



SPECIAL TOWN COUNCIL MEETING – WORK-IN-PROGRESS ON THE MASTER PLAN AGENDA

August 06, 2025 at 5:30 PM

Council Chambers – 340 Ocean Drive and YouTube

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

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

HOW CITIZENS MAY BE HEARD: Members of the public wishing to comment publicly on any matter, including items on the agenda may do so by: Submitting their comments through the Public Comments Webform at: https://www.juno-beach.fl.us/towncouncil/webform/public-comments#_blank (all comments must be submitted by Noon on day of Meeting). Please be advised that all email addresses and submitted comments are public record pursuant to Chapter 119, Florida Statutes (Florida Public Records Law). Make their comment in-person; or participate from a remote location using Zoom – please contact the Town Clerk at ccopeland@juno-beach.fl.us by Noon on the day of the meeting to receive the Meeting ID and Access Code. (Please note that all members participating via Zoom must login at least 15 minutes prior to the meeting and will be muted upon entry until Public Comments is called).

****Please note that the Zoom meeting will lock for public comments at 5:30pm and no other entries will be permitted.***

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

CALL TO ORDER

PLEDGE ALLEGIANCE TO THE FLAG

COMMENTS FROM THE PUBLIC

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

COUNCIL ACTION/DISCUSSION ITEMS

- [1.](#) Discussion on Work-In-Progress on the Master Plan

COMMENTS FROM THE COUNCIL

ADJOURNMENT



Meeting Name: Special Town Council Meeting – Work-In-Progress on the Master Plan

Meeting Date: August 6, 2025

Prepared By: C. Copeland-Rodriguez, Town Clerk

Item Title: Discussion on Work-In-Progress on the Master Plan

DISCUSSION:

Over the past few months, the Town’s Consultant, Dana Little, Urban Design Director for the Treasure Coast Regional Planning Council, had conducted individual interviews with staff, council members, residents, and business owners to gather input regarding the development of the Master Plan. In addition, public workshops were held on March 13 and July 16 to encourage broader community participation and feedback.

At the upcoming Special Meeting on August 6, Mr. Little and Mr. Lavash will provide updates on the Work-In-Progress (WIP) for the Master Plan. They will also be available to gather further input, as well as address any questions or concerns from attendees.

RECOMMENDATION:

Direct Treasure Coast Regional Planning Council and Staff on how to proceed.

Attachment(s):

- 1) Copy of the Juno Beach Master Plan – Work-in-Progress Presentation; and
- 2) Copy of emailed public comments related to the master plan.

Juno Beach Community Vision and Master Plan



Work in Progress Presentation
Wednesday, August 6, 2025

Project Objectives

Solicit Public Input Into
Key Planning and Growth Issues

Develop Real Estate Market Study to Understand
Future Growth Potentials and Limitations

Develop a Master Plan That Addresses Issues
Important to the Community

Maintain the Quality of Life ~ Increase Opportunities

Project Objectives

Create Redevelopment Concepts for
Parcels along the US 1 Corridor

Make Recommendations for Implementation
and Potential Policy/Code Changes

Will NOT Address Harmony Regulations
(Town currently considering options)

Maintain the Quality of Life ~ Increase Opportunities

Process To Date

Item #1.

Town Council

Mayor Wheeler

Vice Mayor Callaghan

Vice Mayor Pro Tem Davis

Councilmember Hosta

Councilmember Halpern

Key Staff

Robert A. Cole, Town Manager

Frank Davila, CFM, Director of Planning and Zoning

Caitlin E. Copeland-Rodriguez, MMC,
Town Clerk



Process To Date

Conducted 32 Interviews

Residents

Council Members

Business Owners

Property Owners

Commercial Brokers

Town/TPA Staff

Data and Analysis Collection

Market Study Initial Findings

Public Workshop and Presentation

March 13, 2025

Met with Waterford H.O.A.

