

**TOWN OF JUPITER**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**2019 ANNUAL REPORT**

**FISCAL YEAR ENDING**  
**SEPTEMBER 30, 2019**

Under Chapter 163.356(3) (C)

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## Letter of Transmittal from Executive Director

March 31, 2020

Message from the Executive Director:

We are pleased to submit the Annual Report of the Jupiter Community Redevelopment Agency for the fiscal year that ended on September 30, 2019. Section 162.356(8) (C), Florida Statutes, requires each CRA to file with its governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. The report also provides additional information of interest to the residents and businesses.

The CRA saw an increase (6.10 %) in the overall property values within the boundaries during the 2019 fiscal year. Projects currently included in the 5 year CRA capital budget (FY 2020-2024) include:

- Inlet Village Roadway, Drainage and Sewer Infrastructure upgrades – Reconstruction of Love Street and construction of Lighthouse Promenade are nearing completion. Drainage improvements on Saturn Street have been constructed. Drainage and sewer improvements on Clemons Street are planned to occur when road restoration on Love Street is completed.
- Lighthouse Promenade – Currently under construction, this complete street will be pedestrian friendly and tree lined to improve Inlet Village traffic flow and provide public access to the Riverwalk along the inlet while providing a major vista of the Historic Jupiter Lighthouse. The roadway was designed and constructed by the developer of Love Street as part of their project. The CRA contributed \$500,000 to the construction costs. Completion of construction is anticipated by April 2020.
- Love Street CRA public parking improvements – The improvements and budget for this project include: required minimum lighting, landscape islands, landscape shrubs, trees/palms, irrigation, parking stops, sealcoat, striping, signage, etc. The parking lot improvements were completed in November of 2019 and the sidewalk adjacent to the parking lot will be completed in the Spring of 2020, following the reconstruction of Love Street by developer.
- Indiantown Road East of US Highway 1 – FDOT grant funding is being awarded to develop a comprehensive roadway improvement plan that will incorporate a lower speed limit and design for the roadway while providing pedestrian and bike facilities including crosswalks, signage, lighting, median landscaping and street trees intended to enhance the look and feel of this gateway.
- Inlet Village Marina- A resolution was reached between the CRA and Jupiter River Inn, Inc. pertaining to the CRA's ownership of a 3,956 square feet strip of property along their common property line, which historically was part of the Celestial Way Railroad right-of-way.
- Jupiter Beach Road and A1A intersection improvements - Studies and public outreach were conducted and presented to the CRA in November 2019 to compare the pros and cons of a signalized intersection or roundabout.
- FDOT Supplemental Bridge Costs - In 2022, FDOT will be replacing and constructing a new US1 Bridge. As part of a Local funding agreement with FDOT, the 2020 CRA CIP includes monies for enhanced lighting and pedestrian improvements associated with the Riverwalk.

We believe these projects can address the community's desires to maintain public parking, improve public infrastructure, and enhance the pedestrian friendly environment in the CRA district.

New private development projects that are expected to begin construction or are in the advanced stages of development include:

- Cornerstone – a 15 dwelling unit mixed-use building with 2,500 sf. of commercial at the southwest corner of Indiantown Road and US Highway 1 on one acre; the proposal will also construct 14 transient public access docks along Coastal Way abutting the Plaza Down Under.

