



COMMUNITY REDEVELOPMENT AGENCY

2024 ANNUAL REPORT



**FISCAL YEAR ENDING
SEPTEMBER 30, 2024**

Under Chapter 163.371

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Letter of Transmittal from Executive Director

March 31, 2025

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, 2024. Section 163.371, 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.

Also of interest, the Town undertook a comprehensive update of its CRA Plan which was adopted in December 2024. An extensive public outreach and input effort was undertaken, including public workshops with the CRA, and focus group meetings and interviews with county and public agency representatives, business owners, property owners, and residents. The intent of the update was to align the plan with the Town Council's current Strategic Initiatives and policies, and all statutory changes.

The CRA saw an increase (12.4%) in the overall property values within the boundaries during the 2024 fiscal year. Projects currently included in the 5-year CRA capital budget (FY 2024-2028) include:

- Jupiter Beach Road and A1A Intersection Improvements: The A1A/Jupiter Beach Road Roundabout project was awarded on October 20, 2022 for approximately \$1.1 million. The project was completed in October 2024.
- The Events Plaza Riverwalk Gravity Wall Repair: Work was performed to repair damage caused to the seawall by a jet ski crash. The repair work was completed in August 2024.
- Riverwalk Connection: This future pedestrian bridge across the Jupiter Oxbow will connect the Riverwalk from US Highway One at Burt Reynolds Park to the Inlet Village. This connection will remain as an option. However, a new connection is proposed in the Piatt Place Park which will connect to Burt Reynolds see below.
- CRA Riverwalk Shoreline Stabilization: Construction of Phase One of the shoreline stabilization project began in September 2024 and the project was completed in December 2024. Funding for future shoreline stabilization projects continues annually through 2029.
- Love Street Sidewalk Construction (East side): The design has been completed, and bid documents and easements will be completed in Spring of 2025. Permitting and construction are anticipated in Summer and Fall of 2025.
- Piatt Place Park and Environmental Improvements – The Town Council approved the conceptual site plan for a 4.8 acre park with design and permitting to begin in 2025. This multi-year passive park project includes a kayak launch, shade structure, public access with a quarter mile of Riverwalk connecting into Burt Reynolds Park, and environmental and marine restoration.

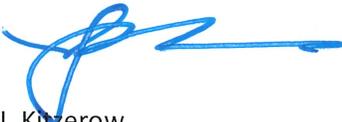
Private development projects that are expected to begin construction or are in the advanced stages of development include:

- Cornerstone: This project is for a 15 dwelling unit mixed-use building with 2,500 square feet of commercial on one acre at the southwest corner of Indiantown Road and US Highway 1. The development includes five on-street public parking spaces near the Riverwalk. The building was issued a Certificate of Occupancy in Spring of 2025.
- Water Pointe: Thirty-five, two-story townhomes on 4.2 acres approximately 850 feet north of the intersection of U.S. Highway 1 and Ocean Way were approved in 2019. Construction began in 2022, and minor architectural and site plan amendments were requested and approved in 2023. The first building received its Certificate of Occupancy in early 2025. Completion is anticipated in summer 2025.
- Kempe Property (northeast corner of A1A and Parkway Street): This is a mixed use project that will add office/retail, restaurant, and six residential units to an existing office development (Phase 1). Phase 2, approved in 2014, has received several development order extensions and 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 in 2019 and received development order extensions, but remains unbuilt. The project will include seven multi-family residential units and 3,695 square feet 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.
- Inlet Village Market (1025 Love Street): A mixed use project on 0.15± acres was approved in October 2024 for a 3,433 square foot two-story building with 2,050 sf of food retail and outdoor seating located on the ground floor and an accessory residential dwelling unit on the second floor.

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.

There were no Town sponsored events held during the past year at the Plaza Down Under on the Riverwalk; however, four privately sponsored events were held.

Respectfully submitted,



Frank J. Kitzerow
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 2023/2024 Fiscal Year are as follows:



Jim Kuretski
Chair



Ron Delaney
Vice-Chair¹/Commissioner



Malise Sundstrom
Vice-Chair²/Commissioner



Cameron May
Commissioner



Andy Fore
Commissioner

¹Delaney: Vice Chair (Oct. 1, 2023 – April 2, 2024)

²Sundstrom: Vice Chair (April 16, 2024 – September 30, 2024)

Community Redevelopment Agency Staff

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Town Manager/Executive Director
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Jupiter Community Redevelopment Agency 210 Military Trail Jupiter, FL 33458

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, 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.

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 26, 2024.