June 18, 2025

Public Q&A Discussion

July 16, 2025

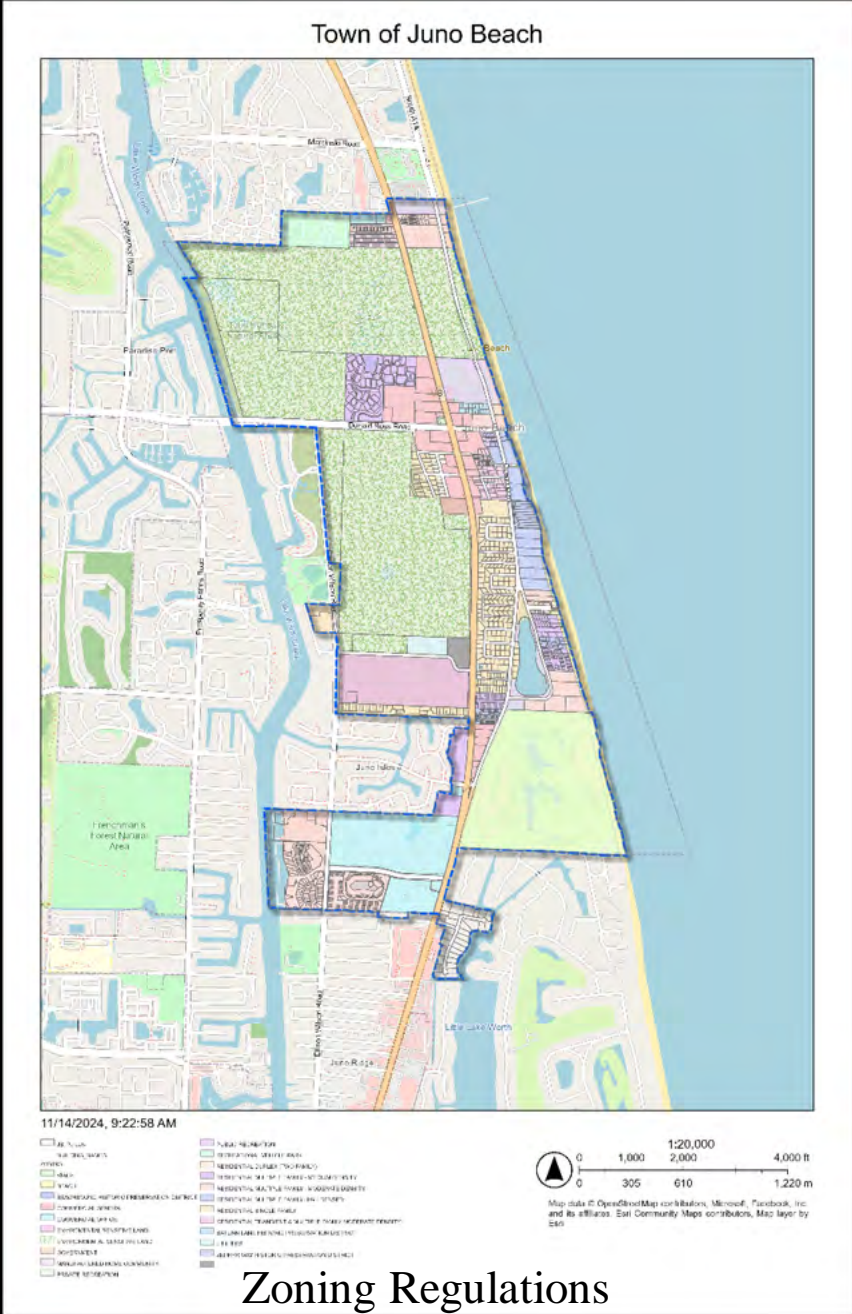
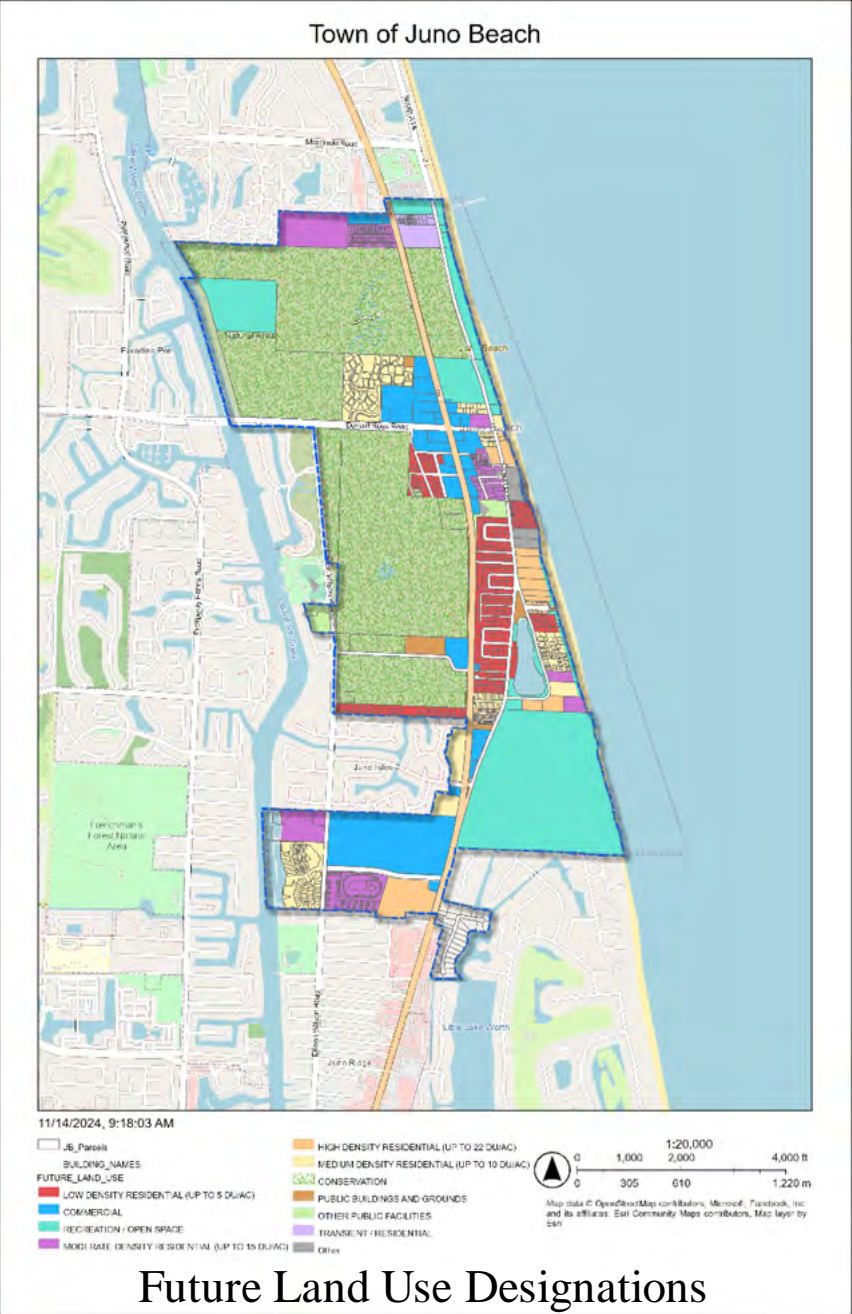
Focus Areas for Redevelopment