- Love Street Commercial – Restaurant (11,162 sf), retail (4,949 sf), office (1,941 sf) and 13 slip marina on two acres located at 1116 Love Street. Phase 1 is under construction.
- Pelican Club (1065 N. A1A): Redevelopment of an existing restaurant building was completed, previously known as Rustic Inn and Bubba Gump's, on a four acre property. The restaurant/event venue opened in Spring of 2019.
- Parkway Street parking lot (761 North A1A) – 300 space parking lot with a minimum of 95 public spaces to support parking at the Love Street development is nearing completion.
- Jupiter Oxbow – Mixed use development with seven multi-family residential units and 3,700 square feet of retail/office fronting on A1A was approved.
- Inlet Waters – 33 two-story multi-family units and private marina on 3.8 acres located on the west side of N. A1A, approximately 180 feet south of Parkway Street is under construction.
- Water Pointe – 35 two-story townhomes on 4.2 acres approximately 850 feet north of the intersection of U.S. Highway 1 and Ocean Way was approved
- Pink House – Use change to allow retail/office in a single-family house originally constructed in 1955.
- Pink House- Use change to allow retail/office in a single-family house originally constructed in 1955 was approved.
- Charleston Lab- Renovation of a 26,708 square foot office building was completed in 2019.
- Kempe Property (northeast corner of A1A and Parkway Street): Phase 2 is a mixed use project that will add office/retail, restaurant, and six residential units to the existing commercial office development (Phase 1). Phase 2 was approved in 2014 and received several development order extensions, but remains unbuilt.
- Jupiter Oxbow (west side of A1A between Saturn and Parkway Street): A mixed use development on a 0.7 acre property was approved. The project will include seven multi-family residential units and 3,695 sf of commercial fronting on A1A, and features a publicly accessible archeological/historic plaza and preservation of most of the mature oak trees on the site.

These new projects are expected to continue to create increases in CRA property valuations that will allow the CRA to complete the capital programs it has established in its capital improvement budget and provide the infrastructure required to allow Town residents to gain access to the unique waterfront that the Town of Jupiter has to offer.

The following events were held during the past year at the Plaza Down Under on the Riverwalk:

- Coastal Fest on April 6 (Town-sponsored)
- Fall Fest on October 5 (Town-sponsored)
- In 2019, there were three third party events held at the Plaza Down Under on the Riverwalk - the Food and Wine Festival (Friends of Jupiter Beach), Grand Slam KDW Fishing Tournament (AustinBlu Foundation), and Toast to the Coast (Teach the Beach Foundation). During the Holiday Boat Parade (Marine Industries Association) the Plaza Down Under on the Riverwalk is used as a viewing location.

Each Town-sponsored event was well attended and the staff received many positive comments. The attendance at both Coastal and Fall Fest was estimated to be 3,000 to 5,000 people. The Plaza Down Under on the Riverwalk was also the site of third party events, including events benefiting local non-profits including Friends of Jupiter Beach, AustinBlu Foundation and Teach the Beach.

Respectfully submitted,

Matt Benoit  
Executive Director  
Town of Jupiter

## **Community Redevelopment Agency (CRA) Principal Officials**

The CRA Commission consists of five commissioners who also serve as Members of the Town of Jupiter Council. The terms of office of the commissioners are concurrent with the terms of the Mayor and the members of the Town Council. The Chair and Vice-Chair are designated by majority vote of the Town Council.

The commissioners for the 2018/2019 Fiscal Year are as follows:

Chair: Mr. Todd Wodraska  
Vice-Chair: Mr. Jim Kuretski  
Commissioner: Mr. Ilan Kaufer  
Commissioner: Mr. Wayne Posner  
Commissioner: Mr. Ron Delaney

## **Community Redevelopment Agency Staff**

Matt Benoit  
Town Manager/Executive Director  
Phone: 561.741-2214  
Email: [mattb@jupiter.fl.us](mailto:mattb@jupiter.fl.us)

### **Mission:**

The mission of the CRA is to implement the Community Redevelopment Plan as adopted by the Jupiter Town Council pursuant to Chapter 163, Part III of the Florida Statutes, and to use Tax Increment Financing (TIF) as a source of funding for capital improvement projects identified in the plan and to ensure that development within the CRA district meets the quality standards consistent with the community's vision for Jupiter.

Location:  
Jupiter Community Redevelopment Agency  
210 Military Trail  
Jupiter, Florida 33458

## **Introduction**

### **Requirement for an Annual Report**

The Community Redevelopment Agency Commission shall file with the Town of Jupiter and Palm Beach County, on or before March 31 of each year, a report of its activities for the preceding fiscal year and this report shall include a complete financial statement setting forth the CRA's assets, liabilities, income, and operating expenses as of the end of such fiscal year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the Town, a notice to the effect that such report has been filed with the Town and that the report is available for inspection during business hours in the office of the Clerk of the Town. The notice of the filing of the annual report will be placed in the Palm Beach Post on March 24, 2020.

