

# Town of Juno Beach

**A Seaside Community**



# Kagan Park



Florida Recreation  
Development  
Assistance Program





HOME

FRDAP ▾

ORCP ▾

HRR ▾


TRAIL-GO ▾

SMWWCO ▾

CONTACT MANAGEMENT

## FRDAP SUBMITTED GRANT APPLICATIONS AVAILABLE FOR REVIEW

To edit draft applications before submitting, select the Create/Edit Application Tab above and select Existing Draft Applications.

 FRDAP Grant Applications

Applicant Name ▾	Project Name ▾	Applicant Score ▾	Status ▾	Prepared By ▾	Created Date ▾	Last Updated
<input type="radio"/> Town of Juno Beach	Kagan Park	109	Submitted	Andrea Dobbins	Sep 19, 2024	Sep 19, 2024
<input type="radio"/> Town of Juno Beach	Donald Ross Beach Access	109	Submitted	Andrea Dobbins	Aug 12, 2023	Aug 15, 2023
<input type="radio"/> Town of Juno Beach	Kagan Park	111	Legislatively Funded	Andrea Dobbins	Oct 11, 2021	Jun 20, 2023

[View Existing Application](#)

Florida Department of Environmental Protection  
3900 Commonwealth Blvd.  
Tallahassee, FL 32399-3000



Florida Department of Environmental Protection

FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM
GRANT APPLICATION PACKAGE

Required Signatures: Adobe Signature

PART I — GENERAL INFORMATION

(DEP USE ONLY)

Received: \_\_\_\_\_

Postmarked: \_\_\_\_\_

Application Number: \_\_\_\_\_

1. APPLICANT INFORMATION

A. Name of Applicant: Town of Juno Beach

B. Federal Employer Identification Number: 59-6045852
\*\*(This number must be registered at My Florida Market Place with the address the warrant will be forwarded)

C. Population: 3,883

D. Current Operating Budget: \$11,514,590
(This is the operating budget for the city, county or special district, and not just the department budget)

E. Contact Person: Andrea Dobbins Title: Project Manager
(The contact person is someone who will be in direct contact with DEP and be responsible for administering this grant if awarded)

F. Mailing Address: 340 Ocean Drive

City Juno Beach Zip Code: 33408-2021

Telephone :( ) 561-626-1122 E-mail: adobbins@juno-beach.fl.us

FAX: \_\_\_\_\_

I hereby certify that the information provided in this application is true and accurate. I further certify that I possess the authority to apply for this grant on behalf of the applicant.

Signature of City or County Manager/Title

Date

## 2. PROJECT INFORMATION

A. Name of Project: Kagan Park

B. Project Type (Check One): Project cannot be a combination of acquisition and development

Acquisition:

Development:

On land owned by applicant

On land currently under site control by applicant

Date site control expires: \_\_\_\_\_

Trail Construction:

On land owned by applicant

On land currently under site control by applicant

Date site control expires: \_\_\_\_\_

**Development projects must be under site control (owned by deed, or leased or dedicated for minimum of 30 years from the date of application) by the close of the submission period.**

- **School board property is ineligible** either by lease or ownership.
- Include a copy of the site control documents (e.g., deed, lease, etc.). **If providing a Quit Claim Deed, please attach a copy of a 30 year title search or title opinion.**

**(Tab as Exhibit "N")**

**C. PROJECT LOCATION:**

Street Address: 10 Celestial Way

City: Juno Beach County: Palm Beach Zip Code: 33408 -       

GIS Coordinates: Latitude: 26.8671587 Longitude: -80.0525571

- 1. Submit a boundary map of the project area providing a description and sketch of the project area boundaries, display known easements and be legally sufficient to identify the project area. **Aerial photographs are accepted as boundary maps, as long as the boundaries are identified (Visit website for example).**

**(Tab as Exhibit “K”)**

- 2. Submit color, on-site photographs for **all three copies** of your application, sufficient to depict the physical characteristics of the project area.

**(Tab as Exhibit “L”)**

- 3. Location map and directions: Submit a detailed road map precisely locating the project site along with clear written driving instructions from the nearest federal or state highway. **NOTE:** Confirm that street names listed are the same as those posted on street signs in the area. Please do not use Map Quest or any other computer mapping program for this.

**(Tab as Exhibit “M”)**

**D. LEGISLATIVE DISTRICTS IN WHICH THE PROJECT SITE IS LOCATED:**

This should be the Florida Senate and Florida House district in which the **proposed project site is located**. If you are not sure of the district, contact your local office of the Supervisor of Elections. **(There is only one each.)**

State Senator: Gayle Harrell Senate District Number: 31

State Representative: Michael A. "Mike" Caruso House District Number: 87

**E. TOTAL NUMBER OF ACRES BEING ACQUIRED OR TOTAL NUMBER OF ACRES BEING DEVELOPED: 1.49**

**F. DESCRIBE THE PHYSICAL CHARACTERISTICS OF THE PROJECT.**

**1) For Development Projects:**

- (a) Provide a description of the proposed project which includes existing and future uses, existing and proposed physical improvements, natural and historical resources, any proposed resource protection/conservation and any existing buildings on site.

Please see Exhibit "P"

(b) Indicate if a natural spring is located on project site: \_\_\_\_\_ Yes  No

(c) Indicate if there is public access to the park either through an existing street or easement:  Yes \_\_\_\_\_ No

Describe Public Access:

The park is easily accessible by the public from Celestial Way. The public can reach the park by foot, bicycle, or automobile. Parking is provided at the park.

**(If additional room needed - Tab as Exhibit "P")**

**2) For Acquisition Projects: (in addition to the above information)**

- (a) If the proposed project consists of acquiring multiple parcels or from multiple owners, identify specific order in which the parcels will be acquired to ensure that in the event that all parcels cannot be acquired, the purposes of the project can be achieved. Also address the ability to have public access to the park either through an existing street or easement.

**(If additional room needed - Tab as Exhibit "P")**

### 3. FINANCIAL INFORMATION

**GRANT MATCH RATIOS:** (Based on the grant cap of \$200,000)

Project Cost	State Share	Grantee Share
\$50,000 or less	100%	0%
\$50,001 to \$150,000	75%	25%
\$150,001 up to \$400,000	50%	50%

Project Cost = State Share + Grantee Share

Refer to Chapter 62D-5.055(4), F.A.C. for complete information on match requirements and match types. **The Total Project Cost (Line F) must equal the grant request (Line A) plus the total local match (Line E). This figure (Line F) should not total more than \$400,000 for the purpose of this application.**

A. FRDAP Funds Requested (State Share) Line A \$ 112,500.00

B. Local Funds Available: (Grantee Share)

1. Cash: Line B \$ 37,500.00

2. In-Kind: Line C \$ 0.00

3. Land Value: Line D \$ 0.00

**If property is developed, land value CANNOT be used as a match.**

Total Local Match: Line E \$ 37,500.00  
Sum of lines B, C and D

C. Total Cost of Proposed Project: Line F \$ 150,000.00

**Sum of Lines A and E  
(Should not total more than \$400,000)**

(If approved for REDI Match Waiver, fill out REDI Waiver Form located under FRDAP Administrative Forms at [www.dep.state.fl.us/parks/OIRS](http://www.dep.state.fl.us/parks/OIRS)) (Tab as Exhibit "O")

**D. PROJECT WORK PLAN (COMPLETE FOR ALL PROJECTS, DEVELOPMENT AND ACQUISITION):**

On page 7 & 8 as attachment 1, list the project Work Plan for the elements for this application. The Project elements are listed with the related tasks and deliverables. Primary elements and support elements should be listed separately. Use as many project elements and tasks needed to complete the project.

**Remember to include each element in your conceptual site plan. Submit a conceptual site plan displaying the areas and facilities to be developed as proposed on page 7 & 8 of this application. The site plan must correlate with the project boundary map and work plan elements. The site plan must CLEARLY DELINEATE using color codes between facilities/opportunities currently existing, facilities proposed for funding (page 7 & 8) in this application and facilities planned for future development. If project is an acquisition project, be sure to submit on the site plan the proposed elements to be developed as listed on page 17 of this application. Also identify different FRDAP phases on the site plan and any LWCF phases.**

**DEVELOPMENT PROJECTS:**

**PRIMARY RECREATION AREAS AND FACILITIES:** Primary facilities include all recreation facilities and opportunities. **Primary cost must be equal to or greater than fifty percent (50%) of the total cost.** Primary examples are: beach access, picnic facilities, fishing piers, ball fields, tennis courts, trails, trailheads, shade structures for recreational facilities, etc. Enclosed structures are not eligible costs. Costs of planning and site preparation should be included within the cost of each element. If land value is used as match, it should be included under primary cost. If this is a trail project, list the uses or types of trails. If developing one trail for multi-purposes state multi-purpose trail, but if doing several different trails list separately with each use (example: walking trail or bike trail).

**SUPPORT FACILITIES AND IMPROVEMENTS:** Support facilities are facilities which cannot stand alone, or which would have little or no public outdoor recreational value without the primary facility. No enclosed structures are eligible except restrooms, bathhouses or restroom/concession stands. Other support examples are: parking, landscaping, and security lighting. Amenities such as benches, or bike racks will receive no points when being scored. The enclosed structures listed above cannot be phased and must be completed with one grant.

**ACQUISITION PROJECTS:**

If acquisition project, on page 7 & 8, list the project work plan for the acquisition phase of the project.

**(Tab as Exhibit "H")**



**ATTACHMENT 1  
 FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM (FRDAP)  
 DEVELOPMENT  
 PROJECT WORK PLAN**

**Project Name:** Kagan Park

**Grantee Name:** Town of Juno Beach

The project reimbursement is limited to one (1) invoice upon completion of all Project Elements listed below and submittal of all Deliverables and required documentation identified in the table below. Completion Documentation required prior to Reimbursement Request.

**Project Tasks, Deliverables and Required Documentation**

<b>Task #1: Development of: Kagan Park</b>	<b>Amount of Costs to be Paid with Grant Funds</b>	<b>Amount of Costs to be Paid with Grantee Match</b>	<b>Deliverables and Documentation To Be Submitted Upon Completion And Before Reimbursement Can Be Approved</b>
<p><u>(List each <b>Primary</b> project element)</u></p> <p>Playground Equipment (REN)</p> <p>Basketball Court(REN)</p>	<p>Provide Budget Detail</p> <p>\$111,000</p> <p>\$1,125</p>	<p>Provide Budget Detail</p> <p>\$37,000</p> <p>\$375</p>	<p>Project Completion Certification</p> <p>Final as-built site plan</p> <p>Florida Recreation and Parks Inventory Form</p> <p>Color Photographs of Project</p> <p>Notice of Limitation of Use</p> <p>Boundary Survey</p>

<p>(List each <b>Support</b> project element)</p> <p>Landscaping (NEW)</p> <p>*All work will be completed in accordance with the approved plans.</p>	\$375	\$125	
<b>TOTALS:</b>	\$ 112,500.00	\$ 37,500.00	

**Performance Standard:** Approval of deliverables is based upon review for compliance with the requirements for funding under the Florida Recreation Development Assistance Program (FRDAP); approved plans and application approved for funding.

