

Jensen Beach NAC

January 7, 2026





CIP → a **PLANNING** and **BUDGETING** document

Capital Budget Capital Program

Identify and prioritize capital projects

Identify sources of funding

Opportunity for public participation

Aligns improvements with resources

Community Redevelopment Plan

NAC ADVISES → **CRA RECOMMENDS** → **BOCC FINALIZES**



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO





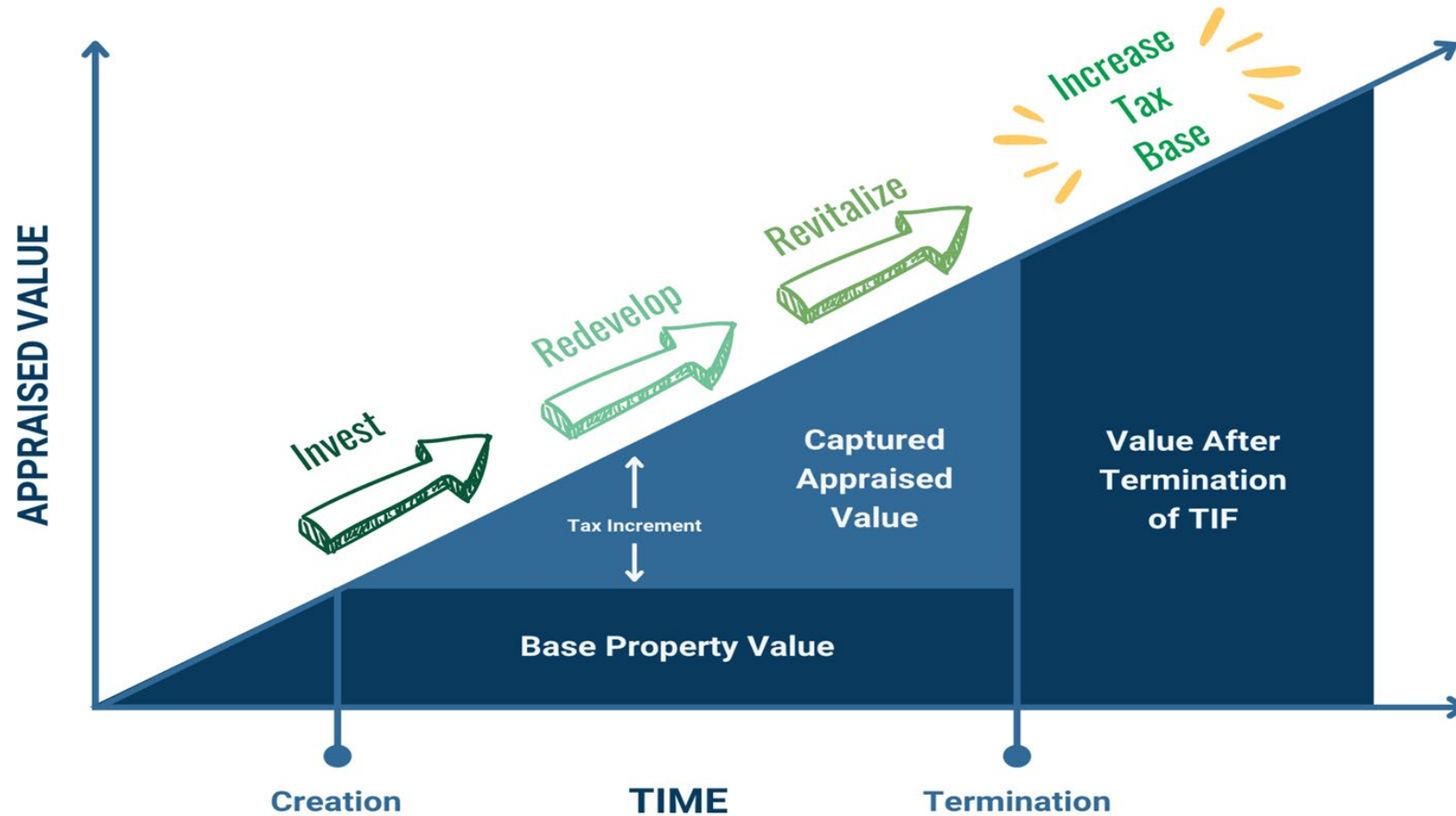
How Does TIF Work?