Identifying Primary
Districts

Testing Different Sites



Regulatory Considerations



Analysis to Help Identify Sites More Likely to Redevelop

LEGEND

- Town Boundary
- Parcel Lines
- Waterways & Ponds
- 80% and higher
- 60%-79%
- 40%-59%
- 20%-39%
- 0%-19%

Map Labels:

- JUNO BEACH PARK
- OCEAN ROYALE CONDO
- OCEAN DR
- JUNO BEACH PIER
- JUNO DUNES NATURAL AREA
- US-1
- LOGGERSHEAD MARINE LIFE CENTER
- DONALD ROSS RD
- ELSON WILSON RD
- BEET WINTERS PARK
- ROLLING GREEN RD
- US-1
- OLD TOWN HALL PARK
- OCEAN DR
- SEMINOLE GOLF CLUB
- NEXTERA ENERGY (PFL)
- UNIVERSE BLVD
- JUNO PARK
- US-1/AAA

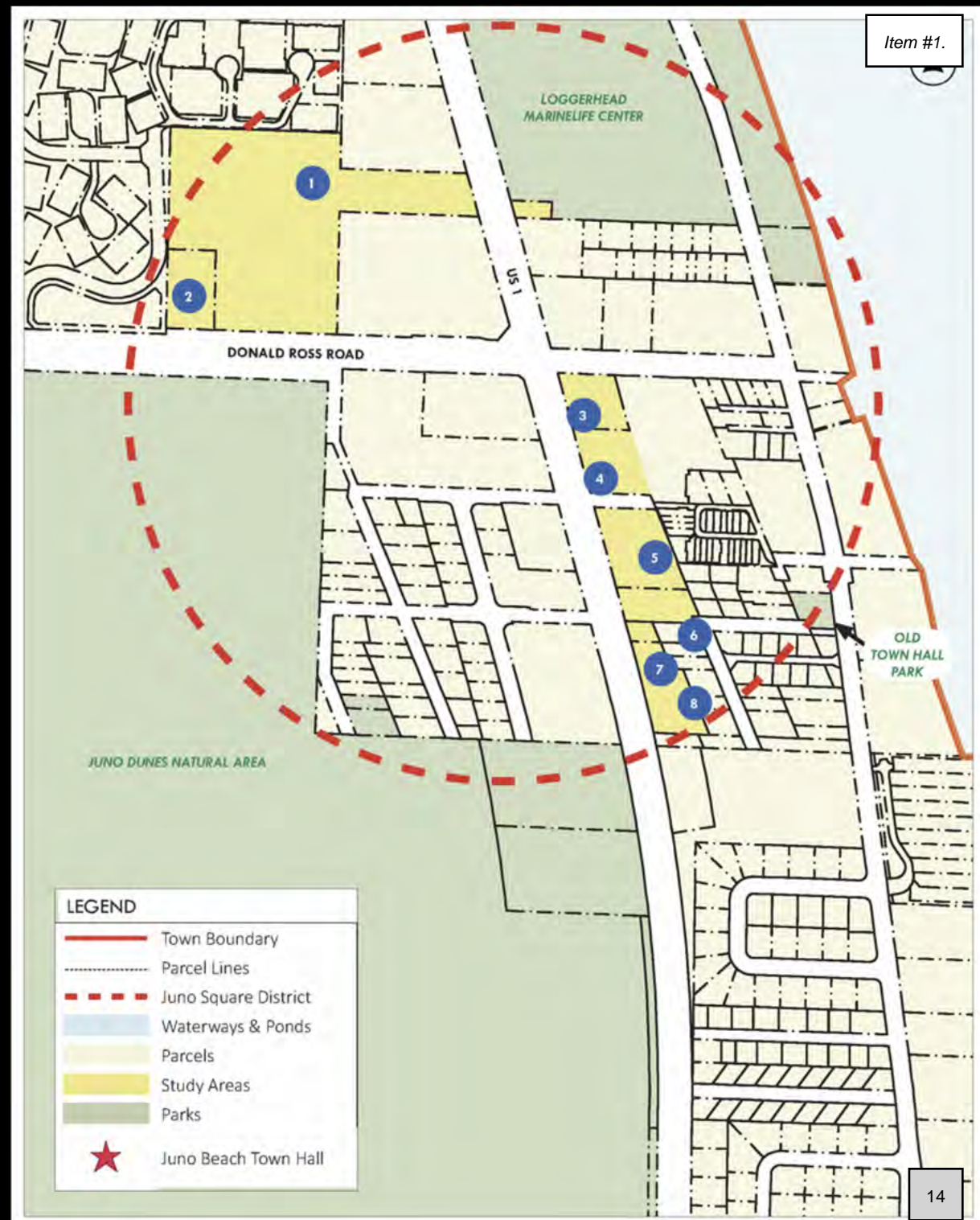
Item #1.