## **INSTRUCTIONS FOR COMPLETING PROJECT WORK PLAN:**

**DELIVERABLES/ELEMENTS/WORK TO BE COMPLETED:** Identify ALL elements that will be completed under this Agreement.

**DELIVERABLE/ELEMENT BUDGET AMOUNT FOR REIMBURSEMENT:** Must provide a budget for each element and identify the expense category and budget detail. Provide description of the costs as follows: **Salaries:** identify the position title/hourly rate/# of hours to complete the deliverable; **Fringe benefits:** identify the % used to calculate the fringe benefits; **Contractual Services:** identify what service will be paid for under the contract for services; **Equipment:** the purchase of equipment is not allowed under this Agreement, the rental of equipment is the only costs allowed that are associated with equipment; **Supplies and Materials:** identify what supplies/materials will be purchased; **Other costs:** identify what other costs are being requested (such as printing costs, other costs that do not fit into the other established cost categories (salaries, fringe benefits, equipment, supplies, indirect, contractual services); **Indirect Costs:** identify the percentage that is used for the indirect being claimed for reimbursement (cannot exceed 15% unless prior approval has been obtained by the Department)..

**MATCH AMOUNT TO BE CLAIMED:** The same level of detail must be provided for match as for reimbursement.

**DOCUMENTATION/DELIVERABLES TO BE SUBMITTED UPON COMPLETION:** All of these deliverables must be submitted before final reimbursement can be processed.

**Completion Documentation required prior to Reimbursement**

**PART II — EVALUATION CRITERIA**

**GENERAL CRITERIA**

**1. CAPITAL IMPROVEMENT PLAN**

- A.** Is the proposed project identified, in whole or in part, in the applicant’s capital improvement plan or schedule during the current or next three (3) fiscal years?

**Provide:**

1) A letter from the agency’s city or county manager certifying the five year capital improvement schedule is **officially adopted and date adopted**. **Project will not receive points if letter is not submitted and does not state the date CIP was adopted.**

- AND -

2) A copy of the five-year capital improvement schedule included in the applicant’s adopted Local Comprehensive Plan, stating project by name, amount and year (County or City budgets are not the same as capital improvement schedules) **Please highlight project name, amount and year.**

**(20 points)**

Yes       No

--- OR ---

- B.** Is the proposed project identified as part of the plan through an adopted resolution committing the applicant to amend their capital improvement plan or schedule and complete the project should it receive program funds?

**Provide:** a copy of a fully executed resolution amending the existing schedule to include the proposed project. The resolution must **clearly indicate the proposed project by name, amount and year and cannot be older than 3 years.**

**(10 points)**

Yes       No

**(Tab as Exhibit “A”)**

**2. STATE COMPREHENSIVE OUTDOOR RECREATION PLAN**

- A.** Explain how the proposed project would address one or more of the issues or goals identified in the State Comprehensive Outdoor Recreation Plan. Use the **OUTDOOR RECREATION IN FLORIDA-2008 (Chapter 6 & 7)**. **Provide quotations or other appropriate references with explanations to justify the correlation.** To receive points, must give a detailed explanation as to how the project meets the goals, cannot only list the goals.

**(Tab as Exhibit “B”) (4 points)**

Please see Exhibit "B"

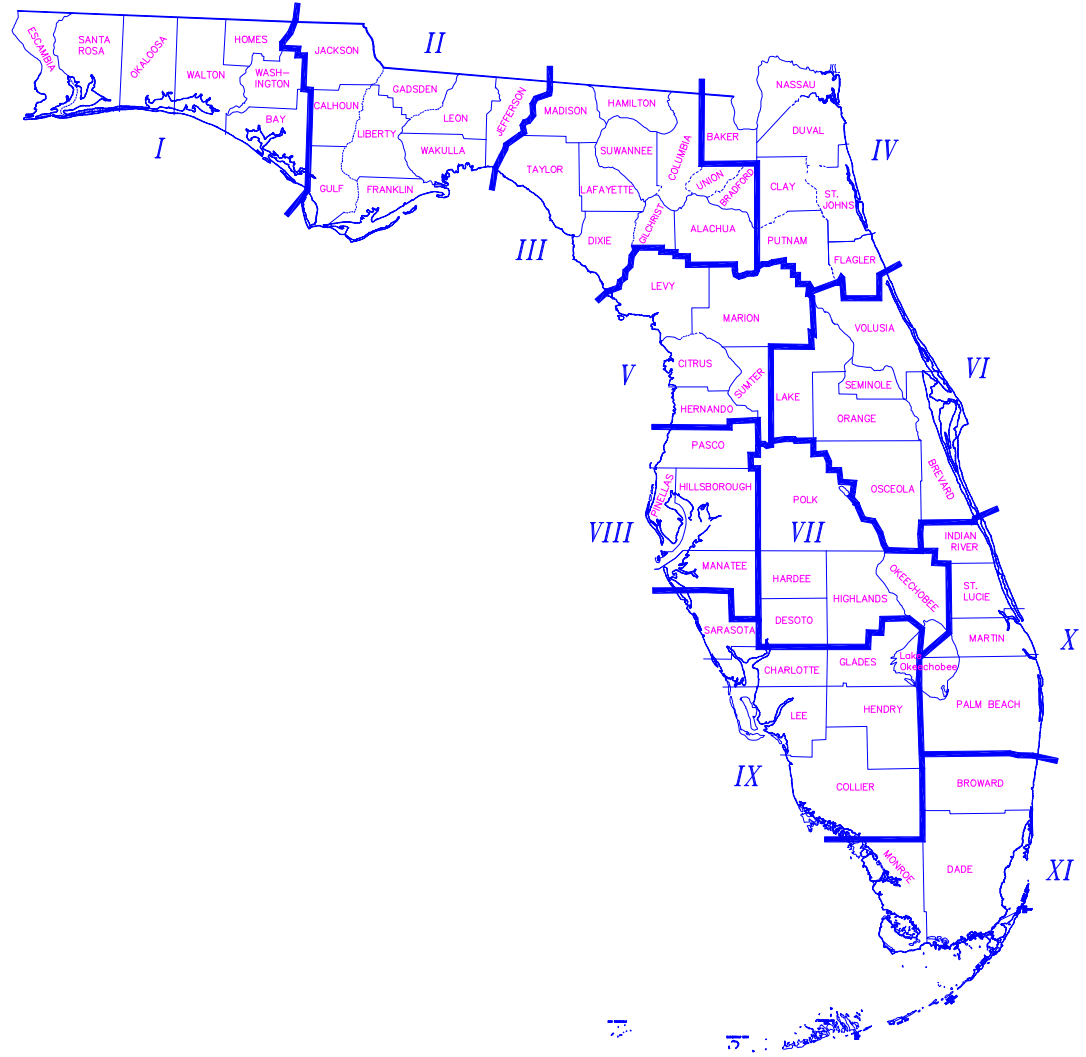
**B. 2008 Relative Need Index by Region**

The proposed project provides for a priority resource or facility need in the applicant's planning region identified in the Statewide Comprehensive Outdoor Recreation Plan. Locate the applicant's region and circle each priority resource/facility need as **proposed in the project** cost on **page 7 & 8** of this application:

**(7 points)**

- I Saltwater Beach Activities \* Baseball or Softball \* Picnicking \* Football  
Outdoor Swimming Pool Use \* Saltwater Non-Boat Fishing \* Golf  
RV / Trailer Camping \* Freshwater Boat Ramp Use \* Soccer or Rugby
- II Saltwater Beach Activities \* Nature Study \* Historical or Archeological Sites  
Baseball or Softball \* Picnicking \* Freshwater Boat Ramp Use \* Football  
Hunting \* Horseback Riding \* Outdoor Swimming Pool Use
- III Football \* Picnicking \* Nature Study \* Soccer or Rugby \* Baseball or Softball  
Horseback Riding \* Outdoor Basketball \* RV / Trailer Camping  
Freshwater Boat Ramp Use \* Bicycle Riding – Unpaved Trails
- IV Historical or Archeological Sites \* Baseball or Softball \* Football  
Saltwater Beach Activities \* Picnicking \* Outdoor Swimming Pool Use \* Outdoor  
Basketball \* Nature Study \* Golf \* Soccer or Rugby
- V Picnicking \* Football \* RV / Trailer Camping \* Nature Study \* Baseball or Softball  
Bicycle Riding - Unpaved Trails \* Outdoor Basketball \* Soccer or Rugby  
Horseback Riding \* Outdoor Swimming Pool Use
- VI Picnicking \* RV / Trailer Camping \* Football \* Baseball or Softball  
Outdoor Swimming Pool Use \* Nature Study \* Historical or Archeological Sites  
Outdoor Basketball \* Saltwater Beach Activities \* Soccer or Rugby
- VII RV / Trailer Camping \* Picnicking \* Baseball or Softball \* Outdoor Swimming Pool Use  
Nature Study \* Freshwater Boat Ramp Use \* Football \* Golf \* Horseback Riding  
Outdoor Basketball
- VIII Picnicking \* RV / Trailer Camping \* Baseball or Softball \* Football \* Outdoor  
Swimming Pool Use Saltwater Beach Activities \* Golf \* Outdoor Basketball \* Outdoor  
Tennis \* Soccer or Rugby
- IX Picnicking \* RV / Trailer Camping \* Saltwater Beach Activities \* Outdoor Swimming  
Pool Use Golf \* Football \* Nature Study \* Baseball or Softball \* Outdoor Tennis \*  
Historical or Archaeological Sites
- X Football \* Golf \* Baseball or Softball \* Outdoor Swimming Pool Use \* Picnicking \*  
Outdoor Tennis Saltwater Beach Activities \* **Outdoor Basketball** \* RV / Trailer Camping  
\* Soccer or Rugby

Outdoor Swimming Pool Use \* Picnicking \* Football \* Baseball or Softball \* Saltwater Beach Activities \* Outdoor Tennis \* Golf \* Outdoor Basketball \* Saltwater Non-Boat Fishing \* RV / Trailer Camping



### 3. PUBLIC PARTICIPATION

Indicate which of the following apply (**Check ALL that apply**):

(To receive points for this section any meetings, presentations, or surveys must be held in the current year or within the **previous 3 years** of application and each of **the three meetings must be held separately** to receive each set of points. **Meetings also must be held prior to the application submittal.**)

- A. A pre-advertised public meeting was held **solely** for the purpose of discussing the proposed project. Attach a copy of ad and proof of publication for the advertisement. Advertisement needs to state where and when advertised. **If submitting 2 applications, must hold separate meeting for each project (unless they are phased projects of the same park). If not advertised in a newspaper, need a written explanation as to how, when and where advertised, along with a copy of notice/advertisement.**

(Tab as Exhibit “C-1”) (10 points)

- B. The project was discussed at a **regularly** scheduled meeting of the applicant’s advisory board responsible for park, recreation or leisure service activities. Provide **a copy of the minutes** of the advisory board meeting(s) where **this project** was discussed. The board must be an appointed group of citizens, such as a parks and recreation advisory board, who would normally review projects similar to the proposed grant application. Planning and zoning or similar boards may be used if a parks and recreation advisory board does not exist. **CITY OR COUNTY COMMISSIONS ARE NOT CONSIDERED ADVISORY BOARDS.**

(Tab as Exhibit “C-2”) (7 points)

- C. Public input on the proposed project was obtained through presentations to community organizations, neighborhood associations and/or a written opinion survey. Provide documentation (**minutes from the meeting which the project was discussed** with date or thank-you letter from an organization, association, etc.) showing that presentations **regarding this project** were made to community organizations or groups **OR** provide a **copy of the survey, who surveyed and summary of the results. Letters of support are not acceptable to receive points.**

(Tab as Exhibit “C-3”) (4 points)

#### 4. OPERATION AND MAINTENANCE

Capability to develop, operate and maintain the project site: **(Check ONLY one):**

Provide **a brief description** of how development, programming and maintenance will be provided and **a copy of an agency organizational chart. Must provide both to receive points.**

- The applicant has a full-time recreation or park department staffed to provide facility development, programming and maintenance. **(Tab as Exhibit “D”) (6 points)**
- The applicant has demonstrated the existence of a full-time ability to provide facility development, programming and maintenance. **(Tab as Exhibit “D”) (4 points)**
- The applicant has other means of providing facility development, programming and maintenance. **(Tab as Exhibit “D”) (2 points)**

#### 5. PARK PARTNERSHIP

The proposed project is supported through a fully executed written cooperative agreement between the applicant and a private or public entity **(within the current or past 3 years)** in which said entity agrees to furnish 10% or more of the total project costs in cash, land, or labor services for the **development/construction** of this project with the applicant holding the leading management responsibility. **The written agreement must be executed by the end of the submission period and quantify the donation in monetary units. This can be a cooperative agreement between either parties or a letter from the entity agreeing to furnish 10% of the total project costs in cash, materials, land, or labor services.**

**(A management or maintenance agreement is not acceptable.)**

- Yes  No **(Tab as Exhibit “E”) (3 points)**

#### 6. TRAIL CONNECTIVITY

The project provides for increased trail access by connecting an existing, publicly owned and designated recreational trail which is **outside the project boundary. Indicate on the site plan the project trail/connection and name and location of existing trail(s) outside the boundaries.**

- Yes  No **(Tab as Exhibit “G”) (5 points)**

The park is located along the Florida Greenways and Trails System East Coast Greenway - Palm Beach Corridor.



