



## MASTER DEVELOPMENT PLAN FORUM WORK SESSION MINUTES

December 11, 2025 at 3:00 PM

Council Chambers – 340 Ocean Drive and YouTube

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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

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### 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

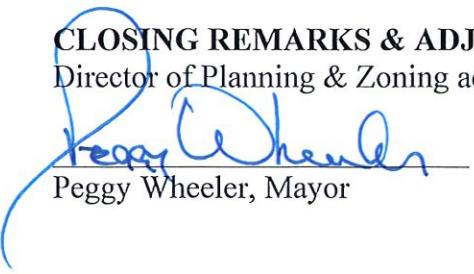
1. Master Development Plan Forum Work Session Guideline & Questions for Discussion

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**

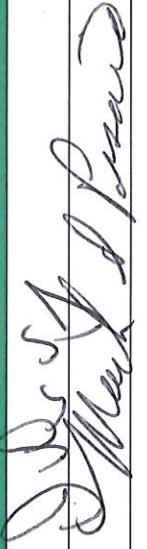
MARIANNE HOSTA  
CHRIS RYDER  
MAX FRASER  
PAUL TISCHLER  
PETE WILLIAMS

# SIGN-IN SHEET



## MASTER DEVELOPMENT PLAN FORUM WORK SESSION

DATE : DECEMBER 11, 2025

#	NAME	SIGNATURE
1	Harry Soursby	
2	Mark Pisano	
3	Mary Petersen	
4	Helen Weissman	
5	Tim Ferguson	
6	Ike Mendel Lynch	
7	John Stellato	
8	Kathy Peterson	
9	Susan Van Lindt	
10	Paul Tackler	
11	Ando Roseve	
12	Stephen O'Donnell	
13	Charles Treador	
14	William Kimball	
15	Jerry Wilson	

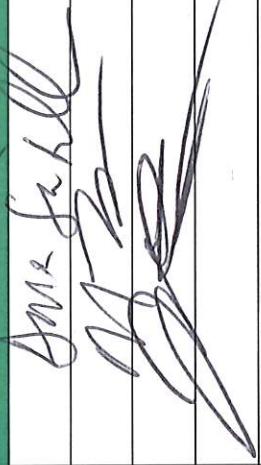




# SIGN-IN SHEET

MASTER DEVELOPMENT PLAN FORUM WORK SESSION

DATE : DECEMBER 11, 2025

#	NAME	SIGNATURE
16	Ave Santilli	
17	Max Trotter	
18	J. M. Etter	
19	Bob Biegel	
20	Mercedes Jones	
21		
22		
23		
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25		
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28		
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30		



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



## 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

John Callaghan  
VIn - speak  
Teo - scribe  
Mary - This  
Jh. S - badge hand

### 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

subsidy  
relocate  
by Developers

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?

*beach*  
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

*1112*  
*2223*  
*1122*  
*1111*  
*2222*  
*1111*  
*1111*

- 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: \_\_\_\_\_

*depends where!*

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.

2 E) Offer taxpayer-funded incentives directly to businesses to open and/or stay in town.

2 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): *F: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 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)

*5:00*

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 #2

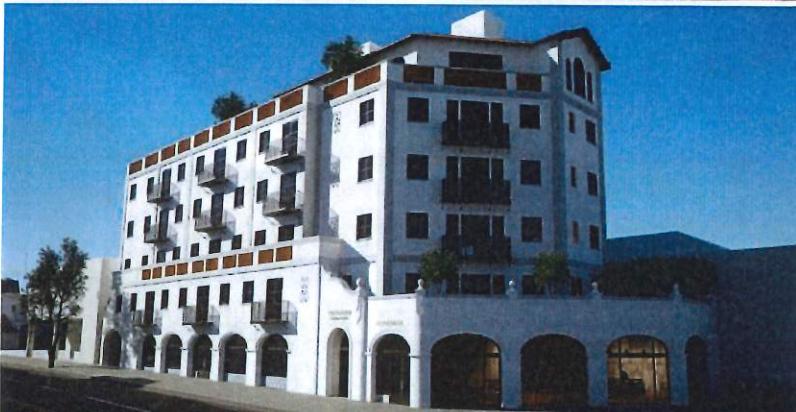
### Late Victorian (Key West Cracker)

**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.



### 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.



## ATTACHMENT #2

### 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.



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# ATTACHMENT #4

## PART II - CODE OF ORDINANCES

### Chapter 34 - ZONING

#### ARTICLE III. - DISTRICT REGULATIONS

##### DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

for in loco  
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)). (2)
- (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). (7)
- (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. (2) (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)

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### **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).