Tax Increment Financing is one of the tools available to encourage investment in the CRA.

- *Step 1:* The dollar value of all real property in the CRA Area is determined as of a fixed date
→ “base value” Jensen Beach was 1999.
- *Step 2:* Taxing authorities continue to receive property tax revenues in the subsequent years based on the base value.
- *Step 3:* Increases in real property value (the *increment*), are deposited into the Community Redevelopment Agency Trust Fund at a percentage rate established by BOCC.
Right now, that is 65%.
- *Step 4:* Funds are used for redevelopment in the designated CRA area.

NOT AN EXTRA TAX

FY2027 Capital Improvement Plan



FY2027 Capital Improvement Plan



The Vision for the Jensen Beach CRA has 9 components

- 1. Infrastructure Improvements**
2. Maple Avenue
3. **Ricou Terrace**
4. **Public Buildings**
5. Indian River Drive
6. Ocean Breeze Plaza (outside CRA)
7. Marina
8. Riverwalk
9. **Roadway and Parking Improvements IRD angled parking (current Church Street Project)**

9. Roadway and Parking Improvements

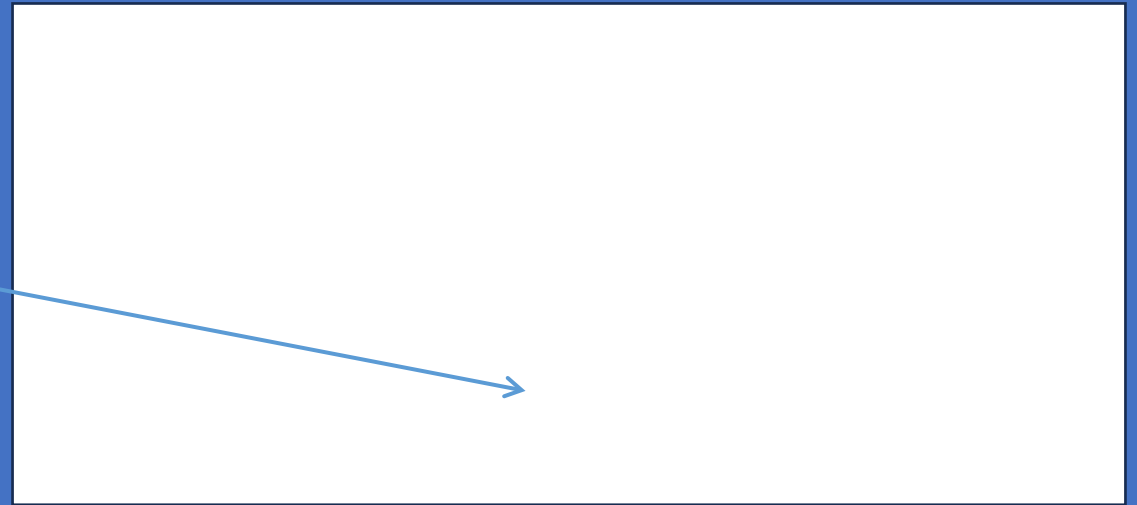
Previous Improvements – IRD Angled Parking



9. Roadway and Parking Improvements Church Street Project

Before

After





FY2027 Current Projects

Open Space Plan: A plan that facilitates attainment of a coordinated system of civic opens spaces and recreation areas within the CRAs. Our desire is to have an open space plan that indicates the general location of desired open space and pedestrian and cyclist connectivity throughout the Jensen Beach CRA.

Roadway and Parking Improvements: Maple Avenue Drainage Improvements / Church Street Project

CIP FY2027





FY 2027 Jensen Beach CIP

CIP TIF FY-2026 : \$2,044,000

Riverwalk : \$ 421,300
Neighborhood Enhancements : \$ 130,400
CRA Investment Program : \$ 129,300
Roadway and Parking Improvements \$1,363,000

CIP TIF FY-2027 : \$ 394,500

Roadway and Parking Improvements : \$ 379,500
JB CRA Open Space : \$ 15,000

SPARC Program \$ 69,350



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Next Jensen Beach NAC Meeting

Date: March 4, 2026

Location: Jensen Beach Community Center

Time: 5 PM



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