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 (Guanabanas and the Inlet Village Marina). The total CRA boundaries now consist of approximately 399 acres. The current 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. The Community Redevelopment Plan was amended and adopted by the CRA in December 2024 after substantial public outreach.

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 Guanabanas and Inlet Village Marina parcels in 2011. The 2004 base year value was \$167,553,151 as determined by the Palm Beach County Property Appraisers office.

The FY2023 fiscal year value is \$571,838,669, an increase of **\$404,285,518** over the 2004 base year value.

CRA Boundary Map

CRA Boundary Map as indicated by the black and white line. (Amended 2011 to include 950 and 960 North A1A)



Fiscal Year 2023/2024 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 comply with Section 163.387(8), Florida Statutes. An annual budget is also adopted by the Jupiter CRA Commission to comply with Section 189.418(3). Major activities and accomplishments of the Jupiter CRA in Fiscal Year 2023/2024 include:

Planning and Activity Efforts:

- A comprehensive CRA Plan update was undertaken in 2024. The CRA entered into an Interlocal Agreement with the Treasure Coast Regional Planning Council (TCRPC) to assist staff in updating the CRA plan. An extensive public outreach and input effort included public workshops with the CRA, and focus group meetings and interviews with county and public agency representatives, business owners, property owners, and residents. The intent of the update was to align the plan with the Town Council's current Strategic Initiatives and policies, and all statutory changes. The CRA Plan update identifies projects completed since inception of the CRA, the status of projects underway, and proposed projects and programs for the future. The CRA Plan update was adopted in December 2024.
- Held meetings with potential developers on several development proposals within the CRA. These properties included: KB Carlin (property north of Harbourside and south of Piatt Place), 18011 N. A1A (Addario, Kempe, and Beyel properties), 900 S. US Highway One, 1352 S US Hwy 1, and Shoppes of Jupiter.
- In 2022, FDOT began construction on the US1 Bridge replacement. The Town and CRA continue to coordinate with FDOT on the project, and permitted FDOT use of the town-owned Piatt Place property as a construction laydown area until early 2025 when it relocated to Lighthouse Park. The bridge partially opened to allow one lane of traffic in each direction in early 2025. Completion of the overall project is anticipated in early 2026.
- The A1A and Jupiter Beach Rd Roundabout construction project to convert the existing T-intersection to a roundabout was completed in October 2024.
- Coordinated with Town staff and prepared the Annual 2023/2024 CRA Report. Filed with the county within the timeline of the Florida Statutes.
- Completed phase one of the Riverwalk Living Shoreline and Stabilization project along the southern end of the Riverwalk providing habitat and armoring the shoreline for continued public access along the waterfront.
- Responded and corresponded with residents providing information and problem solving.
- Allowed use of the Riverwalk Plaza Down Under for four nonprofit events (not Town sponsored events). These four events were attended by over 1,500 people in total.
- Oversaw safety improvements of Riverwalk and associated amenities.

Business Assistance via Staff Support

- Licensing agreements were approved in 2023 for Guanabanas, Castaway's, and Jupiter Outdoor Center for use of the CRA Municipal Parking Lot at Love Street through 2028.

Riverwalk and Inlet Village Promotional Activities

- The year-long effort to update CRA Plan included significant outreach and public participation including e-mailing invitations to residents, business owners, and property owners, posting meeting dates on the Town's website, and a series of focus groups, CRA workshops, and public hearings.

- Connect with Council, a quarterly open house at which the public is invited to meet with Town Council members and interact with different town departments and other agencies to learn about various projects and programs featured the CRA Plan update at its April meeting.

CRA budgeted projects and expenditures during 2023/24

The following table summarizes the projects budgeted during the 2023/24 fiscal year, the actual year-end expenditure, remaining funds and projected in-service dates:

Town of Jupiter

**CRA Budgeted Projects and Expenditures
FY2024**

| | Project Description | Budget | Year-End Actual | Remaining Funds | Projected In-Service Date |
|-------|--|---------------|------------------------|------------------------|----------------------------------|
| C1701 | Riverwalk Connection Chambers/BRP West | 145,000 | - | 145,000 | TBD |
| C2001 | A1A and Jupiter Beach Road Intersection | 1,006,874 | 480,851 | 526,023 | 2025 |
| C2201 | Love Street Sidewalk Construction | 173,000 | 16,121 | 156,879 | 2026 |
| C2301 | Riverwalk Living Shoreline & Stabilization | 394,381 | 12,967 | 381,414 | 2024-28 |
| C2302 | Riverwalk Gravity Wall Stabilization | 153,790 | - | 153,790 | 2026 |
| C2402 | Piatt Place Park | 1,339,009 | 92,259 | 1,246,750 | 2026-27 |
| | Total | 1,716,029 | 602,198 | 2,609,856 | |