## DEVELOPMENT CRITERIA (COMPLETE ONLY FOR DEVELOPMENT PROJECTS)

### 1. NEW DEVELOPMENT

List the existing facilities/improvements on the project site. Include improvements such as baseball fields, basketball courts, trails, boat ramps, etc. (Bullet lists are encouraged) **(If undeveloped, state None)**. The site plan must clearly delineate between facilities/opportunities currently existing, facilities proposed for funding in this application and facilities planned for future development. **Identify and color code different funding phases from the existing facilities.**

**(Tab as Exhibit "G") (5 points, if undeveloped)**

Half Basketball Court, Picnic Facility, Fitness Area with Exercise Stations, Bocce Ball Court, Swings, Parking

### 2. INFRASTRUCTURE ASSESSMENT OF LOCAL GOVERNMENT RECREATION AND PARK DEPARTMENT FACILITY NEEDS IN THE STATE OF FLORIDA

A) List the facilities which are addressed on page 7 & 8 of this application which are identified in the priority ranked index clusters of outdoor facilities needs for renovation and/or new construction identified within the applicant's population density as set forth in the Department's study entitled "Infrastructure Assessment of Local Government Recreation and Park Department Facility Needs in the State of Florida" effective December 1995. (See attached pages 22-26 for Priority Ranked Index Clusters. A project facility not listed in the priority ranked indexes will receive a score of a similar facility included in the indexes, as determined by the Department staff.) **(If developing trails, must have separate trails to receive separate points.**

**(Maximum 30 points)**

Playground Equipment (REN), Basketball Court (REN), Landscaping (NEW)

B) Does the proposed project, in whole or in part, address the highest priority of infrastructure funding needs for the applicant’s population density as set forth in the study titled “**1995 INFRASTRUCTURE ASSESSMENT OF LOCAL GOVERNMENT RECREATION AND PARK DEPARTMENT FACILITY NEEDS IN THE STATE OF FLORIDA**”. Use the table below to determine in which priority funding need ranking the project falls. **(Check ONLY one):**

- Highest Priority Funding Need **(13 points)**
- Second Highest Priority Funding Need **(8 points)**

<b>Population Density 1 – Population Under 10,000</b>	<b>Rank 1</b> <b>Rank 2</b>	<b>Construction</b> <b>Renovation</b>
<b>Population Density 2 – Population 10,000 to 24,999</b>	<b>Rank 1</b> <b>Rank 2</b>	<b>Renovation</b> <b>Construction</b>
<b>Population Density 3 – Population 25,000 to 49,999</b>	<b>Rank 1</b> <b>Rank 2</b>	<b>Construction</b> <b>Renovation</b>
<b>Population Density 4 – Population 50,000 to 99,999</b>	<b>Rank 1</b> <b>Rank 2</b>	<b>Construction</b> <b>Renovation</b>
<b>Population Density 5 – Population 100,000 and Over</b>	<b>Rank 1</b> <b>Rank 2</b>	<b>Renovation</b> <b>Construction</b>

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Source: The 1995 Infrastructure Assessment of Local Government Recreation and Park Department Facility Needs in the State of Florida

## **ACQUISITION CRITERIA (COMPLETE ONLY FOR ACQUISITION PROJECTS)**

### **1. INFRASTRUCTURE ASSESSMENT OF LOCAL GOVERNMENT RECREATION AND PARK DEPARTMENT FACILITY NEEDS IN THE STATE OF FLORIDA**

List all the facilities that will be developed for this project. Only facilities identified in the top three priority ranked index clusters of outdoor facilities needs for new construction identified within the applicant's population density as set forth in the Department's study entitled "Infrastructure Assessment of Local Government Recreation and Park Department Facility Needs in the State of Florida", effective December 1995, will receive these points. (Priority ranked index clusters are attached as pages 22-26.)

**(15 points)**

### **2. NEEDED RECREATIONAL ACREAGE**

Describe how the project provides for identified need(s) for additional park acreage pursuant to the applicant's adopted local comprehensive plan. **Provide the following:**

- A. \_\_\_ **Needed acres/Person** and \_\_\_ **Total Acreage Under Local Control**
- B. Provide excerpts of the applicant's local comprehensive plan as supporting back-up documentation and highlight the information that pertains to this section.

**(Tab as Exhibit "F") (15 points)**

**3. CAPITAL IMPROVEMENT PLAN**

A) Is the proposed **development** of the property identified in the applicant’s capital improvement plan (CIP) or schedule during the current or next three (3) fiscal years?

1). **Provide:** a letter from the agency’s city or county manager certifying the five year capital improvement schedule is officially adopted and date adopted. **Project will not receive points if letter is not submitted and does not state the date CIP was adopted.**

**- AND-**

2). **Provide:** a copy of the five-year capital improvement schedule included in the applicant’s adopted Local Comprehensive Plan, stating project by name, amount and year (County or City budgets are not the same as capital improvement schedules). **Highlight project name, amount and year.**  
**(6 points)**

\_\_\_\_\_ Yes    \_\_\_\_\_ No

**---OR---**

B) Is the proposed **development** of the property included as part of the plan through an adopted resolution committing the applicant to amend their CIP and develop the property should it receive program funds?

**Provide:** a copy of a fully executed resolution amending the existing schedule to include the development of the proposed project. The resolution must **clearly indicate the development of the proposed project by name, year and amount and cannot be older than 3 years.**

**(3 points)**

\_\_\_\_\_ Yes    \_\_\_\_\_ No

**(Tab as Exhibit “A”)**

**TRAIL CONSTRUCTION CRITERIA  
(COMPLETE ONLY FOR CONSTRUCTION OF TRAIL PROJECTS)**

**1. NEW DEVELOPMENT**

List the existing facilities/improvements on the project site. Include improvements such as trails, trailheads, ball fields, basketball courts, etc. (Bullet lists are encouraged. **If undeveloped, state None.**) The site plan must clearly delineate between facilities/opportunities currently existing, facilities proposed for funding in this application and facilities planned for future development. Identify and color code different funding phases from the existing facilities.

**(Tab as Exhibit “G”) (5 points, if undeveloped)**

**2. STATE GREENWAYS AND TRAILS PLAN**

Explain how the proposed project would address one or more issues or goals as identified in the Florida Greenways and Trails System Plan. Use **“Florida Greenways and Trails System Plan– 2013-2017”**. **Provide quotations or other appropriate references to justify the correlation. Use a separate sheet if necessary.**

**(Tab as Exhibit “H”) (6 points)**

### 3. STATE OF FLORIDA DESIGNATED RECREATIONAL GREENWAY OR TRAIL

The project is located on or connects with a State of Florida designated greenway or trail. Provide a map and documentation (letter from Office of Greenways and Trails) indicating connectivity. **Designation Agreements must be fully executed by the end of submission period.**

Yes     No

(Tab as Exhibit "I") (3 points)

### 4. REGIONAL OR LOCAL GREENWAYS AND TRAILS PLAN

Explain how the proposed project would implement a Greenway and Trail Plan adopted by either a regional or local governmental entity. Provide quotations or appropriate references with **explanations** to justify correlation. **Enclose a copy of the regional or local governmental adopted Greenway Plan.**

(Tab as Exhibit "J") (4 points)

**5. MIXED USE OR SINGLE USE TRAILS**

Does the specific trail design demonstrate that the project will support:  
Mixed use recreational trail opportunities, either motorized or non-motorized, or both?

Yes     No **(8 points)**

-----OR-----

Single use recreational trail opportunities?

Yes     No **(6 points)**

**6. INFRASTRUCTURE ASSESMENT OF LOCAL GOVERNMENT RECREATION AND PARK DEPARTMENT FACILITY NEEDS IN THE STATE OF FLORIDA**

Does the proposed project, in whole or in part, address the highest priority of infrastructure funding needs for the applicant’s population density as set forth in the study titled “**1995 INFRASTRUCTURE ASSESMENT OF LOCAL GOVERNMENT RECREATION AND PARK DEPARTMENT FACILITY NEEDS IN THE STATE OF FLORIDA**”. Use the table below to determine in which priority funding need ranking the project falls. **(Check ONLY one)**:

Highest Priority Funding Need **(13 points)**

Second Highest Priority Funding Need **(8 points)**

<b>Population Density 1 – Population Under 10,000</b>	<b>Rank 1</b> <b>Rank 2</b>	<b>Construction</b> <b>Renovation</b>
<b>Population Density 2 – Population 10,000 to 24,999</b>	<b>Rank 1</b> <b>Rank 2</b>	<b>Renovation</b> <b>Construction</b>
<b>Population Density 3 – Population 25,000 to 49,999</b>	<b>Rank 1</b> <b>Rank 2</b>	<b>Construction</b> <b>Renovation</b>
<b>Population Density 4 – Population 50,000 to 99,999</b>	<b>Rank 1</b> <b>Rank 2</b>	<b>Construction</b> <b>Renovation</b>
<b>Population Density 5 – Population 100,000 and Over</b>	<b>Rank 1</b> <b>Rank 2</b>	<b>Renovation</b> <b>Construction</b>

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Source: The 1995 Infrastructure Assessment of Local Government Recreation and Park Department Facility Needs in the State of Florida

**Part III – Supporting Documents**

**POPULATION DENSITIES**

**Outdoor Facility Needs Ranked by Priority Index: Population Density 1**

Rank	Renovation		Construction		Cluster
	Facility	Points	Facility	Points	
1	Playgrounds	6	Baseball Fields	6	<b>Cluster I</b>
2	Support Facilities	5	Softball Fields	5	<b>Cluster II</b>
3	Tennis Courts	5	Playgrounds	5	
4	Rest Rooms	5	Rest Rooms	5	<b>Cluster III</b>
5	Picnic Facilities	4	Support Facilities	4	
6	Baseball Fields	4	Soccer Fields	4	
7	Basketball Courts	4	Basketball Courts	4	
8	Softball Fields	4	Bike Trails	4	
9	Swimming Pools	4	Swimming Pools	4	
10	Boating Facilities	4	Tennis Courts	4	<b>Cluster IV</b>
11	Fishing Piers	3	Picnic Facilities	3	
12	Camping	3	Handball Courts	3	
13	Handball Courts	3	Fishing Piers	3	
14	Football Fields	3	Football Fields	3	
15	Soccer Fields	3	Boating Facilities	3	<b>Cluster V</b>
16	Beach Access	2	Exercise Trails	2	
17	Historical Facilities	2	Camping	2	
18	Shuffleboard Courts	2	Beach Access	2	
19	Nature Trails	2	Historical Facilities	2	
20	Other	2	Shuffleboard Courts	2	
21	Golf Courses	2	Nature Trails	2	<b>Cluster VI</b>
22	Bike Trails	1	Golf Courses	1	
23	Exercise Trails	1	Hiking Trails	1	
24	Hiking Trails	1	Horse Trails	1	
25	Horse Trails	1	Other	1	

Population Density 1 - Population Under 10,000





**Town of Juno Beach**  
340 Ocean Drive  
Juno Beach, FL 33408  
Phone (561) 626-1122 Fax (561) 775-0812  
[www.juno-beach.fl.us](http://www.juno-beach.fl.us)

July 29, 2024

Ms. La'Datrea Manatee  
Florida Department of Environmental Protection  
3900 Commonwealth Boulevard, MS 585  
Tallahassee, Florida 32300-3000

RE: Town of Juno Beach – Current Capital Improvement Plan

Dear Ms. Manatee:

The Town of Juno Beach is pleased to provide you with a copy of the current Capital Improvement Plan, which was adopted on September 27, 2023. The development of Kagan Park, which is included in the plan, is one of the Town's most important recreational priorities. A copy of the adopted plan is attached.