### **CRA Purpose**

Florida State Statute 163 allows a Community Redevelopment Agency to be created for one or more of the following purposes: the elimination and prevention of blight; or the reduction or prevention of crime; or for the provision of affordable housing; or the rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed.

### **History**

The Jupiter Community Redevelopment Agency (Jupiter CRA) was created in fall 2001 by the Jupiter Town Council under Chapter 163, Part III of the Florida Statutes and will sunset in 2034. The Jupiter CRA boundary originally included an area consisting of approximately 397 acres. In 2011, the CRA boundaries were expanded via Resolution No. CRA 3-11, Town of Jupiter Resolution No. 22-11 and Palm Beach County Resolution No. R-2011-1104 to include approximately 0.62 acres from 960 North A1A and approximately 0.91 acres located at 950 North A1A. The total CRA boundaries now consist of approximately 399 acres. The newly expanded boundaries of the CRA District are included on the map herein.

The governing body of the Jupiter CRA is the Jupiter Town Council. The Council is comprised of five (5) members. Under the State Statutes and the Town ordinances, the Jupiter CRA has substantial powers and authority within the Jupiter CRA area. These include the power to make and execute contracts, to acquire and dispose property, to approve development plans, to implement a program of voluntary or compulsory rehabilitation of buildings, to mortgage its property, to borrow and invest money, and to apply for and accept grants and contributions.

The Community Redevelopment Plan was formally adopted in 2008, and amended in 2012.

### **Tax Increment Financing (TIF)**

The primary revenue earned by the CRA is Ad Valorem Taxes from Tax Increment Financing. Tax Increment Financing, or TIF, is the amount of tax specifically due to increased property values within the CRA District. The Town established the Redevelopment Trust Fund using 2004 as the base year for tax increment revenues. The Community Redevelopment Agency collects TIF funds only from Palm Beach County and the Town of Jupiter. The CRA land area consists of approximately 399 acres as amended to include the Inlet Village Marina Parcel in 2011; the 2004 base year value was \$167,553,151 as determined by the Palm Beach County Property Appraisers office.

The value for the FY 2019 fiscal year is \$475,621,268, an increase of \$27,333,816.



## **Fiscal Year 2018/2019 Jupiter CRA Activities**

The Jupiter CRA is treated as a special revenue fund of the Town. An independent financial audit by an external CPA firm has been accomplished annually to be in compliance with Section 163.387(8), Florida Statutes. An annual budget is also adopted by the Jupiter CRA Commission to be in compliance with Section 189.418(3). Major activities and accomplishments of the Jupiter CRA in Fiscal Year 2018/2019 include:

### **Planning and Activity Efforts:**

- Reviewed, coordinated and conducted meetings and an Open House with Florida Department of Transportation and their representatives on the US1 Bridge Replacement project.
- Held meetings with potential developers on several development proposals within the CRA. These properties included: Property north of Harbourside and south of Piatt Place, Suni Sands, Addario, Mangrove Bay, and Executive Center.
- Held two CRA meetings (11-13-2019 and 12-3-2019) to review and discuss the 30% design plans for improvements to Indiantown Road that include access management, enhancing the appearance and providing increased vehicle and pedestrian safety along the Indiantown Road corridor from US 1 to A1A.
- Held public meetings for Jupiter Beach Road and A1A intersection improvements that include the reconstruction of the intersection from a stop control condition to a one with a roundabout.
- Coordinated with town staff and prepared the Annual 2018/2019 CRA Report. Filed with the county within the timeline of the Florida Statute.
- Continuing license agreements with Guanabanas, Castaways and Jupiter Outdoor Center for parking at Love St. parking lot.
- Responded and corresponded with residents providing information and problem solving.
- Held two Town sponsored events (Coastal Fest and Fall Fest) at the Plaza Down Under on the *Riverwalk*.
- Leased the *Riverwalk Plaza Down Under* for three, third party events: the Food and Wine Festival (Friends of Jupiter Beach), Grand Slam KDW Fishing Tournament (AustinBlu Foundation), Toast to the Coast (Teach the Beach Foundation).
- Overseen maintenance of Riverwalk and associated amenities.
- Conducted a Riverwalk Jupiter U tour that started at the Plaza Down Under on the Riverwalk.

