



MASTER DEVELOPMENT PLAN FORUM WORK SESSION MINUTES

December 11, 2025 at 3:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: PEGGY WHEELER, MAYOR (TABLE #3 FACILITATOR)
JOHN CALLAGHAN, VICE MAYOR (TABLE #1 FACILITATOR)
DIANA DAVIS, VICE MAYOR PRO TEM (TABLE #2 FACILITATOR)
MARIANNE HOSTA, COUNCILMEMBER (TABLE #5 FACILITATOR)
DD HALPERN, COUNCILMEMBER (TABLE #4 FACILITATOR)
ROBERT COLE, TOWN MANAGER
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
DANA LITTLE, TCRPC CONSULTANT
TG LAW PLLC, TOWN ATTORNEY

ALSO PRESENT: SEE ATTACHED SIGN-IN SHEET

AUDIENCE: 3

INTRODUCTION – 3:00PM

Director of Planning & Zoning Davila provided a general introduction and guidelines for the Work Session.

Council gave unanimous consensus to allow members of the public to participate in place of panelists who were unable to attend; and directed staff to email those absent to provide them an opportunity to submit their responses to the questions as well.

QUESTIONS FOR DISCUSSION

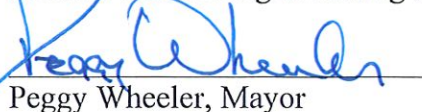
1. Master Development Plan Forum Work Session Guideline & Questions for Discussion

The panelists/participants reviewed, discussed, and presented their responses to the discussion questions.

(See attached notes from panelists and participants.)

CLOSING REMARKS & ADJOURNMENT

Director of Planning & Zoning adjourned the Work Session at 6:39pm.


Peggy Wheeler, Mayor


Caitlin E. Copeland-Rodriguez, Town Clerk

A randomized methodology was used to determine table assignments for all participants.

TABLE #1

JOHN CALLAGHAN
JOHN STELLUTO
JIM EHRET
TEOFILO MENDEL LYNCH
MARY PETERSON

TABLE #2

DIANA DAVIS
ALDO ROVERE
JIM FERGUSON
DAVE SANTILLI

TABLE #3

PEGGY WHEELER
KATHLEEN PETERSON
SUSAN VAN LINDT
LARRY SORSBY
WILLIAM KIMBALL

TABLE #4

DD HALPERN
SIOBHAN O'DONNELL
ELAINE K. COTRONAKIS
MARK PISANO
JERRY WILSON














TABLE #5

MARIANNE HOSTA
CHRIS RYDER
MAX FRASER
PAUL TISCHLER
PETE WILLIAMS



SIGN-IN SHEET

MASTER DEVELOPMENT PLAN FORUM WORK SESSION		DATE : DECEMBER 11, 2025
--	--	--------------------------

#	NAME	SIGNATURE
1	Larry Sanby	
2	Mark Pisano	
3	Mary Peterson	
4	Terrell Williams	
5	Jim Ferguson	
6	TEO MENDEL LYNCH	
7	John Stellato	
8	Kathy Peterson	
9	Suzanne Van Lindt	
10	Paul Trachler	
11	Ardo Roveff	
12	Stephen O'Donnell	
13	CHRIS RYDAR	
14	WILLIAM KIMBALL	
15	Jerry Wilson	

26



SIGN-IN SHEET

MASTER DEVELOPMENT PLAN FORUM WORK SESSION		DATE : DECEMBER 11, 2025
#	NAME	SIGNATURE
16	Anne Santilli	Anne Santilli
17	MAX TRAFER	MAX TRAFER
18	JIM FAYRE	JIM FAYRE
19	BOB DUGGETT	BOB DUGGETT
20	Mercedes Jones	
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		

22

Nancy S. Graboski
1025 Bay Colony Drive South
Juno Beach, FL 33408

Dec. 11, 2025

Because I am unable to attend the Master Development Plan Forum Work Session, today, due to illness, I am formally designating William Kimball to attend in my place. He has my full authorization to participate, provide input, make decisions, take positions and vote as necessary during my absence.

Nancy S. Graboski
Nancy S. Graboski

FACILITATOR



John Callaghan
Vin - speak
Teo - scribe
Mary - This
John S - barge haul

Meeting Name: Master Development Plan Forum Work Session
Meeting Date: December 11, 2025
Prepared By: Town Staff
Item Title: Master Development Plan Forum Work Session Guideline & Questions for Discussion

INTRODUCTION:

This work session will begin with a general introduction by staff and consultant Dana Little, followed by a structured, table-based group discussion. Participants will be randomly assigned to a table upon arrival, with a Council member serving as a facilitator for each. Each table will designate its timekeeper, scribe, and spokesperson.

All tables will discuss each question provided, and Town Council facilitators will listen and encourage respectful discussion, asking probing questions to clarify statements or explore topics in further detail.

Staff and Dana Little will serve as floaters, checking in with tables and providing clarification and technical support while observing discussions and offering support or information when requested or they otherwise determine it may be helpful.

QUESTIONS FOR DISCUSSION:

1) Preferred Uses (20 minutes)

3:35

Our current Commercial General zoning allows a variety of commercial uses (*see Attachment #4*). If redevelopment were to occur, which uses are most important to retain or add? If a preferred use is not listed, please feel free to suggest it.

As a follow-up, do you presently have access to most of your daily living needs within reasonable distance, and are there any you wish were right here in Juno Beach rather than elsewhere?

How should we support local business retention, and would you support redevelopment negotiations that provide concessions in exchange for local business retention strategies?

2) Commercial General Character (35 minutes)

A) Scale and Height

4:10

subsidize
relocate
by Developer

As of right, meaning that we presently have no legal means to deny an application presenting such a permit request, current zoning allows up to four stories (60 feet) and 18 units per acre. Under what circumstances, if any, is that level of height and unit density acceptable to you and if not, what is?

As a follow-up, what would you exchange, if anything, to make height and density more acceptable to you?

B) Architectural Design

Thinking about Caretta, the Pulte Homes project, and the look and feel of our existing strip-oriented commercial development with large surface parking lots, what types of buildings and associated "vibe" would you like to see if a Commercial General parcel were to be redeveloped?

As a follow-up, how important is the "Old Florida" architectural style to you in reference to future commercial redevelopment?

C) Considering different types of potential Commercial General redevelopment (see Attachment #2), which do you feel is most contextually appropriate for Juno Beach?

As a follow-up, if we simply leave our regulations as they are, do you believe that no redevelopment will occur?

3) Infrastructure and Environment (20 minutes) 4:30

Thinking about what it's like to drive or walk along the streets next to our commercial properties, what changes or public/private improvements would you like to see in the future? We would like to hear about table consensus for the top three to five potential improvements, though it is OK to also express support for others

- Wider sidewalks to accommodate more users with fewer conflicts
- Stores with windows and entryways right along sidewalks (traditional Mainstreet look)
- Outdoor cafés along public sidewalk
- Public benches with shade
- Small public gathering/plaza area(s)
- Passive greenspace, whether public or private
- Parking not visible from public view
- Public art
- Enhanced public landscaping, including native plants and shade trees
- Other: _____

4) Trade-offs (20 minutes) 4:50

If the current zoning regulations don't allow your vision of success to be achieved, which strategies would you support to help make your vision possible? (Circle or highlight your top three (3) choices.)

- 3 A) Use taxpayer dollars to buy commercial properties and vacant land that go up for sale.
 2 B) Modify zoning regulations to make it easier to redevelop commercial properties.
 3 C) Authorize interest-based negotiations with property owners and developers, noting that outcomes are not well-defined from a regulatory perspective.
 2 D) Increase zoning regulations to slow development, noting risk for litigation and delay of code changes due to Senate Bill 180.
 3-1 E) Offer taxpayer-funded incentives directly to businesses to open and/or stay in town.
 F) Encourage businesses to tax themselves in order to support local retention strategies.
 G) Do nothing. Maintain current zoning regulations and let the chips fall where they may.
 H) Other: _____

5) Economic Vitality (30 minutes): *8:20*

- ① A) How important is it for Juno Beach to have a strong, vibrant local economy — with small businesses that thrive and provide resources to you as a resident — even if that brings a bit more activity and traffic?
 2-2 B) How do you feel about zoning code changes that shift from business uses toward more residential development?
 C) Currently, about 27% of Juno Beach is residential and 9% is commercial, and the town is sometimes described as a 'bedroom community.' What is your opinion on continuing this pattern of development?

Keep it

infrastructure seniors?

6) Future Generations (20 minutes) *5:40*

- A) Looking ahead, what types of uses or amenities—such as retail, restaurants, schools, or mixed-use spaces—should Juno Beach encourage through zoning or redevelopment to support future residents, including children and grandchildren
 B) To what extent do you agree or disagree that Juno Beach should maintain its current mix of businesses and housing versus making changes to attract housing and amenities that support young families and children?

community center

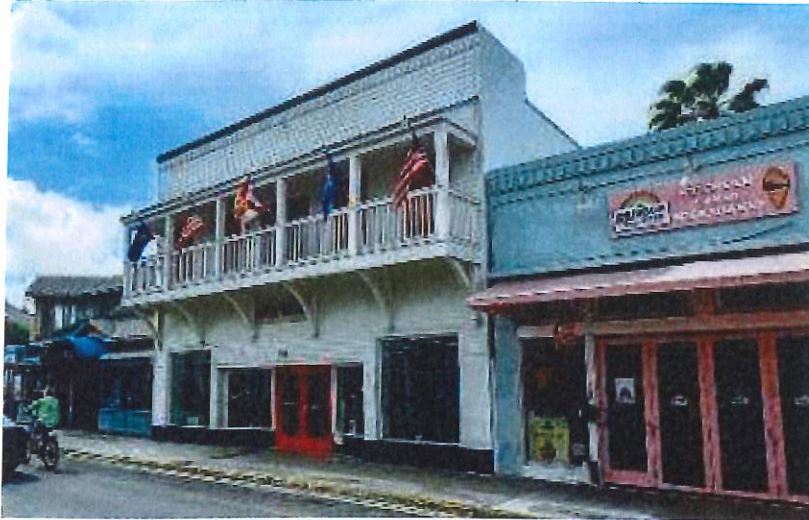
Additional comments or questions may be raised at the conclusion of each presentation. Please be mindful of time to ensure that all participants have the opportunity to ask questions and share their perspectives.

ATTACHMENTS:

1. Project area map
2. Architectural Styles Examples
3. Potential Attributes, e.g., green space, pedestrian-oriented sidewalks complemented by small-scale, locally owned retail establishments fronting the street, shade, public art, park-like plazas, parking not visible from street, bicycle lanes, multi-modal paths, etc.
4. Copies of code section for Commercial General (CG) zoning district (permitted uses, preferred uses, special exception uses, building site area regulations)

Late Victorian (Key West Cracker)

Key West Cracker architecture is defined by its simple, functional wood-frame construction designed for Florida's climate. Typical features include raised foundations for airflow, wide porches that wrap or extend across the front, metal roofs, exposed rafters, and plentiful windows that promote cross-ventilation. Color palettes traditionally lean toward soft pastels, whites, creams, and weathered natural wood tones, creating a light, coastal character. This style reflects the practical, climate-responsive building traditions of early Florida settlers.



1122

Spanish Revival

Spanish Revival architecture draws influence from Mediterranean and Spanish colonial traditions, featuring stucco walls, red clay tile roofs, arched doorways and windows, wrought-iron details, and decorative tile work. Many buildings include courtyards or garden walls that emphasize indoor-outdoor living. The color palette commonly uses warm earth tones such as terracotta, sand, ochre, and beige, accented by deeper hues like cobalt blue, dark green, or deep red. This style conveys a sense of historic charm and architectural ornamentation.



1112



Mid-Century Modern

Mid-Century Modern architecture emphasizes simplicity, openness, and a strong connection to the surrounding landscape. Hallmarks include clean horizontal lines, flat or low-sloped roofs, large panes of glass, carports, open floor plans, and minimal ornamentation. Materials often mix natural woods with concrete or stone. Color palettes typically focus on whites, grays, and natural wood tones, occasionally accented with bold mid-century colors such as mustard yellow, teal, burnt orange, or olive green. This style promotes transparency, indoor-outdoor flow, and modern functionality.



7322



ATTACHMENT #4

PART II - CODE OF ORDINANCES
Chapter 34 - ZONING
ARTICLE III. - DISTRICT REGULATIONS
DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

*Foreign food
businesses*

DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

Sec. 34-625. Purpose.

- (a) The purpose of the CG commercial general district is to provide attractive and efficient retail shopping and personal service uses, to be developed either as a planned unit or in individual parcels. Retail drive-in businesses are not permitted. To enhance the general character of the district and its compatibility with its residential surroundings, this district is also suitable for professional, administrative, and general sales offices together with certain commercial uses designed primarily to serve employees in the district.
- (b) Certain preferred uses are identified in the district and provided incentives to encourage their development. The purpose of the preferred uses is to encourage an environment which is particularly compatible and complementary to the adjacent residential area. The town desires a traditional town center atmosphere in its commercial areas, so as to link the commercial areas with the residential areas by both aesthetics and vehicular/pedestrian access, and to encourage residents to patronize such businesses.

(Ord. No. 207, § 4.61, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997)

Sec. 34-626. Uses permitted.

