



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

<b>Fiscal Years</b>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
<b>Capital Expenditures</b>	_____	_____	_____	_____	_____
<b>Operating Costs</b>	_____	_____	_____	_____	_____
<b>External Revenues</b>	_____	_____	_____	_____	_____
<b>Program Income (County)</b>	_____	_____	_____	_____	_____
<b>In-Kind Match (County)</b>	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	_____	_____	_____	_____	_____

**# ADDITIONAL FTE POSITIONS (Cumulative)**

Is Item Included In Current Budget?      Yes \_\_\_\_\_      No   X    
 Does this item include the use of Federal Funds?      Yes \_\_\_\_\_      No   X    
 Does this item include the use of State Funds?      Yes \_\_\_\_\_      No   X  

**Budget Account No. Fund \_\_\_\_\_ Department \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_**

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

**C. Departmental Fiscal Review:**

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Dev. and Control Comments:**

*[Signature]* 4/2/2026      \_\_\_\_\_ N/A  
 OFMB *pc n/2 p. 5/2*      **Contract Dev. and Control**

**B. Legal Sufficiency:**

*[Signature]* 4/3/26  
**Assistant County Attorney**

**C. Other Department Review:**

\_\_\_\_\_ N/A  
**Department Director**

**This summary is not to be used as a basis for payment**



# COMMUNITY REDEVELOPMENT AGENCY



## 2025 ANNUAL REPORT

**FISCAL YEAR ENDING  
SEPTEMBER 30, 2025**

Under Chapter 163.371

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# COMMUNITY REDEVELOPMENT AGENCY

## Letter of Transmittal from Executive Director

March 31, 2026

Message from the Executive Director:

**JIM KURETSKI**  
CHAIR

We are pleased to submit the Annual Report of the Jupiter Community Redevelopment Agency for the fiscal year that ended on September 30, 2025. 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.

**RON DELANEY**  
VICE CHAIR

Also of note, a comprehensive update of the CRA Plan was adopted in December 2024. The plan update included an extensive public outreach and input effort, 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.

**PHYLLIS CHOY**  
COMMISSIONER

**DAN GUISINGER**  
COMMISSIONER

The CRA saw an increase (8.75%) in the overall property values within the boundaries during the 2024 fiscal year. Projects currently included in the 5-year CRA capital budget (FY 2025-2029) include:

**MALISE SUNDSTROM**  
COMMISSIONER

- Platt Place Park – The Town Council approved the site plan for a waterfront park on a portion of the 4.8 acre town owned property. In preparation of the park improvements, the 1980's derelict building and parking structure were demolished, and a new retaining wall was installed for a new Riverwalk extension. This multi-year passive park project has been amended to include a five-slip public safety marina, Riverwalk will extend along the mature mangrove forest and will continue to an overlook to the Intracoastal Waterway and connect to SUN Trail along US Highway 1. Park amenities will include benches, picnic areas, and parking will be provided along with marine restoration.

**FRANK KITZEROW**  
EXECUTIVE DIRECTOR

- Jupiter Beach Road and A1A Intersection Improvements: The A1A/Jupiter Beach Road Roundabout project was completed in October 2024. Proposals were submitted in 2025 to review potential gateway enhancements for landscaping and/or art within the traffic circle.
- Plaza Down Under - Riverwalk Wall stabilization: Design and permitting of the living shoreline and stabilization at the base of the Riverwalk at the Plaza Down Under was

budgeted for FY2025, and construction of living shoreline and stabilization in the same area is budgeted for FY 2026.

- CRA Riverwalk Shoreline Stabilization: Construction of Phase 1 of the shoreline stabilization project was completed in December 2024. Phase 2 design is in process and funding for future shoreline stabilization projects continues annually through 2029.
- Love Street Sidewalk Construction (East side): The design has been completed, pending securing easements from property owners. Permitting and construction are anticipated in Summer and Fall of 2026.

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

- 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 began in 2022. The first multi-family building received its Certificate of Occupancy in early 2025 and five of the seven buildings are constructed. Completion is anticipated in fall 2026.
- 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.

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 2024/2025 Fiscal Year are as follows:



**Jim Kuretski**  
Chair



**Ron Delaney**  
Vice-Chair<sup>1</sup>/Commissioner



**Malise Sundstrom**  
Vice-Chair<sup>2</sup>/Commissioner



**Cameron May**  
Commissioner  
(10/1/24 to 3/18/25)



**Andy Fore**  
Commissioner  
(10/1/24 to 3/29/25)



**Phyllis Choy**  
Commissioner  
(4/1/25 to 9/30/25)



**Dan Guisinger**  
Commissioner  
(5/20/25 to 9/30/25)

<sup>1</sup>Delaney: Vice Chair (April 15, 2025 – September 30, 2025)

<sup>2</sup>Sundstrom: Vice Chair (October 1, 2024 to April 15, 2025)

## **Community Redevelopment Agency Staff**

Frank J. Kitzerow  
Town Manager/Executive Director  
561-741-2214  
[frankk@jupiter.fl.us](mailto:frankk@jupiter.fl.us)

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 30, 2026.