Please feel free to contact me if you have any questions.

Sincerely,

David Dyess  
Town Manager

**TOWN OF JUNO BEACH  
CAPITAL IMPROVEMENT PLAN  
Fiscal Year 2024 - Fiscal Year 2028  
September 2023**  
(Categorized by Funding Source)

	Proposed FY 2024	Projected FY 2025	Projected FY 2026	Projected FY 2027	Projected FY 2028	5-YEAR TOTAL
<b>FUNDED BY: ONE-CENT SURTAX REVENUE</b>						
Kagan Park-Playground, Improvements	225,000					225,000
Pelican Lake/Community Area	191,750					191,750
Police Vehicle Marked (2) - Administration (1) - w/ Equipment	180,000	60,000	60,000	60,000		360,000
Celestial Way Stormwater Improvement (w/Resilience Grant	162,000					162,000
Atlantic Blvd./Ocean Ridge Pedestrian Path-Sidewalk / Improve	90,000					90,000
Pelican Lake - South Littoral Shelf (Construction)	50,000					50,000
Donald Ross Dune Walkover (FRDAP Grant \$112.5k 75%-25%)	37,500					
Kagan Park-Parking Lot Resurfacing	30,000					30,000
Town Center Fire Alarm System	25,000					25,000
Town Center-Restoration & Maintenance	20,000					20,000
<b>ONE-CENT SURTAX PROJECTS &amp; EQUIPMENT TOTAL</b>	<b>1,011,250</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>	<b>0</b>	<b>1,153,750</b>
<b>FUNDED BY: GENERAL FUND, IMPACT FEES, GRANTS AND OTHER SOURCES</b>						
<b>Buildings and Improvements</b>						
Town Center-Restoration & Maintenance		10,000	10,000	30,000	10,000	60,000
Town Center-Building Department Area Remodel	70,000	10,000	10,000	30,000	10,000	130,000
Generator Replacement					200,000	200,000
<b>Total Buildings and Improvements</b>	<b>70,000</b>	<b>20,000</b>	<b>20,000</b>	<b>60,000</b>	<b>220,000</b>	<b>390,000</b>
<b>Streets and Lighting</b>						
Road Improvements-Overlay, Resurfacing		10,000		10,000		20,000
<b>Total Streets and Lighting</b>	<b>0</b>	<b>10,000</b>	<b>0</b>	<b>10,000</b>	<b>0</b>	<b>20,000</b>
<b>Stormwater System</b>						
Celestial Way - State Resilience Grant (w/One Cent Surtax	162,000					162,000
Stormwater/Drainage Projects		10,000		10,000		20,000
Pelican Lake Amenities-Fountains, Aerators			5,000			5,000
<b>Total Stormwater System</b>	<b>162,000</b>	<b>10,000</b>	<b>5,000</b>	<b>10,000</b>	<b>0</b>	<b>187,000</b>
<b>Parks &amp; Amenities</b>						
Donald Ross Dune Walkover (FRDAP Grant \$112.5k)	112,500					112,500
Dune Walkover Repairs/Improvements		5,000	5,000	5,000	5,000	20,000
Kagan Park-Playground, Improvements			5,000		5,000	10,000
Hardscape, Landscape, Irrigation, Sidewalks, Lights, Etc.	20,000	10,000	10,000	10,000	10,000	60,000
<b>Total Parks &amp; Landscaping</b>	<b>132,500</b>	<b>15,000</b>	<b>20,000</b>	<b>15,000</b>	<b>20,000</b>	<b>202,500</b>
<b>Vehicles, Heavy Equipment, Off-Road</b>						
P&Z Vehicles	35,000				30,000	65,000
Police Vehicles, including emergency light setup		60,000	60,000	60,000	120,000	300,000
Police ATV, Bikes, Off-Road			15,000			15,000
Public Works Vehicles			30,000			30,000
Heavy Equipment, Mowers, Tractors, Repairs, 50H-Pump	40,000		10,000		10,000	60,000
<b>Total Vehicles, Heavy Equipment, Off-Road</b>	<b>75,000</b>	<b>60,000</b>	<b>115,000</b>	<b>60,000</b>	<b>160,000</b>	<b>470,000</b>
<b>Computers and Electronics</b>						
Electronics-Desktops, Laptops, Printers, Audio, Video, etc.	25,000	20,000	20,000	20,000	20,000	105,000
Network-Servers, Storage, Switches, Software, etc.	50,000	10,000	10,000	10,000	10,000	90,000
Police - Ruggedized Laptops					25,000	25,000
Police - Radios, Radars, Cameras, etc.		20,000	20,000	20,000	150,000	210,000
<b>Total Equipment</b>	<b>75,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>205,000</b>	<b>430,000</b>
<b>GENERAL FUND, IMPACT FEES, GRANTS, OTHER SOURCES</b>	<b>514,500</b>	<b>165,000</b>	<b>210,000</b>	<b>205,000</b>	<b>605,000</b>	<b>1,699,500</b>
<b>Total Proposed/Projected Annual Expenditures for One-Cent Surtax, General Fund, Impact Fees, Grants, Etc.</b>	<b>1,525,750</b>	<b>225,000</b>	<b>270,000</b>	<b>265,000</b>	<b>605,000</b>	<b>2,853,250</b>

Excludes Prior Year Encumbrance Rollovers

## STATE COMPREHENSIVE OUTDOOR RECREATION PLAN

Town of Juno Beach

Kagan Park

From

State Comprehensive Outdoor Recreation in Florida 2019

**Goal 1-1: Increase the promotion of active and healthy lifestyles in the outdoors, Page 92**

The park is one of several pocket parks for the Town residents and visitors. The proposed replacement of playground equipment and improvements to the basketball court will increase outdoor access to recreational facilities by enhancing the park elements with state-of-the-art equipment. Providing the ability to be active outside will promote a healthy lifestyle.

**Goal 2-2: Improve universal accessibility on all public lands, Page 97**

People of all ages and abilities will be able to play on the new ADA playground equipment and basketball court. With these renovations, access to recreational opportunities will be significantly improved for users of all abilities.

**Goal 3-1: Promote the economic benefits of outdoor recreation and ecotourism in Florida, Page 109**

Enhancing outdoor parks and open space is an important part of the Town's priorities. The main economic driver for the area is its location along the Atlantic Ocean. Having attractive parks and facilities is critical in maintaining this economic benefit. The proposed project will further the goal of providing such facilities to the community and visitors.





**Town of Juno Beach**  
340 Ocean Drive  
Juno Beach, FL 33408  
Phone (561) 626-1122 Fax (561) 775-0812  
[www.juno-beach.fl.us](http://www.juno-beach.fl.us)

September 19, 2024

Ms. La'Datrea Manatee  
Program Administrator  
Florida Department of Environmental Protection  
3900 Commonwealth Boulevard, MS 585  
Tallahassee, Florida 32399-3000

Re: Town of Juno Beach – FRDAP Sole Purpose Meeting

Dear Ms. Manatee:

The Town of Juno Beach is pleased to provide you with a screenshot of its online meeting notice. The meeting, for the sole purpose of discussing the FRDAP grant application, was advertised through the website starting on July 29, 2024, until the meeting date of August 6, 2024. The Town uses this section of the website to notify the community about upcoming meetings and events.

Please do not hesitate to call if you have any questions or require additional information.

Sincerely,

Andrea Dobbins  
Project Coordinator/Risk Manager



Search

Community

# NOTICE OF PUBLIC INPUT - KAGAN PARK

## TOWN OF JUNO BEACH NOTICE OF PUBLIC INPUT KAGAN PARK

The Town of Juno Beach will conduct a public meeting to discuss capital improvements to Kagan Park. The sole purpose of this meeting will be to discuss a \$150,000 grant application (\$112,500 state contribution/\$37,500 local contribution) for the Florida Recreational Development Assistance Program to help finance improvements at Kagan Park. The meeting will be conducted at the following date, time, and location:

**Day: Tuesday**

**Date: August 6, 2024**

**Time: 10:00am**

**Location: 340 Ocean Drive, Juno Beach (Town Council Chambers)**

### CONTACT INFORMATION

Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
Phone: (561)626-1122

[View Full Contact Details](#)

### UPCOMING EVENTS

[Coffee with a Cop](#)

08/07/2024 - 9:30am

**Council Hour**

08/16/2024 - 4:00pm

**Coffee with a Cop**

09/04/2024 - 9:30am

[View the Calendar](#)

[Home](#) [Sitemap](#) [FAQs](#) [ADA](#) [Staff Login](#)

340 Ocean Drive | Town of Juno Beach, FL 33408 | 561-626-1122



# PLANNING & ZONING BOARD MEETING AGENDA

September 16, 2024 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

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**NOTICE:** If any person decides to appeal any decision of the Planning & Zoning Board at this meeting, he or she will need a record of the proceedings and for that purpose, he or she may need to ensure that a verbatim record of the proceedings is made, such record includes the testimony and evidence upon which the appeal is to be based. The Town does not prepare or provide such record. ***Persons with disabilities requiring accommodations in order to participate in the meeting should contact Caitlin E. Copeland-Rodriguez, Town Clerk, at least 48 hours in advance to request such accommodations.***

The meeting will be broadcast live on The Town of Juno Beach YouTube page and can be viewed any time at: <https://www.youtube.com/@townofjuno-beach477/streams>

**HOW CITIZENS MAY BE HEARD:** Members of the public wishing to comment publicly on any matter, including items on the agenda may do so by: Submitting their comments through the Public Comments Webform at: [https://www.juno-beach.fl.us/towncouncil/webform/public-comments#\\_blank](https://www.juno-beach.fl.us/towncouncil/webform/public-comments#_blank) (all comments must be submitted by Noon on day of Meeting). Please be advised that all email addresses and submitted comments are public record pursuant to Chapter 119, Florida Statutes (Florida Public Records Law). The Town Clerk or designee will read public comments into the record at the appropriate time for no more than three (3) minutes; or make their comment in-person; or participate from a remote location using Zoom – please contact the Town Clerk at [ccopeland@juno-beach.fl.us](mailto:ccopeland@juno-beach.fl.us) by Noon on the day of the meeting to receive the Meeting ID and Access Code. (Please note that all members participating via Zoom must login at least 15 minutes prior to the meeting and will be muted upon entry until Public Comments is called).