Permitted uses in the CG commercial general district are as follows:

- (1) Retail and service establishments, hardware stores, food stores, clothing stores, drugstores, barbershops, beauty salons and jewelry stores. (1)
- (2) Business services. (2)
- (3) Department stores. (3)
- (4) Churches, synagogues or other houses of worship. (3)
- (5) Nonprofit cultural centers. (2)
- (6) Professional offices (greater than 40,000 gross floor area (GFA)). (3)
- (7) Medical and dental offices. (1)
- (8) Health spa/gym (greater than 20,000 GFA). (1)
- (9) Banks and financial institutions (greater than 50,000 GFA). (3)
- (10) Professional or studio-type schools (greater than 50,000 GFA). (3)
- (11) Public safety facilities such as fire and/or police stations. (1)
- (12) Day care centers, if not adjacent to a residential use or residentially zoned property. (2)
- (13) Adult entertainment establishments. (3)
- (14) Outpatient substance abuse treatment provider. (3)

(Ord. No. 207, § 4.62, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 644, § 2, 1-12-2011; Ord. No. 668, § 4, 5-28-2014)

Sec. 34-627. Preferred permitted uses.

Preferred permitted uses in the CG commercial general district are as follows:

- (1) Professional offices (40,000 gross floor area (GFA) or less).
- (2) Residential (single-family and/or multifamily dwellings). A maximum 75 percent of the total gross floor area on the site may be used for residential.
- (3) Health spa/gym (20,000 GFA or less).
- (4) Banks and financial institutions (50,000 GFA or less).
- (5) Retail deli, bakery, and sandwich shop.
- (6) Retail landscape nursery with outdoor displays.
- (7) Temporary festive outdoor markets (only fruits, vegetables, plants, flowers, arts, and handcrafted items shall be sold). Maximum two-year temporary permit, renewable at the discretion of the town council.
- (8) Professional or studio type schools (50,000 GFA or less).
- (9) Transient residential facilities (maximum 30 units or less for timeshare and maximum 15 rooms or less for bed and breakfast).
- (10) Hotel/motel (150 rooms/units or less).

(Ord. No. 207, § 4.62.1, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 581, § 2(exh. A), 8-24-2005; Ord. No. 644, § 3, 1-12-2011; Ord. No. 668, § 4, 5-28-2014; Ord. No. 689, § 13, 1-25-2017)

Sec. 34-628. Accessory uses.

Accessory uses in the CG commercial general district are as follows:

- (1) Off-street parking and loading.
- (2) Signs.
- (3) Drive-in financial facilities.
- (4) Accessory uses customarily incident to the permitted or approved special exception uses.
- (5) Satellite dish antennas (see article IV, division 13 of this chapter).

(Ord. No. 207, § 4.63, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997)

Sec. 34-629. Special exception uses.

Special exception uses in the CG commercial general district are as follows:

- (1) Public parking garages
- (2) Public and private utility structures.
- (3) Fuel service stations (see section 34-869).

-
- (3) Minimum lot depth: 100 feet.
 - (4) Setbacks: See section 34-631(5); covered arcades, cafes, awnings and walkways may extend up to eight feet into a required front or side yard setback provided that the property adjacent to such yard or setback does not have a residential or "R" zoning district designation.
 - (5) Maximum building height: See section 34-631(8). No building shall exceed 60 feet in height. Notwithstanding the foregoing, the town council may approve five stories within this overall height limitation for buildings with a mix of uses, including a residential component, provided that the town council determines that the applicant has demonstrated that the proposed project meets the purpose and intent of this section.
 - (6) Maximum building dimension: 300 feet.
 - (7) Maximum lot coverage: 45 percent.
 - (8) Minimum landscaped open space: 15 percent. Additionally, all building sides shall be required to install foundation planting materials along a minimum of 30 percent of the length of each facade. Such foundation plantings shall be at least four feet deep, as measured from the edge of the building.
 - (9) Parking:
 - a. See section 34-631(12) for parking standards. A minimum of 90 percent of the parking provided for a project shall be located behind the principal buildings and screened from the roadway by structures and/or a heavily landscaped buffer.
 - b. Preferred permitted nonresidential uses may be permitted up to a 25 percent reduction in the number of spaces required pursuant to section 34-981 (b)(5) provided that the town council determines that the applicant has demonstrated that the proposed project meets the purpose and intent of this section. This reduction in required parking shall not be available in conjunction with a shared parking plan.
 - (10) Signage: Mixed use developments may be entitled to utilize both the commercial and residential sign standards (see article IV, division 6 of this chapter).
 - (11) Residential (single-family and/or multifamily dwellings) uses: A maximum of 80 percent of the total gross floor area on the site may be used for residential provided that the town council determines that the applicant has demonstrated that the proposed project meets the purpose and intent of this section.

(Ord. No. 207, §§ 4.67—4.67.7, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 581, § 2(exh. A), 8-24-2005; Ord. No. 668, § 4, 5-28-2014; Ord. No. 689, § 13, 1-25-2017; Ord. No. 747, § 2, 3-23-2022; Ord. No. 765, § 2, 7-26-2023)

Secs. 34-633—34-652. Reserved.

As of right, meaning that we presently have no legal means to deny an application presenting such a permit request, current zoning allows up to four stories (60 feet) and 18 units per acre. Under what circumstances, if any, is that level of height and unit density acceptable to you and if not, what is?

As a follow-up, what would you exchange, if anything, to make height and density more acceptable to you?

B) Architectural Design

Thinking about Caretta, the Pulte Homes project, and the look and feel of our existing strip-oriented commercial development with large surface parking lots, what types of buildings and associated "vibe" would you like to see if a Commercial General parcel were to be redeveloped?

As a follow-up, how important is the "Old Florida" architectural style to you in reference to future commercial redevelopment?

C) Considering different types of potential Commercial General redevelopment (*see Attachment #2*), which do you feel is most contextually appropriate for Juno Beach?

As a follow-up, if we simply leave our regulations as they are, do you believe that no redevelopment will occur?

3) Infrastructure and Environment (20 minutes)

Thinking about what it's like to drive or walk along the streets next to our commercial properties, what changes or public/private improvements would you like to see in the future? We would like to hear about table consensus for the top three to five potential improvements, though it is OK to also express support for others

- Wider sidewalks to accommodate more users with fewer conflicts
- ① Stores with windows and entryways right along sidewalks (traditional Mainstreet look)
- ④ Outdoor cafés along public sidewalk
- Public benches with shade
- Small public gathering/plaza area(s)
- Passive greenspace, whether public or private
- ② Parking not visible from public view
- Public art
- ③ Enhanced public landscaping, including native plants and shade trees
- Other: *Take Control of Ocean Blvd from County*

4) Trade-offs (20 minutes)

If the current zoning regulations don't allow your vision of success to be achieved, which strategies would you support to help make your vision possible? (Circle or highlight your top three (3) choices.)

- ☒ A) Use taxpayer dollars to buy commercial properties and vacant land that go up for sale.
- ☐ B) Modify zoning regulations to make it easier to redevelop commercial properties.
- ☐ C) Authorize interest-based negotiations with property owners and developers, noting that outcomes are not well-defined from a regulatory perspective.
- ☒ D) Increase zoning regulations to slow development, noting risk for litigation and delay of code changes due to Senate Bill 180.
- ☒ E) Offer taxpayer-funded incentives directly to businesses to open and/or stay in town.
- ☒ F) Encourage businesses to tax themselves in order to support local retention strategies.
- ☒ G) Do nothing. Maintain current zoning regulations and let the chips fall where they may.
- ☒ H) Other: properties on Mercury to CG

5) Economic Vitality (30 minutes):

- A) How important is it for Juno Beach to have a strong, vibrant local economy — with small businesses that thrive and provide resources to you as a resident — even if that brings a bit more activity and traffic?
- B) How do you feel about zoning code changes that shift from business uses toward more residential development?
- C) Currently, about 27% of Juno Beach is residential and 9% is commercial, and the town is sometimes described as a 'bedroom community.' What is your opinion on continuing this pattern of development?

6) Future Generations (20 minutes)

- A) Looking ahead, what types of uses or amenities—such as retail, restaurants, schools, or mixed-use spaces—should Juno Beach encourage through zoning or redevelopment to support future residents, including children and grandchildren
- B) To what extent do you agree or disagree that Juno Beach should maintain its current mix of businesses and housing versus making changes to attract housing and amenities that support young families and children?

Additional comments or questions may be raised at the conclusion of each presentation. Please be mindful of time to ensure that all participants have the opportunity to ask questions and share their perspectives.

ATTACHMENTS:

1. Project area map
2. Architectural Styles Examples
3. Potential Attributes, e.g., green space, pedestrian-oriented sidewalks complemented by small-scale, locally owned retail establishments fronting the street, shade, public art, park-like plazas, parking not visible from street, bicycle lanes, multi-modal paths, etc.
4. Copies of code section for Commercial General (CG) zoning district (permitted uses, preferred uses, special exception uses, building site area regulations)



MARY PETERSON

AGENDA ITEM

Meeting Name: Master Development Plan Forum Work Session
Meeting Date: December 11, 2025
Prepared By: Town Staff
Item Title: Master Development Plan Forum Work Session Guideline & Questions for Discussion

INTRODUCTION:

This work session will begin with a general introduction by staff and consultant Dana Little, followed by a structured, table-based group discussion. Participants will be randomly assigned to a table upon arrival, with a Council member serving as a facilitator for each. Each table will designate its timekeeper, scribe, and spokesperson.

All tables will discuss each question provided, and Town Council facilitators will listen and encourage respectful discussion, asking probing questions to clarify statements or explore topics in further detail.

Staff and Dana Little will serve as floaters, checking in with tables and providing clarification and technical support while observing discussions and offering support or information when requested or they otherwise determine it may be helpful.

QUESTIONS FOR DISCUSSION:

1) Preferred Uses (20 minutes)

Our current Commercial General zoning allows a variety of commercial uses (*see Attachment #4*). If redevelopment were to occur, which uses are most important to retain or add? If a preferred use is not listed, please feel free to suggest it.

As a follow-up, do you presently have access to most of your daily living needs within reasonable distance, and are there any you wish were right here in Juno Beach rather than elsewhere?

How should we support local business retention, and would you support redevelopment negotiations that provide concessions in exchange for local business retention strategies?

2) Commercial General Character (35 minutes)

A) Scale and Height

ATTACHMENT #4

PART II - CODE OF ORDINANCES

Chapter 34 - ZONING

ARTICLE III. - DISTRICT REGULATIONS

DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

Sec. 34-625. Purpose.

- (a) The purpose of the CG commercial general district is to provide attractive and efficient retail shopping and personal service uses, to be developed either as a planned unit or in individual parcels. Retail drive-in businesses are not permitted. To enhance the general character of the district and its compatibility with its residential surroundings, this district is also suitable for professional, administrative, and general sales offices together with certain commercial uses designed primarily to serve employees in the district.
- (b) Certain preferred uses are identified in the district and provided incentives to encourage their development. The purpose of the preferred uses is to encourage an environment which is particularly compatible and complementary to the adjacent residential area. The town desires a traditional town center atmosphere in its commercial areas, so as to link the commercial areas with the residential areas by both aesthetics and vehicular/pedestrian access, and to encourage residents to patronize such businesses.

(Ord. No. 207, § 4.61, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997)

Sec. 34-626. Uses permitted.

Permitted uses in the CG commercial general district are as follows:

- (1) Retail and service establishments, hardware stores, food stores, clothing stores, drugstores, barbershops, beauty salons and jewelry stores.
- (2) Business services.
- (3) Department stores.
- (4) Churches, synagogues or other houses of worship.
- (5) Nonprofit cultural centers.
- (6) Professional offices (greater than 40,000 gross floor area (GFA)).
- (7) Medical and dental offices.
- (8) Health spa/gym (greater than 20,000 GFA).
- (9) Banks and financial institutions (greater than 50,000 GFA).
- (10) Professional or studio-type schools (greater than 50,000 GFA).
- (11) Public safety facilities such as fire and/or police stations.
- (12) Day care centers, if not adjacent to a residential use or residentially zoned property.
- ~~(13)~~ Adult entertainment establishments.
- ~~(14)~~ Outpatient substance abuse treatment provider.

(Ord. No. 207, § 4.62, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 644, § 2, 1-12-2011; Ord. No. 668, § 4, 5-28-2014)

As of right, meaning that we presently have no legal means to deny an application presenting such a permit request, current zoning allows up to four stories (60 feet) and 18 units per acre. Under what circumstances, if any, is that level of height and unit density acceptable to you and if not, what is?

As a follow-up, what would you exchange, if anything, to make height and density more acceptable to you?

B) Architectural Design

Thinking about Caretta, the Pulte Homes project, and the look and feel of our existing strip-oriented commercial development with large surface parking lots, what types of buildings and associated "vibe" would you like to see if a Commercial General parcel were to be redeveloped?

As a follow-up, how important is the "Old Florida" architectural style to you in reference to future commercial redevelopment?

C) Considering different types of potential Commercial General redevelopment (*see Attachment #2*), which do you feel is most contextually appropriate for Juno Beach?

As a follow-up, if we simply leave our regulations as they are, do you believe that no redevelopment will occur?

