



TOWN OF JUPITER

2012 ANNUAL REPORT AND 2013 PREVIEW

Emerging Stronger, Sounder

For Jupiter, 2012 was a busy year of sharp contrasts between celebration and sorrow. The community lost two very important members. In July, Councilor Bob Friedman lost his battle with cancer, and as a community we mourned the loss of a local leader whose love of Jupiter was always evidenced by his sound, even judgement and constant support for the people, businesses, and organizations in this town he called home. As a Town Council, we mourned the loss of a friend and true statesman of local government, who we looked to for guidance, wisdom, and thoughtful deliberation of the issues facing our community.

Sadly, in September, Jupiter lost another dedicated public servant when Officer Bruce St. Laurent was killed in an accident while participating in the Presidential Motorcade. The officer that many in the community remember as "Santa", who tirelessly gave his time to children in our community, was remembered in a ceremony with full honors attended by thousands. Law enforcement agencies, civic groups, local governments and local citizens all came together to remember Officer St. Laurent for his dedication as an outstanding officer and community member.

Finding strength in the legacy that these two community leaders have left us, we are emerging from our sorrow to realize what they would have wanted most for Jupiter: to continue toward our vision of providing a high quality of life, a safe community, and a sound local economy, all the while maintaining our character and small-town feel.

We have made progress, but we still have work to do in all of these areas to achieve our goals. As we remember Councilor Friedman and Officer St. Laurent, we know that they would ask us to continue the journey with integrity and leadership. Continuing their legacy gives us additional strength and sense of purpose, and our greatest tribute to them can always be how we continue to remain "Uniquely Jupiter."

VISION:

Jupiter is a distinctive coastal community committed to preserving its unique character and history and vibrant, small-town feel.

2012 Members of the Jupiter Town Council:

- Mayor Karen Golonka
- Councilor Wendy Harrison
- Councilor Thomas McCarthy
- Vice Mayor Todd Wodraska
- Councilor Jim Kuretski

Jupiter at a Glance:

Population	55,542
Households	23,920
Median Household Income	\$65,707
Land Area	23.1 square miles, or approx. 14,782 acres
Land Area Devoted to Parks, Natural Areas and Greenspace	2,646 acres

Sources: BEBR Florida Estimates of Populations; U.S. Census Bureau and Town of Jupiter.

Departments/Services & Contacts:

Building Department/Building	741-2669	rogerh@jupiter.fl.us
Business Registration	741-2319	angelac@jupiter.fl.us
Business Development (JBiz)	741-BIZJ (2495)	jbiz@jupiter.fl.us
"Let Us Know" (resident comments)	741-2214	www.jupiter.fl.us
Code Compliance	741-2381	frankm@jupiter.fl.us
Community Center	741-2400	
Community Redevelopment Agcy; Riverwalk	741-2261	brendaa@jupiter.fl.us
Community Relations/PIO	741-2575	katem@jupiter.fl.us
Engineering	741-2225	jenniferb@jupiter.fl.us
Finance and Property Tax Information	741-2218	michaelv@jupiter.fl.us
Human Resources & Staffing	741-5134	741-2520/24-Hour Job Line
Hurricane & Storm Information Line	743-7013	www.jupiter.fl.us/storm
Information Systems	741-2351	kingw@jupiter.fl.us
Neighborhood Services	741-2278	bettyd@jupiter.fl.us
Open Space Program (Natural Areas)	741-2565	shawnn@jupiter.fl.us
Recreation Division	741-2400	summerm@jupiter.fl.us
Planning & Zoning	741-2323	cathyr@jupiter.fl.us
Police Department	746-6201	www.jupiter.fl.us/jpd
Parks & Public Works	741-2766	lauriev@jupiter.fl.us
Town Clerk	741-2352	debrag@jupiter.fl.us
Town Council and Mayor	741-2214	towncouncil@jupiter.fl.us
Town Manager's Office	741-2214	madeleinep@jupiter.fl.us
Water and Stormwater Utilities	741-2270	winfo@jupiter.fl.us

KEEP IN TOUCH:

To serve the diverse needs of Jupiter's residents in the best, most efficient way, the Town Council has identified a "Financially Sustainable Town Providing Exceptional Municipal Services" as a key component in the community's strategic plan.