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

| <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 | \$1,278,373 | \$658,583 | \$1,936,956 |
| 2019 | \$1,399,376 | \$720,921 | \$2,120,297 |
| 2020 | \$1,486,546 | \$765,860 | \$2,252,406 |
| 2021 | \$1,506,192 | \$776,947 | \$2,283,139 |
| 2022 | \$1,539,913 | \$788,432 | \$2,328,345 |
| 2023 | \$1,804,805 | \$943,736 | \$2,748,541 |
| 2024 | \$2,023,175 | \$1,073,799 | \$3,096,974 |

Grant Funding for projects in the CRA to date

| Project | Grant Amount |
|----------------------------|---------------------|
| 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 |
| Lighthouse Promenade | 500,000 |
| Total Grant Funding | \$6,451,203 |

Financial Statements

The Jupiter CRA is considered a blended component unit of the Town and therefore it is included in the Town's annual financial audit. In order to meet the requirement of Section 163.387(8), Florida Statutes, which requires the CRA to provide for annual audit of the redevelopment trust fund, the Jupiter CRA has been treated as a major fund of the Town. The financial statements included herein are unaudited statements of the Jupiter CRA. Audited statements are included in the Town's Annual Comprehensive Financial Report (ACFR) for the fiscal year ending September 30, 2023 and may be obtained in the Town Clerk's office, 210 Military Trail, Jupiter, Florida or online at www.jupiter.fl.us.

Balance Sheet
September 30, 2024

| | 2024 | 2023 |
|---|-------------------------|-------------------------|
| Assets: | | |
| Cash and Investments | 4,757,879 | 4,051,160 |
| Accounts receivables-grants | - | 2,112 |
| Note Receivable | 35,687 | 45,287 |
| Prepaid items | <u>-</u> | <u>-</u> |
| Total Assets | <u><u>4,793,566</u></u> | <u><u>4,098,559</u></u> |
| Liabilities: | | |
| Accounts Payable | 157,922 | 155,467 |
| Accrued Liabilities | 27,376 | 6,824 |
| Due to Other Funds | 2,457,263 | 3,244,204 |
| Deposits | 110,000 | 110,000 |
| Deferred Revenue | <u>-</u> | <u>-</u> |
| Total Liabilities | <u><u>2,752,561</u></u> | <u><u>3,516,495</u></u> |
| Deferred Inflow of Resources | | |
| Unavailable Revenues | <u>35,687</u> | <u>45,287</u> |
| Fund Balances: | | |
| Non-Spendable | - | - |
| Unassigned | <u>2,005,317</u> | <u>536,776</u> |
| Total Fund Balance | <u><u>2,005,317</u></u> | <u><u>536,776</u></u> |
| Total Liabilities and Fund Balance | <u><u>4,793,566</u></u> | <u><u>4,098,559</u></u> |

**Statement of Revenues, Expenditures and Changes in Fund Balance
September 30, 2024**

| | 2024 | 2023 |
|--|-------------------------|-----------------------|
| Revenues: | | |
| Taxes | \$3,096,974 | \$2,748,541 |
| Grant Revenue | - | - |
| Interest & Misc. | <u>\$ 155,890</u> | <u>\$ 279,054</u> |
| Total Revenues | \$3,252,864 | \$3,027,595 |
| | | |
| Expenditures: | | |
| Current: | | |
| General Government | 1,118,177 | 1,053,035 |
| Capital Outlay | | |
| Physical and Economic Environment | 574,821 | 181,516 |
| Debt Service | | |
| Interest and Fiscal Charges | <u>91,326</u> | <u>111,771</u> |
| Total Expenditures | <u>1,784,324</u> | <u>1,346,322</u> |
| Revenue Over Expenditures | <u>\$1,468,540</u> | <u>\$1,681,273</u> |
| | | |
| Other Financing Uses: | | |
| Transfers Out | - | - |
| Excess (deficiency) of revenues | | |
| over expenditures and other financing uses | - | - |
| Fund Balance - Beginning of Year | <u>536,776</u> | <u>(1,144,497)</u> |
| Fund Balance - End of Year | <u><u>2,005,317</u></u> | <u><u>536,776</u></u> |

