

PLANNING AND ZONING BOARD MINUTES

July 6, 2026 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: JIM EHRET, CHAIR *(Via Zoom)*
CAROL RUDOLPH, VICE CHAIR
STEVE BAUCH, BOARDMEMBER
NANCY GRABOSKI, BOARDMEMBER
ROBERT REIMERS, BOARDMEMBER *(Via Zoom)*
WILLIAM HUVAL, ALTERNATE BOARDMEMBER

ALSO PRESENT: FRANK M. DAVILA, DIRECTOR OF PLANNING & ZONING
TG LAW PLLC, TOWN ATTORNEY
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK
STEPHEN MAYER, PRINCIPAL PLANNER

AUDIENCE: 6

CALL TO ORDER – 4:00PM

PLEDGE ALLEGIANCE TO THE FLAG

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

COMMENTS FROM THE TOWN ATTORNEY AND STAFF

Town Attorney Good provided an update on the status of the proposed code amendments related to HB 399, as previously directed by the Town Council.

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.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes - June 1, 2026

MOTION: *Reimers/Graboski 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.)*

2. Architectural Pattern Book Public Outreach *(Revised presentation attached)*

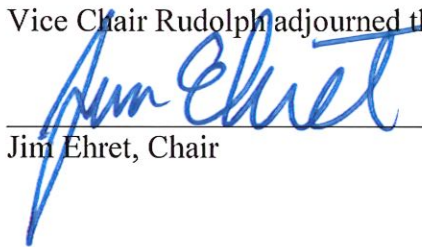
The Board provided individual comments regarding the Architectural Pattern Book. No motion was made, and no formal action was taken.

(See attached handout provided by Boardmember Graboski)

COMMENTS FROM THE BOARD - None

ADJOURNMENT

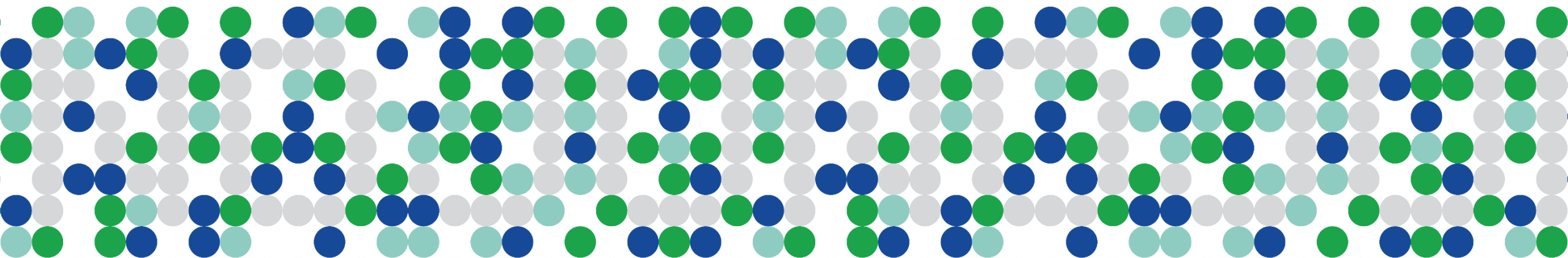
Vice Chair Rudolph adjourned the meeting at 5:30pm.



Jim Ehret, Chair



Caitlin E. Copeland-Rodriguez, Town Clerk



Juno Beach

Architectural DESIGN GUIDELINES



Introduction

Purpose & Intent

- Establish architectural character standards; protect and promote Juno Beach vernacular architecture; guide new development.

Applicability

- Required for all residential, commercial, institutional, and municipal construction. Historic districts follow additional code requirements.



Juno Beach Context

Historic Districts:

- Zephyr Way
- Saturn Lane
- Beachbound

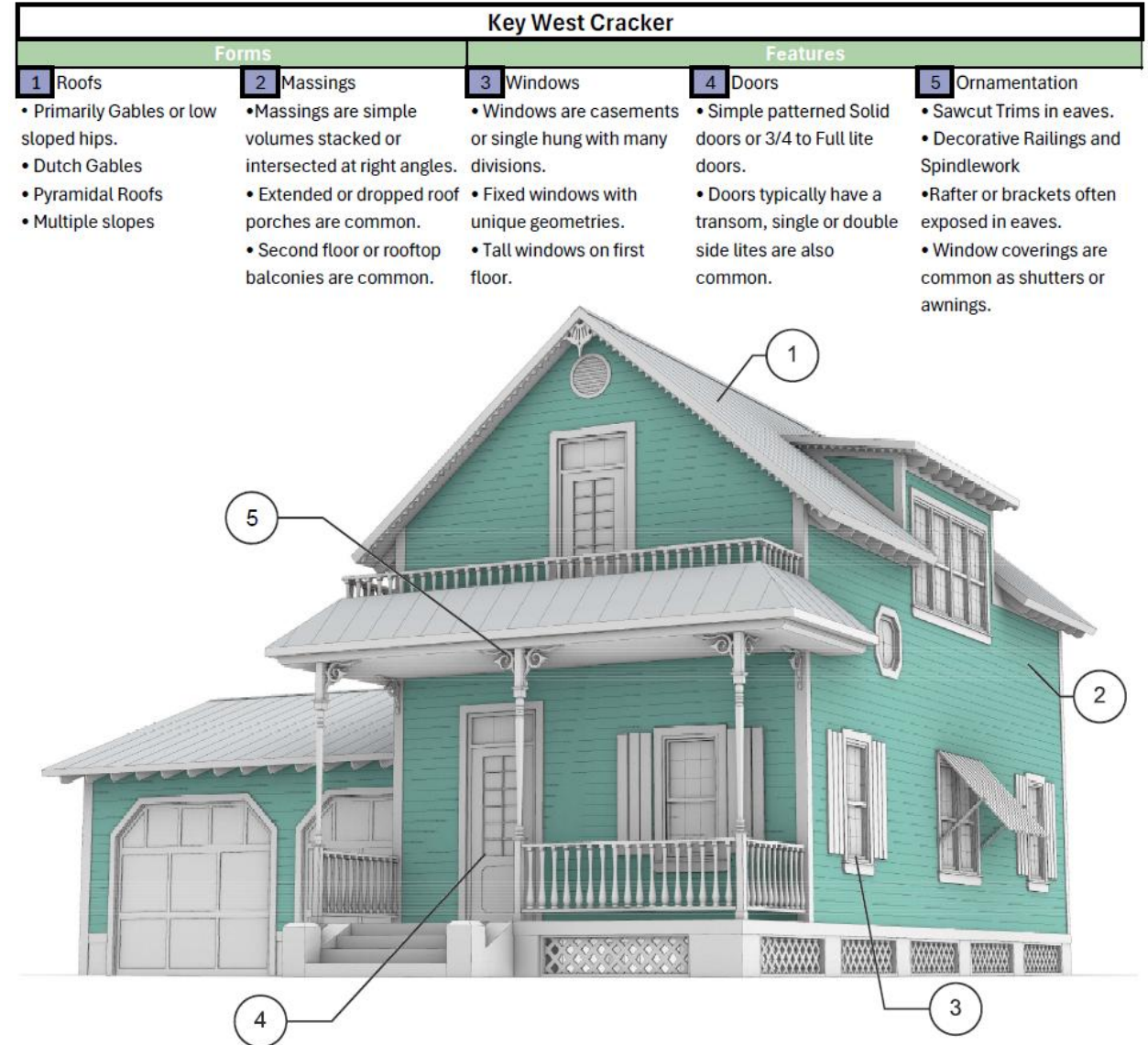


Architectural Styles

- Key West Cracker (Late Victorian)
- Mediterranean Revival (Spanish Revival)
- Early to Mid-Century Modern (Modern)
- Limited hybrid combinations

Key West Cracker – Late Victorian

- Climate-responsive vernacular architecture with gabled roofs, porches, shutters, decorative wood details, and raised forms.
- Simple massing, casement/single-hung windows, transoms, spindle-work, brackets, exposed rafters, pastel colors.