Being accessible to residents' needs and providing excellent customer service is critical, and Town departments can be contacted in a variety of ways.



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2012: YEAR AT A GLANCE

Policy Actions & Accomplishments in 2012

As we emerge from the economic downturn of recent years, we are seeing investments in Jupiter by developers, and an upturn in our local real estate market. Our investment in bioscience is paying off, and we continue to work hard to structure an efficient local government organization that creates a stable, strong local economy for residents and businesses. We must also ensure that our residents have access to the services they need, whether provided by the Town or other agencies. Providing high-quality services and enabling access to needed services at a reasonable price of government continues to be our focus.

At the same time, we must continue to preserve quality of life while carefully managing growth and development. As we complete "build-out" of our community, it is increasingly important to manage redevelopment in a way that improves existing areas and enhances the community. Through careful development and redevelopment, we are enabling more public access to our waterfronts, creating more public amenities for residents to enjoy, and improving transportation and mobility.

Financial & Organizational Sustainability

- Maintained flat property tax, water utility and stormwater utility rates, and approved a budget that maintains levels of service despite lower revenue levels.
- Implemented a new financial management system in order to enhance access to data and make the process of day-to-day financial management more efficient.
- Continued to combine and consolidate similar functions within the Town's organization to realize greater efficiency. Examples included completing



the integration of Parks and Public works field staffs, and co-locating and integrating certain functions of Planning & Zoning and Building.

- Expanded staff training programs for team-based scientific problem-solving techniques in order to empower employees to tackle efficiency and work-flow issues in daily operations.

Economic Development & Business Support

- Streamlined the approval process for assistance and support for local companies through the use of the Town's Economic Development Fund, which is being used to assist in the growth of the bioscience cluster and high-tech industries in Jupiter.
- Completed approvals for several development projects to support Jupiter's economic growth and create jobs, including Harbourside, Water Pointe, Courtyard by Marriott, and expansions at Power Systems Manufacturing and Walmart.
- Approved the undergrounding of utilities along A1A in Inlet Village, offering businesses and residents greater protection from natural disasters.



Quality of Life

- Completed the north section of the Riverwalk, allowing over 1.5 miles of continuous waterfront access for residents and visitors.
- Restored an important piece of Jupiter's history by moving the Historic Train Depot from Tequesta to Sawfish Bay Park, where it will be restored to represent its original likeness by the Loxahatchee Guild.
- Established a community health clinic with a group of private and public partners to provide services to uninsured and under-insured north county residents.
- Became a HUD-qualified community, opening up access to additional funding for housing and neighborhood improvements.

A Look Ahead To 2013

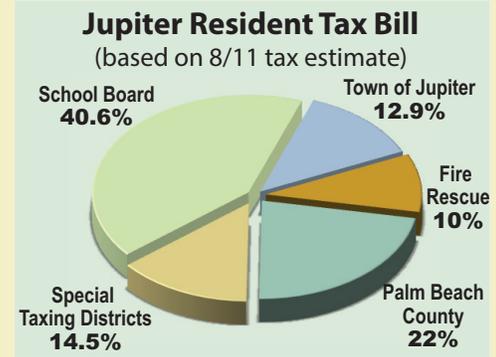
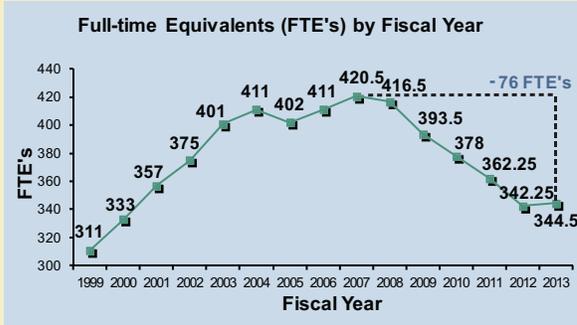
2013 will be an important year for Jupiter's economy, as redevelopment and development efforts help to support growth, and the local real-estate market continues to recover. Some highlights to look for during 2013 include:

- Continuing to streamline the Town's organization for efficiency, striving to maintain flat property tax and utilities rates while offering current services at a high level of quality.
- Revising of business tax and business registration procedures and rates to reduce some of the burden on local businesses.
- An analysis of Jupiter's police and fire rescue service delivery, with an eye toward reducing the overall public safety cost of service to residents.
- Continuing support for Jupiter's local and small businesses, and innovative support programs to help them thrive.
- Growing of Jupiter's bioscience and research and development business community, with support from local, county and state agencies.
- Managing traffic and roadway projects like the southern extension of Island Way that seek to balance the effects of economic growth and quality of life by relieving some congestion and offering safe access and travel.

JUPITER'S BUDGET AT A GLANCE

After a period of high growth in the late 1990's, Jupiter is now near build-out and shifting its focus to redevelopment of the older and commercial areas in the town. Investment in local, small business and bioscience and technology industries are helping to mitigate the effects of a down economy and stabilize home values.

Since 2007, the Town has reduced its workforce by 76 positions, or about 18%. In Fiscal 2013, 2.25 positions will be added in order to continue to provide quality services and to accommodate the shifting needs of the residents as our community and economy evolve. Operational cost reductions have helped to lessen the impact of rising costs, allowing the Town to keep property tax rates flat in 2013, marking the fourth year in a row that this rate has remained the same. In 2013, rates charged by the Town's water utility will also remain the same as in 2012.



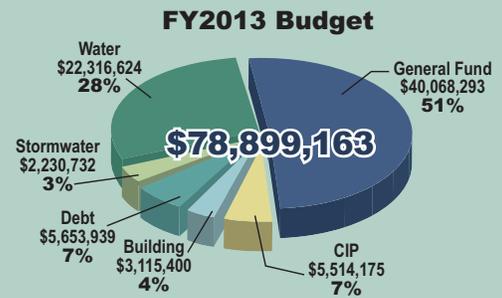
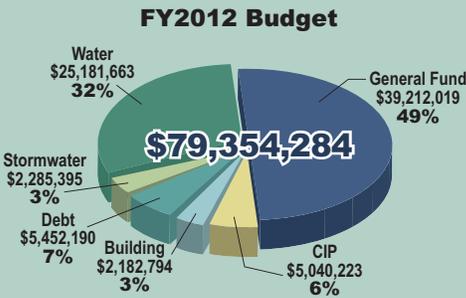
Revenues from property taxes will be almost the same in 2013 as the amount collected in 2012. Slightly higher revenues in other tax and fee categories contribute to an overall revenue increase of approximately \$700,000.

Fiscal Year 2012
(October 1, 2011 - September 30, 2012)

Jupiter's Total Budget

The total budget in 2012 was \$79.35 million, including capital investments. In 2013, the total budget will be reduced by \$455,000, to \$78.89 million. A decrease in the water utility budget is the primary reason for the overall budget reduction from FY 2012.

Fiscal Year 2013
(October 1, 2012 - September 30, 2013)



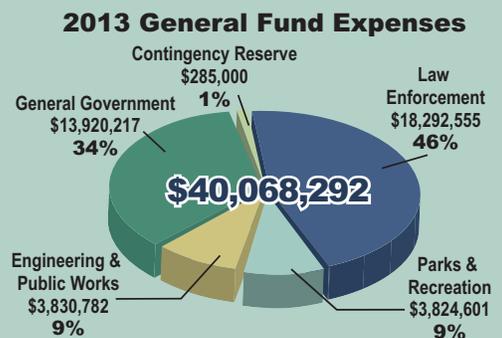
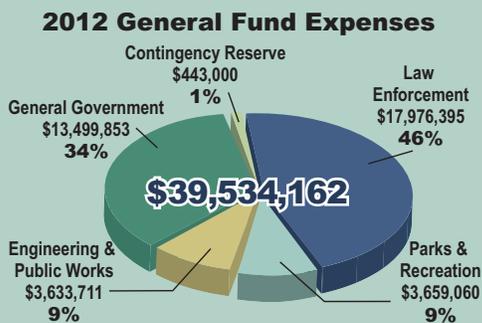
Where the Money Comes From...