Updates on Work Plan for 2023/2024

- Inlet Village Parking Management Plan - Continue to work on parking management coordinating with development proposals in the Inlet Village. Planning and Zoning staff continues to work 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 maintained.
 - Parkway Street Parking Lot – privately-owned with designated spaces open to the public (see details below).
 - Private developments approved, under construction, or partially completed.
 - Love Street Development Project (aka: Charlie and Joe’s)
 - Parking required: 196 spaces
 - Parking provided: 101 on-site; 95 provided off-site at Parkway Street Parking Lot.
 - Development status: Phase 1 (two restaurants), completed and opened since 2021; Phase 2 (retail/office), no permits applied for.
 - 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 with a condition of the development approval. In addition, over 50 percent of the spaces must remain publicly accessible at all time.
 - Development status: Phase 1 parking lot open to the public since 2021; Phase 2 (127 spaces), no permits applied for.
 - Jupiter Oxbow (mixed use project: 3,695 square feet retail and one residential units)
 - Parking required: 29 spaces
 - Parking provided: 15 on-site; 14 spaces provided by shared/off-site parking on Kempe East.
 - Development status: Project approved; engineering permits have been applied for.
 - Kempe East (mixed use project: 4,742 square feet retail/office, 2,018 square feet of restaurant, and 6 residential units)
 - Parking required: 143 spaces without shared parking; 111 with shared parking
 - Parking provided: 119 on-site
 - Site Plan amended to reconfigure the parking lot and shared parking plan.
 - Pink House (1011 Love St.) – use change approval
 - Parking required: 5 spaces by code
 - Parking provided: 6 spaces
 - Development status: Renovation complete
 - Inlet Village Market (1025 Love St. mixed use project: 2,050 square feet retail and one residential unit)-
 - Parking required: 11
 - Parking provided: 2 on-site and 9 off-site in the Love Street CRA-owned Parking Lot
 - Development status: Approved and in construction design
- US 1 Corridor projects located along the Riverwalk:
 - 150 Coastal Way (Cornerstone Project) Ground floor office/retail (2,500 square feet), and 15 residential dwelling units above the first floor received development permits in March 2021.
 - Parking required: 43 spaces
 - Parking provided: 49 spaces (5 of which are public on-street spaces).
 - Development status: Certificate of Occupancy issued in 2025.
 - Waterpointe (1222 S US Hwy 1) 35 multi-family residential unit development
 - Parking required: 77 spaces
 - Parking provided: 77 spaces
 - Development status: Under construction
- Day to day management and oversight of Riverwalk corridor

- Ongoing.
- GIS mapping of Riverwalk corridor
 - No work has been undertaken on interactive digital map.
- CRA Plan Update
 - The CRA Plan update was completed and adopted in 2024. The evaluation included status update of CIP projects, alignment of the plan with Town strategic priorities, and a series of stakeholder workshops and interviews and public hearings before the CRA Commission. The CRA Plan update was adopted on December 18, 2024.

Updates on Prospective Projects from 2024/2025 CRA CIP

- Jupiter Beach Road and A1A Intersection Improvement – The A1A/Jupiter Beach Road Roundabout project was completed in the October 2024.
- The Events Plaza Riverwalk stabilization and living shoreline – Work was performed to repair damage caused to the seawall by a jet ski crash. Design work began in late 2022, and the repair work was completed in August 2024. To protect and prevent damage in the future, a long term solution is needed to address minor migration of blocks within the wall and to provide a nature-based strategy of stabilization. The plan is to install riprap, oyster pods and/or artificial reef modules to assist in stabilization and, provide marine habitat, and protect the wall and Riverwalk from wave action and erosion.
- Riverwalk Living Shoreline and Stabilization – Construction of Phase One of the shoreline stabilization project began in September 2024 and the project was completed in December 2024. Funding for future shoreline stabilization projects continues annually through 2029. The living shoreline and stabilization efforts will include riprap, artificial reef modules, mangroves, and transitional upland plantings.
- Love Street Sidewalk Construction (East side) – The design has been completed, and bid documents and easements will be completed in Spring of 2025. Permitting and construction will be initiated in Summer/Fall 2025.
- Piatt Place Park and Environmental Improvements – Town Council approved the conceptual site plan in 2024. Construction design and permitting began on a multi-year project for passive park improvements including public access and environmental restoration on a portion of the 4.8 acre site. Specific improvements to the property will include a Riverwalk connector to Burt Reynolds Park, a kayak launch, shade structure, pedestrian amenities and additional parking. Environmental improvements will include mangrove restoration, native upland plantings, bioretention area and marine habitat restoration in association with the Riverwalk construction including mangrove pods, oyster pods, and artificial reef modules.