### **Capital Projects Work Efforts:**

- CRA processed grant funds in the amount of \$500,000 to developer toward construction of Lighthouse Promenade (construction underway).
- Love Street parking lot: Construction of the parking lot was completed in November of 2019.

### **Business Assistance via Staff Support**

- Sponsorship agreement of \$10,000 with Zeke's Golf Cart Taxi Service for the Inlet Village and A1A corridor.
- Licensing Agreements for Guanabanas and Castaway's peak hour use of the CRA Municipal Parking Lot at Love St.

### **Riverwalk and Inlet Village Promotional Activities**

- Jupiter-U Annual Citizen's Academy Program tour of the Riverwalk

### **Events**

Riverwalk Plaza Down Under Events

Coastal Fest: Approximately 3000 attendees

Fall Fest: Approximately 5000 attendees

Other events open to the public organized by not-for-profit organizations including Friends of Jupiter Beach, AustinBlu Foundation and Teach the Beach.

Food and Wine Festival

Grand Slam KDW Fishing Tournament

## Tax Increment Revenue

The primary revenue earned by the CRA is Ad Valorem Taxes generated from the Tax Increment valuation increase over the base year of the CRA. This is the amount of tax attributed to increased property values within the CRA District. The year established as the base year for the CRA is 2004 for tax increment revenue purposes. The tax increment revenue is determined annually as 95 percent of the difference between: (a) the current valuation of all levied properties each year within the Jupiter CRA boundary compared to, (b) the base year valuation of the same properties. That increase in valuation is multiplied by the base millage rates of the Town of Jupiter and Palm Beach County to determine the Tax Increment revenue paid to the Jupiter CRA each year.

***These revenues are only collected from Palm Beach County and the Town of Jupiter.***

The following entities are not included in the taxes levied:

- Jupiter Debt (Community Center and Open Space)
- Jupiter Fire/Rescue
- Jupiter Inlet District
- South Florida Water Management District
- Florida Inland Navigation District
- Everglades Construction
- Palm Beach County Debt
- Children's Services Council
- Library Debt & Library Operating
- School District and associated General Obligation Debt funded by ad valorem taxes

## Jupiter CRA Total Property Tax Revenue in Redevelopment Area

*Table 1: Property Tax Revenue for CRA as collected by County*

<u>Fiscal Year</u>	<u>Palm Beach County</u>	<u>Town of Jupiter</u>	<u>Total Property Tax Revenue</u>
2005	\$ 168,479	\$ 98,073	\$ 266,552
2006	\$ 299,630	\$ 177,605	\$ 477,235
2007	\$ 752,596	\$ 425,903	\$ 1,178,499
2008	\$ 747,616	\$ 439,324	\$ 1,186,940
2009	\$ 696,149	\$ 451,037	\$ 1,147,186
2010	\$ 607,448	\$ 361,891	\$ 969,339
2011	\$ 483,799	\$ 254,992	\$ 738,791
2012	\$ 411,075	\$ 216,662	\$ 627,737
2013	\$ 410,805	\$ 216,519	\$ 627,324
2014	\$ 472,323	\$ 248,355	\$ 720,678
2015	\$ 546,413	\$ 288,240	\$ 834,653
2016	\$1,012,118	\$ 526,260	\$ 1,538,378
2017	\$1,186,693	\$ 596,611	\$ 1,783,304
2018	\$1,273,965	\$ 657,286	\$ 1,931,251
2019	\$1,399,376	\$720,921	\$2,120,297