### **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 again amended and adopted by the CRA in December 2024 after substantial public outreach.

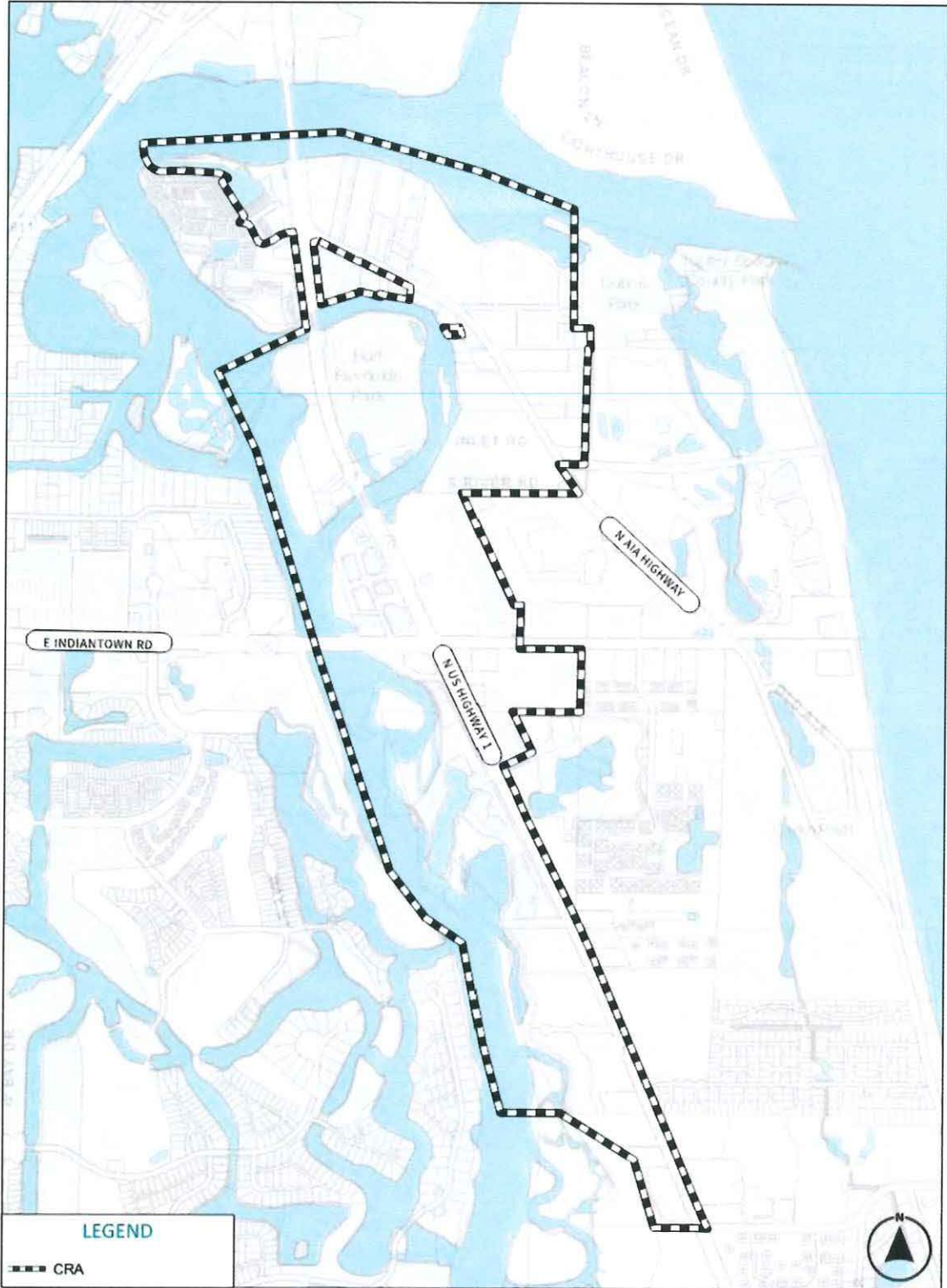
### **Tax Increment Financing (TIF)**

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 FY2025 fiscal year value is \$682,871,290, an increase of \$515,318,139 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 2024/2025 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 2024/2025 include:

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

- Held meetings with potential developers and existing property owners on several development proposals within the CRA. These properties included: 961 N. A1A, 18265 and 18275 Hwy A1A, 18011 and 941 N. A1A (Addario and Kempe properties), and 900 S. US Highway One.
- Processing redevelopment applications for the following:
  - 18019 Highway A1A aka Beyel Property - Request for a residential duplex;
  - Shoppes of Jupiter - Updating elevations for a Whole Foods, adding approximately 1,300 sf. of enclosed loading dock and site improvements;
  - Harbourside - demolition of a three-story office building and proposing a four-story office building with ground floor retail, under-building parking and construction of a missing link of Riverwalk.
- The Florida Department of Transportation (FDOT) completed construction of the US1 Bridge replacement in December 2025. The CRA coordinated with FDOT throughout 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 improved bridge includes two 11-foot travel lanes in each direction, 8-foot sidewalks, 7-foot bike lanes in both directions, and pedestrian overlooks. Relative to the CRA, FDOT installed a Riverwalk connector (east and west portions of the Riverwalk) under the bridge with lighting, benches, trash receptacles, constructed an overlook pier, and installed two Florida Historic Markers.
- The US1 Bridge replacement also coincides with the Town and FDOT's efforts to connect the Jupiter Riverwalk to SUN Trail, a state-wide trail system along the east coast of Florida as well as the East Coast Greenway that runs from Key West to Maine. The northern part of Riverwalk along US1 is planned to connect north of Harbourside and continue outside the Town's jurisdictional boundary to Tequesta Drive, and FDOT has included this in their 5-year work plan. FDOT is currently conducting the feasibility study for the specific alignment.
- Piatt Place Park – The Town Council determined that a public safety dock for the police marine unit, not to be funded by the CRA, as well as prioritizing a new Riverwalk section along the mature mangroves and a Riverwalk overlook was needed with the park. A Florida Inland Navigation District (FIND) grant for \$430,000 for design was awarded in 2025. The CRA Board approved funding in March 2026 to move this project forward.
- Continuation 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.
- Coordinated with Town staff and prepared the Annual 2024/2025 CRA Report. Filed with the county within the timeline of the Florida Statutes.
- Responded and corresponded with residents providing information and problem solving.
- Allowed use of the Riverwalk Plaza Down Under for three nonprofit events (one Town sponsored and two private events). These three events were attended by over 2,500 people in total. Also, celebrated the opening of the US1 Bridge, Riverwalk and East Coast Greenway section.

- 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.

**CRA budgeted projects and expenditures during 2024/25**

The following table summarizes the projects budgeted during the 2024/25 fiscal year, the actual year-end expenditure, remaining funds and projected in-service dates:

FY2025	Project Description	Budget	Year-End Actual	Remaining Funds	Projected In-Service Date
C2001	A1A and Jupiter Beach Road Intersection	441,246	441,246	-	2025
C2201	Love Street Sidewalk Construction	156,879	24,421	132,458	2026
C2301	Riverwalk Living Shoreline & Stabilization	581,415	188,213	393,202	On-going
C2302	Plaza Down Under- Riverwalk Wall Stabilization	203,790	131,240	72,550	2027
C2402	Piatt Place Park	2,665,595	1,652,554	1,013,041	2026-2029
	Total	4,048,925	2,437,675	1,611,251	

**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 (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
2025	\$2,201,748	\$1,168,598	\$3,370,346

**Grant Funding for projects in the CRA to date**

<u>Project</u>	<u>Grant Amount</u>
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
Piatt Place Park- NEW 2025	430,000
<b>Total Grant Funding</b>	<b>\$6,881,203</b>

## **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, 2025 and may be obtained in the Town Clerk's office, 210 Military Trail, Jupiter, Florida or online at [www.jupiter.fl.us](http://www.jupiter.fl.us).

**Balance Sheet****September 30, 2025**

	<b>2025</b>	<b>2024</b>
<b>Assets:</b>		
Cash and Investments	3,830,955	4,757,879
Accounts receivables-grants	(3,440)	-
Note Receivable	26,087	35,687
Prepaid items	-	-
<b>Total Assets</b>	<u><u>3,853,602</u></u>	<u><u>4,793,566</u></u>
<b>Liabilities:</b>		
Accounts Payable	125,491	157,922
Accrued Liabilities	-	27,376
Due to Other Funds	1,564,714	2,457,263
Deposits	110,000	110,000
Deferred Revenue	(503)	-
<b>Total Liabilities</b>	<u><u>1,799,702</u></u>	<u><u>2,752,561</u></u>
<b>Deferred Inflow of Resources</b>		
Unavailable Revenues	<u>26,087</u>	<u>35,687</u>
<b>Fund Balances:</b>		
Non-Spendable	-	-
Unassigned	<u>2,027,813</u>	<u>2,005,317</u>
<b>Total Fund Balance</b>	<u><u>2,027,813</u></u>	<u><u>2,005,317</u></u>
<b>Total Liabilities and Fund Balance</b>	<u><u>3,853,602</u></u>	<u><u>4,793,566</u></u>