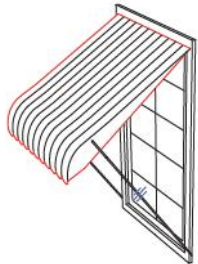


Key West Cracker – Late Victorian

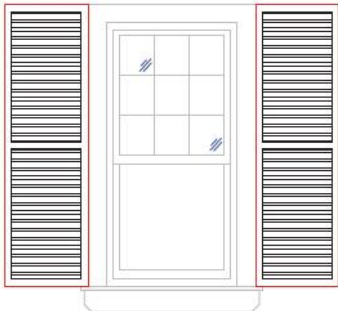
LOUVERED WINDOW SHADE



CLAM SHELL AWNING



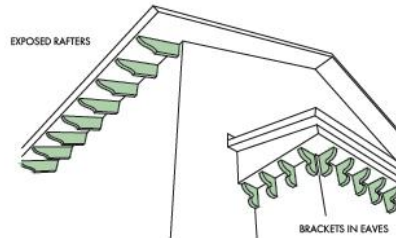
SHUTTERS



SPINDLEWORK



EXPOSED RAFTERS



BRACKETS IN EAVES



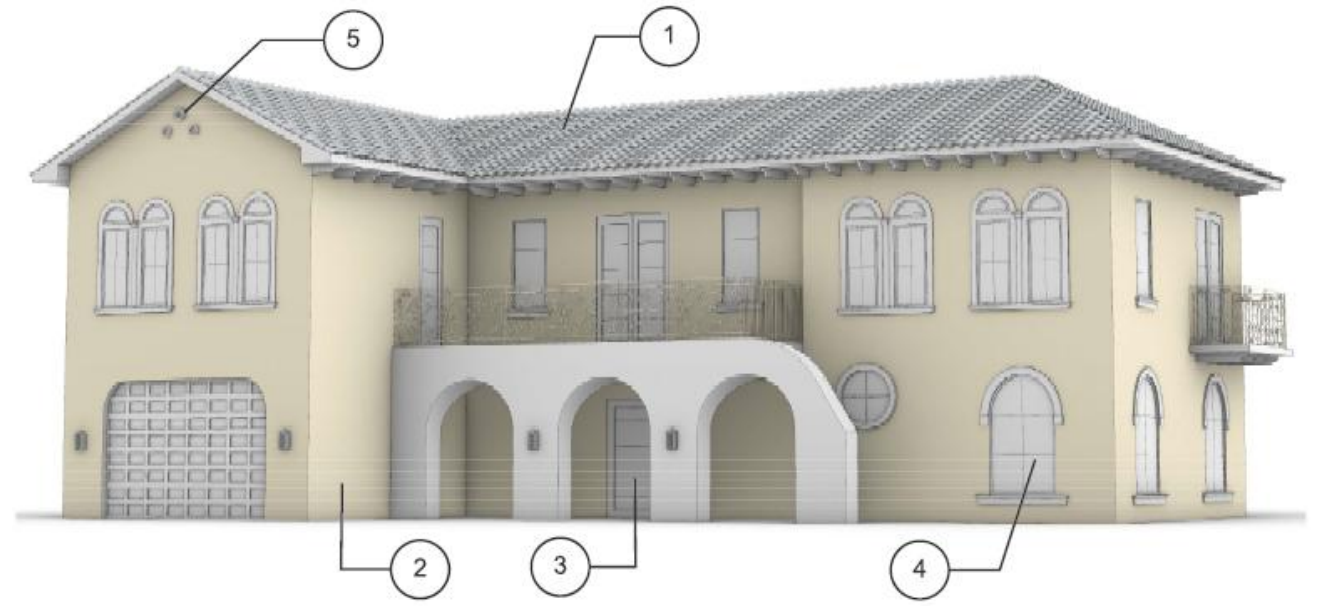
DECORATIVE SAWCUT TRIMS



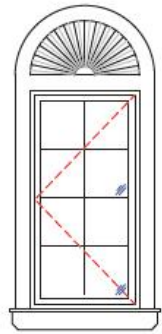
Mediterranean Revival – Spanish Revival

- Inspired by Florida resort architecture; permanence, courtyards, stucco walls, tile roofs, arches, towers, and wrought iron.
- Balanced asymmetry, arched openings, decorative trims, chimneys, textured stucco, and classical influences.

Mediterranean Revival				
Forms		Features		
1 Roofs	2 Massings	3 Windows	4 Doors	5 Ornamentation
• Primarily and gables. • Cascading hips • Pyramidal Roofs • Octagonal Roofs on towers or over small extrusions of the massings.	• Volumes are balanced visually with a single dominant, typically a tower or entrance. • Full height front entry porches are common. • Elevated balconies and porches accessed from the second floor. • Variety of roof heights with mix of gables and hips and/or anchored by a tower or chimneys.	• Windows are casements, fixed, or single hung with many divisions. • Fixed windows with geometries. • Largest windows are on the lower levels and ground the massing.	• Simple patterned Solid doors or 3/4 to Full lite doors. • Arched doors are common. • Doors are often adorned with decorative iron work.	• Decorative precast or stone window trims. • Facades often feature the classical orders. • Chimneys anchor massings