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- (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.**

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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)
- ② 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. Majntain current zoning regulations and let the chips fall where they may.
- (H) Other: Properties on Melony 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?

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- 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
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### ATTACHMENTS:

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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.

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### QUESTIONS FOR DISCUSSION:

#### 1) Preferred Uses (20 minutes)

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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*

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- Parking not visible from public view
- Public art
- 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 Owner Store Coming in.
- Developers Subsidizing Commercial Businesses in their % of Owner Space
- Forced development to allow businesses to stay.
- No tax payer money

② ① We would prefer smaller scale but need to fit feet the code.  $\Rightarrow$  it is acceptable

② ② 85/15 w/o lot of concessions for the businesses to stay

③ Hide the parking - Old Florida ①

↳ Important

④

- ① Spanish
- ② Key West
- ③ Mc Modern

Eclectic / Acetone / Mix of The Three  
but not WACKYS

#1

lower Density /

Xmas -

Same Record - 58600?

95-

4 on Table on set.

Commercial

F

Old Elounda Arch

Reeltime

3 Styles MIX

22  
Ted,

Subsized Comm Space  
Developer.

10 Ares.

500<sup>2</sup>.

16 Taxpayer Money.

Scale & Height

60'-18/4c.

Acceptable 60' H.

Section 5-A

• Add to preferred

• move to permitted

• concessions? not sure

#2

- Add to preferred

- Move to permitted

- concessions? not sure

business migr district - self zoning  
or perm by developer to form

② Scale & height

A - greater set back; parking/landscape

B - open to alternatives except

C ③ Key West or Mediterranean  
④ mid century modern

③ Infrastructure & Env.

④

⑤

- 1) Spokesperson
- 2) Scribe/time keeper

ALDO #2

ALDO ROVERE

DIANA DAVIS

DAVID SANTILLI

JIM FERGUSON

#1 preferred

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

} restaurants missing ✓

No Go #9 Transient ✓  
 #10 Hotel ✓  
 or Special Exceptions  
 #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

burned parking ✓

enhanced public landscaping ✓

outdoor cafes ✓

passive greenspace ✓

} Townwide Harenski Budget  
 lanes, Trimming  
 of traffic

A.

(1)

(2)

page #1

10  
11

DIANADAVIS

Preferred. use

Add #1. from permitted use

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

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

more #2 special exception

more #6, 7 special exception

#9, 10 transient residential  
Hotel motel

B

yes:

more commercial - no net loss  
local businesses

more commercial - no net loss  
local businesses

keep retail

local businesses

no to 90/10

yes, help businesses

(#2)

(A) height & density: prefer

(don't ↑) small low scale

what give up? less/less parking/landscape

(A) parking + landscape;  
relax sign ordinance

(B)

"not urban" → like old Fla  
Key West  
old time good. ~~modern~~ ~~modern~~ ~~modern~~

(C)

Late Victorian (Key West) Mediterranean  
no preference mid-19th century  
modern

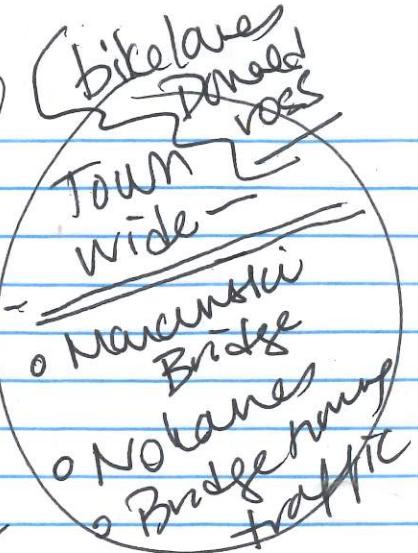
(\*) development will occur.

#7

(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)



### 4) Trade offs

A D

~~Reserve now~~

H

~~Developers funded~~

incentives to

~~encourage mom & pop businesses in town~~

~~allow developers to sell~~

⑤

A very important -

B No - keep ~~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~~

impractical  
popular

#2

④ Architecture design stds  
book

④ CHL  
EX

④ add traffic solutions

Marcuski bridge tunnel

no add'l lanes on  
safe crossing Donald

Pedestrian

ROSS

AI smart  
traffic  
lights

Smart  
signaling

Town  
wide  
initiatives

Initiatives

bicycle  
car

Donald  
Ross  
bridge

④

beautification

Town wide

shaded sidewalk  
enhanced public  
add'l landscape  
standards

bridge  
xing  
concrete  
pavement

Bridge time impact last can 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.**

*move #1 to 'preferred' use list*

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)

ADD: 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  
Universes  
lights  
Bld on

• 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 Marcus L. bridge tunnel

⑤ Smart signaling

⑥ Bridge opening synchronicity



#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.