Jupiter's most significant source of funding for its general operations is property taxes, and in 2013 tax revenues remain relatively flat compared to 2012. Economic uncertainty has impacted several revenue sources relied upon by the Town, including fees, sales tax revenues, and permits. Using careful financial planning to ensure that it has a healthy fund balance, the Town Council has set a goal of keeping at least 25% of operating expenses on-hand in its General Fund balance. In Fiscal Year 2012, as well as in 2013, a portion of fund balance was used to bridge operating expenses as the Town repositions the organization for sustainability.



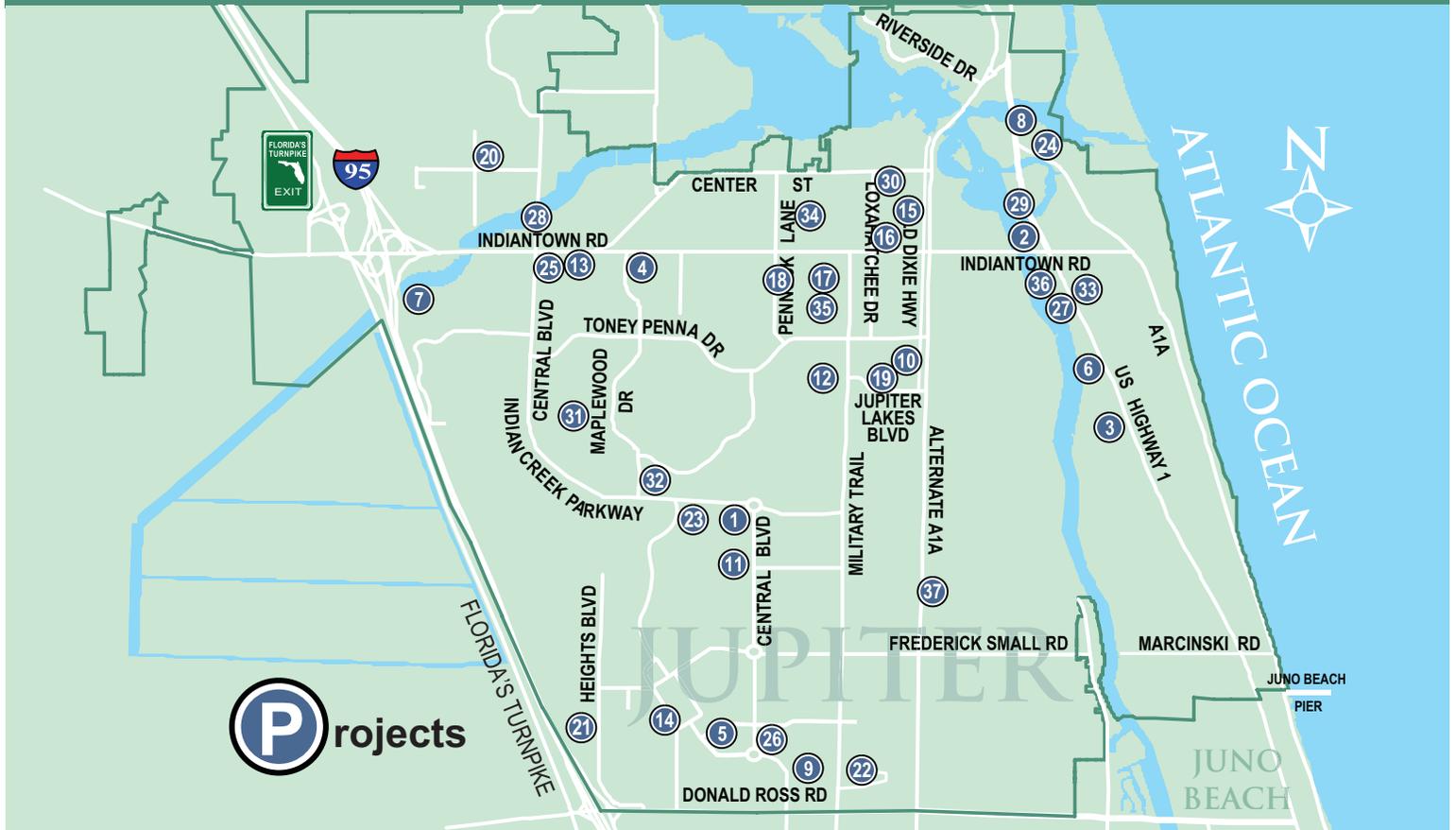
Where the Money Goes...