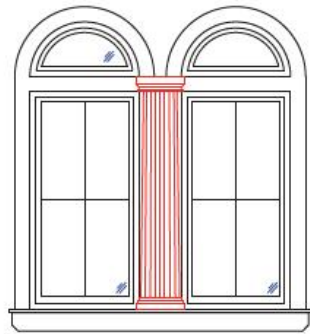
Mediterranean Revival – Spanish Revival



MULTI-LITE CASEMENT WINDOW



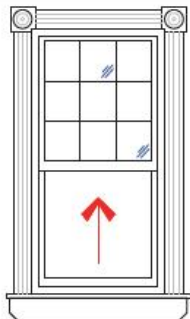
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DOUBLE-ARCHED WINDOW WITH CLASSICAL ORDER



21

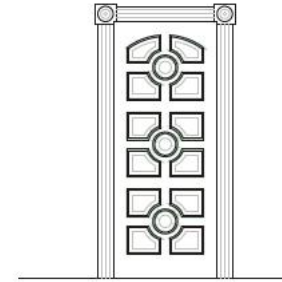


SINGLE HUNG WINDOW



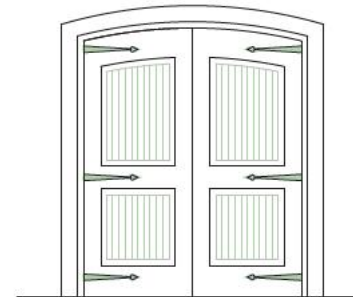
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ORNATE PATTERNED DOOR
WITH DECORATIVE TRIM



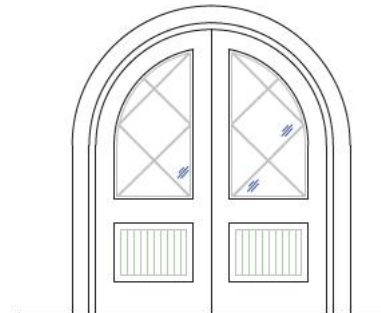
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ARCHED DOORS
WITH IRON ORNAMENT & HARDWARE



