



## Town of Jupiter Inlet Colony

50 Colony Road  
Jupiter Inlet Colony, Florida 33469  
(561) 746-3787

### AGENDA ITEM COVER SHEET

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| <b>MEETING DATE:</b>        | July 13, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>AGENDA ITEM TITLE:</b>   | Resolution 2026-09 – Establishing the proposed maximum millage rate, establishing the “rolled-back” rate and setting the dates, times, and location for the first and second Budget Hearings for FY 2026-2027.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>AGENDA ITEM SPONSOR:</b> | Town Manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>AGENDA ITEM SUMMARY:</b> | <p>The procedures and timetables for taxation and the establishment of the Town budget are governed by a series of rules of both the State of Florida and Palm Beach County. These rules are generally referred to as TRIM (Truth in Millage) rules. This resolution deals with two (2) important TRIM rules – establishment of the maximum millage rate and scheduling of formal budget public hearings.</p> <p><b>Maximum Millage Rate:</b> A primary source of revenue for municipal government is the property or ad valorem tax base. Due to the unique nature of the Town, the Town relies exclusively on residential real property for its ad valorem tax base (excluding the Jupiter Inlet Beach Club property located at 244 Ocean Drive).</p> <p>The rate at which property is taxed is referred to as the millage rate. The amount of taxes paid by a property owner is determined by multiplying the millage rate times each \$1,000.00 of assessed property value.</p> <p>Local jurisdictions are required, at the beginning of the budget process, to establish a maximum millage rate. This rate will be advertised by the Town and mailed by the Palm Beach County Property Appraiser. The initial maximum rate may be decreased by the Town Commission during the budget process, but it cannot be increased except under extraordinary circumstances.</p> <p>The Palm Beach County Property Appraiser has estimated the Taxable Value within Jupiter Inlet Colony at approximately \$730,737,089. This valuation represents a 5.17% increase from Fiscal Year 2025-2026 value.</p> |



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|                       | <p><b>Rolled-Back Rate:</b> The rolled-back rate is the specific millage rate that would generate the same total property tax revenue as the previous year, not including revenue from new construction or property improvements.</p> <p><b>Budget Hearing Schedule:</b> The Town is required to hold two formal Budget Public Hearings. There are guidelines on when these hearings must be held. Additionally, a local municipality cannot hold a budget hearing on the same date as either the County (9/3/2026 and 9/15/2026) or the School Board (9/9/2026). There are also special advertising requirements for these hearings.</p> <p>It is recommended that the following schedule be established:</p> <p style="text-align: center;">First Budget Hearing:<br/>Monday, September 14, 2026<br/>6:00PM (Prior to Regular Commission Meeting)<br/>Jupiter Inlet Beach Club<br/>244 Ocean Drive<br/>Jupiter Inlet Colony, Florida 33469</p> <p style="text-align: center;">Second Budget Hearing:<br/>Tuesday, September 22, 2026<br/>6:00 PM<br/>Jupiter Inlet Colony Town Hall<br/>50 Colony Road<br/>Jupiter Inlet Colony, Florida 33469</p> |
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| <b>FISCAL IMPACT:</b> | Keeping the current millage rate at 5.560 will add approximately \$198,000 to the Town's ad valorem tax revenue.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <b>Attachments:</b>   | <ul style="list-style-type: none"><li>• Resolution 2026-09</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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Resolution 2026-09

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF JUPITER INLET COLONY, FLORIDA, RELATING TO AD VALOREM TAXES; ESTABLISHING THE PROPOSED MAXIMUM MILLAGE RATE, ESTABLISHING ITS “ROLLED-BACK” RATE AND SETTING THE DATES, TIMES, AND LOCATION FOR THE FIRST AND SECOND BUDGET HEARINGS FOR FY 2026-2027; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town has received the Certification of Taxable Value from the Palm Beach County Property Appraiser;

WHEREAS, the Town is required under State Statutes to establish and furnish to the Property Appraiser the proposed maximum millage rate, its “rolled-back” rate and the dates, times and location(s) at which public hearings will be held to consider the FY 2026-2027 millage rate and budget.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER INLET COLONY, AS FOLLOWS:

Section 1. The proposed maximum millage rate for the Town of Jupiter Inlet Colony for FY 2026-2027 is established at 5.560 mills, which is \$5.56 for each \$1,000.00 of assessed property within the Town of Jupiter Inlet Colony, which is greater than the rolled-back rate of 5.3209 mills by 4.49%.

Section 2. The proposed date and place of the first and second public budget hearings are scheduled as follows:

First Budget Hearing:

Monday, September 14, 2026  
6:00PM (Prior to Regular Commission Meeting)  
Jupiter Inlet Beach Club  
244 Ocean Drive  
Jupiter Inlet Colony, Florida 33469

Second Budget Hearing:

Tuesday, September 22, 2026  
5:30 PM  
Jupiter Inlet Colony Town Hall  
50 Colony Road  
Jupiter Inlet Colony, Florida 33469

Section 3. This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED this \_\_\_\_ day of July, 2026.

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Mayor William “Bill” Muir

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Vice Mayor David “Dave” Shula

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Commissioner Mark Ciarfella

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Commissioner Janet Saura

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Commissioner Anna Nemes

ATTEST:

APPROVED AS TO FORM AND LEGALITY

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Jacqueline Milo

Town Clerk

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Matthew T. Ramenda

Town Attorney



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| <b>MEETING DATE:</b>        | July 13, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>AGENDA ITEM TITLE:</b>   | Resolution No. 2016-10 Establishing a Pay in Full Period for the Non Ad Valorem Assessment that was Established by Resolution No. 2016-12.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>AGENDA ITEM SPONSOR:</b> | Town Manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>AGENDA ITEM SUMMARY:</b> | <p>In 2016, pursuant to Resolution No. 2016-12, the Town funded for the costs associated with the sanitary sewer system and drainage upgrade project through bank financing. An assessment was established to cover the cost of the project that benefited each parcel in the Town individually. This financial obligation was assessed against every real parcel within the Town through 2031.</p> <p>This cost is found annually on each annual property tax bill under “Non Ad Valorem Assessments” in the amount of \$3,300. This is not a property tax, instead it is a fixed property assessment to cover the cost of the project. To date, each property has paid nine (9) installments. The tenth installment will be included in the October 1, 2026 property tax bill. (Sixteen properties paid in full prior to the assessment in 2017.)</p> <p>The Town is currently refinancing the loans secured to cover the previous project costs. As such, there is an opportunity prior to August 30, 2026, for each parcel to pay the final five (5) assessments in full. This would cover the payments that will be due beginning the October 1, 2027 property tax bill through the October 1, 2031 property tax bill. Removing future interest and the October 1, 2026 payment in the upcoming property tax bill, this total would be \$12,635.79 per parcel.</p> <p>If not paid-in-full, each assessment will bear interest from the date on which the new loan is closed and will continue to be paid in annual installments through the terms of the new loan. Upon closure of the loan this fall, all properties that are not paid-in-full will receive a new assessment ledger. Any assessments not paid-in-full, will continue to be collected in the same manner as the assessment</p> |