***\*Please note that the Zoom meeting will lock for public comments at 4pm and no other entries will be permitted.***

*All matters listed under Consent Agenda, are considered to be routine by the Planning & Zoning Board and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

**CALL TO ORDER**

**PLEDGE ALLEGIANCE TO THE FLAG**

**ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA**

**COMMENTS FROM THE TOWN ATTORNEY AND STAFF**

**COMMENTS FROM THE PUBLIC**

*All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Board). The Board will not discuss these items at this time.*

**PRESENTATIONS**

1. Kagan Park- Florida Recreation Development Assistance Program (FRDAP) Application

**CONSENT AGENDA**

2. Planning & Zoning Board Meeting Minutes - August 5, 2024

**BOARD ACTION/DISCUSSION ITEMS**

3. Ordinance No. 791 (Imposing a Temporary Moratorium on Mixed Use Developments in Commercial Zoning Districts)
4. Discussion on Single Family Residential Parking

**COMMENTS FROM THE BOARD**

**ADJOURNMENT**





# PLANNING & ZONING BOARD MEETING MINUTES

September 16, 2024 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

---

PRESENT: MICHAEL STERN, CHAIR  
JIM EHRET, VICE CHAIR (*Arrived at 4:05PM*)  
JIM FERGUSON, BOARDMEMBER  
LAURE SHEARER, BOARDMEMBER  
CAROL RUDOLPH, BOARDMEMBER  
JONATHAN BUTLER, ALTERNATE BOARDMEMBER

ALSO PRESENT: FRANK DAVILA, DIRECTOR OF PLANNING & ZONING  
ISABELLA HICKEY, SENIOR PLANNER  
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK  
LEONARD RUBIN, TOWN ATTORNEY

ABSENT:

AUDIENCE: 5

**CALL TO ORDER – 4:00PM**

**PLEDGE ALLEGIANCE TO THE FLAG**

**ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None**

**COMMENTS FROM THE TOWN ATTORNEY AND STAFF - None**

**COMMENTS FROM THE PUBLIC**

*All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Board). The Board will not discuss these items at this time.*

*Public Comments Opened at 4:01pm.*

*Public Comments Closed at 4:01pm.*

**PRESENTATIONS**

1. Kagan Park- Florida Recreation Development Assistance Program (FRDAP) Application

*No further action needed on this item.*

## CONSENT AGENDA

2. Planning & Zoning Board Meeting Minutes - August 5, 2024

***MOTION:** Ferguson/ Shearer made a motion to approve the consent agenda.*

***ACTION:** The motion passed unanimously.*

## BOARD ACTION/DISCUSSION ITEMS *(A Public Comment Period was provided for each item below.)*

3. Ordinance No. 791 (Imposing a Temporary Moratorium on Mixed Use Developments in Commercial Zoning Districts) *(See updated chart attached.)*

***MOTION:** Ferguson/Ehret made a motion to recommend approval of Ordinance No. 791 - Imposing a Temporary Moratorium on Mixed Use Developments in Commercial Zoning Districts to the Town Council.*

***ACTION:** The motion passed 4-1 with Boardmember Rudolph opposed.*

4. Discussion on Single Family Residential Parking

*The Board discussed this item but no further action was taken.*

## COMMENTS FROM THE BOARD – *None*

## ADJOURNMENT

Chair Stern adjourned the meeting at 4:55pm.

---

Michael Stern, Chair

---

Caitlin E. Copeland-Rodriguez, Town Clerk



**FRIENDS OF THE ARTS OF JUNO BEACH**  
340 Ocean Drive, Juno Beach, FL 33408 | [junobeacharts@gmail.com](mailto:junobeacharts@gmail.com)

July 31, 2024

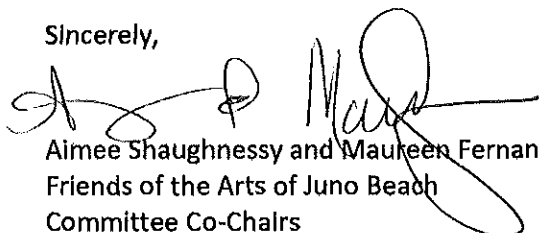
Andrea Dobbins  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408-2021

Dear Ms. Dobbins:

Thank you for presenting the plans of the Juno Beach Town Council to improve Kagan Park. Friends of the Arts of Juno Beach supports the efforts to obtain a grant from the Florida Recreation Development Assistance Program in the amount of \$150,000 (\$112,500 state contribution/ \$37,500 local contribution). We believe the proposed improvements to the outdoor recreational facility will benefit our community considerably.

Should we be able to assist you in any way, please do not hesitate to contact us.

Sincerely,



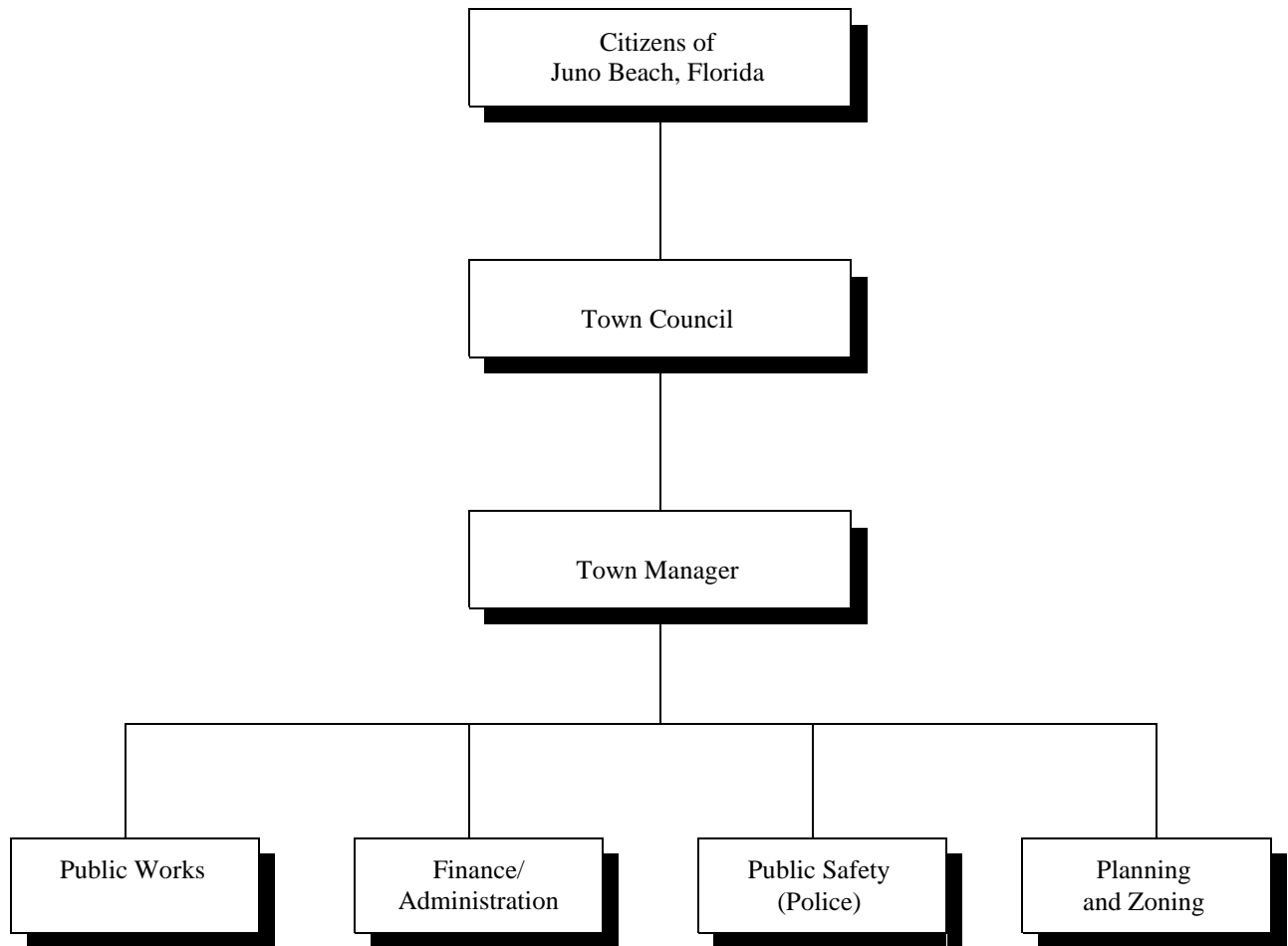
Aimee Shaughnessy and Maureen Fernandez  
Friends of the Arts of Juno Beach  
Committee Co-Chairs

The Town of Juno Beach, through Council action and charter, is committed to maintaining all public facilities located within its jurisdiction. Any facility, including Kagan Park, will be maintained and operated to best meet the needs of the Town's residents and guests. The Town has the full-time ability to provide facility development, programming, and maintenance.

Please see the organizational chart provided.



TOWN OF JUNO BEACH, FLORIDA  
ORGANIZATIONAL CHART





East Coast  
Greenway -  
Palm Beach  
Corridor

Celestial Way

Celestial

Ocean Dr

Parking

Picnic Facility

Benches

Bench

Bocce Ball Court

Fitness Area with  
Exercise Stations

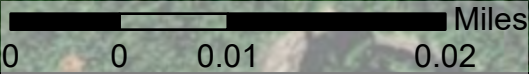
Basketball Court

Bench

Basketball Court  
(REN)

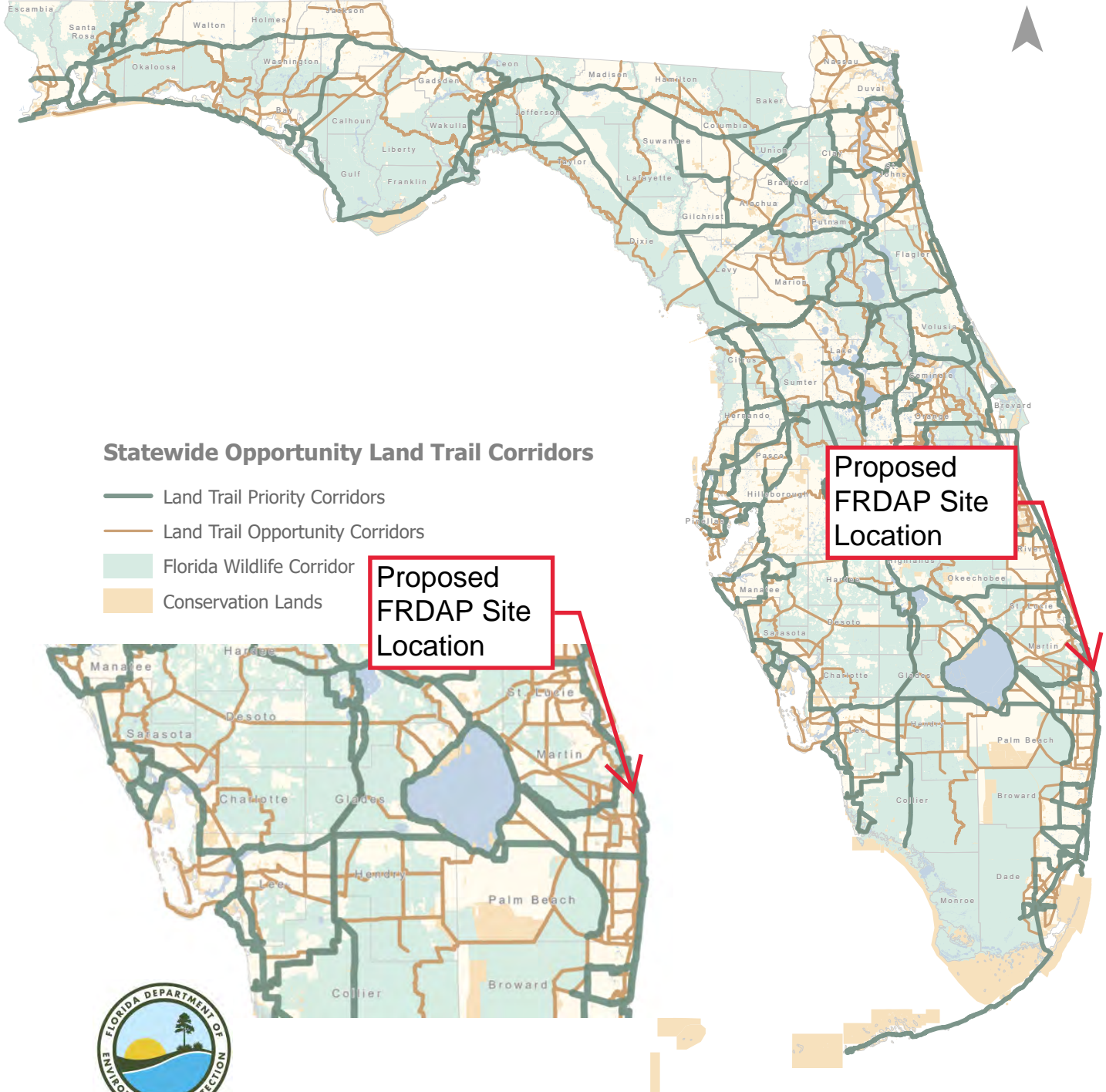
Proposed  
Playground  
Equipment  
Replacement  
and New  
Landscaping