24

DOUBLE-SASH DOORS

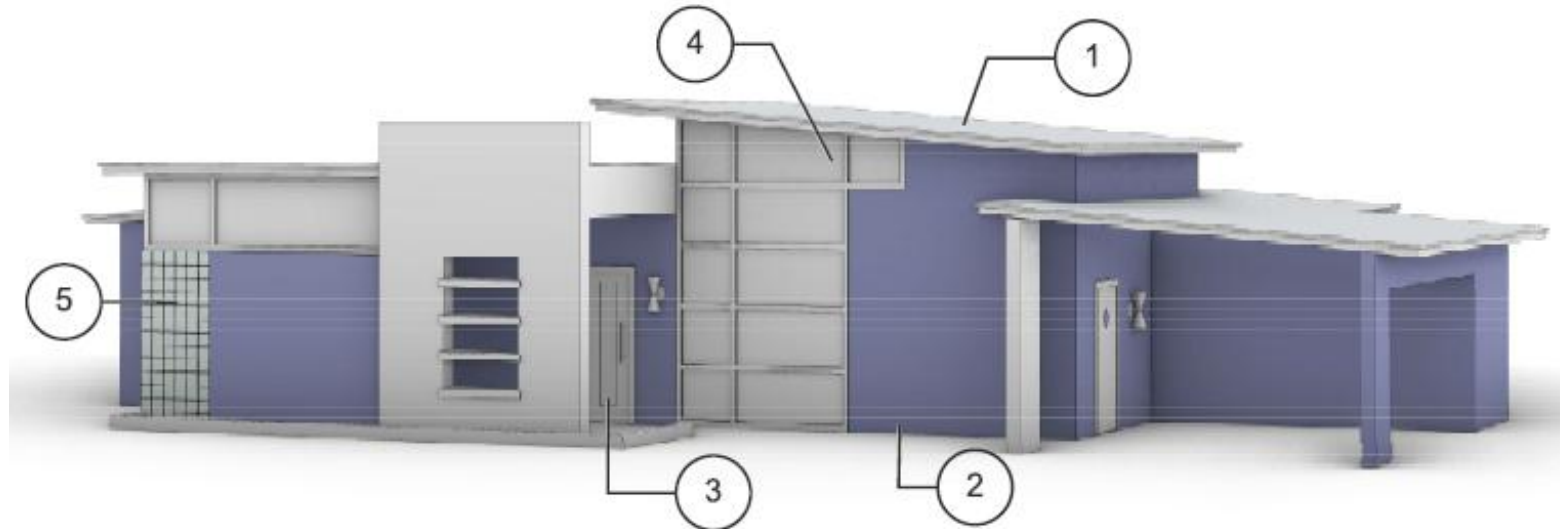


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Mid-Century Modern

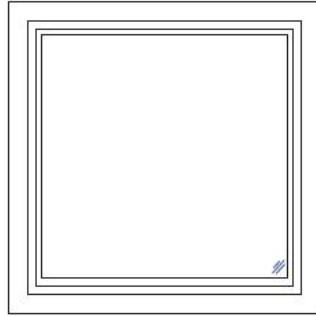
- Postwar modernism emphasizing horizontality, geometric forms, indoor-outdoor living, and minimal ornament.
- Large fixed windows, corner glazing, flat or low-slope roofs, pivot doors, geometric lighting, and simple materials.

Mid-Century Modern				
Forms		Features		
1 Roofs	2 Massings	3 Windows	4 Doors	5 Ornamentation
• Low Slope Shed Roofs • Low Sloped Gables • Flat Roofs	• Massing consists of simple geometric volumes carved and/or grouped to form indoor-outdoor rooms. • Individual volumes have varying heights.	• Windows large fixed windows with few divisions. • Fixed windows with unique geometries. • Corner Windows and windows that follow slope of the roof are common. • Scale of fenestrations are well proportioned to	• Oversized solid doors with large hardware. • Doors with simple patterns of rectangular lites. • Doors often have large sidelites and transoms.	• Decorative precast or stone window trims. • Facades often feature the classical orders. • Geometric light fixtures.

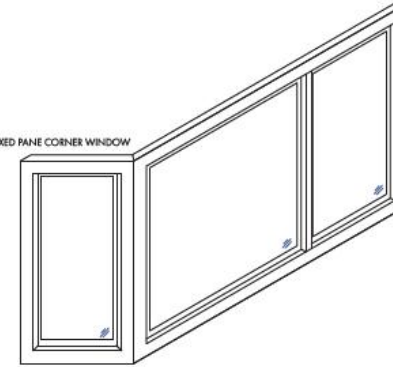


Mid-Century Modern

LARGE FIXED PANE WINDOW



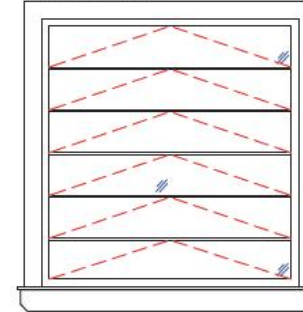
FIXED PANE CORNER WINDOW



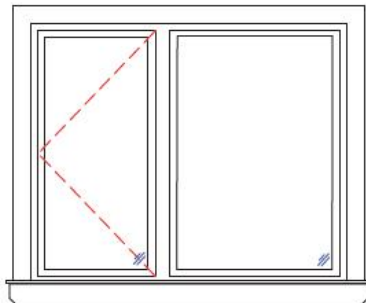
WINDOWS THAT SLOPE WITH ROOF



AWNING WINDOWS



SINGLE CASEMENT PANE



A Hybrid Architecture

- Limit mixing to two styles; covered entries, screened equipment, coordinated signage, and style-consistent materials.



Design Review Checklists

- There are checklists for each architectural style.
- They are designed to assist staff and the Board with identifying compliance with required architectural style(s).
- The checklist(s) components are divided into Form, Features and Materials, colors and quality standards.
- The checklist(s) includes an open-ended description how the proposed architecture complies with the required component.



Design Review Checklist Example

KEY WEST CRACKER

		<i>The proposed development includes the following:</i>	<i>How was this achieved?</i>
FORM	1	Building form is representative of Key West Cracker Architecture.	
	2	Façades have clear visual heirarchy.	
	3	Façades create depth with protrusions or step-backs in the massing.	
	4	Varied roof heights with varied pitches and /or dormers.	
	5	Volumes are elevated on pedestals or raised foundations.	
	6	Scale of fenestrations are well proportioned to elevations.	
FEATURES	7	Window types and division are representative of the style.	
	8	Window coverings adorn elevations.	
	9	Decorative wood trims adorn porch railings and columns, balconies, and eaves.	
	10	Doors are decoratively patterned or have large lites.	
	11	Simple, light color (often white) wood trims at windows and doors.	