3) Infrastructure and Environment (20 minutes)

Thinking about what it's like to drive or walk along the streets next to our commercial properties, what changes or public/private improvements would you like to see in the future? We would like to hear about table consensus for the top three to five potential improvements, though it is OK to also express support for others

- 2 - Wider sidewalks to accommodate more users with fewer conflicts
- 1 - Stores with windows and entryways right along sidewalks (traditional Mainstreet look)
- 1 - Outdoor cafés along public sidewalk
- 2 - Public benches with shade
- 2 - Small public gathering/plaza area(s)
- 1 - Passive greenspace, whether public or private
- 1 - Parking not visible from public view
- 1 - Public art
- 3 - Enhanced public landscaping, including native plants and shade trees
- Other: _____

4) Trade-offs (20 minutes)

If the current zoning regulations don't allow your vision of success to be achieved, which strategies would you support to help make your vision possible? (Circle or highlight your top three (3) choices.)

- A) Use taxpayer dollars to buy commercial properties and vacant land that go up for sale.
- B) Modify zoning regulations to make it easier to redevelop commercial properties.
- C) Authorize interest-based negotiations with property owners and developers, noting that outcomes are not well-defined from a regulatory perspective.
- D) Increase zoning regulations to slow development, noting risk for litigation and delay of code changes due to Senate Bill 180.
- E) Offer taxpayer-funded incentives directly to businesses to open and/or stay in town.
- F) Encourage businesses to tax themselves in order to support local retention strategies.
- G) Do nothing. Maintain current zoning regulations and let the chips fall where they may.
- H) Other: _____

5) Economic Vitality (30 minutes):

- A) How important is it for Juno Beach to have a strong, vibrant local economy — with small businesses that thrive and provide resources to you as a resident — even if that brings a bit more activity and traffic?
- B) How do you feel about zoning code changes that shift from business uses toward more residential development?
- C) Currently, about 27% of Juno Beach is residential and 9% is commercial, and the town is sometimes described as a 'bedroom community.' What is your opinion on continuing this pattern of development?

6) Future Generations (20 minutes)

- A) Looking ahead, what types of uses or amenities—such as retail, restaurants, schools, or mixed-use spaces—should Juno Beach encourage through zoning or redevelopment to support future residents, including children and grandchildren
- B) To what extent do you agree or disagree that Juno Beach should maintain its current mix of businesses and housing versus making changes to attract housing and amenities that support young families and children?

Additional comments or questions may be raised at the conclusion of each presentation. Please be mindful of time to ensure that all participants have the opportunity to ask questions and share their perspectives.

ATTACHMENTS:

1. Project area map
2. Architectural Styles Examples
3. Potential Attributes, e.g., green space, pedestrian-oriented sidewalks complemented by small-scale, locally owned retail establishments fronting the street, shade, public art, park-like plazas, parking not visible from street, bicycle lanes, multi-modal paths, etc.
4. Copies of code section for Commercial General (CG) zoning district (permitted uses, preferred uses, special exception uses, building site area regulations)

①

- Possible Grocery store coming in.
- Develop/poss subsidizing commercial businesses in their % of Comm. Space
- Forced development to allow businesses to stay.
- No tax payer money

② (A) We would prefer smaller scale but need to meet the code. \Rightarrow it is acceptable

(B) 85/15 w/c lot of concessions for the businesses to stay

(C) Hide the parking - Old Florida (1)
 \searrow Important

(C) (1) Spanish
 (2) Key West
 (3) MCI Modern

Eclectic / Eclectic / Mix of The Three
 but not WACKYS

Lower Density/

Xmas -

Same Road - 58 to 108

95-

4 on Table on set.

Commercial
F

Old Florida Arch

Academy

35 Cycles

MIX

Ted,

#2

Subsized Comm Space
Developer

10 Acres

500^K.

No Taxpayer Money.

Scale & Height

60' - 18/Ac.

Acceptable 60' Ht.

①

#2

- Add to preferred
- Move to permitted
- concessions? not sure

business mpr district - self taxing
or put by developer to town

② Scale & height

A - greater set back; parking/landscape

B - open to alternates except

C a Key West or Mediterranean
b mid century modern

③ Infrastructure & Env.

④

⑤

- 1) Spokesperson/
- 2) Scribe/timekeeper

ALDO

#2

ALDO ROVERE

DIANA DAVIS

DAVID SWITLIK

JIM FERLUSON

#1

preferred

- Jim - #1 Small stores OK
 #2 Residential
 #3 Health ✓
 #5 Retail.

restaurants missing 2

No 60 #9 Transit ✓

#10 Hotel ✓

or Special Exception
 #2 vs

Permitted

#6 & #7

Open to negotiations

#2

A Scale - not give in to developer

B ~~Not to give in to developer~~ architectural style that fits but not urban

C Mid Century Modern not a choice

#3

curved parking ✓

Enhanced public landscaping ✓

outdoor cafes ✓

passive greenspace ✓

Townwide Harenski Bridge
 lanes, Timing
 of traffic

A.

(1) #2

page #1

TA
DA

DIANA DAVIS

Preferred. Use

Add #1. from permitted use

1. small retail and service establishments
house store, food store (specialty),
clothing stores, drug stores, barbershops
beauty shops & jewelry (no big boxes)

#1, 3, 4, 5, 8 (mixed 1 yes #2)

move #2 special exception

move #6, 7 special exception

#9, 10 transient residential
hotel motel

B

yes!

yes help local businesses (X more commercial - no net loss)

C

open to

concessions (?)

no to 90/10

yes, help businesses

keep retail
local businesses

#2

(A) height & density: prefer

(don't ↑)

what give up?

space

low scale

give them
set backs

(A)

Parking & landscape;
relax sign ordinance

(B)

"not urban"

like old Fla

old Fla good

key west
mediterranean

(C)

Late Victorian (key West) Medteran

no preference mid-century

modern

development will occur.

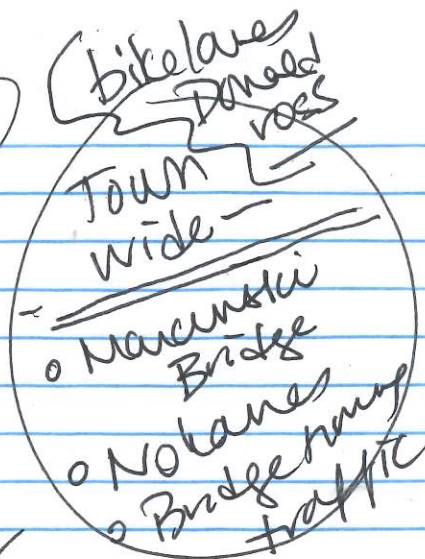
#2

(page #2)

(3) Infrastructures

- ① enhanced landscape ✓
- ② shade sidewalks ✓
- ③ outdoor cafe's ✓
- ④ passive greenspace ✓
- ⑤ parking not visible (bermed landscape or parking in back)

48



4) Trade offs

A' D

(not unanimous)
~~not unanimous~~
~~commercial~~

H Developer's funded incentives to encourage more pop businesses in town

~~allow developer's incentives~~
~~managed wealth fund~~

5

A very important -

B NO - keep ~~commercial~~ commercial

C 73% residential 27% commercial
okay w/ current mix.

6

A Do not want five local projects; want hardware store.
B keep current mix - business and residential

impracticable population

#2

⊗ Architecture design stds
book

⊗ CHL
EX

⊗ add traffic solutions

Mancuski bridge tunnel

no add'l lanes on

safe crossing donald
ROSS

pedsman

AI smart
traffic
lights

Smart
signal

⊗ beautification

Town wide

shaded sidewalk

enhanced ^{public}
~~add'l~~ landscape
standards

bridge
timing
cynera
Nigh

Bridge time impact last car in
how many lights

ATTACHMENT #4

PART II - CODE OF ORDINANCES
Chapter 34 - ZONING
ARTICLE III. - DISTRICT REGULATIONS
DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

Sec. 34-625. Purpose.

- (a) The purpose of the CG commercial general district is to provide attractive and efficient retail shopping and personal service uses, to be developed either as a planned unit or in individual parcels. Retail drive-in businesses are not permitted. To enhance the general character of the district and its compatibility with its residential surroundings, this district is also suitable for professional, administrative, and general sales offices together with certain commercial uses designed primarily to serve employees in the district.
- (b) Certain preferred uses are identified in the district and provided incentives to encourage their development. The purpose of the preferred uses is to encourage an environment which is particularly compatible and complementary to the adjacent residential area. The town desires a traditional town center atmosphere in its commercial areas, so as to link the commercial areas with the residential areas by both aesthetics and vehicular/pedestrian access, and to encourage residents to patronize such businesses.

(Ord. No. 207, § 4.61, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997)

Sec. 34-626. Uses permitted.

Permitted uses in the CG commercial general district are as follows:

- (1) ^{small.} Retail and service establishments, hardware stores, food stores, clothing stores, drugstores, barbershops, beauty salons and jewelry stores.
- (2) Business services.
- (3) Department stores.
- (4) Churches, synagogues or other houses of worship.
- (5) Nonprofit cultural centers.
- (6) Professional offices (greater than 40,000 gross floor area (GFA)).
- (7) Medical and dental offices.
- (8) Health spa/gym (greater than 20,000 GFA).
- (9) Banks and financial institutions (greater than 50,000 GFA).
- (10) Professional or studio-type schools (greater than 50,000 GFA).
- (11) Public safety facilities such as fire and/or police stations.
- (12) Day care centers, if not adjacent to a residential use or residentially zoned property.
- (13) Adult entertainment establishments.
- (14) Outpatient substance abuse treatment provider.

(Ord. No. 207, § 4.62, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 644, § 2, 1-12-2011; Ord. No. 668, § 4, 5-28-2014)

400:

① Retail and service establishments.

#2

Sec. 34-627. Preferred permitted uses.

+ Restaurants

Preferred permitted uses in the CG commercial general district are as follows:

- (1) Professional offices (40,000 gross floor area (GFA) or less).
- (2) Residential (single-family and/or multifamily dwellings). A maximum 75 percent of the total gross floor area on the site may be used for residential.
- (3) Health spa/gym (20,000 GFA or less).
- (4) Banks and financial institutions (50,000 GFA or less).
- (5) Retail deli, bakery, and sandwich shop.
- (6) Retail landscape nursery with outdoor displays.
- (7) Temporary festive outdoor markets (only fruits, vegetables, plants, flowers, arts, and handcrafted items shall be sold). Maximum two-year temporary permit, renewable at the discretion of the town council.
- (8) Professional or studio type schools (50,000 GFA or less).
- (9) Transient residential facilities (maximum 30 units or less for timeshare and maximum 15 rooms or less for bed and breakfast).
- (10) Hotel/motel (150 rooms/units or less).

(Ord. No. 207, § 4.62.1, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 581, § 2(exh. A), 8-24-2005; Ord. No. 644, § 3, 1-12-2011; Ord. No. 668, § 4, 5-28-2014; Ord. No. 689, § 13, 1-25-2017)

Sec. 34-628. Accessory uses.

Accessory uses in the CG commercial general district are as follows:

- (1) Off-street parking and loading.
- (2) Signs.
- (3) Drive-in financial facilities.
- (4) Accessory uses customarily incident to the permitted or approved special exception uses.
- (5) Satellite dish antennas (see article IV, division 13 of this chapter).

(Ord. No. 207, § 4.63, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997)

Sec. 34-629. Special exception uses.

Special exception uses in the CG commercial general district are as follows:

- (1) Public parking garages
- (2) Public and private utility structures.
- (3) Fuel service stations (see section 34-869).

#2

Town-wide initiatives

Beautification

Shaded sidewalks

Enhanced landscaping

• outdoor lighting (amber - decorative)
(Christmas lights Universe)

pendants
Universe
Bldg lights • sign rules improvements

Architectural - design stds

check lists for architectural
styles

Traffic

① no add'l lanes Donald
Ross Road

② safe pedestrian
crosswalks

③ bike lane US1 to Ocean
for Donald Ross Road

④ Mancusi bridge tunnel

⑤ Smart signaling

⑥ Bridge opening sign consistency



#2

AGENDA ITEM

Meeting Name: Master Development Plan Forum Work Session
Meeting Date: December 11, 2025
Prepared By: Town Staff
Item Title: Master Development Plan Forum Work Session Guideline & Questions for Discussion

INTRODUCTION:

This work session will begin with a general introduction by staff and consultant Dana Little, followed by a structured, table-based group discussion. Participants will be randomly assigned to a table upon arrival, with a Council member serving as a facilitator for each. Each table will designate its timekeeper, scribe, and spokesperson.

All tables will discuss each question provided, and Town Council facilitators will listen and encourage respectful discussion, asking probing questions to clarify statements or explore topics in further detail.

Staff and Dana Little will serve as floaters, checking in with tables and providing clarification and technical support while observing discussions and offering support or information when requested or they otherwise determine it may be helpful.

QUESTIONS FOR DISCUSSION:

1) Preferred Uses (20 minutes)

Our current Commercial General zoning allows a variety of commercial uses (*see Attachment #4*). If redevelopment were to occur, which uses are most important to retain or add? If a preferred use is not listed, please feel free to suggest it.

YES As a follow-up, do you presently have access to most of your daily living needs within reasonable distance, and are there any you wish were right here in Juno Beach rather than elsewhere?