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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

*Larry: concerned w- commercial height or traffic is a concern  
Jerry  
Chris Rude R&R Realty*

# 1. greater set back, parking & landscape

(A)

As ~~is~~ 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?

→ *open to alternatives except urban*

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

- Wider sidewalks to accommodate more users with fewer conflicts ✓

### 2 ✓ 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)

### 3 ✓ Passive greenspace, whether public or private

- Parking not visible from public view *(in rear or behind buildings)*

✓ Public art

- Enhanced public landscaping, including native plants and shade trees

- Other: *add traffic solutions town wide*

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

### 4) Trade-offs (20 minutes) *turn page*

• bridge timing & traffic delays *lana or DR.*  
• Maravich bridge • no added lanes  
• (reduce buildings below 4 stories)

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: Developer funded incentives for retail space.

### 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*
- B) How do you feel about zoning code changes that shift from business uses toward more residential development? *DON'T CARE*
- 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 ; 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)

TABLE #3

William Kinball

Peggy Wheeler, Kathy Peterson, Susan Van Luek

1) 1) Preferred uses

1.) Retail service establishment

Bus serv

Church

non-profit cultural

~~1/2 of~~ Prof. office less than 20K  
~~Adult day care~~ ~~some options~~  
~~Outpatient substance abuse~~ ~~are~~  
~~School~~ ~~too big~~

Medical

Health/Gym less than 20K

Banks

Prof n Studies 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 ~~not~~ not at Taxpayer expense

Keep same amt of commercial and  
 increase by ~~modest~~ percentage over  
 time

2.) A) Bitter setbacks, ~~but not too deep~~, with higher landscaping. ~~berm~~

Less height is better. 40 ft would be better. more acceptable. ~~less~~ units less height - like Pulte with a little <sup>commercial</sup> ~~residential above~~  
40ft

B.) ~~less commercial 1<sup>st</sup> floor or~~  
~~perimeter~~, Pulte concept inside depending on where located  
Old Florida, Key West etc  
not all same, eclectic

C.) no - things will change and development will occur regardless

Commercial on interior - 1<sup>st</sup> floor ~~on~~  
perimeter building, residential above.

communities  
Shade

3.) A) Walking paths inside - landscape on both sides of ~~street~~ sidewalk  
B) 2-3 stories - traditional main street if possible outdoor/ indoor cafe

4.) C) Obtain professional consultant to advise assist <sup>and advise</sup> ~~City~~ Council in negotiating with developers.

a.) Maintain current zoning

5.a.) We need local economy with small business that provide resources <sup>for</sup> ~~for~~ residents.

b.) No change of Code to more 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.

~~Building~~ Code is sufficient  
Negotiation to get what we want.

b) no need to make changes to attract  
young families - we have a good  
~~#~~ vibe and enough amenities

WILLIAM  
KIMBALL



TABLE 3

## AGENDA ITEM

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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 DENSE

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 USEFUL THE SAME

Florida  
Rachael  
Design

As a follow-up, how important is the "Old Florida" architectural style to you in reference to future commercial redevelopment? Most IMPORTANT New Florida doesn't exist

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

As a follow-up, if we simply leave our regulations as they are, do you believe that no redevelopment will occur? 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.
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- (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: TRY TO ALL VISIBLE 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 IF WEAR CLOTHES MORE TRAFFIC
- B) How do you feel about zoning code changes that shift from business uses toward more residential development? NO KICK 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.*

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# FACILITATOR



DD Halpern  
#4

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② As a follow-up, do you presently have access to most of your daily living needs within a reasonable distance, and are there any you wish were right here in Juno Beach rather than elsewhere? *HARDware store (Stobhan & Mark)* Yes  
Yes  
n-yes  
s-

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 Rezilization*  
↓  
*Stobhan - Plaza can never give incentive to give it a facelift*  
*MARK - Don't include into 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 - *Caretta*

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 abu, tahl, own Ocean Dr.*  
*MARK - keep Weelkoh & Sammaset*

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.)