Playground  
Swings



Date: 8/1/2024  
Time: 8:52 AM  
Scale: 1:564





**Statewide Opportunity Land Trail Corridors**

- Land Trail Priority Corridors
- Land Trail Opportunity Corridors
- Florida Wildlife Corridor
- Conservation Lands

Proposed  
FRDAP Site  
Location

Proposed  
FRDAP Site  
Location

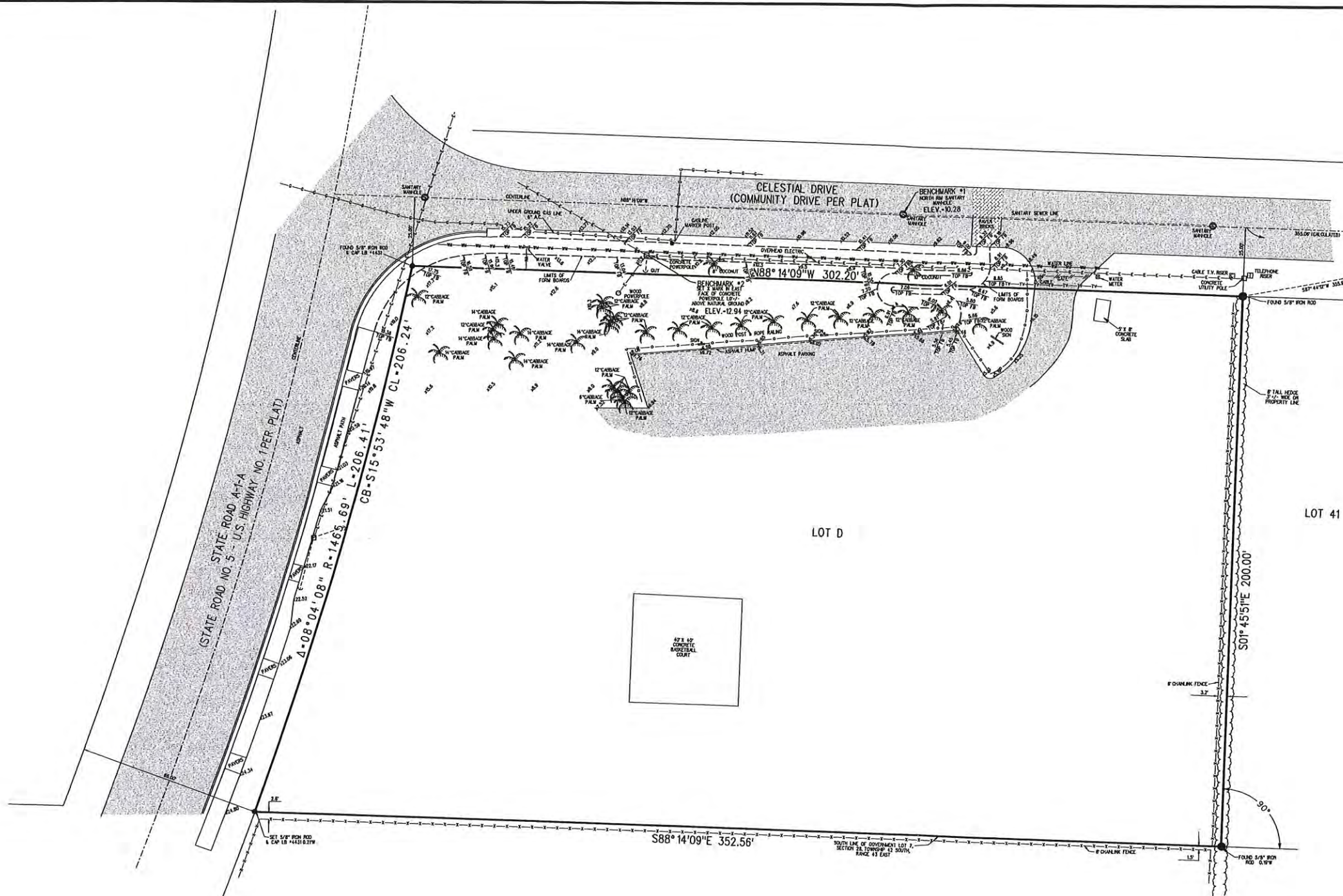
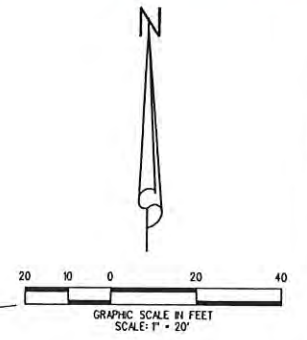


# Kagan Park

# Exhibit G



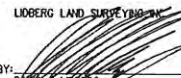




**PROPERTY DESCRIPTION**  
 LOT D OF THE PLAT OF JUNO BEACH, RECORDED IN PLAT BOOK 22,  
 PAGE 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**SURVEY REPORT**

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 616.02(1)(B), FLORIDA ADMINISTRATIVE CODE.
  2. SURVEY BASED ON THE PLAT OF JUNO BEACH.
  3. LEGAL DESCRIPTION PREPARED BY LIDBERG LAND SURVEYING, INC.
  4. BEARING BASIS: S88°14'09"E ALONG THE SOUTH LINE OF SECTION 28/41/43.
  5. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONES CB, AND AS, PER FLOOD INSURANCE RATE MAP NO. 12020B 0001 C DATED SEPTEMBER 30, 1982.
  6. TOTAL AREA - 1.49 ACRES, MORE OR LESS.
  7. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY LIDBERG LAND SURVEYING, INC.
  8. THIS SURVEY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 616.03, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
  9. ELEVATIONS SHOWN ARE BASED ON N.G.V.D. OF 1929. BENCHMARK - ELEV. -7.67' FOUND 5/8" IRON ROD & CAP LB #4431 (TRAV. PT.) NORTH SIDE OF CELESTIAL DRIVE.
  10. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
- PREPARED FOR:  
TOWN OF JUNO BEACH
- © COPYRIGHT 2005 BY LIDBERG LAND SURVEYING, INC.  
THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.  
THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.  
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

  
 LIDBERG LAND SURVEYING, INC.  
 BY: **DAVID C. LIDBERG**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 3613

DATE OF SURVEY: NOVEMBER 11, 2005

**ABBREVIATIONS:**  
 C.D. - CALCULATED  
 C.B.S. - CONCRETE BLOCK STRUCTURE  
 C.M.A. - CONCRETE MANHOLE  
 C.M. - CONCRETE MANHOLE  
 C.O.C. - CONCRETE  
 F.B. - IRON ROD  
 F.P.L. - FLORIDA POWER & LIGHT  
 F.S. - FOUND  
 G.P.S. - GLOBAL POSITIONING SYSTEM  
 H.V. - HYDROGRAPHY  
 I.S. - IRON ROD  
 L.S. - LICENSED SURVEY  
 L.P. - LICENSED SURVEY  
 M. - METER  
 M.S.M. - MEDIUM HIGH WATER  
 N.P. - NEAREST  
 O.B. - OFFICIAL RECORD BOOK  
 P.L. - PLAT BOOK  
 P.R. - PROPERTY REFERENCE MONUMENT  
 R.O.W. - RIGHT-OF-WAY  
 R.P. - RECONSTRUCTED CONCRETE PIPE  
 R.P.B. - ROAD PLAT BOOK  
 S. - SURVEY  
 S.P. - STOP LIGHT POLE  
 S.W. - SANITARY MANHOLE  
 S.W.H. - SANITARY HOLE TELEPHONE MANHOLE  
 S.W.M. - STORM MANHOLE  
 T.E. - TRAFFIC LIGHT POLE  
 T.E. - TELEVISION  
 U.E. - UTILITY EASEMENT  
 U.P. - UTILITY POLE  
 W.U.P. - WOOD UTILITY POLE  
 W.V. - WOOD VALVE

DATE	REVISIONS	BY
01/27/05	ADDED ADDITIONAL TOPG. TIED IN FORM BOARD 1/30/05-349-584 1/30/05 1/30/05 1/30/05	E.C.
02/24/06	LOCATE FLAGGED UTILITIES 86-589-104 F.B. 504/78 J.P.	L.J.C.
03/05/06	TOPOGURVEY 86-589-104 F.B. 511/53 K.F.	L.J.C.
03/05/06	UPDATE SURVEY 86-589-104 F.B. 475/52 B.S.	L.J.C.


**LIDBERG LAND SURVEYING, INC.**  
 675 West Indiantown Road, Suite 200,  
 Jupiter, Florida 33458 TEL: 561-746-8454

**BOUNDARY SURVEY**  
**LOT D, JUNO BEACH**  
 PREPARED FOR:  
**TOWN OF JUNO BEACH**

C/D: K:\AUST \ 284143 \ 22-49 \ 96-569-104 \ 96-569-104.DGN	
REF.	
F.L.	P.C.
A.M.	PC.
OFF. E.A.O./L.J.C.	DATE 08/06/1996
CDK. D.C.L.	SHEET 1 OF 1 DWG. D96-569