How should we support local business retention, and would you support redevelopment negotiations that provide concessions in exchange for local business retention strategies?

2) Commercial General Character (35 minutes)

A) Scale and Height

Larry: concerned w- commercial impact on traffic is a concern
Jerry: Chris Rude R&R Realty

greater set back, parking & landscape

(A) As of right, meaning that we presently have no legal means to deny an application presenting such a permit request, current zoning allows up to four stories (60 feet) and 18 units per acre. Under what circumstances, if any, is that level of height and unit density acceptable to you and if not, what is?

As a follow-up, what would you exchange, if anything, to make height and density more acceptable to you? — not sure.

B) Architectural Design

Thinking about Caretta, the Pulte Homes project, and the look and feel of our existing strip-oriented commercial development with large surface parking lots, what types of buildings and associated "vibe" would you like to see if a Commercial General parcel were to be redeveloped?

As a follow-up, how important is the "Old Florida" architectural style to you in reference to future commercial redevelopment?

• Town could have a design book. Architectural design standards book.

C) Considering different types of potential Commercial General redevelopment (see Attachment #2), which do you feel is most contextually appropriate for Juno Beach?

• KEY WEST or Mediterranean, not urban

As a follow-up, if we simply leave our regulations as they are, do you believe that no redevelopment will occur? NO

3) Infrastructure and Environment (20 minutes)

Thinking about what it's like to drive or walk along the streets next to our commercial properties, what changes or public/private improvements would you like to see in the future? We would like to hear about table consensus for the top three to five potential improvements, though it is OK to also express support for others

- 1 ✓ Shaded sidewalks
- 2 ✓ - Wider sidewalks to accommodate more users with fewer conflicts ✓
- 3 ✓ - Stores with windows and entryways right along sidewalks (traditional Mainstreet look)
- 4 ✓ - Outdoor cafés along public sidewalk
- 5 ✓ - Public benches with shade
- ✓ - Small public gathering/plaza area(s)
- ✓ - Passive greenspace, whether public or private
- ✓ - Parking not visible from public view (in rear or behind screen)
- ✓ - Public art
- ✓ - Enhanced public landscaping, including native plants and shade trees
- Other: add traffic solutions town wide

- Marzinski bridge
- DR no added lanes
- bridge timing & traffic delays
- bike lanes
- beautification
- smart traffic

4) Trade-offs (20 minutes)

If the current zoning regulations don't allow your vision of success to be achieved, which strategies would you support to help make your vision possible? (Circle or highlight your top three (3) choices.)

- Marzinski bridge
- no added lanes or D.R.
- bridge timing & traffic delays
- (reduce bldgs below 4 stories)

- ☒ A) Use taxpayer dollars to buy commercial properties and vacant land that go up for sale.
- ☐ B) Modify zoning regulations to make it easier to redevelop commercial properties.
- ☐ C) Authorize interest-based negotiations with property owners and developers, noting that outcomes are not well-defined from a regulatory perspective.
- ☒ D) Increase zoning regulations to slow development, noting risk for litigation and delay of code changes due to Senate Bill 180.
- ☒ E) Offer taxpayer-funded incentives directly to businesses to open and/or stay in town.
- ☐ F) Encourage businesses to tax themselves in order to support local retention strategies.
- ☐ G) Do nothing. Maintain current zoning regulations and let the chips fall where they may.
- ☒ H) Other: Developer funded incentives for retail space.

5) Economic Vitality (30 minutes):

- ☒ A) ^{very} How important is it for Juno Beach to have a strong, vibrant local economy — with small businesses that thrive and provide resources to you as a resident — even if that brings a bit more activity and traffic?
- ☒ B) How do you feel about zoning code changes that shift from business uses toward more residential development? DON'T LIKE
- ☐ C) Currently, about 27% of Juno Beach ^{acreage} is residential and 9% is commercial, and the town is sometimes described as a 'bedroom community.' What is your opinion on continuing this pattern of development? 75-25 ; IS OK.

6) Future Generations (20 minutes)

- ☒ A) Looking ahead, what types of uses or amenities—such as retail, restaurants, schools, or mixed-use spaces—should Juno Beach encourage through zoning or redevelopment to support future residents, including children and grandchildren
- ☒ B) To what extent do you agree or disagree that Juno Beach should maintain its current mix of businesses and housing versus making changes to attract housing and amenities that support young families and children?

Additional comments or questions may be raised at the conclusion of each presentation. Please be mindful of time to ensure that all participants have the opportunity to ask questions and share their perspectives.

ATTACHMENTS:

1. Project area map
2. Architectural Styles Examples
3. Potential Attributes, e.g., green space, pedestrian-oriented sidewalks complemented by small-scale, locally owned retail establishments fronting the street, shade, public art, park-like plazas, parking not visible from street, bicycle lanes, multi-modal paths, etc.
4. Copies of code section for Commercial General (CG) zoning district (permitted uses, preferred uses, special exception uses, building site area regulations)

William Kimball

Peggy Wheeler, Kathy Peterson, Susan Van Lued

1) 1) Preferred Uses

1.) Retail service establishment

Bus stop

Church

Non-profit Cultural

~~Use not of:~~Prof. Office less than 20K
~~Adapt Apartment~~
~~Outpatient Substantially above~~
~~School~~
some options are too big

Medial

Health / Gym less than 20K

Banks

Prof n Studio School less than 50K

Fire Police

no adult + outpatient

no assisted living no public parking

2. Hardware ACE

Small Groc

3. Min to do, but ~~should~~ not at Taxpayer expenseKeep some amt of Commercial and
increase by ~~extra~~ ^{modest} percentage over
time

2.) A) Better setbacks, ~~better setbacks~~ ~~and~~ ~~Aspen~~
~~berms~~ with higher landscaping, ~~better~~ ~~and~~

Less height is better. 40 ft would be
~~better~~ more acceptable. ~~less~~ ^{less} units
less height - like Pulte with a little commercial
40 ft ~~residential above~~

B.) ~~A)~~ ~~less setbacks~~ ¹⁵⁺ ~~floor on~~
~~perimeter~~, Pulte concept inside
depending on where located
Old Florida, Key West, etc
not all same, selective

~~#1~~
C.) No - things will change and
development will occur regardless

Commercial on exterior - 1st floor on
perimeter building, residential above.

3.) ^{communities} ~~#~~ ⁷ ~~5~~ Shade
A) Walking paths inside - landscape on both sides of ~~street~~ sidewalk

Stores - traditional main street ^{ful} if possible outdoor/indoor cafe

4.) C) Obtain professional Consultant to ~~advise~~ ^{and advise} assist ~~Urban~~ Council in negotiating with developers.
a.) maintain current zoning

5.a.) We need local economy with small business that provide resources ~~for~~ ^{for} residents.

b.) No change of Code to non residential

c.) We want to proportionally increase commercial to go with residential.
We don't want to lose existing commercial + want to grow proportionately.

6.) a.) what the market will bear.

~~Code is sufficient~~ Code is sufficient

~~Negotiation~~ Negotiation to get what we want.

b.) No need to make changes to attract young families - we have a good ~~the~~ vibe and enough amenities

WILLIAM
KIMBALL



TABLE 3

AGENDA ITEM

Meeting Name: Master Development Plan Forum Work Session
Meeting Date: December 11, 2025
Prepared By: Town Staff
Item Title: Master Development Plan Forum Work Session Guideline & Questions for Discussion

INTRODUCTION:

This work session will begin with a general introduction by staff and consultant Dana Little, followed by a structured, table-based group discussion. Participants will be randomly assigned to a table upon arrival, with a Council member serving as a facilitator for each. Each table will designate its timekeeper, scribe, and spokesperson.

All tables will discuss each question provided, and Town Council facilitators will listen and encourage respectful discussion, asking probing questions to clarify statements or explore topics in further detail.

Staff and Dana Little will serve as floaters, checking in with tables and providing clarification and technical support while observing discussions and offering support or information when requested or they otherwise determine it may be helpful.

QUESTIONS FOR DISCUSSION:

1) Preferred Uses (20 minutes)

Our current Commercial General zoning allows a variety of commercial uses (*see Attachment #4*). If redevelopment were to occur, which uses are most important to retain or add? If a preferred use is not listed, please feel free to suggest it.

As a follow-up, do you presently have access to most of your daily living needs within reasonable distance, and are there any you wish were right here in Juno Beach rather than elsewhere?

How should we support local business retention, and would you support redevelopment negotiations that provide concessions in exchange for local business retention strategies?

2) Commercial General Character (35 minutes)

A) Scale and Height

As of right, meaning that we presently have no legal means to deny an application presenting such a permit request, current zoning allows up to four stories (60 feet) and 18 units per acre. Under what circumstances, if any, is that level of height and unit density acceptable to you and if not, what is? **40 FEET MORE DENSITY**

As a follow-up, what would you exchange, if anything, to make height and density more acceptable to you? **LESS AREA**

B) Architectural Design

Thinking about Caretta, the Pulte Homes project, and the look and feel of our existing strip-oriented commercial development with large surface parking lots, what types of buildings and associated "vibe" would you like to see if a Commercial General parcel were to be redeveloped? **KEEP PLAZA LIKE THE SAME**

As a follow-up, how important is the "Old Florida" architectural style to you in reference to future commercial redevelopment? **MOST IMPORTANT NEW FLORIDA DESIGN**

C) Considering different types of potential Commercial General redevelopment (see Attachment #2), which do you feel is most contextually appropriate for Juno Beach?

As a follow-up, if we simply leave our regulations as they are, do you believe that no redevelopment will occur? **KEEP IT THE SAME**
NO IT WILL BUT IT WON'T BE OUT OF CONTROL

3) Infrastructure and Environment (20 minutes)

Thinking about what it's like to drive or walk along the streets next to our commercial properties, what changes or public/private improvements would you like to see in the future? We would like to hear about table consensus for the top three to five potential improvements, though it is OK to also express support for others

- ✓ - Wider sidewalks to accommodate more users with fewer conflicts
- ~~Stores with windows and entryways right along sidewalks (traditional Mainstreet look)~~
- ~~Outdoor cafés along public sidewalk~~
- ✓ - Public benches with shade
- ~~Small public gathering/plaza area(s)~~
- ✓ - ~~Passive greenspace, whether public or private~~
- ✓ - Parking not visible from public view
- ✓ - Public art
- ✓ - Enhanced public landscaping, including native plants and shade trees
- Other: **KEEP JUNO, JUNO**

4) Trade-offs (20 minutes)

If the current zoning regulations don't allow your vision of success to be achieved, which strategies would you support to help make your vision possible? (Circle or highlight your top three (3) choices.)

- A) Use taxpayer dollars to buy commercial properties and vacant land that go up for sale.
- B) ~~Modify zoning regulations to make it easier to redevelop commercial properties.~~
- C) Authorize interest-based negotiations with property owners and developers, noting that outcomes are not well-defined from a regulatory perspective.
- D) Increase zoning regulations to slow development, noting risk for litigation and delay of code changes due to Senate Bill 180.
- E) Offer taxpayer-funded incentives directly to businesses to open and/or stay in town.
- F) Encourage businesses to tax themselves in order to support local retention strategies.
- G) Do nothing. Maintain current zoning regulations and let the chips fall where they may.
- H) Other: THEY WOULD BE A VIABLE THAT I PICKED

5) Economic Vitality (30 minutes):

- A) How important is it for Juno Beach to have a strong, vibrant local economy — with small businesses that thrive and provide resources to you as a resident — even if that brings a bit more activity and traffic? VERY IMPORTANT IT WOULD BRING MORE TRAFFIC
- B) How do you feel about zoning code changes that shift from business uses toward more residential development? NO KEEP IT 75/25
- C) Currently, about 27% of Juno Beach is residential and 9% is commercial, and the town is sometimes described as a 'bedroom community.' What is your opinion on continuing this pattern of development? LEAVE IT IT WORKS

6) Future Generations (20 minutes)

- A) Looking ahead, what types of uses or amenities—such as retail, restaurants, schools, or mixed-use spaces—should Juno Beach encourage through zoning or redevelopment to support future residents, including children and grandchildren? LEAVE IT AS IS
- B) To what extent do you agree or disagree that Juno Beach should maintain its current mix of businesses and housing versus making changes to attract housing and amenities that support young families and children? NO CHANGES

Additional comments or questions may be raised at the conclusion of each presentation. Please be mindful of time to ensure that all participants have the opportunity to ask questions and share their perspectives.

ATTACHMENTS:

1. Project area map
2. Architectural Styles Examples
3. Potential Attributes, e.g., green space, pedestrian-oriented sidewalks complemented by small-scale, locally owned retail establishments fronting the street, shade, public art, park-like plazas, parking not visible from street, bicycle lanes, multi-modal paths, etc.
4. Copies of code section for Commercial General (CG) zoning district (permitted uses, preferred uses, special exception uses, building site area regulations)

FACILITATOR



AGENDA ITEM

Halpern
#4

Meeting Name: Master Development Plan Forum Work Session
Meeting Date: December 11, 2025
Prepared By: Town Staff
Item Title: Master Development Plan Forum Work Session Guideline & Questions for Discussion

INTRODUCTION:

This work session will begin with a general introduction by staff and consultant Dana Little, followed by a structured, table-based group discussion. Participants will be randomly assigned to a table upon arrival, with a Council member serving as a facilitator for each. Each table will designate its timekeeper, scribe, and spokesperson.