MATERIALS	12	Cladding is appropriated for Key West Cracker Architecture.	
	13	Roofing materials are appropriate for Key West Cracker Architecture.	
	14	Materials and Trims establish hierarchy of textures with moments of visual relief.	
	15	Materials are durable and of high quality.	
	16	Pastel primary exterior wall colors contrasted with whites and/or vibrant similar accent colors.	
	17	Material colors are harmonious and the color scheme is consistently applied.	



Review of Booklet / Goal

- Review of Draft Architectural Design Guidelines.
- Promote high-quality development while preserving Juno Beach's architectural identity.



Comment Review: Site Standards

- Lighting Standards: Chapter 34 of the Code has standards for commercial centers and turtle protection. Nothing relating to single family residential exists in the current code.
- FAR: Chapter 34 regulates lot coverage as a percentage and building heights has building height regulations.



Comment Review Site Standards cont.

- Dune Protection: Comments about protecting primary and secondary dunes to help regulate beach erosion.
 - Chapter 34 –Division 8 Coastal Regulations. Limits land disturbance east of the Coastal Construction Control Line.
- Floodplain: Comment suggest homes in flood zone be on pier-and-beam rather than slab-on-grade to elevate about the base flood elevation.
 - Base flood elevation for most of Juno Beach land in Special flood hazard zone is 6.00.
 - There are pros and cons to both foundation types, following FEMA standards would allow either foundation type assuming Finished Floor Elevation is above the base flood elevation.



Comment Review: Architecture

- Hybrid Architecture: What are the limitations?
 - 2 styles maximum?
 - What combinations would be allowable?
- Building Form: "Pyramid Approach"
 - Concept shapes building massing and centers the home on the property.
 - Works best on larger frontages.
 - Creates some conflict with existing setback and height requirements.
 - The resulting form does not resemble the architectural styles of Juno Beach.
- Sustainable Construction Practices
 - Florida Building Energy Conservation Code Promotes sustainable buildings.
 - LEED?
 - WELL?



Comment Review: Commercial Standards

- Commercial Standards are underdevelopment, current draft only lightly mentions the standard.
- Building massings for Commercial Retail are inherently different than the massings of residential styles due to function.
 - Because of this the chosen style should be represented through ornamental features and materiality.
- Other components to be addressed in the guideline:
 - Shaded walks along retail frontage.
 - Safe pedestrian gathering or dining spaces.
 - Building facades create visual interest.
 - Building mounted signage consistency and aesthetic.



Comment Review: Applicability

- Applicability in the current the guideline addresses Single-family new construction and renovations as well as retail commercial.
 - Wording will be edited to provide clarity.
 - Comments indicate there is a need for guidelines regulating condo and multi-family construction.

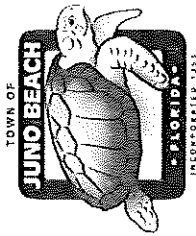


Comment Review: Review and Enforcement

- How should checklists be scored? While the evaluation criteria are intentionally subjective, reviewers should use a consistent and objective scoring methodology.
- Evidence-Based Scoring
 - Require reviewers to cite a reason for every score below a threshold.
 - Score 3: No justification required.
 - Score 2: Brief comment required.
 - Score 1: Specific deficiency must be identified.

This helps reduce arbitrary scoring and makes reviews defensible and works with the current checklist format presented in the draft.
- Should checklist criteria be weighted? Example: Building massing and materials are stronger visual indicators of a style than some of the ornamental features.





TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #:

2

DATE:

NAME:

John Stellato

PHONE NO.:

561-891-1778

REPRESENTING (IF APPLICABLE):

ADDRESS:

401 Sunset Way

CHECK WHAT MAY APPLY:

☐

SUPPORT

☒

OPPOSE

☐

I WISH TO SPEAK



Caitlin Copeland <ccopeland@juno-beach.fl.us>

Fw: Submit Comments for the Draft Pattern Book by Monday, July 6 at 12PM

1 message

ncwmvnh <ncwmvnh@aol.com>

Fri, Jul 3, 2026 at 1:55 PM

To: Caitlin Copeland <ccopeland@juno-beach.fl.us>, Juno Beach Town Council DD Halpern <dhalpern@juno-beach.fl.us>, Carol Rudolph <pbgsoccer@aol.com>, Robert Reimers <breilers@aol.com>, "jim@ehret-consulting.com" <jim@ehret-consulting.com>, Frank Davila <fdavila@juno-beach.fl.us>, Council <town_council@juno-beach.fl.us>

All,

This notice was first sent on July 2 at 2:33 pm.