13

“Juno Square” Juno Beach

Proposing a new
Redevelopment
Overlay District

Testing Different Sites



Plaza La Mer

II. TOUR OF THE PLAN

Item #1.

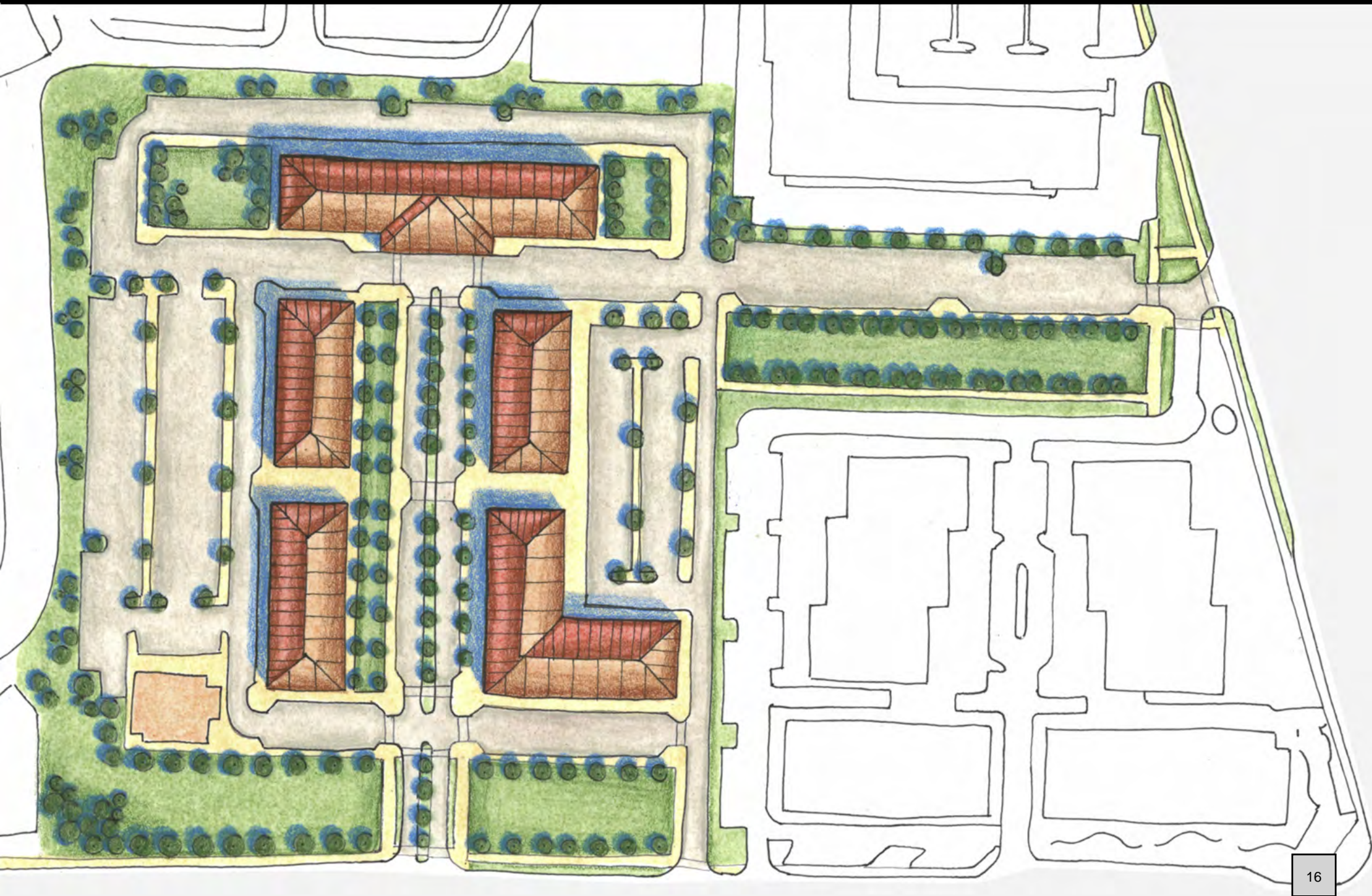
REDEVELOPMENT STUDIES - JUNO SQUARE DISTRICT