All tables will discuss each question provided, and Town Council facilitators will listen and encourage respectful discussion, asking probing questions to clarify statements or explore topics in further detail.

Staff and Dana Little will serve as floaters, checking in with tables and providing clarification and technical support while observing discussions and offering support or information when requested or they otherwise determine it may be helpful.

QUESTIONS FOR DISCUSSION:

1) Preferred Uses (20 minutes)

① Our current Commercial General zoning allows a variety of commercial uses (*see Attachment #4*). If redevelopment were to occur, which uses are most important to retain or add? If a preferred use is not listed, please feel free to suggest it.

② As a follow-up, do you presently have access to most of your daily living needs within reasonable distance, and are there any you wish were right here in Juno Beach rather than elsewhere? *Eyes*
I - yes
m - yes
S - yes

③ How should we support local business retention, and would you support redevelopment negotiations that provide concessions in exchange for local business retention strategies?

2) Commercial General Character (35 minutes)

A) Scale and Height

Jerry - Grants
Reutilization

Stobham - please camera
Given incentive to give it
a facelift

MARK - Don't include what
The Plan

As of right, meaning that we presently have no legal means to deny an application presenting such a permit request, current zoning allows up to four stories (60 feet) and 18 units per acre. Under what circumstances, if any, is that level of height and unit density acceptable to you and if not, what is?

As a follow-up, what would you exchange, if anything, to make height and density more acceptable to you?

B) Architectural Design - *carested*

Thinking about Caretta, the Pulte Homes project, and the look and feel of our existing strip-oriented commercial development with large surface parking lots, what types of buildings and associated "vibe" would you like to see if a Commercial General parcel were to be redeveloped?

As a follow-up, how important is the "Old Florida" architectural style to you in reference to future commercial redevelopment?

C) Considering different types of potential Commercial General redevelopment (*see Attachment #2*), which do you feel is most contextually appropriate for Juno Beach?

As a follow-up, if we simply leave our regulations as they are, do you believe that no redevelopment will occur? *Siobhan - yes / Elaine, Jerry, Mark - NO*

3) Infrastructure and Environment (20 minutes)

Thinking about what it's like to drive or walk along the streets next to our commercial properties, what changes or public/private improvements would you like to see in the future? We would like to hear about table consensus for the top three to five potential improvements, though it is OK to also express support for others

Rank 1-9

- 1 - Wider sidewalks to accommodate more users with fewer conflicts *#1 Siobhan*
- 2 - Stores with windows and entryways right along sidewalks (traditional Mainstreet look) *MARK*
- 1 - Outdoor cafés along public sidewalk *MARK*
- 1 - Public benches with shade
- 2 - Small public gathering/plaza area(s) *(MARK #4) Siobhan #3*
- 1 - Passive greenspace, whether public or private *MARK*
- 3 - Parking not visible from public view *MARK #6*
- 2 - Public art *(MARK #8)*
- 2 - Enhanced public landscaping, including native plants and shade trees
- Other: *Jerry's idea: take over Ocean Dr.*

4) Trade-offs (20 minutes)

MARK - keep well known As a mind set

If the current zoning regulations don't allow your vision of success to be achieved, which strategies would you support to help make your vision possible? (Circle or highlight your top three (3) choices.)

BANK

- ① A) Use taxpayer dollars to buy commercial properties and vacant land that go up for sale.
B) Modify zoning regulations to make it easier to redevelop commercial properties.
NO C) Authorize interest-based negotiations with property owners and developers, noting that outcomes are not well-defined from a regulatory perspective.
① y D) Increase zoning regulations to slow development, noting risk for litigation and delay of code changes due to Senate Bill 180. MARK
y E) Offer taxpayer-funded incentives directly to businesses to open and/or stay in town.
F) Encourage businesses to tax themselves in order to support local retention strategies. ?
G) Do nothing. Maintain current zoning regulations and let the chips fall where they may.
H) Other: _____

5) Economic Vitality (30 minutes):

- Hog
Tie us
to answer
these
questions
- A) How important is it for Juno Beach to have a strong, vibrant local economy — with small businesses that thrive and provide resources to you as a resident — even if that brings a bit more activity and traffic?
- B) How do you feel about zoning code changes that shift from business uses toward more residential development?
- C) Currently, about 27% of Juno Beach is residential and 9% is commercial, and the town is sometimes described as a 'bedroom community.' What is your opinion on continuing this pattern of development?

75/25

can't answer w/out a community
(too early in planning process) vision

6) Future Generations (20 minutes)

- A) Looking ahead, what types of uses or amenities—such as retail, restaurants, schools, or mixed-use spaces—should Juno Beach encourage through zoning or redevelopment to support future residents, including children and grandchildren?
- B) To what extent do you agree or disagree that Juno Beach should maintain its current mix of businesses and housing versus making changes to attract housing and amenities that support young families and children?

Additional comments or questions may be raised at the conclusion of each presentation. Please be mindful of time to ensure that all participants have the opportunity to ask questions and share their perspectives.

ATTACHMENTS:

1. Project area map
2. Architectural Styles Examples
3. Potential Attributes, e.g., green space, pedestrian-oriented sidewalks complemented by small-scale, locally owned retail establishments fronting the street, shade, public art, park-like plazas, parking not visible from street, bicycle lanes, multi-modal paths, etc.
4. Copies of code section for Commercial General (CG) zoning district (permitted uses, preferred uses, special exception uses, building site area regulations)

ATTACHMENT #4

PART II - CODE OF ORDINANCES

Chapter 34 - ZONING

ARTICLE III. - DISTRICT REGULATIONS

DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

Sec. 34-625. Purpose.

- (a) The purpose of the CG commercial general district is to provide attractive and efficient retail shopping and personal service uses, to be developed either as a planned unit or in individual parcels. Retail drive-in businesses are not permitted. To enhance the general character of the district and its compatibility with its residential surroundings, this district is also suitable for professional, administrative, and general sales offices together with certain commercial uses designed primarily to serve employees in the district.
- (b) Certain preferred uses are identified in the district and provided incentives to encourage their development. The purpose of the preferred uses is to encourage an environment which is particularly compatible and complementary to the adjacent residential area. The town desires a traditional town center atmosphere in its commercial areas, so as to link the commercial areas with the residential areas by both aesthetics and vehicular/pedestrian access, and to encourage residents to patronize such businesses.

(Ord. No. 207, § 4.61, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997)

Sec. 34-626. Uses permitted.

Permitted uses in the CG commercial general district are as follows:

- (1) Retail and service establishments, hardware stores, food stores, clothing stores, drugstores, barbershops, beauty salons and jewelry stores.
- (2) Business services.
- (3) Department stores.
- (4) Churches, synagogues or other houses of worship.
- (5) Nonprofit cultural centers.
- (6) Professional offices (greater than 40,000 gross floor area (GFA)).
- (7) Medical and dental offices.
- (8) Health spa/gym (greater than 20,000 GFA).
- (9) Banks and financial institutions (greater than 50,000 GFA).
- (10) Professional or studio-type schools (greater than 50,000 GFA).
- (11) Public safety facilities such as fire and/or police stations.
- (12) Day care centers, if not adjacent to a residential use or residentially zoned property.
- (13) Adult entertainment establishments.
- (14) Outpatient substance abuse treatment provider.

(Ord. No. 207, § 4.62, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 644, § 2, 1-12-2011; Ord. No. 668, § 4, 5-28-2014)

*** Sec. 34-627. Preferred permitted uses.**

TABLE 2
ADD Restaurants

Preferred permitted uses in the CG commercial general district are as follows:

- (1) Professional offices (40,000 gross floor area (GFA) or less).
- (2) Residential (single-family and/or multifamily dwellings). A maximum 75 percent of the total gross floor area on the site may be used for residential.
- (3) Health spa/gym (20,000 GFA or less).
- (4) Banks and financial institutions (50,000 GFA or less). *mark*
- (5) Retail deli, bakery, and sandwich shop.
- (6) Retail landscape nursery with outdoor displays.
- (7) Temporary festive outdoor markets (only fruits, vegetables, plants, flowers, arts, and handcrafted items shall be sold). Maximum two-year temporary permit, renewable at the discretion of the town council. *Mark Elaine*
- (8) Professional or studio type schools (50,000 GFA or less).
- (9) Transient residential facilities (maximum 30 units or less for timeshare and maximum 15 rooms or less for bed and breakfast).
- (10) Hotel/motel (150 rooms/units or less).

(Ord. No. 207, § 4.62.1, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 581, § 2(exh. A), 8-24-2005; Ord. No. 644, § 3, 1-12-2011; Ord. No. 668, § 4, 5-28-2014; Ord. No. 689, § 13, 1-25-2017)

Sec. 34-628. Accessory uses.

Accessory uses in the CG commercial general district are as follows:

- (1) Off-street parking and loading.
- (2) Signs.
- (3) Drive-in financial facilities.
- (4) Accessory uses customarily incident to the permitted or approved special exception uses.
- (5) Satellite dish antennas (see article IV, division 13 of this chapter).

(Ord. No. 207, § 4.63, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997)

Sec. 34-629. Special exception uses.

Special exception uses in the CG commercial general district are as follows:

- (1) Public parking garages
- (2) Public and private utility structures.
- (3) Fuel service stations (see section 34-869).



AGENDA ITEM

TABLE #4

Meeting Name: Master Development Plan Forum Work Session
Meeting Date: December 11, 2025
Prepared By: Town Staff
Item Title: Master Development Plan Forum Work Session Guideline & Questions for Discussion

INTRODUCTION:

This work session will begin with a general introduction by staff and consultant Dana Little, followed by a structured, table-based group discussion. Participants will be randomly assigned to a table upon arrival, with a Council member serving as a facilitator for each. Each table will designate its timekeeper, scribe, and spokesperson.

All tables will discuss each question provided, and Town Council facilitators will listen and encourage respectful discussion, asking probing questions to clarify statements or explore topics in further detail.

Staff and Dana Little will serve as floaters, checking in with tables and providing clarification and technical support while observing discussions and offering support or information when requested or they otherwise determine it may be helpful.

QUESTIONS FOR DISCUSSION:

1) Preferred Uses (20 minutes)

Our current Commercial General zoning allows a variety of commercial uses (*see Attachment #4*). If redevelopment were to occur, which uses are most important to retain or add? If a preferred use is not listed, please feel free to suggest it.

As a follow-up, do you presently have access to most of your daily living needs within reasonable distance, and are there any you wish were right here in Juno Beach rather than elsewhere? YES ... ADD ... YES

How should we support local business retention, and would you support redevelopment negotiations that provide concessions in exchange for local business retention strategies?

2) Commercial General Character (35 minutes)

A) Scale and Height

NOT UNTIL M.P. HAS BEEN DEVELOPED; CODES CHANGED TO PROTECT & PRESERVE; THEN DECIDE ON CONCESSION.

Table #4

As of right, meaning that we presently have no legal means to deny an application presenting such a permit request, current zoning allows up to four stories (60 feet) and 18 units per acre. Under what circumstances, if any, is that level of height and unit density acceptable to you and if not, what is?

As a follow-up, what would you exchange, if anything, to make height and density more acceptable to you?

✓ B) Architectural Design

Thinking about Caretta, the Pulte Homes project, and the look and feel of our existing strip-oriented commercial development with large surface parking lots, what types of buildings and associated "vibe" would you like to see if a Commercial General parcel were to be redeveloped?

SEA-SIDE

As a follow-up, how important is the "Old Florida" architectural style to you in reference to future commercial redevelopment?

C) Considering different types of potential Commercial General redevelopment (see Attachment #2), which do you feel is most contextually appropriate for Juno Beach?

As a follow-up, if we simply leave our regulations as they are, do you believe that no redevelopment will occur?

3) Infrastructure and Environment (20 minutes)

Thinking about what it's like to drive or walk along the streets next to our commercial properties, what changes or public/private improvements would you like to see in the future? We would like to hear about table consensus for the top three to five potential improvements, though it is OK to also express support for others

- 9 - Wider sidewalks to accommodate more users with fewer conflicts
- 2 - Stores with windows and entryways right along sidewalks (traditional Mainstreet look)
- 1 - Outdoor cafés along public sidewalk
- 5 - Public benches with shade
- 4 - Small public gathering/plaza area(s)
- 3 - Passive greenspace, whether public or private
- 6 - Parking not visible from public view
- 8 - Public art
- 7 - Enhanced public landscaping, including native plants and shade trees
- Other: WAKABICITY IN MIND

4) Trade-offs (20 minutes)

If the current zoning regulations don't allow your vision of success to be achieved, which strategies would you support to help make your vision possible? (Circle or highlight your top three (3) choices.)