Juno Beach town hall is closed today, July 3. It is a federal holiday and the July 4 holiday weekend celebrating the birth of our nation 250 years ago.

Yet, the town sent this 38 page document to be studied, reviewed and commented on by residents by NOON on MONDAY while the town staff are not even at work.

This looks more like a stunt, a gimmick so some can say "we sought public input" than an actual process for public engagement. Whoever greenlighted this shows no respect for the process or the taxpayers - especially this national holiday weekend.

The P&Z members do not seem to have a town e-mail, collectively or individually, so I am asking the clerk to distribute to those whose contact information I do not have. I would call, but you are on vacation. h

There also seems to be several issues dealing with postings, e-mails, addresses, town web site. I am asking that all five members of Council acknowledge that they saw this message.

Nancy Wolf

----- Forwarded Message -----

From: Juno Beach <nr@juno-beach.fl.us>**To:** "ncwmvnh@aol.com" <ncwmvnh@aol.com>**Sent:** Thursday, July 2, 2026 at 02:33:27 PM EDT**Subject:** Submit Comments for the Draft Pattern Book by Monday, July 6 at 12PM[View this email in your browser](#)

YOU'RE INVITED TO ATTEND THE PLANNING & ZONING BOARD MEETING

This Meeting will introduce the first draft of the Town's Architectural Design Guideline Book ("Pattern Book"). The goal is for the Community to provide comments and direction to the consultant for the final draft.

Planning & Zoning Board Meeting Details

Monday, July 6, 2026

4:00PM

Town Center Council Chambers / [YouTube](#)

To view the Draft Pattern Book: [Click Here](#)

If you are unable to attend the meeting in person, please submit any comments or questions via email to Director of Planning & Zoning Frank Davila at fdavila@juno-beach.fl.us by **Monday, July 6 at 12PM.**

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Our mailing address is:

340 Ocean Drive, Juno Beach, FL 33408

www.juno-beach.fl.us

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WATER MILL SALE BREAKS RECORDS

Developer plans to
renovate properties

BY MICHAEL WRIGHT

mikewright@expressnewsgroup.com

A California retail development company closed this past week on the long-anticipated sale of Water Mill's two largest retail properties for \$39 million. The selling brokers claim the sale sets a new record for the largest retail transaction in the history of the South Fork.

The sale includes Water Mill Square, at 670 Montauk Highway, and the 30,000-square-foot commercial plaza known as The Mill, formerly the Water Mill Shoppes, at 760 Montauk Highway — both of which the buyers said they plan to

SALE: Water Mill Sale Breaks Records

FROM PAGE A1

substantially renovate and redesign with an eye to making them more appealing and welcoming to pedestrians and potential tenant shopkeepers alike.

Together, the two properties currently comprise nearly 30 individual retail, restaurant and professional spaces and represent about 84 percent of Water Mill's gross leasing area, according to the brokers.

The buyers of the two properties were River Oaks Properties and the Runyon Group, a Los Angeles-based company that specializes in development and redevelopment of what one profile of the company called "boutique lifestyle centers" that focus on blending lively retail and restaurant properties with inviting cultural spaces.

Last fall Runyon's principals, Joseph Mill and David Fishbein, appeared before the Southampton Town Planning Board to run through their vision for remaking the two properties — which they were already in contract to purchase.

They described plans to focus on refreshing the exteriors of the buildings and remaking the outdoor spaces at both properties to make them more accessible.

"We think 670 Montauk Highway is a real special building — we think it's just magical. We think there's huge opportunity in those small alleyways for intimate spaces," Miller told the Planning Board at the time.

The partners said they plan to ask for permission to divide some of the larger spaces — like the former Blockbuster and Soul Cycle space, into smaller spaces, increasing the total number of storefronts from the current 19 to 22.

They said that along with refresh-

ing the building facades, they had already begun work on extensive changes to the 1-acre green at the center of The Mill, working with a local landscape architect, Stacy Paetzel, to create a broader open space that interfaces with the businesses better and to create a more densely landscaped frontage along the Montauk Highway, to better separate the space from the vehicular congestion in hopes of making it a more appealing place for customers leaving a shop to linger.

