



TOWN OF JUPITER

2008 ANNUAL REPORT AND 2009 PREVIEW

A STEADY, CLEAR AND UNIQUE VISION

As we look back on 2008, we will undoubtedly remember the challenges of the year – a declining real estate market, faltering financial markets and economic hardship from Wall Street to Main Street. Jupiter residents are certainly feeling the affects of many of these dynamics, and now more than ever we must take the necessary steps to sustain a strong community.

Jupiter is an extraordinary community with numerous strengths and assets, evidenced in its people, neighborhoods, and natural assets. During challenging times, it is most important to stay the course and be true to our vision of preserving our unique, small-town atmosphere.

The challenges of 2008 were felt by local government as well. Tightening our belts meant reducing staff in some areas, eliminating expenses and ensuring we were focusing on key priorities. By balancing the community's needs, and ensuring that they were met with acceptable levels of service, we reduced budgets and maintained our local government's basic structure. In the end the efficiencies and savings were good improvements, and offered additional value to you, the residents.

But there is more work to be done. 2009 will begin a period of renewal for our economy, both locally and nationally. In Jupiter we will need to look further at opportunities for greater efficiency, and study creative ways to maintain services despite rising costs and shrinking revenues.

Now more than ever, keeping our vision front and center is critical. By focusing on what truly makes us "Uniquely Jupiter", we can meet the challenges of 2009 and beyond.

Members of the Jupiter Town Council
Mayor Karen Golonka, Vice Mayor Wendy Harrison,
Councilor Robert Friedman, Councilor Jim Kuretski, and Councilor Todd Wodraska



VISION: *Jupiter is a coastal community committed to preserving its unique character and vibrant, small-town feel.*

JUPITER AT A GLANCE

To serve the diverse needs of Jupiter's residents in the best, most efficient way, the Town Council has identified a "Responsive Town Government" 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.

Population	49,724
Households	20,000
Median Household Income	\$70,280
Land Area	23.51 square miles, or approx. 15,046 acres
Land Area Devoted to Parks, Natural Areas and Greenspace	2,435 acres

Sources: BEBR Florida Estimates of Populations, 2008; U.S. Census Bureau 2007 reports.

DEPARTMENTS/SERVICES AND CONTACTS

Building Department/Building	Robert Lecky	Building Official/Department Director	741-2263	robertl@jupiter.fl.us
Business Registration	Angie Carpentiere	Business Registration Officer	741-2319	angelac@jupiter.fl.us
Citizen Action Office (resident inquiries)	Carol Pfefferkorn	Administrative Secretary	741-CALL (2255)	action@jupiter.fl.us
Code Compliance Officer	Frank Melillo	Chief Code Compliance Officer	741-2381	frankm@jupiter.fl.us
Community Redevelopment Agency; Riverwalk	Brenda Arnold	Riverwalk Project Manager	741-2261	brendaa@jupiter.fl.us
Engineering	Nancy Mittendorf	Administrative Assistant	741-2225	nancym@jupiter.fl.us
External Affairs and Public Information	Kate Moretto	External Affairs Manager	741-2575	katem@jupiter.fl.us
Finance and Property Tax Information	Michael Villella	Finance Director	741-2218	michaely@jupiter.fl.us
Human Resources & Staffing			741-5134	741-2520/24-Hour Job Line
Information Systems	King Wekenmann	Administrative Assistant	741-2351	kingw@jupiter.fl.us
Natural Resources	Shawn Nieman	Natural Resources Program Supervisor	741-2565	shawnn@jupiter.fl.us
Neighborhood Services	Tracey Lampert	Neighborhood Services Manager	741-2278	traceyl@jupiter.fl.us
Open Space Program (natural areas)	Russell Ruskay	Director of Parks & Recreation	741-2334	rusrr@jupiter.fl.us
Parks & Recreation	Stacey Rivera	Administrative Assistant	741-2334	staceyr@jupiter.fl.us
Planning & Zoning	Cathy Richardson	Secretary	741-2323	cathyr@jupiter.fl.us
Police Department	Frank Kitzerow	Chief of Police	746-6201	www.jupiter.fl.us/jpd
Public Works	Laurie Van Fossen	Administrative Secretary	741-2766	lauriev@jupiter.fl.us
Town Manager's Office	Andrew D. Lukasik	Town Manager	741-2214	andyl@jupiter.fl.us
Town Council and Mayor	Karen J. Golonka	Mayor	741-2214	towncouncil@jupiter.fl.us
Town Clerk	Deb Gallagher	Administrative Assistant	741-2352	debrag@jupiter.fl.us
Water and Stormwater Utilities	Amanda Sellari	Administrative Assistant	741-2270	winfo@jupiter.fl.us
Wind Mitigation Inspections	Roger Held	Deputy Building Official	741-2669	rogerh@jupiter.fl.us

2008: YEAR AT A GLANCE

CHARTING THE COURSE: COMMUNITY VISION & STRATEGIC PLAN

Jupiter is a coastal community committed to preserving its unique character and vibrant, small-town feel. Celebrating the Town's history and heritage, designing and redeveloping the community in harmony with its natural assets, having choices of safe, secure and livable neighborhoods, and providing local economic opportunity are just a few of the tenets that support that vision.