**Statement of Revenues, Expenditures and Changes in Fund Balance  
September 30, 2025**

	2025	2024
<b>Revenues:</b>		
Taxes	\$3,370,346	\$3,096,974
Grant Revenue		-
Interest & Misc.	<u>\$138,000</u>	<u>\$ 155,890</u>
Total Revenues	\$3,508,346	\$3,252,864
<b>Expenditures:</b>		
Current:		
General Government	980,457	1,118,177
Capital Outlay		
Physical and Economic Environment	2,437,675	574,821
Debt Service		
Interest and Fiscal Charges	<u>67,718</u>	<u>91,326</u>
Total Expenditures	<u>3,485,850</u>	<u>1,784,324</u>
Revenue Over Expenditures	<u>\$22,496</u>	<u>\$1,468,540</u>
<b>Other Financing Uses:</b>		
Transfers Out		-
Excess (deficiency) of revenues		
over expenditures and other financing uses		-
Fund Balance - Beginning of Year	<u>2,005,317</u>	<u>536,776</u>
Fund Balance - End of Year	<u>2,027,613</u>	<u>2,005,317</u>

### Additional Miscellaneous CRA Revenue

The CRA owns a public parking lot on Love Street in the Inlet Village. Spaces in this lot are leased annually to local businesses to offset some of their parking demand. The following table provides the annual revenue from the CRA-owned parking lot.

#### Additional Miscellaneous CRA Revenue

Fees for Love Street parking Lot	110,312
Misc. Revenue	-
Interest	27,688
Excess Accrual	-
Capital Contributions Private	-
	<hr/>
Total Additional CRA Revenues	\$ 138,000

## Updates on Work Plan for 2024/2025

- Riverwalk
  - SUN Trail - Coordination with FDOT to ensure the continuation of Riverwalk, north of Harbourside to north jurisdictional boundary. This work will be designed, permitted and constructed by FDOT and is included in FDOT 5-year work plan. It was included in the PBC Metropolitan Planning Organization List of Priority Projects in 2025 for 2027-2031 and currently FDOT is conducting a feasibility study.
  - Shoreline Stabilization - Phase 1 completed and Phase 2 in early stages of design.
  - Piatt Place Park - Derelict building/parking structure removed; retaining wall installed upland along mangroves.
  - Gateway entry feature installed at the southern access to Riverwalk.
  - Designation of the additional portion of Riverwalk as East Coast Greenway along Harbourside and on US1 Bridge.
- US 1 Corridor projects located along the Riverwalk:
  - Waterpointe (1222 S US Hwy 1) - 35 multi-family residential unit development; Development status: Under construction and is mostly occupied.
  - Piatt Place Park (500 N US Hwy 1) - Site plan approved for a waterfront park on a portion of the 4.8 acre town owned property. In preparation of the park improvements, the 1980's derelict building and parking structure was demolished, and a new retaining wall was installed for a new Riverwalk extension.
- Day to day management and oversight of Riverwalk corridor
  - Ongoing.

## Updates on Prospective Projects from 2025/2026 CRA CIP and Operating Budget

- Plaza Down Under- Riverwalk wall stabilization – Work was performed to repair damage caused to the seawall by a jet ski crash that 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, mangrove planters, 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 – Phase One of the shoreline stabilization project is complete. Phase 2 will run north of the Phase 1 project, along the shoreline of River Plaza, Best Western, incorporate the Riverwalk Lagoon Bridge and along Town-owned portions of shoreline abutting Jupiter Yacht Club. CIP Funding for future shoreline stabilization projects continues annually through 2029. The living shoreline and stabilization efforts will stabilize and strengthen the Riverwalk while also providing opportunities for habitat restoration.
- Love Street Sidewalk Construction (East side) – The design has been completed. Delays have occurred when securing sidewalk and temporary construction easements but are anticipated by late spring 2026. Permitting and construction will be initiated in Summer/Fall 2026.
- Piatt Place Park – Town Council approved the site plan and special exception for a waterfront park on a portion of the 4.8 acre town owner property in March 2026. This multi-phased passive park includes a five-slip public safety marina, not funded by the CRA, public access through the Riverwalk along the mangrove forest and will continue to an overlook to the Intracoastal Waterway and connect to SUN Trail along US Highway 1.
- Gateway signs and wayfinding- The CRA will review potential gateway features in the traffic circle of A1A/Jupiter Beach Road Roundabout. Wayfinding and Riverwalk signage is funded through the operating budget.