Jupiter prides itself on its quality of life, and central to that is having a safe and secure community. Law Enforcement makes up the largest portion of expenditures, followed by the operation of General Government functions. These include the expenses associated with running all of the services of the local government, such as parks, recreation programs, neighborhood programs, financial management, planning and zoning, and many others.



The Town has worked hard to fill only necessary vacancies, yet continue to offer excellent services. In Fiscal Year 2013, there is a slight increase in the General Fund, but overall costs will remain flat.

2012 & 2013 ROADWAY, CONSTRUCTION & DEVELOPMENT PROJECTS



There was a lot of activity in Jupiter in 2012 – from development and redevelopment activity to roadway and infrastructure improvements. The Riverwalk, new bridges along US 1, and redevelopment along A1A in the Inlet Village are improving the northern end of our community, while a new rental community, assisted living facility and hotel add to the Abacoa section of Jupiter. And adding to Jupiter’s critical mass in

the bioscience industry, the Max Planck Institute completed and opened their state-of-the-art facility on Donald Ross Road in December, 2012. The map above highlights a combination of Town-sponsored roadway and infrastructure projects, as well as approved and proposed development projects. Some of these are recently completed, some are in-progress, and some are proposed for the upcoming year.

Current & Future Development Activity for 2012/2013

- | | | |
|--|---|--|
| ① Allegro - Senior living facility | ①⑤ Walmart - Expansion at current location | ②⑥ Abacoa Surficial Wells |
| ② Harbourside - Mixed use project including marina, retail & office; includes installation of Riverwalk at Harbourside | ①④ Courtyard by Marriott - Hotel, retail & restaurant | ②⑦ Riverwalk Connection South of Lagoon Bridge |
| ③ Water Pointe - Mixed use development | ①⑤ Street Resurfacing - Old Dixie Highway, north of Indiantown Road | ②⑧ Central Blvd. Improvements |
| ④ Power Systems Manufacturing - plant expansion | ①⑥ Street Resurfacing - Alleyway between N. Hepburn Ave. & N. Orange Ave. | ②⑨ US 1 Bridge Replacement |
| ⑤ Abacoa Town Center, Phase II & IV | ①⑦ Street Resurfacing - Brentwood North | ③⑩ N. Loxahatchee Dr. Stormwater Improvements |
| ⑥ Mangrove Bay - Multifamily building | ①⑧ Street Resurfacing - Summerwood | ③① Surficial Aquifer Well Improvements |
| ⑦ I-95 Industrial - Hawkeye subdivision | ①⑨ Sidewalk Refurbishing - Jupiter Lakes Blvd. | ③② Central Blvd. & Indian Creek Dr. Traffic Signal |
| ⑧ Jupiter Inlet Marina - Retail, restaurant, office & dry docks | ②⑩ Street Resurfacing - The Shores | ③③ US 1 Road Milling, Resurfacing & Sidewalk Improvements |
| ⑨ Institute for Healthy Living - Nursing facility | ②① Sidewalk Refurbishing - Heights Blvd., Marrian Ave., & Harriet Ave. | ③④ Pine Gardens & Eastview Manor Sidewalks |
| ⑩ Jupiter Medical Center - Addition to current location | ②② Max Planck Facility | ③⑤ Town Hall Roof Replacement |
| ⑪ Dakota Rental Units Phase 1 - Apartments | ②③ Windsor Park | ③⑥ Riverwalk at Water Pointe |
| ⑫ Whitehaven - Residential apartments & commercial space | ②④ A1A Utility Undergrounding | ③⑦ Alt. A1A Landscaping - Donald Ross Rd. to Toney Penna Dr. |
| | ②⑤ Lime Treatment Plant Demolition, Water Treatment Plant Warehouse & Structure Hardening | |