Each year, Town Council and Staff begin the process of reviewing and updating the Town's strategic plan. Throughout winter and spring, workshops are held to review each of the six strategic objectives in the plan, and the initiatives and work plans that support them. This keeps the strategic plan up-to-date, allows for new initiatives to be introduced, and helps to ensure that Staff is working toward objectives that meet the goals Town Council has set for the community. Both long-term and short-term goals are discussed, and Staff works to create the beginnings of the next year's budget throughout the summer. Once a budget proposal is developed, it is presented to Town Council in a series of workshops, and ultimately adopted in September before the new fiscal year begins in October.

Town of Jupiter Strategic Themes

All Neighborhoods as Desirable Places to Live

Jupiter as a Livable Community

Being "Uniquely Jupiter"

Improved Mobility within Jupiter

Strong Local Economy, More Jobs for Residents

Continuing Responsive Town Government

POLICY ACTIONS & ACCOMPLISHMENTS IN 2008

Fiscal year 2008's accomplishments enhanced quality of life for Jupiter residents on many fronts, and laid the groundwork for many future enhancements that make Jupiter the unique and livable community that it is.

In May, perhaps the most recognizable icon in Jupiter – the **Jupiter Inlet Lighthouse** – was designated as an **Outstanding Natural Area** along with its 126 acres of land. Signed into law on May 8, 2008 by President Bush, this designation makes our lighthouse the only such designation in the whole eastern half of the United States. The Town partnered with several agencies at the federal, state, county, and local levels to help the legislation forward, and celebrated with a dedication ceremony on December 5, 2008.

The **Jupiter Riverwalk** achieved an important milestone in 2008, making its first continuous mile of pathway with the completion of the pedestrian **Lagoon Bridge** (see the map on the back page of this report). The Lagoon Bridge provides unique access to our waterfront, offering views of the intracoastal waterway and the quiet beauty of the lagoon tucked between Jupiter Yacht Club and the Best Western Hotel.

Two areas of land within the Town were added to the Town's inventory of preserved lands and natural areas in 2008 as well. **Fullerton Island**, a 12-acre island just off of Burt Reynolds Park, was purchased in June. Then in September, a 10 acre parcel at the corner of **Center Street and Indiantown Road** was added to the program. Both purchases were made through the Town's **Open Space Bond**, which was approved by voters to purchase and preserve sensitive natural areas and mitigate traffic congestion within the Town.

The Town was fortunate to be one of the few municipal recipients of a **My Safe Florida Home Grant** to help residents safeguard their homes against potential hurricanes. The grant award of almost \$1 million was used to offer free wind inspections and award improvement grants to residents. Residents who took advantage of the wind inspections were provided with a report entitling them to reductions on their homeowners' insurance. For eligible homeowners, improvement grants helped them to purchase shutters, reinforced doors and windows, and other products to harden their homes.

Always looking to provide the highest quality product, the **Jupiter Water Plant** broke ground in 2008 on a new **Nanofiltration Water Treatment Plant**. This very sophisticated, cutting-edge method of treating our drinking water will provide Jupiter customers with water that meets future high standards required by the EPA.

In early 2008, the Town of Jupiter's first **Economic Development Fund Advisory Board** began the process of defining the Board's goals, and developing a process for distributing economic assistance to area companies that will positively impact our local economy. Through an application process, the Board was able to use a variety of funding mechanisms, such as guaranteed loans and matched funding awards, to assist three different life science companies in our area in getting the necessary investment to build their businesses and create future job opportunities.

A LOOK AHEAD TO 2009

Challenging economic times are affecting families, industry and governments all over the country. Jupiter is no different, and in 2009 your local government will continue to challenge its goals and priorities to ensure that it is delivering the services residents need in an efficient and cost-effective manner.

Many of our residents are struggling to preserve their status as homeowners. In 2009, the Town's **Neighborhood Services** team will be looking to enhance its assistance to struggling homeowners, and further encourage first-time home buyers to purchase in Jupiter.

While much of the Town's capital expenditures will be reduced or slowed, projects to preserve safe roadways and pedestrian facilities will continue. In fact, having recently adopted **standards for local levels of service on our roadways**, the Town Council continues to emphasize the importance of ease of mobility and maintenance of our roadway infrastructure.