Images of the existing conditions of Parcel 1

Plaza La Mer

Item #1.



Plaza La Mer

Item #1.



Plaza La Mer

Item #1.



Plaza La Mer

Item #1.



Plaza La Mer

Item #1.



Plaza La Mer

Design Concept Calculations

Testing Different Sites

Design Concept Details	
PARCEL SIZE	10.24 Acres
ZONING	CG- Commercial General
MINIMUM LOT SIZE	15,000 sf for any freestanding building, or 12,000 sf in mixed use
MAXIMUM LOT COVERAGE	40%
CONCEPT USE	Residential Mixed-Use- 71,700 sf (total building footprint) Commercial- 21,100 sf Residential- 215,000 sf 10 % Commercial Use
CONCEPT HEIGHT	3 and 4 stories / up to 60'
CONCEPT DENSITY	RH density: 4 to 18 du/acre by use 18 du/acre with 10.24 acres = 184 units Provided- 184 units
PARKING RECOMMENDATIONS	Multiple-family dwelling 1.5 spaces per dwelling unit. Provided- 276 spaces Commercial retail establishments 1 parking space per 200 sq. ft. of gross floor area. Provided- 105 spaces Total Parking Required with Recommendations: 381 Total Provided Spaces: 400
Notes:	
1. Code includes maximum building length requirements of 100' to 300' depending on the zoning and arrangement	

Item #1.

1

PARCEL

CONCEPT

The Plaza Le Mer parcel details inclusive of recommendations to policy and regulations are listed in the table on this page.

RESIDENTIAL UNIT CALCULATION EXAMPLE

10,000 SF footprint X 3 stories average = 30,000SF
 $30,000 \div 1,200 \text{ SF/Unit} = 25 \text{ DU}$

Approximately 200 SF/Unit is allocated to mechanical and circulation, creating an average unit size of 1,000 SF.



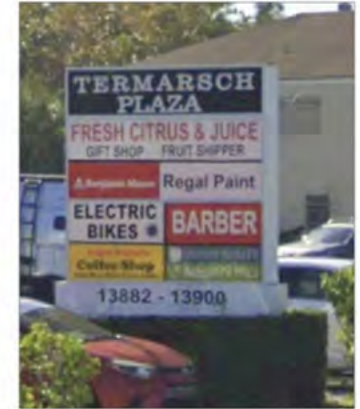
TerMarsch Plaza

Including Adjacent Sites to the South

II. TOUR OF THE PLAN

Item #1.

REDEVELOPMENT STUDIES - JUNO SQUARE DISTRICT



Images of the existing conditions of Parcel 5



TOWN OF JUNO BEACH
COMMUNITY VISION & MASTER PLAN

TerMarsch Plaza

Mixed-Use and
Townhouse
Development Along
US-1 Corridor
Including New Public
Paseo



TerMarsch Plaza

Item #1.



New Townhouses Facing Paseo

Item #1.



Alleyway with Garage Apartments

Item #1.