- #3 (A) Use taxpayer dollars to buy commercial properties and vacant land that go up for sale.
 (B) Modify zoning regulations to make it easier to redevelop commercial properties.
 (C) Authorize interest-based negotiations with property owners and developers, noting that outcomes are not well-defined from a regulatory perspective.
 #2 (D) Increase zoning regulations to slow development, noting risk for litigation and delay of code changes due to Senate Bill 180.
 (E) Offer taxpayer-funded incentives directly to businesses to open and/or stay in town.
 (F) Encourage businesses to tax themselves in order to support local retention strategies.
 (G) Do nothing. Maintain current zoning regulations and let the chips fall where they may.
 #4 (H) Other: Develop m.p. with community vision

5) Economic Vitality (30 minutes):

- Very
 As N.P. is developed w/ community vision
 (A) How important is it for Juno Beach to have a strong, vibrant local economy — with small businesses that thrive and provide resources to you as a resident — even if that brings a bit more activity and traffic?
 (B) How do you feel about zoning code changes that shift from business uses toward more residential development?
Allowable zoning changes to align w/ Plan
 (C) Currently, about 27% of Juno Beach is residential and 9% is commercial, and the town is sometimes described as a 'bedroom community.' What is your opinion on continuing this pattern of development?
 * Can't answer

6) Future Generations (20 minutes)

- * Schools
 (A) Looking ahead, what types of uses or amenities—such as retail, restaurants, schools, or mixed-use spaces—should Juno Beach encourage through zoning or redevelopment to support future residents, including children and grandchildren
Town Center
 (B) To what extent do you agree or disagree that Juno Beach should maintain its current mix of businesses and housing versus making changes to attract housing and amenities that support young families and children?
Yes

Additional comments or questions may be raised at the conclusion of each presentation. Please be mindful of time to ensure that all participants have the opportunity to ask questions and share their perspectives.

ATTACHMENTS:

1. Project area map
2. Architectural Styles Examples
3. Potential Attributes, e.g., green space, pedestrian-oriented sidewalks complemented by small-scale, locally owned retail establishments fronting the street, shade, public art, park-like plazas, parking not visible from street, bicycle lanes, multi-modal paths, etc.
4. Copies of code section for Commercial General (CG) zoning district (permitted uses, preferred uses, special exception uses, building site area regulations)

Table #4

ATTACHMENT #4

PART II - CODE OF ORDINANCES

Chapter 34 - ZONING

ARTICLE III. - DISTRICT REGULATIONS

DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

Sec. 34-625. Purpose.

- (a) The purpose of the CG commercial general district is to provide attractive and efficient retail shopping and personal service uses, to be developed either as a planned unit or in individual parcels. Retail drive-in businesses are not permitted. To enhance the general character of the district and its compatibility with its residential surroundings, this district is also suitable for professional, administrative, and general sales offices together with certain commercial uses designed primarily to serve employees in the district.
- (b) Certain preferred uses are identified in the district and provided incentives to encourage their development. The purpose of the preferred uses is to encourage an environment which is particularly compatible and complementary to the adjacent residential area. The town desires a traditional town center atmosphere in its commercial areas, so as to link the commercial areas with the residential areas by both aesthetics and vehicular/pedestrian access, and to encourage residents to patronize such businesses.

(Ord. No. 207, § 4.61, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997)

Sec. 34-626. Uses permitted.

Permitted uses in the CG commercial general district are as follows:

- R = (1) Retail and service establishments, hardware stores, food stores, clothing stores, drugstores, barbershops, beauty salons and jewelry stores.
- (2) Business services.
- (3) Department stores.
- R = (4) Churches, synagogues or other houses of worship.
- (5) Nonprofit cultural centers.
- A = (6) Professional offices (greater than 40,000 gross floor area (GFA)).
- A = (7) Medical and dental offices.
- R = (8) Health spa/gym (greater than 20,000 GFA). ✓
- A = (9) Banks and financial institutions (greater than 50,000 GFA).
- (10) Professional or studio-type schools (greater than 50,000 GFA).
- (11) Public safety facilities such as fire and/or police stations.
- (12) Day care centers, if not adjacent to a residential use or residentially zoned property.
- (13) Adult entertainment establishments.
- (14) Outpatient substance abuse treatment provider.

(Ord. No. 207, § 4.62, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 644, § 2, 1-12-2011; Ord. No. 668, § 4, 5-28-2014)

Sec. 34-627. Preferred permitted uses.

Preferred permitted uses in the CG commercial general district are as follows:

- (1) Professional offices (40,000 gross floor area (GFA) or less).
- (2) Residential (single-family and/or multifamily dwellings). A maximum 75 percent of the total gross floor area on the site may be used for residential.
- (3) Health spa/gym (20,000 GFA or less).
- A = (4) Banks and financial institutions (50,000 GFA or less).
- A = (5) Retail deli, bakery, and sandwich shop.
- A = (6) Retail landscape nursery with outdoor displays.
- R = (7) Temporary festive outdoor markets (only fruits, vegetables, plants, flowers, arts, and handcrafted items shall be sold). Maximum two-year temporary permit, renewable at the discretion of the town council.
- (8) Professional or studio type schools (50,000 GFA or less).
- (9) Transient residential facilities (maximum 30 units or less for timeshare and maximum 15 rooms or less for bed and breakfast).
- (10) Hotel/motel (150 rooms/units or less).

(Ord. No. 207, § 4.62.1, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 581, § 2(exh. A), 8-24-2005; Ord. No. 644, § 3, 1-12-2011; Ord. No. 668, § 4, 5-28-2014; Ord. No. 689, § 13, 1-25-2017)

Sec. 34-628. Accessory uses.

Accessory uses in the CG commercial general district are as follows:

- (1) Off-street parking and loading.
- (2) Signs.
- (3) Drive-in financial facilities.
- (4) Accessory uses customarily incident to the permitted or approved special exception uses.
- (5) Satellite dish antennas (see article IV, division 13 of this chapter).

(Ord. No. 207, § 4.63, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997)

Sec. 34-629. Special exception uses.

Special exception uses in the CG commercial general district are as follows:

- (1) Public parking garages
- (2) Public and private utility structures.
- A = (3) Fuel service stations (see section 34-869).

- (4) Supplemental off-site parking.
- (5) Public and private academic schools.
- (6) Assisted living facilities (see article IV, division 12 of this chapter).
- (7) Transient residential facility (greater than 30 units for timeshare).
- A = (8) Convenience stores (see section 34-868).
- A = (9) Vehicle minor repair facility (see section 34-870).
- (10) Hotel/motel (greater than 150 rooms/units).
- (11) Day care centers, if adjacent to a residential use or residentially zoning property.
- (12) Uses utilizing optional building site area development modifications identified in section 34-632.
- (13) Restaurants and drinking establishments.

(Ord. No. 207, § 4.64, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 581, § 2(exh. A), 8-24-2005; Ord. No. 644, § 4, 1-12-2011; Ord. No. 668, § 4, 5-28-2014)

Sec. 34-630. Site plan and appearance review requirements.

A site plan and appearance review is required for all uses.

(Ord. No. 207, § 4.65, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997)

Sec. 34-631. Building site area regulations.

The following building site area regulations shall apply to the CG commercial general district:

- (1) Minimum total area: 40,000 square feet.
- (2) Minimum lot width: 150 feet.
- (3) Minimum lot depth: 150 feet.
- (4) Density: When applied to residential uses in this district, the maximum densities shall be those which are in effect for the RH zoning district, i.e., 18 dwelling units per gross acre for multiple-family dwellings. The maximum density for transient residential facilities and hotel/motel facilities within this district shall be 30 guest units per gross acre.
- (5) Setbacks:
 - a. The following setback schedule shall apply, and all properties adjoining or adjacent to property with a residential or "R" zoning district designation shall incorporate a minimum of a 15-foot landscaped buffer within such adjoining yard or setback:

Setback Distance Requirements from Property Line			
Total Lot Area	Front	Side	Rear
1.5 acres or less	25'	20'	20'
More than 1.5 acres to 3 acres	35'	20'*	20'*
More than 3 acres	45'	20'*	20'*

Table #4

Community Vision (Community Not Established)

- 1. Property Owners
 - 2. Residents
 - 3. Business Owners
 - 4.
- Stakeholders

* Community-wide Vision

* Compromised Master Plan

* Strategic Plan

* Codes / Align w/ Vision

Master Plan - Re Development / Development

Two council members corrected the false & misleading statements by Town Mgr. R. Cole. Cole then called these council member "liars". This is intolerable behavior and the manager should be terminated from his position w/in Juno Town Government.

Stephen O'Donnell



AGENDA ITEM

Meeting Name: Master Development Plan Forum Work Session

Meeting Date: December 11, 2025

Prepared By: Town Staff

Item Title: Master Development Plan Forum Work Session Guideline & Questions for Discussion

R. Cole still has the same misleading & False Organization and Chart posted on Juno's Town website. Shameful

INTRODUCTION:

This work session will begin with a general introduction by staff and consultant Dana Little, followed by a structured, table-based group discussion. Participants will be randomly assigned to a table upon arrival, with a Council member serving as a facilitator for each. Each table will designate its timekeeper, scribe, and spokesperson.

All tables will discuss each question provided, and Town Council facilitators will listen and encourage respectful discussion, asking probing questions to clarify statements or explore topics in further detail.

Staff and Dana Little will serve as floaters, checking in with tables and providing clarification and technical support while observing discussions and offering support or information when requested or they otherwise determine it may be helpful.

QUESTIONS FOR DISCUSSION:

1) Preferred Uses (20 minutes)

Our current Commercial General zoning allows a variety of commercial uses (see Attachment #4). If redevelopment were to occur, which uses are most important to retain or add? If a preferred use is not listed, please feel free to suggest it. I wish for the current CG zoning that has served the town well to be preserved as is.

As a follow-up, do you presently have access to most of your daily living needs within reasonable distance, and are there any you wish were right here in Juno Beach rather than elsewhere? yes possibly Urgent Care

How should we support local business retention, and would you support redevelopment negotiations that provide concessions in exchange for local business retention strategies? Keep our zoning. Do not alter it unless it is to aid keeping existing zoning. Any changes to our zoning opens Juno town to dangerous litigation under SB18 which requires Juno to pay plaintiff's legal cost if they prevail.

2) Commercial General Character (35 minutes)

A) Scale and Height

Revitalization grants tax cuts

Sec. 34-627. Preferred permitted uses.

Preferred permitted uses in the CG commercial general district are as follows:

- (1) Professional offices (40,000 gross floor area (GFA) or less).
- (2) Residential (single-family and/or multifamily dwellings). A maximum 75 percent of the total gross floor area on the site may be used for residential. *If this refers to existing zoning then retain.*
- ~~R~~ (3) Health spa/gym (20,000 GFA or less).
- R (4) Banks and financial institutions (50,000 GFA or less).
- R (5) Retail deli, bakery, and sandwich shop.
- R (6) Retail landscape nursery with outdoor displays.
- (7) Temporary festive outdoor markets (only fruits, vegetables, plants, flowers, arts, and handcrafted items shall be sold). Maximum two-year temporary permit, renewable at the discretion of the town council.
- (8) Professional or studio type schools (50,000 GFA or less).
- (9) Transient residential facilities (maximum 30 units or less for timeshare and maximum 15 rooms or less for bed and breakfast).
- (10) Hotel/motel (150 rooms/units or less).

(Ord. No. 207, § 4.62.1, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 581, § 2(exh. A), 8-24-2005; Ord. No. 644, § 3, 1-12-2011; Ord. No. 668, § 4, 5-28-2014; Ord. No. 689, § 13, 1-25-2017)

Sec. 34-628. Accessory uses.

Accessory uses in the CG commercial general district are as follows:

- (1) Off-street parking and loading.
- (2) Signs.
- (3) Drive-in financial facilities.
- (4) Accessory uses customarily incident to the permitted or approved special exception uses.
- (5) Satellite dish antennas (see article IV, division 13 of this chapter).

(Ord. No. 207, § 4.63, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997)

Sec. 34-629. Special exception uses.

Special exception uses in the CG commercial general district are as follows:

- (1) Public parking garages
- (2) Public and private utility structures.
- (3) Fuel service stations (see section 34-869).

IMPORTANT

12-11-2025

Siobhan O'Donnell

ATTACHMENT #4

PART II - CODE OF ORDINANCES

Chapter 34 - ZONING

ARTICLE III. - DISTRICT REGULATIONS

DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

Sec. 34-625. Purpose.

- Town Mgr. R. Cole's brazenly deceptive newsletters expose his intentions to corrupt the Master Plan process to benefit Developers. This grave problem coupled w/ SB 180 must move this town to stop the Master Plan until SB 180 is no longer in effect as any changes to our Master Plan or Comp Plan or any zoning or codes can trigger lawsuits against Juno Beach.*
- (a) The purpose of the CG commercial general district is to provide attractive and efficient retail shopping and personal service uses, to be developed either as a planned unit or in individual parcels. Retail drive-in businesses are not permitted. To enhance the general character of the district and its compatibility with its residential surroundings, this district is also suitable for professional, administrative, and general sales offices together with certain commercial uses designed primarily to serve employees in the district.
- (b) Certain preferred uses are identified in the district and provided incentives to encourage their development. The purpose of the preferred uses is to encourage an environment which is particularly compatible and complementary to the adjacent residential area. The town desires a traditional town center atmosphere in its commercial areas, so as to link the commercial areas with the residential areas by both aesthetics and vehicular/pedestrian access, and to encourage residents to patronize such businesses.

(Ord. No. 207, § 4.61, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997)

★ Sec. 34-626. Uses permitted.