Continued progress on the **Riverwalk** will be a focus in 2009, as the Town looks to developer-driven projects like **Harbourside** to extend the pathway northward and add important entertainment and public access to this community asset. Continuing to create and enjoy public gathering places like the **Riverwalk Events Plaza** will remain a focus, with free community events programmed throughout the year.

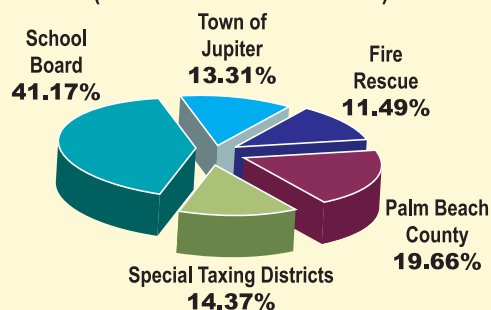
JUPITER'S BUDGET AT A GLANCE

The Jupiter community experienced a period of high growth in recent years, bolstered by a strong economy and thriving housing market. As the Town prepares for build-out and weathers economic challenges, maintaining financial stability through smart planning is a key operational objective.

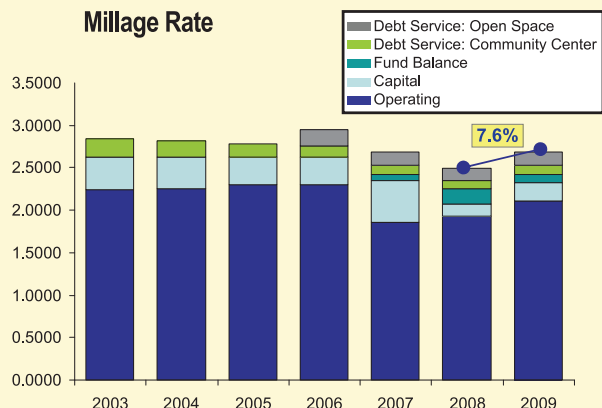
Although a traditionally "lean" organization, the Town recognized in 2008 that there were efficiencies to be gained by examining its services and how they were delivered. Throughout the budget planning process for 2009, town services were evaluated, and in some cases adjustments were made to how the service was delivered. As a result, some workforce reduction took place – approximately 27 positions were eliminated – without impact to the number or quality of services the Town delivers.

In Fiscal Year 2009, Jupiter expects to collect exactly the same amount of tax revenues (in dollars) as it did in FY 2008. Due to a slight decline in home values in the Town, that translates into a millage rate that is slightly higher than the previous year. A typical Jupiter resident tax bill for Fiscal Year 2009 will be made up of about 13% for municipal taxes, down slightly from 13.8% in FY2008. This means that a homesteaded property in Jupiter valued at about \$270,000 or less will pay roughly the same or less in taxes this year as last year.

**Jupiter Resident Tax Bill
(based on 8/08 tax estimate)**



Millage Rate



Fiscal Year 2008

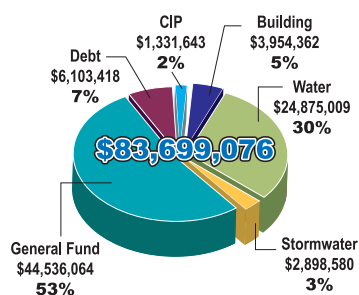
(October 1, 2007 - September 30, 2008)

Jupiter's Total Budget

Fiscal Year 2009 (projected)

(October 1, 2008 - September 30, 2009)

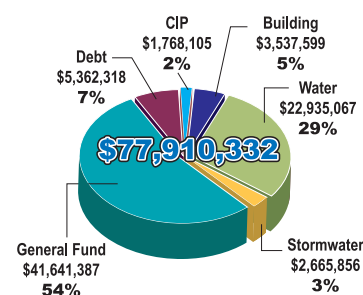
Amended FY2008 Budget



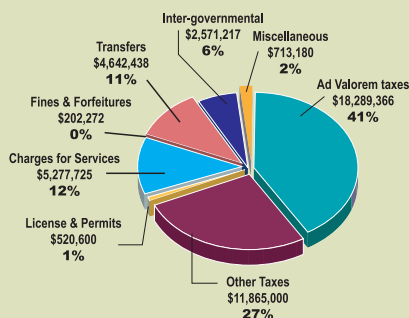
In 2008, Jupiter's total budget was \$83.7 million. For Fiscal Year 2009, the total budget was reduced by 7%, or \$5.8 million, to \$77.9 million. The General Fund makes up the majority of the budget dollars, in order to fund the daily operations of the Town.

In FY 2009, virtually every aspect of the Town's operating budget was reduced. Capital Improvements, or CIP, was the only major area of increase, in order to fund certain road and infrastructure improvement projects.

