complete the construction of Riverwalk from the SUN Trail alignment along US1 through Inlet Village to the terminus along the Jupiter Inlet. Missing portions of Riverwalk will be constructed either waterward and/or upland, and connected to existing sections. New Riverwalk is anticipated along Pelican Club, Clemons, Lighthouse Promenade, and Yarborough dependent upon easements. Riverwalk in the Inlet Village will be connected to the SUN Trail alignment along the west side of the US1 Bridge.		

Location(s) and Program Schedule

Fiscal Year	Scope	In-Service CY/Qtr	Budget
2027			\$0
2028	Design & permitting of the US1 connector, west of the bridge to widen 6'-8' sidewalk; Design and permit overwater Riverwalk section pending easement agreement	2028/4	\$625,000
2029	Construction of 8' wide sidewalk connector in US1 right-of-way, west of bridge	2029/3	\$260,000
2030	Design of over land Riverwalk pending easement agreement; Construction of overwater Riverwalk	2030/4	\$3,700,000
2031	Construction of over land Riverwalk to terminus	2031/4	\$1,500,000

Budget	Prior to 2027	2027	2028	2029	2030	2031	Total
Planning/Design/Engineering	\$0	\$0	\$625,000	\$145,000	\$0	\$0	\$770,000
Construction	\$0	\$0	\$0	\$115,000	\$3,700,000	\$1,500,000	\$5,315,000
Total	\$0	\$0	\$625,000	\$260,000	\$3,700,000	\$1,500,000	\$6,085,000

Funding Sources	Prior to 2027	2027	2028	2029	2030	2031	Total
CRA Funding	\$0	\$0	\$625,000	\$260,000	\$3,700,000	\$1,500,000	\$6,085,000
Total	\$0	\$0	\$625,000	\$260,000	\$3,700,000	\$1,500,000	\$6,085,000

Previous Years	Totals
Amount Budgeted	\$0
Amount Expended	\$0
Current Encumbrance	\$0
Remaining	\$0



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

CRA LIFE FISCAL YEAR END	22 2026	23 2027	24 2028	25 2029	26 2030	27 2031	28 2032	29 2033	30 2034
8/5/2026									
Estimated Beginning Balance	3,830,955	3,058,207	3,497,621	4,372,033	7,036,536	7,283,080	9,948,903	14,511,543	19,268,853
Plus:									
Ad Valorem Revenue	3,632,834	4,857,084	5,051,367	5,253,422	5,463,559	5,682,101	5,909,385	6,145,761	6,391,591
Parking & Other Revenue	158,087	118,087	120,449	122,858	125,315	127,821	130,378	132,985	135,645
Developer Contribution	-	-	-	-	-	-	-	-	-
Grant Funding	-	-	1,000,000	350,000	-	-	-	-	-
Revenue Subtotal	3,790,921	4,975,171	6,171,816	5,726,280	5,588,874	5,809,923	6,039,763	6,278,746	6,527,236
LESS:									
Operating Costs	1,501,622	1,711,591	1,312,404	1,351,777	1,392,330	1,434,100	1,477,123	1,521,436	1,567,080
Scheduled Principal Payment to GF	800,000	508,899	-	-	-	-	-	-	-
Interest Payment to GF	39,267	15,267	-	-	-	-	-	-	-
Scheduled Principal Payment to CIP	255,816	-	-	-	-	-	-	-	-
Interest Payment to CIP	-	-	-	-	-	-	-	-	-
Capital Expenditures	1,966,964	2,300,000	3,985,000	1,710,000	3,950,000	1,710,000	-	-	-
Expense Subtotal	4,563,669	4,535,757	5,297,404	3,061,777	5,342,330	3,144,100	1,477,123	1,521,436	1,567,080
Estimated Ending Balance	3,058,207	3,497,621	4,372,033	7,036,536	7,283,080	9,948,903	14,511,543	19,268,853	24,229,009