Table 2: Grant Funding for Riverwalk and Public Docks to date

Project	Grant Amount
<b>Indiantown Road East Rehab Project</b>	Exact grant amount pending
Jupiter Inlet Marina	233,970
A1A	700,875
Harbourside	700,000
Harbourside	827,505
A1A	735,000
Inlet Village Marina	199,675
River Plaza	750,000
Water Taxi	100,000
Lagoon Bridge	1,491,964
A1A	456,000
Ocean Way	486,800
Coastal Way	500,000
Coastal Way	246,250
Coastal Way	150,000
<b>Total Grant Funding</b>	<b>\$7,578,039</b>

**Balance Sheet – September 30,2019**

Table 3: Balance Sheet - Assets

Assets:	2019	2018
Cash and Investments	\$2,539,245	\$2,552,616
Accounts receivables-grants	525	-
Note Receivable	83,687	168,287
Prepaid items	2,966	-
<b>Total Assets</b>	<b>2,626,422</b>	<b>2,720,903</b>

Table 4: Balance Sheet - Liabilities

Liabilities:	2019	2018
Accounts Payable	\$98,240	\$22,518
Accrued Liabilities	704,510	704,510
Due to Other Funds	6,239,081	6,500,636
Deposits	120,238	120,238
Deferred Revenue	-	-
<b>Total Liabilities</b>	<b>7,162,069</b>	<b>7,347,902</b>

Table 5: Balance Sheet - Deferred Inflow of Resources

Deferred Inflow of Resources	2019	2018
Unavailable Revenues	\$84,187	\$93,287

Table 6: Balance Sheet - Fund Balances

<b>Fund Balances:</b>	<b>2019</b>	<b>2018</b>
<b>Non-Spendable</b>	77,053	43,325
<b>Prepaid Items</b>	-	-
<b>Unassigned</b>	(4,696,887)	(4,763,612)
<b>Total Fund Balance</b>	(4,619,834)	(4,720,287)
<b>Total Liabilities and Fund Balance</b>	2,626,423	2,720,903

**Statement of Revenues, Expenditures and Changes in Fund Balance - September 30, 2019**

Table 7: Statement of Revenues

<b>Revenues:</b>	<b>2019</b>	<b>2018</b>
<b>Taxes</b>	\$2,120,297	\$1,936,956
<b>Grant Revenue</b>	-	-
<b>Interest &amp; Misc.</b>	124,270	122,449
<b>Total Revenues</b>	2,244,567	2,059,405

Table 8: Statement of Expenditures

<b>Expenditures:</b>	<b>2019</b>	<b>2018</b>
<b>Current: General Government</b>	488,372	772,640
<b>Capital Outlay: Physical and Economic Environment</b>	962,417	34,837
<b>Debt Service: Interest and Fiscal Charges</b>	189,010	202,707
<b>Total Expenditures</b>	1,639,799	1,010,184
<b>Revenue Over Expenditures</b>	604,768	1,049,221

Table 9: Statement of Other Financing Uses

<b>Other Financing Uses:</b>	<b>2019</b>	<b>2018</b>
<b>Transfers Out</b>	(500,000)	-
<b>Excess (deficiency) of revenues over expenditures and other financing uses</b>	-	-

Table 10: Fund Balances

<b>Fund Balance</b>	<b>2019</b>	<b>2018</b>
<b>Beginning of Year</b>	(4,720,286)	(5,763,804)
<b>End of Year</b>	(4,615,518)	(4,720,286)