RANK

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 ~~mark~~ 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):

*Heg*  
*tie*  
*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?

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?

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

6) Future Generations (20 minutes)

*we don't*

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).



TABLE  
#4

## 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? *YES ... AND ... 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  
STRENGTHEN TO PROTECT & PRESERVE; PLAN  
DECIDE ON CONCESSION.*

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?

*SOA-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
- 1 - Other: WAKABIE 199 in mND!

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.
- (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: *Develop M.P. with community vision*

#4

### 5) Economic Vitality (30 minutes):

*Vital  
An 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?

*\*  
Cont'd  
Answer*

### 6) Future Generations (20 minutes)

→

*\* Schools*

*\* Town Center*

- 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?  
*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)

*Tab 5 # 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.

*R-* (2) Business services.

*R-* (3) Department stores.

*R-* (4) Churches, synagogues or other houses of worship.

*R-* (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).

*A=* (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.
- A =* (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 (Currently Not Established)

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

\* Community-Wide Vision

\* Comprehensive Master Plan

\* Strategic Plan

\* Codes / Align w/ Vision

Master Plan - ReDevelopment / Development

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



Stobbe

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 Discussion

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

Town Govern-

meat-

### 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. Core Revitalization grants tax cuts

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

zonings. Do not alter it unless it's concessions to aid keeping our existing zoning. Any changes to our zoning opens Juno town to dangerous litigation under SB 18 which requires Juno to pay Plaintiff's legal cost if the prevail.

#### A) Scale and Height

### **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.*
- (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)

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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

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 their own 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 law suits against Juno Beach

**Sec. 34-625. Purpose.** can trigger law suits against SB 180.

- (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)

~~Proposed~~

~~Amended~~

**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)

*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 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

Yes A)  
No B)  
C)

Yes D)

E)

No F)

YES G)

H) Other: \_\_\_\_\_

Use taxpayer dollars to buy commercial properties and vacant land that go up for sale. *but only for public use such as parks, community centers, or town bldgs.*

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 - 15.*

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.

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? *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 - 15 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?

*Smart 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)



HS

CR - Spokes Person

## 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.

SGPLFGDN =

### 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?

HT  $\Rightarrow$  50'

18

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?

CARETTA

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

ARCH CONST  
less opn to 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

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

MDX #1

CR 11

NOT FEASIBLE

- 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
- Other: STREET LAMPS — P #2 NOT NEEDED

#### 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.  
 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: More Zoning FORM BASED CODE  
ALL UNDER ONE ZONING FOR PORTIONS

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 & suff. RETAIL & RETAIN.

B) How do you feel about zoning code changes that shift from business uses toward more residential development? NO 321 64% DOWNTOWN

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 IT'S 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? NO

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 ALONE

*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.*

ONE HC 93/74 an GROSS D

~~100%~~

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. *→ RES. USES*
- (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). *1989*
- (9) Banks and financial institutions (greater than 50,000 GFA). *1999*
- (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 ~~traffic~~ for Plaza La Mer for 75-25 (QO-fu)

- ① Focus on low traffic generation uses (no categories noted)
- ② Yes, can access most of our daily living needs within reasonable distance
- ③ no need to incentive existing businesses at this point

## ② Commercial General Character

Scale & Height - develop incentives to reduce densities / traffic generation. would like reduction in

# Architectural Design

3 Architectural Design  
Architectural consistency - less option; Key West option preferred  
in lieu of 25% commercial (create density; no outdoor seating)

c. Contextually Appropriate for Commercial General Redevelopment  
Key West Cracker Style

Redevelopment will occur if regulations are lots alone.

③ Infrastructure > Environment

- 1 wider sidewalks
- 2 outdoor cafes along public walk.
- 3 parking not visible from public view - no parking garage

④ Trade-offs

## Economic vitality

- A. Important to have vibrant local economy
- B. ~~We have sufficient retail~~ consensus to keep the business commercial ~~if~~
- C. ~~Okay~~ We 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 b/c of prices
- C) ~~Leave it alone~~



Caitlin Copeland &lt;ccopeland@juno-beach.fl.us&gt;

## Re: Work Session Follow-Up and Feedback

1 message

WA <skidaddle7@yahoo.com>  
To: Caitlin Copeland <ccopeland@juno-beach.fl.us>

Fri, Dec 19, 2025 at 9:21 AM

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](mailto: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](mailto: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.