# Kagan Park

# Exhibit L

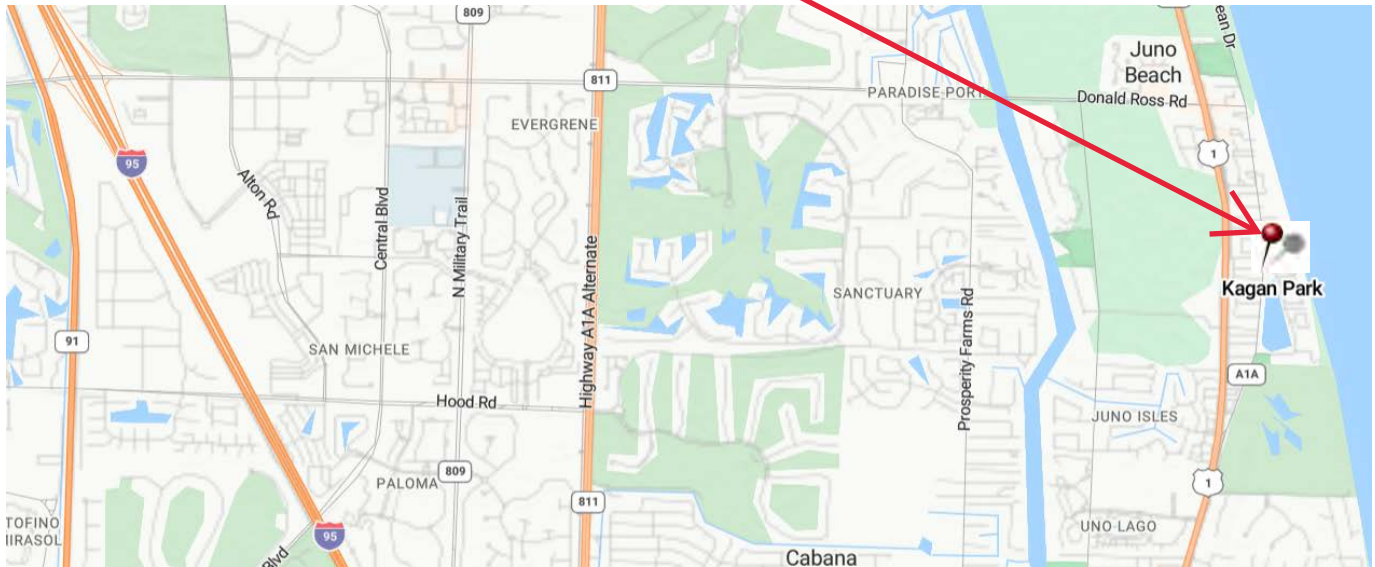


# Kagan Park

# Exhibit L



FRDAP  
PROJECT SITE  
LOCATION



## DRIVING DIRECTION

### TALLAHASSEE TO KAGAN PARK, TOWN OF JUNO BEACH

- 1) GET ON I-10 E FROM US-90 E/MAHAN DR
- 2) USE THE RIGHT LANE TO MERGE ONTO I-10 E VIA THE RAMP TO LAKE CITY
- 3) FOLLOW I-10 E AND I-95 S TO DONALD ROSS RD IN PALM BEACH COUNTY. TAKE EXIT 83 FROM I-95 S
- 4) MERGE ONTO I-10 E
- 5) KEEP LEFT TO STAY ON I-10 E
- 6) AT THE INTERCHANGE INTERSTATE 95, USE THE 2ND FROM THE LEFT LANE TO FOLLOW SIGNS FOR JAX BEACHES/DAYTONA BCH
- 7) CONTINUE ONTO I-95 S
- 8) USE THE RIGHT 2 LANES TO TAKE EXIT 83 TO MERGE ONTO DONALD ROSS Rd
- 9) CONTINUE ON DONALD ROSS RD. DRIVE TO CELESTIAL WAY IN JUNO BEACH
- 10) USE THE LEFT 2 LANES TO MERGE ONTO DONALD ROSS RD
- 11) TURN RIGHT ONTO US-1 S
- 12) TURN LEFT ONTO OLYMPUS DR
- 13) TURN RIGHT ONTO OCEAN DR
- 14) TURN LEFT ONTO CELESTIAL WAY
- 15) DESTINATION WILL BE ON THE RIGHT

**KAGAN PARK - 10 CELESTIAL WAY, JUNO BEACH, FL 33408**

ATTORNEYS CERTIFICATION OF TITLE

OFFICE OF THE TOWN ATTORNEY  
Boose Casey Ciklin Lubitz Martens  
McBane & O'Connell  
515 N. Flagler Drive, Suite 1700  
West Palm Beach, FL 33401

TO WHOM IT MAY CONCERN:

I, Gregory S. Kino, am the Attorney for the Town of Juno Beach, Florida. I hereby state that I have examined a copy of a Warranty Deed from Bessemer Properties, Incorporated, a Delaware corporation, to the Town of Juno Beach dated December 18, 1953, conveying fee simple interest in the following described property:

Lots 7 and 9 of JUNO BEACH SHOPPING CENTER, according to the Plat thereof on file and of record in Plat Book 24, Page 83, Palm Beach County, Florida, Public Records;

and

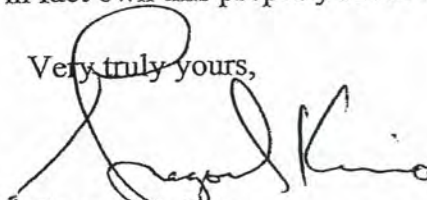
Lot D of JUNO BEACH, according to the Plat thereof on file and of record in Plat Book 22 at Page 49, Palm Beach County, Florida, Public Records.

I have also examined a document showing that this property is listed on the tax rolls as belonging to the Town of Juno Beach. Finally, I have also examined such documents and records as necessary for this certification.

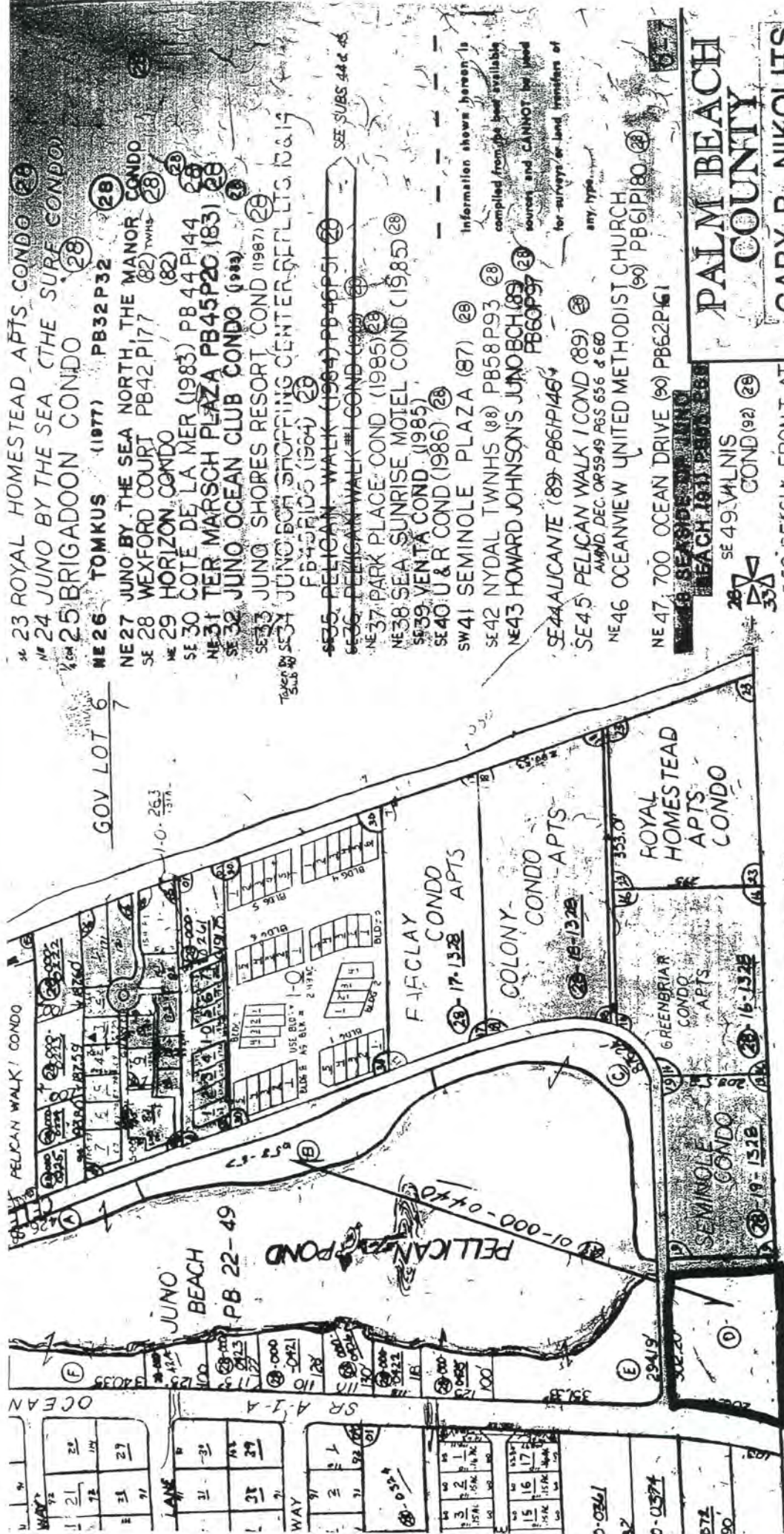
This property is what is now called "Kagan Park and Mercury Road Beach Access Improvement".

I certify that the Town of Juno Beach does in fact own this property in fee simple.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gregory S. Kino". The signature is fluid and cursive, with a large initial "G" and "K".

Gregory S. Kino  
Attorney, Town of Juno Beach



- 23 ROYAL HOMESTEAD APTS CONDO (28)
- 24 JUNO BY THE SEA (THE SURE CONDO)
- 25 BRIGADOON CONDO (28)
- 26 TOMKUS (1977) PB32P32 (28)
- 27 JUNO BY THE SEA NORTH, THE MANOR CONDO (28)
- 28 WEXFORD COURT PB42P177 (82) TWNS (28)
- 29 HORIZON CONDO (82)
- 30 COTE DE LA MER (1983) PB44P144 (28)
- 31 TER MARSCH PLAZA PB45P20 (83) (28)
- 32 JUNO OCEAN CLUB CONDO (1988) (28)
- 33 JUNO SHORES RESORT COND (1987) (28)
- 34 JUNO B&B SHOPPING CENTER RESULTS B&B (28)
- 35 JUNO B&B SHOPPING CENTER RESULTS B&B (28)
- 36 PELICAN WALK (1964) PB46P51 (28)
- 37 PELICAN WALK CONDO (1985) (28)
- 38 PARK PLACE COND (1985) (28)
- 39 SEA SUNRISE MOTEL COND (1985) (28)
- 40 VENTA COND (1985) (28)
- 41 U & R COND (1986) (28)
- 42 SEMINOLE PLAZA (87) (28)
- 43 NYDAL TWNS (88) PB58P93 (28)
- 44 HOWARD JOHNSON'S JUNO B&B (89) PB60P97 (28)
- 45 ALUCANTE (89) PB6HP146 (28)
- 46 PELICAN WALK I COND (89) (28)
- 47 OCEANVIEW UNITED METHODIST CHURCH (90) PB61P180 (28)
- 48 OCEAN DRIVE (90) PB62P161 (28)
- 49 SEASIDE PLAZA (91) PB63P188 (28)
- 50 SE 49 WLNIS COND (92) (28)
- 51 SURF SIDE HILLS (93) PB70P60 (28)
- 52 OCEANFRONT AT JUNO BEACH COND (95) (28)
- 53 WATERFRONT ON THE OCEAN AT JUNO BEACH COND (95) (28)

Information shown herein is compiled from the best available sources and CANNOT be used for surveys or land transfers of any type.

**PALM BEACH COUNTY**

**GARY R. NIKOLITS**  
PROPERTY APPRAISER

RGE	TWP	SEC	AERIAL
43	41	28	NO 1
SCALE			1" = 200'
DRAWN BY			1/1
UPDATED			1/1

**PROJECT SITE**  
NE 51 SURF SIDE HILLS (93) PB70P60 (28)  
NE 52 OCEANFRONT AT JUNO BEACH COND (95) (28)  
NE 53 WATERFRONT ON THE OCEAN AT JUNO BEACH COND (95) (28)

PL 94800043

PLAT OF  
**JUNO BEACH**  
 IN GOVT. LOTS 5, 6 & 7, SEC. 28, TWP. 41 S., RGE. 43 E.  
 PALM BEACH COUNTY, FLORIDA

49

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 The Plat is filed as required by Sec. 22, Ch. 34, Laws of 1931, and the same is returned to the Clerk of the Board of County Commissioners on this 21st day of December, 1948.  
 J. ALAN ARNETT, Clerk of Board of County Commissioners, D. C.