Permitted uses in the CG commercial general district are as follows:

- Yes* (1) Retail and service establishments, hardware stores, food stores, clothing stores, drugstores, barbershops, beauty salons and jewelry stores.
- Yes* (2) Business services.
- Yes* (3) Department stores.
- Yes* (4) Churches, synagogues or other houses of worship.
- Yes* (5) Nonprofit cultural centers.
- Yes* (6) Professional offices (greater than 40,000 gross floor area (GFA)).
- Yes* (7) Medical and dental offices.
- Yes* (8) Health spa/gym (greater than 20,000 GFA).
- Yes* (9) Banks and financial institutions (greater than 50,000 GFA).
- Yes* (10) Professional or studio-type schools (greater than 50,000 GFA).
- Yes* (11) Public safety facilities such as fire and/or police stations.
- Yes* (12) Day care centers, if not adjacent to a residential use or residentially zoned property.
- NO* (13) Adult entertainment establishments.
- NO* (14) Outpatient substance abuse treatment provider.

(Ord. No. 207, § 4.62, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 644, § 2, 1-12-2011; Ord. No. 668, § 4, 5-28-2014)

Any questions that I have answered are ONLY for the purpose of considering changes AFTER SB 180 has been withdrawn, but I believe we must uphold & enforce Juno's zoning laws & codes as they are right now. Juno's commercial zoning as it is, will continue to protect Juno from overdevelop-ment for years to come.

As of right, meaning that we presently have no legal means to deny an application presenting such a permit request, current zoning allows up to four stories (60 feet) and 18 units per acre. Under what circumstances, if any, is that level of height and unit density acceptable to you and if not, what is? *I support our zoning exactly as it is.*

As a follow-up, what would you exchange, if anything, to make height and density more acceptable to you? *No changes to our existing code or zoning.*

B) Architectural Design

Thinking about Caretta, the Pulte Homes project, and the look and feel of our existing strip-oriented commercial development with large surface parking lots, what types of buildings and associated "vibe" would you like to see if a Commercial General parcel were to be redeveloped?

As a follow-up, how important is the "Old Florida" architectural style to you in reference to future commercial redevelopment?

C) Considering different types of potential Commercial General redevelopment (see Attachment #2), which do you feel is most contextually appropriate for Juno Beach?

As a follow-up, if we simply leave our regulations as they are, do you believe that no redevelopment will occur?

3) Infrastructure and Environment (20 minutes)

Thinking about what it's like to drive or walk along the streets next to our commercial properties, what changes or public/private improvements would you like to see in the future? We would like to hear about table consensus for the top three to five potential improvements, though it is OK to also express support for others *Misguided question*

- #1 - Wider sidewalks to accommodate more users with fewer conflicts
- Stores with windows and entryways right along sidewalks (traditional Mainstreet look)
- #0 - Outdoor cafés along public sidewalk *Aka need ~~wider~~ wider sidewalks*
- Public benches with shade
- #3 - Small public gathering/plaza area(s)
- Passive greenspace, whether public or private
- Parking not visible from public view
- Public art
- #2 - Enhanced public landscaping, including native plants and shade trees
- Other: *Keep existing zoning & codes & feel of Juno as it is right now.*

4) Trade-offs (20 minutes)

If the current zoning regulations don't allow your vision of success to be achieved, which strategies would you support to help make your vision possible? (Circle or highlight your top three (3) choices.)

Siobhan O'Donnell

but only for public use such as parks community centers Town Bldgs.

Yes A)
NO B)
C)

Yes D)

E)

NO F)

YES G)

H)

- Use taxpayer dollars to buy commercial properties and vacant land that go up for sale.
- Modify zoning regulations to make it easier to redevelop commercial properties.
- Authorize interest-based negotiations with property owners and developers, noting that outcomes are not well-defined from a regulatory perspective.
- Increase zoning regulations to slow development, noting risk for litigation and delay of code changes due to Senate Bill 180. *Leave zoning AS-IS.*
- Offer taxpayer-funded incentives directly to businesses to open and/or stay in town.
- Encourage businesses to tax themselves in order to support local retention strategies.
- Do nothing, Maintain current zoning regulations and let the chips fall where they may.
- Other: _____

5) Economic Vitality (30 minutes):

A) How important is it for Juno Beach to have a strong, vibrant local economy with small businesses that thrive and provide resources to you as a resident — even if that brings a bit more activity and traffic? *we have this now*
These questions are misleading & very loaded.

B) How do you feel about zoning code changes that shift from business uses toward more residential development? *Absolutely NO. Hands off our commercial zoning.*

C) Currently, about 27% of Juno Beach is residential and 9% is commercial, and the town is sometimes described as a 'bedroom community.' What is your opinion on continuing this pattern of development? *Keep zoning AS-IS to maintain Juno's special character*

6) Future Generations (20 minutes)

A) Looking ahead, what types of uses or amenities—such as retail, restaurants, schools, or mixed-use spaces—should Juno Beach encourage through zoning or redevelopment to support future residents, including children and grandchildren

B) To what extent do you agree or disagree that Juno Beach should maintain its current mix of businesses and housing versus making changes to attract housing and amenities that support young families and children?

Additional comments or questions may be raised at the conclusion of each presentation. Please be mindful of time to ensure that all participants have the opportunity to ask questions and share their perspectives.

ATTACHMENTS:

1. Project area map
2. Architectural Styles Examples
3. Potential Attributes, e.g., green space, pedestrian-oriented sidewalks complemented by small-scale, locally owned retail establishments fronting the street, shade, public art, park-like plazas, parking not visible from street, bicycle lanes, multi-modal paths, etc.
4. Copies of code section for Commercial General (CG) zoning district (permitted uses, preferred uses, special exception uses, building site area regulations)



#5

AGENDA ITEM

Meeting Name: Master Development Plan Forum Work Session
Meeting Date: December 11, 2025
Prepared By: Town Staff
Item Title: Master Development Plan Forum Work Session Guideline & Questions for Discussion

INTRODUCTION:

This work session will begin with a general introduction by staff and consultant Dana Little, followed by a structured, table-based group discussion. Participants will be randomly assigned to a table upon arrival, with a Council member serving as a facilitator for each. Each table will designate its timekeeper, scribe, and spokesperson.

All tables will discuss each question provided, and Town Council facilitators will listen and encourage respectful discussion, asking probing questions to clarify statements or explore topics in further detail.

Staff and Dana Little will serve as floaters, checking in with tables and providing clarification and technical support while observing discussions and offering support or information when requested or they otherwise determine it may be helpful.

QUESTIONS FOR DISCUSSION:

1) Preferred Uses (20 minutes)

Our current Commercial General zoning allows a variety of commercial uses (*see Attachment #4*). If redevelopment were to occur, which uses are most important to retain or add? If a preferred use is not listed, please feel free to suggest it.

As a follow-up, do you presently have access to most of your daily living needs within reasonable distance, and are there any you wish were right here in Juno Beach rather than elsewhere?

How should we support local business retention, and would you support redevelopment negotiations that provide concessions in exchange for local business retention strategies?

2) Commercial General Character (35 minutes)

A) Scale and Height

As of right, meaning that we presently have no legal means to deny an application presenting such a permit request, current zoning allows up to four stories (60 feet) and 18 units per acre. Under what circumstances, if any, is that level of height and unit density acceptable to you and if not, what is?

As a follow-up, what would you exchange, if anything, to make height and density more acceptable to you?

B) Architectural Design

Thinking about Caretta, the Pulte Homes project, and the look and feel of our existing strip-oriented commercial development with large surface parking lots, what types of buildings and associated "vibe" would you like to see if a Commercial General parcel were to be redeveloped?

As a follow-up, how important is the "Old Florida" architectural style to you in reference to future commercial redevelopment?

C) Considering different types of potential Commercial General redevelopment (*see Attachment #2*), which do you feel is most contextually appropriate for Juno Beach?

As a follow-up, if we simply leave our regulations as they are, do you believe that no redevelopment will occur?

3) Infrastructure and Environment (20 minutes)

Thinking about what it's like to drive or walk along the streets next to our commercial properties, what changes or public/private improvements would you like to see in the future? We would like to hear about table consensus for the top three to five potential improvements, though it is OK to also express support for others

- Wider sidewalks to accommodate more users with fewer conflicts ✓
- Stores with windows and entryways right along sidewalks (traditional Mainstreet look)
- Outdoor cafés along public sidewalk
- Public benches with shade
- Small public gathering/plaza area(s) ✓
- Passive greenspace, whether public or private
- Parking not visible from public view ✓
- Public art
- Enhanced public landscaping, including native plants and shade trees ✓
- Other: Dog hours

4) Trade-offs (20 minutes)

If the current zoning regulations don't allow your vision of success to be achieved, which strategies would you support to help make your vision possible? (Circle or highlight your top three (3) choices.)

- ☒ A) Use taxpayer dollars to buy commercial properties and vacant land that go up for sale.
- ☒ B) Modify zoning regulations to make it easier to redevelop commercial properties.
- ☒ C) Authorize interest-based negotiations with property owners and developers, noting that outcomes are not well-defined from a regulatory perspective.
- ☒ D) Increase zoning regulations to slow development, noting risk for litigation and delay of code changes due to Senate Bill 180.
- ☒ E) Offer taxpayer-funded incentives directly to businesses to open and/or stay in town.
- ☒ F) Encourage businesses to tax themselves in order to support local retention strategies.
- ☒ G) Do nothing. Maintain current zoning regulations and let the chips fall where they may.
- ☒ H) Other: _____

5) Economic Vitality (30 minutes):

- A) How important is it for Juno Beach to have a strong, vibrant local economy — with small businesses that thrive and provide resources to you as a resident — even if that brings a bit more activity and traffic? *Yes, very important*
- B) How do you feel about zoning code changes that shift from business uses toward more residential development? *I feel I am against it*
- C) Currently, about 27% of Juno Beach is residential and 9% is commercial, and the town is sometimes described as a 'bedroom community.' What is your opinion on continuing this pattern of development? *It's not a bedroom town - It's O.K.*

6) Future Generations (20 minutes)

- A) Looking ahead, what types of uses or amenities—such as retail, restaurants, schools, or mixed-use spaces—should Juno Beach encourage through zoning or redevelopment to support future residents, including children and grandchildren *Current code works*
- B) To what extent do you agree or disagree that Juno Beach should maintain its current mix of businesses and housing versus making changes to attract housing and amenities that support young families and children?

Additional comments or questions may be raised at the conclusion of each presentation. Please be mindful of time to ensure that all participants have the opportunity to ask questions and share their perspectives.

ATTACHMENTS:

1. Project area map
2. Architectural Styles Examples
3. Potential Attributes, e.g., green space, pedestrian-oriented sidewalks complemented by small-scale, locally owned retail establishments fronting the street, shade, public art, park-like plazas, parking not visible from street, bicycle lanes, multi-modal paths, etc.
4. Copies of code section for Commercial General (CG) zoning district (permitted uses, preferred uses, special exception uses, building site area regulations)



AGENDA ITEM

Meeting Name: Master Development Plan Forum Work Session

Meeting Date: December 11, 2025

Prepared By: Town Staff

Item Title: Master Development Plan Forum Work Session Guideline & Questions for Discussion

INTRODUCTION:

This work session will begin with a general introduction by staff and consultant Dana Little, followed by a structured, table-based group discussion. Participants will be randomly assigned to a table upon arrival, with a Council member serving as a facilitator for each. Each table will designate its **timekeeper**, **scribe**, and **spokesperson**.

All tables will discuss each question provided, and Town Council facilitators will listen and encourage respectful discussion, asking probing questions to clarify statements or explore topics in further detail.

Staff and Dana Little will serve as floaters, checking in with tables and providing clarification and technical support while observing discussions and offering support or information when requested or they otherwise determine it may be helpful.

QUESTIONS FOR DISCUSSION:

1) Preferred Uses (20 minutes)

Our current Commercial General zoning allows a variety of commercial uses (*see Attachment #4*). If redevelopment were to occur, which uses are most **important to retain or add**? If a **preferred use is not listed**, please feel free to suggest it.

As a follow-up, do you ^{yes} presently have access to most of your daily living needs within reasonable distance, **and are there any you wish were right here in Juno Beach rather than elsewhere?**

How should we **support local business retention**, and would you support redevelopment negotiations that **provide concessions in exchange for local business retention strategies?**

2) Commercial General Character (35 minutes)

A) Scale and Height

As of right, meaning that we presently have no legal means to deny an application presenting such a permit request, current zoning allows up to four stories (60 feet) and 18 units per acre. Under what circumstances, if any, is that level of height and unit density acceptable to you and if not, what is?

HT \Rightarrow 30'

LCB

As a follow-up, what would you exchange, if anything, to make height and density more acceptable to you?

less dens

B) Architectural Design

Thinking about Caretta, the Pulte Homes project, and the look and feel of our existing strip-oriented commercial development with large surface parking lots, what types of buildings and associated "vibe" would you like to see if a Commercial General parcel were to be redeveloped?

~~CARLE'S 7282~~

As a follow-up, how important is the "Old Florida" architectural style to you in reference to future commercial redevelopment?

ARCH CONST-
LESS OPTIC TOY W/

C) Considering different types of potential Commercial General redevelopment (see Attachment #2), which do you feel is most contextually appropriate for Juno Beach?