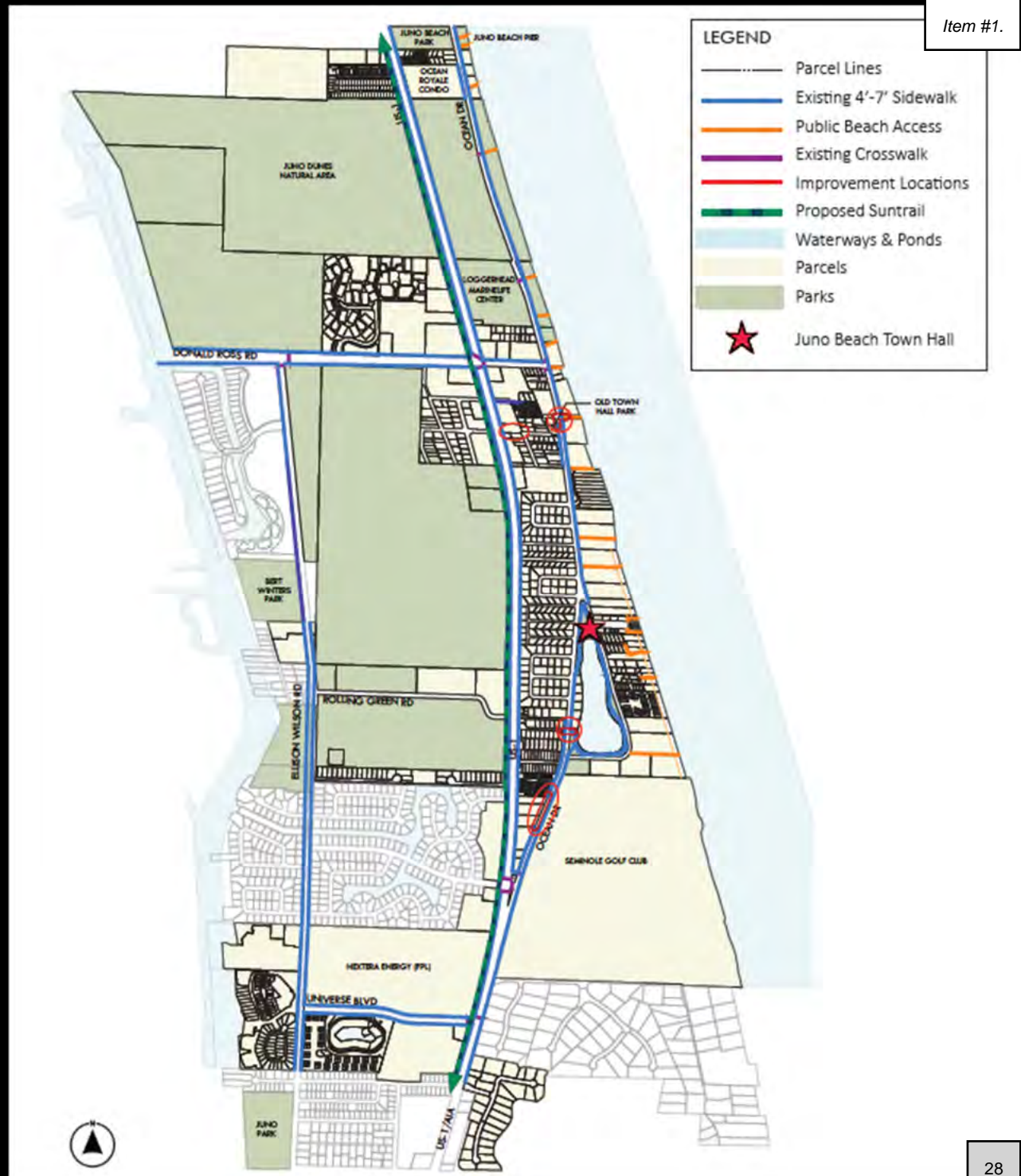
New Townhouses Facing US-1

Item #1.



Mobility Considerations

Sidewalk Network
Crosswalks
SunTrail



New Raised Crosswalk – Olympus Drive

Item #1.



New Raised Crosswalk – Beach Access

Item #1.



Architectural Design

Providing Insights to
Future Design
Guidelines

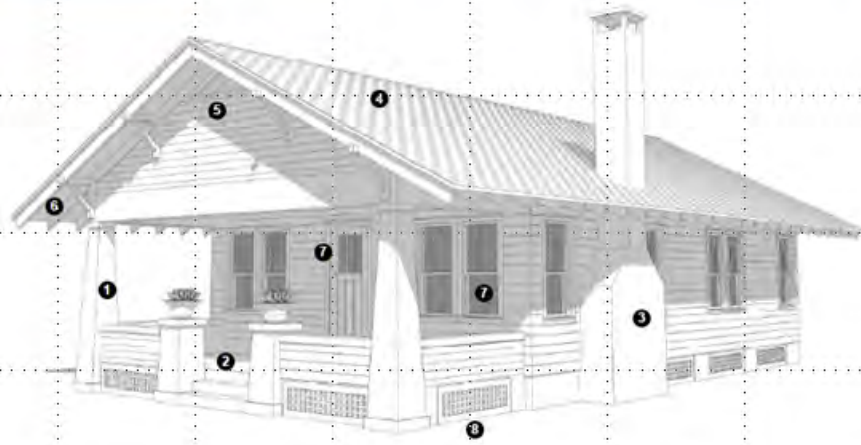
Item #1.