"I want this to be a place that I can bring my kids and grab a bite to eat and let them run around that central space without worrying they could trip and literally fall into the highway," Miller said in November. "And while the central green will be this large, organized, rational section, we want to provide opportunities for intimate spaces."

The pair said that they saw the remaking of the Sagaponack General Store as the model for how rejuvenating an old space in the right way.

Contacted this week, a Runyon Group spokesperson said the company is not yet sure when they expect to bring a formal proposal for the renovations at the two Water Mill shopping centers to the town.

Maggie Hund, the head of Brand for Runyon Group, said that the company will be working with River Oaks Properties on the redevelopment and management of the two sites.

"Runyon will lead the vision, tenancing and management of the Water Mill investment in partnership with River Oaks, which has retained Pegasus Investments Real Estate Advisory Inc. as advisor and asset manager," a statement from Runyon said.

The properties were sold by Robert Zecher and Benjamin Rinzler of Vault Development Partners.

Rinzler's family are the longtime owners of the Water Mill Square and with Zecher acquired The Mill property in 2023 for \$13.1 million.

The sale was brokered by Hal Zwick and Jeffrey Sztorc of the Hamptons Commercial Real Estate Team at Compass, who had also helped Vault acquire The Mill property in 2023.

"This is one of the best assemblages I have ever seen created and sold," Zwick said.

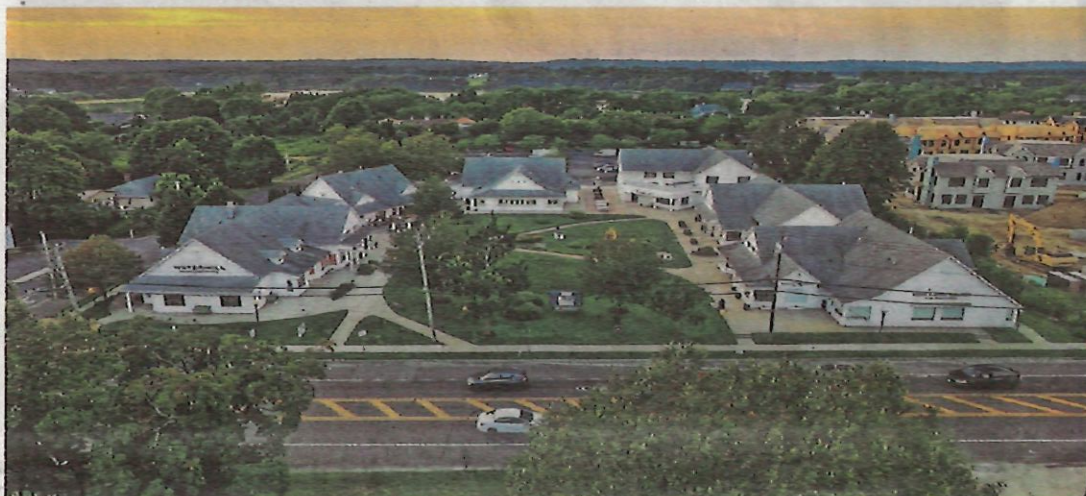
"Assets with this level of visibility, tenancy and long-term upside are incredibly rare, and achieving a record-setting sale speaks to both the quality of the properties and the continued demand from investors."

The profitability prospects for all of downtown Water Mill — but The Mill shops and restaurants in particular — are getting a substantial boost this year with the completion of Watermill Crossing, a 38-unit luxury townhouse development immediately adjacent to The Mill. Rinzler said he hopes that the new owners will continue and expand on the hopes his family had for Water Mill retail when they first invested there.

Water Mill Square comprises 20,500 square feet of retail, restaurant and office space situated on 2.26 acres. The Mill totals 29,314 square feet across 3.66 acres.

"This portfolio has been a cornerstone of the Water Mill community for years, and it's been incredibly rewarding to see it evolve into such a vibrant retail destination," Zecher said of The Mill in a press release about the sale released by Compass on May 6.

"When my father, Milton, and I bought Water Mill Square, we had a vision to shepherd a renaissance in Water Mill; making it a destination for experience and culture," he said. "I look forward to seeing the new owners' continuation of this shared vision."



The \$39 million sale of two retail parcels in Water Mill broke records.

COMPASS