Proposed FY2009 Budget



2008 Revenues (amended)

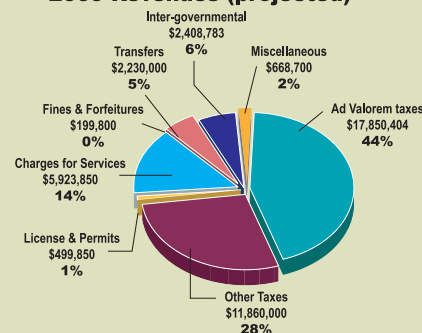


Where the Money Comes From...

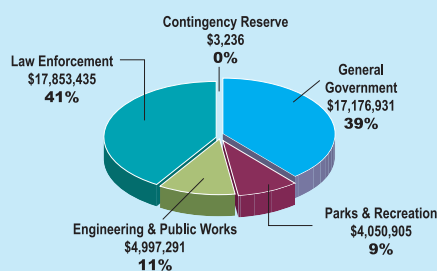
In terms of revenue sources, property taxes make up the most significant portion of Jupiter's revenues. In FY 2009, while Ad Valorem taxes grew as a percentage of overall revenues for the Town, they actually declined in total dollars. This is mainly due to a decline in property values.

Virtually all areas of revenue that the Town relies on for funding are declining. This trend is expected to continue until the economy and housing markets recover.

2009 Revenues (projected)



2008 Expenses (amended)

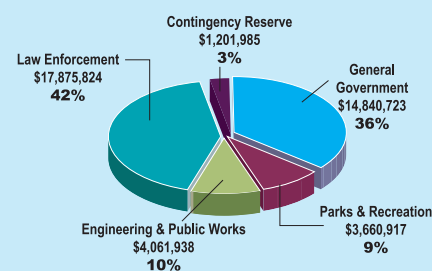


Where the Money Goes...

A safe and secure community is of key importance to Jupiter residents, and accordingly the largest portion of Town expenditures goes to Law Enforcement. As a service-based organization, General Government represents the next most significant expenditure.

The affect of declining revenues for FY 2009, can be seen most significantly in the areas of General Government and Parks & Recreation. These areas contain costs for Town programs and personnel, both of which were reduced for FY 2009.

2009 Expenses (projected)



NOTE: Contingency funds transferred to other funds over course of year.



The Town of Jupiter constantly searches for ways to make local tax dollars go further. Funding from various sources -- government agencies, developers -- is requested and pursued to allow projects to move forward that might otherwise be delayed. Continuously researching opportunities, writing proposals, and managing grant contracts have resulted in many successful projects.

While some grant funding is related to services like **water utilities** and **law enforcement**, others are about enhancements to life in Jupiter like the **Jupiter Riverwalk** and parks and **landscape projects**. In addition, as Jupiter manages its growth, work is done with developers to ensure that they are contributing to valuable projects by providing funding and participating in project implementation. In total, these efforts focus on necessary and desirable projects that enhance quality of life, public safety, and support Jupiter's vision.

The projects highlighted below and on the map are good examples of completed and in-process projects that illustrate the impact of this funding. It's easy to see that many high-priority projects were possible because of these efforts.

Fiscal Year 2008 Completed Projects			Fiscal Year 2008 / FY 2009 In-progress Projects		
	Total Cost	% of Cost from Grants or Other Funding		Total Cost	% of Cost from Grants or Other Funding
① Jupiter Village Park Renovation	\$150,000	75%	⑨ Water Utilities Nanofiltration Project	\$43,335,364	0%
② Jupiter Elementary Soccer Field Renovation	\$55,473	100%	✱ Water System Improvements	\$3,846,626	12%
③ Maplewood Park Restrooms	\$113,780	44%	✱ Stormwater System Improvements	\$2,663,330	38%
④ South Pennock Lane Improvements	1236000	0%	⑩ Pine Gardens North Street Lights	\$178,450	66%
⑤ Fullerton Island Open Space Acquisition	\$2,900,000	0%	⑪ Pine Gardens South Street Lights	\$150,000	0%
⑥ Open Space Acquisition, Indiantown Road and Center Street	\$5,358,923	0%	⑫ Water Taxi Dock	\$100,000	100%
⑦ Riverwalk Lagoon Bridge	\$2,200,000	100%	⑬ Inlet Village Marina Improvements	\$450,000	44%
⑧ Riverwalk at Jupiter Ridge Natural Area	\$1,000,000	100%	⑭ Maplewood Drive Improvements	\$1,400,000	0%
			⑮ Military Trail Landscaping at Jupiter Jupiter High School	\$95,396	0%

Key — Town Boundaries ✱ Utilities, System-Wide

Funding Body

General Government Open Space Bond Community Redevelopment Agency Utility Fund

2009 Town of Jupiter Events and Important Dates

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				New Year's Day TOWN HALL CLOSED	2	3
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