Architecture and Design Guidelines

V. Bungalow

Bungalow:



1. Exterior Finishes and Features:

- Finishes are primarily wood and masonry.
- Although stucco is a common wall finish, variations of wood siding and shingles give the Bungalow its true craftsman aesthetic.
- Wooden brackets, railings, balustrades and tapered columns are all common.

2. Porches and Stoops:

- The front porch is an important element in the Bungalow composition.
- Porches (as shown) or covered stoops can either be part of the primary structure or added as secondary elements to the house composition.

3. Chimney:

- Masonry built with either a stone, brick, or stucco finish.
- Chimney often flares to the bottom of the home and shares the same material as the foundation.

A Style Defined:

4. Roofs:

- Roofs of the Bungalow are predominantly gabled with shallow slopes between 3:12 and 6:12.
- Roofing Materials are typically wooden shingles or shakes, metal shingles or asphalt shingles. Metal standing seam, or "V" crimp was less commonly used.

5. Attic Vent:

- Typically wood-framed and placed on center beneath roof ridge.
- Can be embellished with louvers or other decorative features.

6. Overhangs:

- Deep overhangs are characteristic as are exposed rafter tails and support joinery.
- Substantial wooden brackets are typical at the gable's end.

7. Doors & Windows:

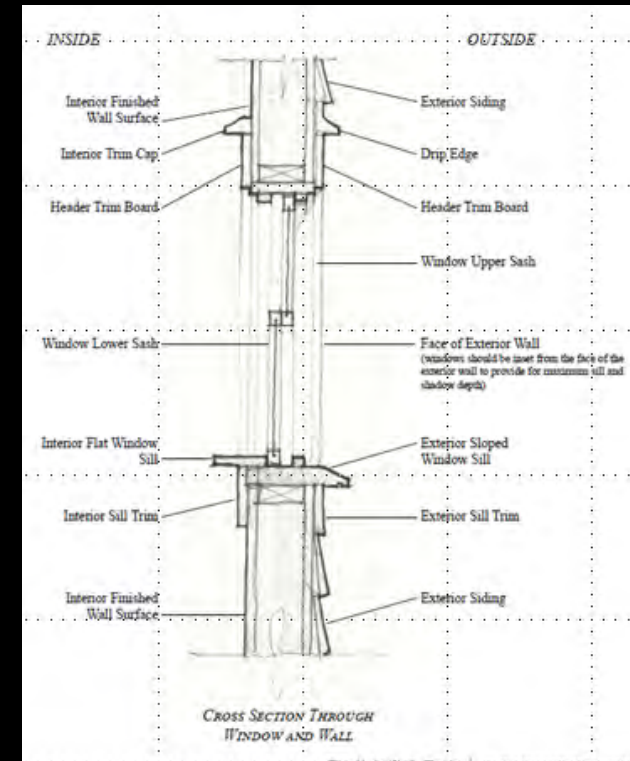
- Windows and doors are vertically proportioned with wooden jambs and sills.
- Windows are usually double hung with divided lights (in this case 9 over 1).

8. Foundation:

- The Bungalow house sits on a masonry base. Wooden lattice is often placed between piers.
- This house type is always elevated to allow for better ventilation, and increased visual privacy from the street.

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City of Lake Worth, Florida | HISTORIC PRESERVATION DESIGN GUIDELINES



Lake Worth Historic Preservation Design Guidelines

Working from the City, to the Neighborhood, to the Block, and the Building

Juno Beach Master Plan

Implementation Considerations



WTL⁺a

**Real Estate &
Economic Advisors**
Washington, DC & MA

Prepared for:
**Treasure Coast
Regional Planning
Council**

On behalf of:
**Town of Juno
Beach**

August 2025



Issues & Objectives

2

- Core recommendation in Master Plan focuses on policy tools/incentives to support existing local businesses
- “Mom & pop” retailers face multiple challenges:
 - Lack of access to capital, cohesive business plans
 - Underperforming sales as compared to regional/national tenants
 - Cannot afford significantly higher rents required in new mixed-use developments due to high land, construction costs
- Understand what other communities facing these challenges are doing to guide Master Plan recommendations



Retail Market Facts

3

- Households spend **\$34,960/year** on retail, groceries, food & beverage
- Total HH retail spending of **\$73 million/year** can be spent *anywhere*
- **Weakened market conditions in Juno Beach:**
 - Limited inventory—187,000 SF of occupied space
 - *Reported* vacancies range from **10% to 20%**
 - **Negative net absorption** & no new retail space built over past 15 years
 - Conversion of Seminole Plaza to medical
- **Significant nearby retail competition:**
 - PGA corridor—**3.9 million SF** in 108 retail properties
 - Northlake Boulevard corridor—**2.9 million** in 183 properties
 - Donald Ross Road/Alton/Abacoa—643,000 SF in 36 properties
- Other customers (visitors, daytime employees, pass-through traffic) supplement resident spending, but unknown