## Updates on Work Plan for 2018/2019

- ❖ **Inlet Village Parking Management Plan** - Continue to work on parking management coordinating with development proposals in the Inlet Village. Planning and Zoning staff worked with developers through the application process to ensure adequate parking is provided to accommodate the parking needs of private developments and to provide parking for use by the general public.
  - 175 spaces designated for public use:
    - Love Street CRA-owned parking lot –
      - 175 spaces provided.
      - Upgrades to the parking lot completed in November 2019. Portions of the parking lot remained open during construction. Sidewalks under construction.
  - Parkway Street parking lot – (see details below).
  - Private developments approved or under construction.
    - Love Street development project
      - Parking required: 196 spaces;
      - Parking provided: 101 on-site; 95 provided off-site at Parkway Street;
      - Development status: Construction underway. Anticipated completion of Phase 1 (two restaurants) is late summer or fall 2020.
    - Parkway Street parking lot
      - Parking provided: 300 spaces approved with 173 in Phase 1, which includes 95 spaces that are to remain open to the public consistent a condition of Love Street development approval.
      - Development status: Phase 1 construction nearing completion;
      - The parking lot surface is complete and most landscaping is installed; while the signature tree and pedestrian plaza are not complete and the transit stop, benches and trash cans have not been installed.
      - The parking lot must be complete and open prior to opening of the Love Street restaurants.
    - Jupiter Oxbow
      - Parking required: 29 spaces
      - Parking provided: 15 on-site; 14 spaces provided through shared/off-site parking on Kempe East.
      - Development status: Project approved; no permits applied for as of March 2020.
    - Kempe East
      - Parking required: 116 spaces
      - Parking provided: 104 on-site; 12 spaces off-site at Parkway Street
      - Site Plan amendment in process to add two spaces, and reduce number of off-site spaces required to 11.
    - Inlet Waters – All required parking to be provided on-site
      - Parking required: 72 spaces;
      - Parking provided: 88 spaces;
      - Development status: Under construction.
    - Pelican Club renovation – All required parking provided on-site
      - Parking required: 239 spaces;
      - Parking provided: 246 spaces;
      - Development status: Opened in April 2019.
    - Pink House use change approval
      - Parking required: 4 spaces by code; a condition was added requiring 9 spaces be provided on-site;
      - Parking provided: 9 spaces;
      - Development status: Approved;

- Permits issued for initial site work.
- ❖ Continue managing the Riverwalk Ambassador Program.
  - No meetings held.
- ❖ Day to day management and maintenance of Riverwalk corridor
  - Ongoing.
- ❖ GIS mapping of Riverwalk corridor
  - Static color map recently updated
  - No work has been undertaken on interactive digital map

## **Updates on “On the Horizon” (Prospective Projects) from 2018/2019 CRA CIP**

- ❖ Love Street Development
  - Worked with applicant to provide more natural waterfront at terminus of Love Street.
  - Development Status: Under construction.
- ❖ Parkway Street parking lot- Phase 1 construction nearing completion for 100 paved and 73 grass spaces
- ❖ Lighthouse Promenade
  - Under construction as part of Love Street Development
  - Anticipated completion is late summer or fall 2020.
- ❖ Construction of drainage and sewer improvements will begin on Clemons Streets once Love Street is open to vehicular traffic.
- ❖ 150 Coastal Way (Cornerstone Project)
  - Ground floor office/retail (2,500 sf); 15 residential dwelling units above the first floor; and 14 public boat slip marina
  - Approved on December 19, 2017.
  - Amendment submitted in 2020 to change the architectural style of the building under review.
  - No permits have been issued yet.
- ❖ Inlet Village Marina Park Improvements
  - 2019: \$496,052 available funds to establish a parking area at the Inlet Village Marina was removed from the CRA CIP.
  - 2020: As part of the Town’s 2020 Strategic Plan, the CRA will be considering options for the Inlet Village Marina property.
- ❖ Jupiter Beach Road and A1A intersection improvements- Reconstruction of the intersection from a stop control condition to one with a roundabout.
- ❖ FDOT Supplemental Bridge Costs- In 2022, FDOT will be replacing and constructing a new US1 Bridge. As part of a Local funding agreement with FDOT, the 2020 CRA CIP includes monies for enhanced lighting and pedestrian improvements associated with the Riverwalk.

## **Other CRA-related projects/issues**

- ❖ Inlet Village Gateway on East Indiantown Road & A1A (30% design plans completed)
- ❖ Jupiter Oxbow development – Inlet Village amenities (approved):
  - Historic/archeological public access area with interpretive displays, benches, and chickee huts.
  - Public access to waterfront.
  - Preservation of specimen Live Oak trees.
  - Celestial Railway memorial.
- ❖ Inlet Waters development – Inlet Village amenities:
  - Celestial Railway memorial (under construction).