As a follow-up, if we simply leave our regulations as they are, do you believe that no redevelopment will occur?

tyw

yes

3) Infrastructure and Environment (20 minutes)

Thinking about what it's like to drive or walk along the streets next to our commercial properties, what changes or public/private improvements would you like to see in the future? We would like to hear about table consensus for the top three to five potential improvements, though it is OK to also express support for others

COUNTY IMPROV FEES

MDX #1

CR #1

NOT FEASIBLE

PETE #1

- Wider sidewalks to accommodate more users with fewer conflicts
- Stores with windows and entryways right along sidewalks (traditional Mainstreet look)
- Outdoor cafés along public sidewalk
- Public benches with shade
- Small public gathering/plaza area(s) - MDX #2
- Passive greenspace, whether public or private
- Parking not visible from public view - P #1 - MDX #2
- Public art
- Enhanced public landscaping, including native plants and shade trees - P #2
- Other: STREET LANDSCAPES

NOT
BARRAGE

4) Trade-offs (20 minutes)

If the current zoning regulations don't allow your vision of success to be achieved, which strategies would you support to help make your vision possible? (Circle or highlight your top three (3) choices.)

- 1
- A) Use taxpayer dollars to buy commercial properties and vacant land that go up for sale.
- B) Modify zoning regulations to make it easier to redevelop commercial properties.
- C) Authorize interest-based negotiations with property owners and developers, noting that outcomes are not well-defined from a regulatory perspective.
- 2 D) Increase zoning regulations to slow development, noting risk for litigation and delay of code changes due to Senate Bill 180.
- E) Offer taxpayer-funded incentives directly to businesses to open and/or stay in town.
- F) Encourage businesses to tax themselves in order to support local retention strategies.
- 3 G) Do nothing. Maintain current zoning regulations and let the chips fall where they may.
- H) Other: NOT READY TO FORM BASED CODE
ALL UPR. ON ZONING IN PORTLAND

5) Economic Vitality (30 minutes):

A) How important is it for Juno Beach to have a strong, vibrant local economy — with small businesses that thrive and provide resources to you as a resident — even if that brings a bit more activity and traffic? YES VERY E SUB RETAIL & RETAIL.

B) How do you feel about zoning code changes that shift from business uses toward more residential development? NO 321

C) Currently, about 27% of Juno Beach is residential and 9% is commercial, and the town is sometimes described as a 'bedroom community.' What is your opinion on continuing this pattern of development? OK ITS NOT 2.5 MILES

6) Future Generations (20 minutes)

A) Looking ahead, what types of uses or amenities—such as retail, restaurants, schools, or mixed-use spaces—should Juno Beach encourage through zoning or redevelopment to support future residents, including children and grandchildren?

B) To what extent do you agree or disagree that Juno Beach should maintain its current mix of businesses and housing versus making changes to attract housing and amenities that support young families and children? — LEAVE IT ALONG

Additional comments or questions may be raised at the conclusion of each presentation. Please be mindful of time to ensure that all participants have the opportunity to ask questions and share their perspectives.

ATTACHMENTS:

1. Project area map
2. Architectural Styles Examples
3. Potential Attributes, e.g., green space, pedestrian-oriented sidewalks complemented by small-scale, locally owned retail establishments fronting the street, shade, public art, park-like plazas, parking not visible from street, bicycle lanes, multi-modal paths, etc.
4. Copies of code section for Commercial General (CG) zoning district (permitted uses, preferred uses, special exception uses, building site area regulations)

ATTACHMENT #4

PART II - CODE OF ORDINANCES

Chapter 34 - ZONING

ARTICLE III. - DISTRICT REGULATIONS

DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

Sec. 34-625. Purpose.

- (a) The purpose of the CG commercial general district is to provide attractive and efficient retail shopping and personal service uses, to be developed either as a planned unit or in individual parcels. Retail drive-in businesses are not permitted. To enhance the general character of the district and its compatibility with its residential surroundings, this district is also suitable for professional, administrative, and general sales offices together with certain commercial uses designed primarily to serve employees in the district.
- (b) Certain preferred uses are identified in the district and provided incentives to encourage their development. The purpose of the preferred uses is to encourage an environment which is particularly compatible and complementary to the adjacent residential area. The town desires a traditional town center atmosphere in its commercial areas, so as to link the commercial areas with the residential areas by both aesthetics and vehicular/pedestrian access, and to encourage residents to patronize such businesses.

(Ord. No. 207, § 4.61, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997)

Sec. 34-626. Uses permitted.

Permitted uses in the CG commercial general district are as follows:

- (1) Retail and service establishments, hardware stores, food stores, clothing stores, drugstores, barbershops, beauty salons and jewelry stores.
- (2) Business services.
- (3) Department stores.
- (4) Churches, synagogues or other houses of worship.
- (5) Nonprofit cultural centers.
- (6) Professional offices (greater than 40,000 gross floor area (GFA)).
- (7) Medical and dental offices.
- (8) Health spa/gym (greater than 20,000 GFA).
- (9) Banks and financial institutions (greater than 50,000 GFA).
- (10) Professional or studio-type schools (greater than 50,000 GFA).
- (11) Public safety facilities such as fire and/or police stations.
- (12) Day care centers, if not adjacent to a residential use or residentially zoned property.
- (13) Adult entertainment establishments.
- (14) Outpatient substance abuse treatment provider.

(Ord. No. 207, § 4.62, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 644, § 2, 1-12-2011; Ord. No. 668, § 4, 5-28-2014)

Sec. 34-627. Preferred permitted uses.

Preferred permitted uses in the CG commercial general district are as follows:

- (1) Professional offices (40,000 gross floor area (GFA) or less).
- (2) Residential (single-family and/or multifamily dwellings). A maximum 75 percent of the total gross floor area on the site may be used for residential.
- (3) Health spa/gym (20,000 GFA or less).
- (4) Banks and financial institutions (50,000 GFA or less).
- (5) Retail deli, bakery, and sandwich shop.
- (6) Retail landscape nursery with outdoor displays.
- (7) Temporary festive outdoor markets (only fruits, vegetables, plants, flowers, arts, and handcrafted items shall be sold). Maximum two-year temporary permit, renewable at the discretion of the town council.
- (8) Professional or studio type schools (50,000 GFA or less).
- (9) Transient residential facilities (maximum 30 units or less for timeshare and maximum 15 rooms or less for bed and breakfast).
- (10) Hotel/motel (150 rooms/units or less).

(Ord. No. 207, § 4.62.1, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 581, § 2(exh. A), 8-24-2005; Ord. No. 644, § 3, 1-12-2011; Ord. No. 668, § 4, 5-28-2014; Ord. No. 689, § 13, 1-25-2017)

Sec. 34-628. Accessory uses.

Accessory uses in the CG commercial general district are as follows:

- (1) Off-street parking and loading.
- (2) Signs.
- (3) Drive-in financial facilities.
- (4) Accessory uses customarily incident to the permitted or approved special exception uses.
- (5) Satellite dish antennas (see article IV, division 13 of this chapter).

(Ord. No. 207, § 4.63, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997)

Sec. 34-629. Special exception uses.

Special exception uses in the CG commercial general district are as follows:

- (1) Public parking garages
- (2) Public and private utility structures.
- (3) Fuel service stations (see section 34-869).

- ① Preferred Uses. ^{Request consultant to show traffic increase in ~~the~~ for Plaza Lamar for 75-25 for 90-10}
- ① Focus on low traffic generation use ^{no categories noted}
 - ② Yes, can access most ~~of~~ daily living needs within reasonable distance
 - ~~tax incentives & monetary break~~
 - ③ no need to incentive ~~at~~ existing businesses at this point

② Commercial General Character

Scale & Height - develop incentives to reduce densities / traffic generation. ^{would like to see reduction in height & density; no}

B Architectural Design ^{in lieu of 25% commercial outdoor seating}
 architectural consistency - less option; ^{key West option preferred}

C Contextually Appropriate for Commercial General Redevelopment
 Raynot Cracker Style

Redevelopment will occur if regulations are lot closer.

③ Infrastructure & Environment

- 1 wider sidewalks ^{Street lamp}
- 2 outdoor cafes along public ^{side} walk.
- 3 parking not visible from public view - no parking garage

④ Trade-offs

- (A) Use taxpayer dollars (bond) to buy ~~at~~ ^{only} 20% of prop's vacant land up for sale
- (G) Do nothing
- (H) Form based zoning ^{W/ LHM OPTIONS}
~~BRKD~~

Economic Vitality

A. Important to have vibrant local economy

B. ~~We ^{have} sufficient retail~~ ~~business/commercial~~ ~~if~~ consensus to keep the

C. ~~We ^{okay} disagree with JB being a "bedroom community"~~

Future Generations

A. What we have is working

B. Not practical to expect young families to buy housing here bec of prices

C) LEAVE IT ALONE



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

Re: Work Session Follow-Up and Feedback

1 message

WA <skiddadle7@yahoo.com>

Fri, Dec 19, 2025 at 9:21 AM

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

Hello Caitlin, see my comments below. Thank you for the opportunity to provide feedback. Please contact me if something is not clear. Bill Viggiano

1- preferred uses- yes, I have access to most of my daily needs and would like to keep it that way, or maybe it can improve even more in the future. For me, the most important places are restaurants, food shopping, gym/spa, pharmacy, barbershop/salon.

It would be nice if there was an urgent care in the area, diagnostics lab (like Quest), a local health food store, fresh produce type market. I think the local gym (loggerhead) is great but too small for the future.

I'm not in favor of chain department stores, franchise stores or restaurants, adult stores, rehab facilities (except private psychologists).

I would not be in favor of concessions to developers, incentives or subsidies to retain or create local business and believe we should let consumer demand work naturally. Maybe I could be convinced otherwise if there was a special need or situation.

2- commercial general character- A) scale and height- I believe the existing 75/25 zoning has been adequate so far in controlling development in the areas being considered. Absent an actual proposal and impact study it would be hard for me to generalize. I was in favor of the pulte project because I thought the density was much lower than it otherwise could have been. So generally, I would be in favor of making exchanges (concessions) with developers/owners as long as density is significantly reduced. This could be in the form of a sliding scale of residential/commercial such as Caretta or by significant developer contributions to the town. I feel the public benefits from Caretta were insignificant and should have been much higher based on the project value. Also, I think it is still undetermined how much commercial property is necessary based on the needs and wants of the community, now and for the next twenty years. I'm not sure how much commercial property the town should be giving up right now. B) Architectural design- I believe most, if not all, of the buildings in our commercial areas have no special appeal and are outdated. Any of the designs in the attachment would be an improvement but I would have leaned toward an old Florida look. Now that Caretta is on the corner, I believe we should stay with a similar look and feel otherwise there wouldn't be a good blend in my opinion. But I'm not a designer so I'm open. C) I lean towards old Florida of the options in attachment 2.

I believe if we leave regulations the way they are there will continue to be redevelopment. I didn't really understand the nature of this question. Of course there will be redevelopment under the existing codes, it's just a matter of time. I don't think we have to change the codes but if a developer or owner comes to the town with a good project and asks for an exception we can consider each project on its own merits, including public benefits.

3- infrastructure and environment- I like the idea of having higher berms so that parking is not visible from the road and traffic is not visible from inside the property, wider sidewalks, benches with shade, passive green space.

4- trade-offs- I think the current zoning is adequate to achieve whatever the community vision as a whole ends up as. I think most people would prefer a 75/25 residential/commercial mix with some leeway for more residential if the density were very low. I would support (A), (G), and (H), with (H) being having discussions with the PBC Business Development Board about our available commercial properties. They would be aware of companies moving to the area that may be a fit for Juno Beach.

5- economic vitality- A) I think a strong local economy is very important for the community. B) I am not in favor changing zoning codes that provide more residential development vs commercial. I think there needs to be a balance of both residential and commercial in the areas being considered. I am open to more residential development if it is very low density or if there were significant public benefits provided by the developer. By significant, I mean the public benefit should be at least 25% of the increase in project value after the zoning change. C) residential plus commercial only add up to 36% in the information provided. I thought conservation land was about 43% so I don't get to 100%. In any case, I agree Juno Beach is mostly a bedroom community. I think the commercial areas we have are adequate for our current and future needs. At this time, I would not support more residential vs commercial development, except for the exceptions I suggested above.

6) future generations- (A) and (B)- I think the businesses and amenities, after considering my preferences, for the current demographic is adequate for the foreseeable future. I don't think it's necessary to engineer the community for a desired demographic unless there is evidence of a trend that should be considered.

7) other comments- I think the overall feel for Juno Beach should be upscale yet understated, not ostentatious. The community should reflect the significant wealth the area has attracted yet be true to its modest past and coastal charm that will always be Juno Beach.

End of comments.

Sent from my iPhone

On Dec 12, 2025, at 8:16 PM, Caitlin Copeland <ccopeland@juno-beach.fl.us> wrote:

Good Morning Panelists/Participants:

Thank you to those who participated in yesterday's Work Session. For anyone who was unable to attend, please feel free to email me your responses to the questions by December 19. Additionally, if you participated in person and forgot to leave your notes, kindly email them to me by December 19.

Thank you again for your participation. Let me know if you have any questions.

Caitlin E. Copeland-Rodriguez, MMC

Town Clerk

Town of Juno Beach

340 Ocean Drive

Juno Beach, FL 33408

ccopeland@juno-beach.fl.us

Phone: (561)656-0316

Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.