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 KNOW ALL MEN BY THESE PRESENTS, that BESSEMER PROPERTIES, INCORPORATED, a Corporation organized under the laws of the State of Delaware, and duly authorized to transact business in the State of Florida, the owner in fee simple of the tract of land lying and being in Section 28, Township 41 South, Range 43 East, Palm Beach County, Florida, shown on the attached plat as JUNO BEACH and more particularly described as follows, to wit:

All of Government Lots 5, 6 and 7, Section 28, Township 41 South, Range 43 East, Palm Beach County, Florida, except that part of Government Lot 5 lying west of State Road No. 5 (U. S. Highway No. 1) and north of a line 100.00 feet south of, measured at right angles to, the north line of said Government Lot 5, and except that part of said Government Lot 5 lying east of said State Road No. 5 (U. S. Highway No. 1) and north of a line 100.00 feet south of, measured at right angles to, the north line of said Government Lot 5.

has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate to the perpetual use of the public, as public highways, the Drive and Highway as shown hereon, reserving, however, unto itself, its successors, assigns, or legal representatives, the reversion or reversions thereof, whenever the same shall be abandoned by the public or discontinued by law.

The Owner, BESSEMER PROPERTIES, INCORPORATED, does also hereby dedicate to the perpetual use of the owners of property in the Subdivision of JUNO BEACH, the Community Beach, as shown hereon, for the purpose of recreation only.

IN WITNESS WHEREOF, it has caused these presents to be signed by its President and attested by its Assistant-Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 18th day of December, A. D. 1948.

BESSEMER PROPERTIES, INCORPORATED

Attest:  
 By *R. C. Alley* Assistant-Secretary  
 By *Henry C. Phipps* President

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, HENRY C. PHIPPS and R. C. ALLEY, President and Assistant-Secretary, respectively, of BESSEMER PROPERTIES, INCORPORATED, a Corporation, to me well known and known to me to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me that they executed the same as such officers of said Corporation, by and with the authority of the Board of Directors of said Corporation, and that they affixed and used the seal and seal of said Corporation.

WITNESS my hand and official seal at Palm Beach, County of Palm Beach, and State of Florida, this 18th day of December, A. D. 1948.

*Geo. H. M. Duggell*  
 Notary Public

My Commission expires 12-14-51

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 I HEREBY CERTIFY that the plat shown hereon, as JUNO BEACH is a true and correct representation of a survey, made under my direction, of the herein described property, and that said survey is accurate in the best of knowledge and belief, and that permanent reference monuments (P. R. M.) have been placed as required by law.

*H. P. Fitzgibbon*  
 Registered Land Surveyor  
 Florida Certificate No 152

Subscribed and sworn to before me this 21st day of December, A. D. 1948

*Myrtle Yeoman*  
 Notary Public

My Commission expires March 26, 1951

Approved Dec. 21 A. D. 1948  
 Board of County Commissioners  
 By *J. M. Boyd*  
 County Engineer

GEORGE S. BROCKWAY  
 REGISTERED ENGINEER & SURVEYOR  
 WEST PALM BEACH, FLORIDA

**JUNO BEACH**  
 PALM BEACH COUNTY, FLORIDA

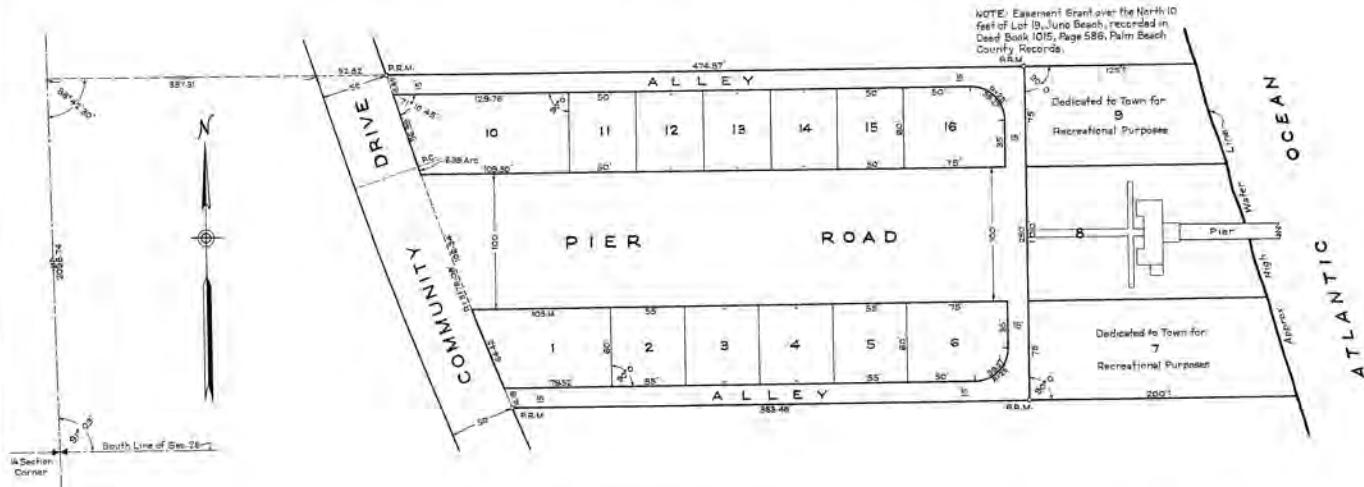
FIELD NO. 2	SCALE: 1"=200'	DWG. NO.
OFFICE NO. 1		BF-1553
DATE PLATED: 12-21-48	DATE DEEMED: 1948	

12,175,0000

PLAT OF  
**JUNO BEACH SHOPPING CENTER**  
 JUNO BEACH, FLORIDA  
 IN SECTION 28, TWP. 41 S., RGE. 43 E.  
 PALM BEACH COUNTY, FLA.  
 Being a Replat of Lot 19, Juno Beach, Plat Book 22, Page 48

83

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This Plat was laid for record at 11:11 A.M.  
 on the 23rd day of November, 1958  
 and this replat to Plat Book No.  
 83 on page 93.  
 I, ALEX ARDITTE, Clerk, Palm Beach  
 County, Florida, do hereby certify.



NOTE: Easement Grant over the North 10 feet of Lot 19, Juno Beach, recorded in Deed Book 1015, Page 586, Palm Beach County, Records, 6/14/54

Approved: Nov. 23, A. D. 1958  
 Board of County Commissioners

By: John P. Patel  
 Chairman  
 By: Stephen L. ...  
 County Engineer

Approved: October 12, A. D. 1953  
 Town of Juno Beach

By: ...  
 Mayor



STATE OF FLORIDA  
 COUNTY OF PALM BEACH ss  
 KNOW ALL MEN BY THESE PRESENTS, that BESSEMER PROPERTIES, INCORPORATED, a Delaware Corporation, duly authorized to transact business in the State of Florida, the owner of the tract of land lying and being in Palm Beach County, Florida, shown hereon, and more particularly described as follows, to-wit:  
 Lot 19, JUNO BEACH, according to the plat thereof on file in the office of the Clerk of Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 22, Page 48.  
 has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate to the perpetual use of the public, as public highways, the Street and Alleys shown hereon.  
 IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President and attested by its Assistant-Secretary and its corporate seal to be affixed hereto, by and with the authority of its Board of Directors, this 2nd day of October, A. D. 1958.

Attach:  
 BESSEMER PROPERTIES, INCORPORATED  
 By: ... Assistant-Secretary  
 By: ... President



STATE OF FLORIDA  
 COUNTY OF PALM BEACH ss  
 I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, MICHAEL G. PHIPPS and J. F. RILEY, Jr., President and Assistant-Secretary, respectively, of BESSEMER PROPERTIES, INCORPORATED, a Delaware Corporation, to me well known and known to me to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me that they executed the same as such officers of said Corporation, by and with the authority of the Board of Directors of said Corporation, and that their act and deed was the act and deed of said Corporation.  
 WITNESS my hand and official seal of Palm Beach County, Florida, this 2nd day of October, A. D. 1958.

My Commission expires: December 19, 1963  
... Notary Public



STATE OF FLORIDA  
 COUNTY OF PALM BEACH ss  
 I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey, made under my direction by the herein described proponent, and that said survey is accurate to the best of knowledge and belief, and that permanent reference monuments (R.M.) have been placed as required by law.

Subscribed and sworn to before me this 13th day of October, A. D. 1953.  
...  
 Registered Land Surveyor  
 Florida Certificate No. 52

My Commission expires: March 24, 1955  
... Notary Public



NOTE:  
 Building Set Back Lines to be as required by Town of Juno Beach, Fla.

GEORGE S. BROCKWAY  
 REGISTERED ENGINEER & SURVEYOR  
 WEST PALM BEACH, FLORIDA

**JUNO BEACH SHOPPING CENTER**

FIELD	SCALE: 1" = 40'	Draw No. BF-1553 A
DATE: SEPT. 1953		



**Property Detail**

Parcel Control Number:	28-43-41-28-01-000-0440	Location Address:	10 CELESTIAL WAY		
Owners:	JUNO BEACH TOWN OF	Municipality:	JUNO BEACH		
Mailing Address:	340 OCEAN DR, , NORTH PALM BEACH FL 33408 2021				
Last Sale:	Not available	Book/Page#:	/	Price:	
Property Use Code:	8900 - MUNICIPAL	Zoning:	REC-PUB - PUBLIC RECREATION		
Legal Description:	JUNO BEACH LTS A, B, C, D, E, F, S 30FT OF LT 32 & LAKE	Total SF:	0	Acres	18.64



**2023 Values**

Improvement Value  
 Land Value  
 Total Market Value  
 Assessed Value  
 Exemption Amount  
 Taxable Value

\$78,173  
 \$713,912  
 \$792,085  
 \$612,071  
 \$612,071  
 \$0

**2023 Taxes**

Ad Valorem  
 Non Ad Valorem  
 Total Tax

\$0  
 \$0  
 \$0

**2023 Qualified Exemptions**

**Applicants**

All values are as of January 1st each year.

The Town of Juno Beach, a small coastal community with a population of 3,858, is located in northern Palm Beach County. It boasts fine oceanfront estates, condominiums, and businesses, making it an ideal location for both vacation and permanent residence. Juno Beach is conveniently located near many attractions, including the Maltz Jupiter Theatre, nationally-renowned golf courses, tennis courts, county parks, shopping centers, and art galleries. Residents and visitors can enjoy a variety of activities, such as sunbathing, swimming, fishing, walking, jogging, and bicycling on the oceanfront bike path. The Loggerhead Marinelife Center, a turtle rescue and educational facility, is also located in Juno Beach's Loggerhead Park.

The Town prides itself on its recreational facilities and continuously works to maintain them in top condition. This Florida Recreation Development Assistance Program (FRDAP) project aims to improve Kagan Park. Located at 10 Celestial Way, at the south end of Juno Beach, Kagan Park features a half basketball court, a picnic facility, a fitness area with exercise stations, a bocce ball court, swings, and parking. The nearly 1.5-acre park is situated across the street from Pelican Park. Previous FRDAP funding allowed the Town to enhance the fitness area with modern exercise stations.

The current focus is on the aging playground structure, which is in need of replacement. The Town plans to install state-of-the-art playground equipment that is colorful, inviting, and safe for children of all ages and abilities. To support this project, the Town of Juno Beach is requesting \$112,500 in FRDAP funding and will provide a local match of \$37,500, making the total project cost \$150,000. Additionally, improvements to the existing basketball court will be made, and new landscaping will be added to enhance the park's beauty and clearly define the playground areas.