Retail Market Facts

4

- Local underperforming/undercapitalized **businesses at risk** as rents increase:
 - Average retail rent past 5 years: \$25/SF NNN
 - Alton Town Center: \$41/SF
- Short-term opportunities captured by Caretta's 21,090 SF retail/restaurants
- Long-term opportunities require more customers, higher capture & stronger sales performance
- High tenant fitout costs for restaurants require *above-market* rents
- Design of new mixed-use projects requires high-quality public space, visibility, pedestrian activity & amenity features to enhance marketability



Retail Incentives

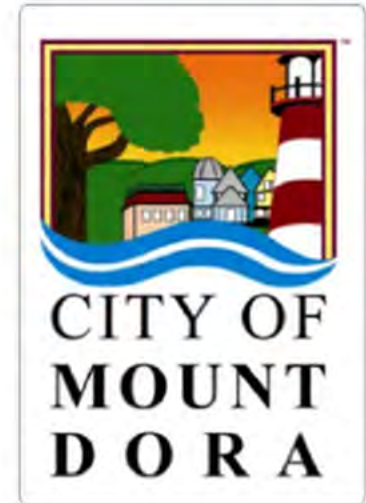
- Multiple incentive programs formed in communities across the US to mitigate Pandemic impacts, significant increases in commercial rents
- Retail incentives clustered in:
 - Historic buildings/Main Street communities
 - Downtown retail cores
 - Suburban commercial corridors
- Incentives take several forms:
 - Foster organizational capacity to promote local businesses (merchants association)
 - Provide direct rent subsidies/write-downs
 - Offer rebates or revolving loan funds to offset costs of property upgrades



Case Study: Mount Dora, FL CRA

6

- Created **Commercial Visual Improvement Program** to reduce blight, serve as catalyst for improvements to nearby properties, bring properties up to code
- Provides financial assistance for significant exterior improvements
- **Rebates 50% up to max of \$10,000** for hard construction costs. Property owner pays non-reimbursable soft costs (architecture/engineering, permitting)
- Eligible improvements—façade upgrades; parking facilities; matching signage; painting/lighting; entryways; new/repaired windows/doors/awnings; window tinting; extensive cleaning; permanent landscaping; additions/expansions; demolition of obsolete structures



Case Study: Sioux City, IA

7

- Downtown BID created **Business Recruitment & Rent Relief Program** to offer financial support to new business owners & fill vacant downtown storefronts
- BID pays 25% matched by 25% property owner contribution up to a **max of \$3,600**; provides a **50% rent reduction for up to 6 months** on 3-year leases
- BID created **Storefront Grants Program** to retain existing & attract new retail/office tenants for storefront improvements or start-up business needs
- Offers a matching grant to property owners or tenants **up to 50% of investment capped at \$4,000/storefront**, paid upon completion of an approved project



Downtown Partners
SIOUX CITY



Case Study: Greenwood, SC

8

- City created a special taxing district to fund incentives—Uptown Special Tax District
- Uptown Greenwood Development Corp. offers small business incentives & loans to fund improvements, develop vacant properties & expand businesses
- Small Business Council focuses on small business retention & expansion:
 - Multimedia marketing campaigns & special events
 - Cross promotion with Discover Greenwood, Chamber of Commerce & local municipalities
 - Technical services, training & marketing assistance



Case Study: Portland, OR

9

- Prosper Portland created the **Affordable Commercial Tenanting Program** to address recent dramatic increases in retail rents, decrease vacancies & small business displacement, reduce barriers to entry
- Retail incentives focused in both specific commercial areas & projects
- *Oliver Station*—incentives for 50% of the project's ground floor retail space (4,000 SF):
 - Applicants to occupy a minimum of 1,000 SF for commercial retail & 1,500 SF for restaurants
 - Offers rents **10% below market-rate rents**
 - Tenants also eligible for grants as a **contribution toward tenant improvements**



Case Study: DeLand & Sebring, FL

10

- DeLand created the **Gateway Business Improvement Grants Program** to provide matching grants to property owners for building improvements *outside its CRA* in its Gateway districts
- Grant awards cover **up to 50% of project costs** **not to exceed \$5,000** as a reimbursement
- City Commission may award larger grants for exceptional projects based on recommendations from Main Street Grant Committee & City Community Development Department
- Sebring CRA is considering creating a **Retail Rental Assistance Program** that would provide rental assistance grants for downtown retail tenants
- Proposal to **supplement a portion of monthly rent for 12 months** in exchange for a 3-year lease or 24 months for a five-year lease

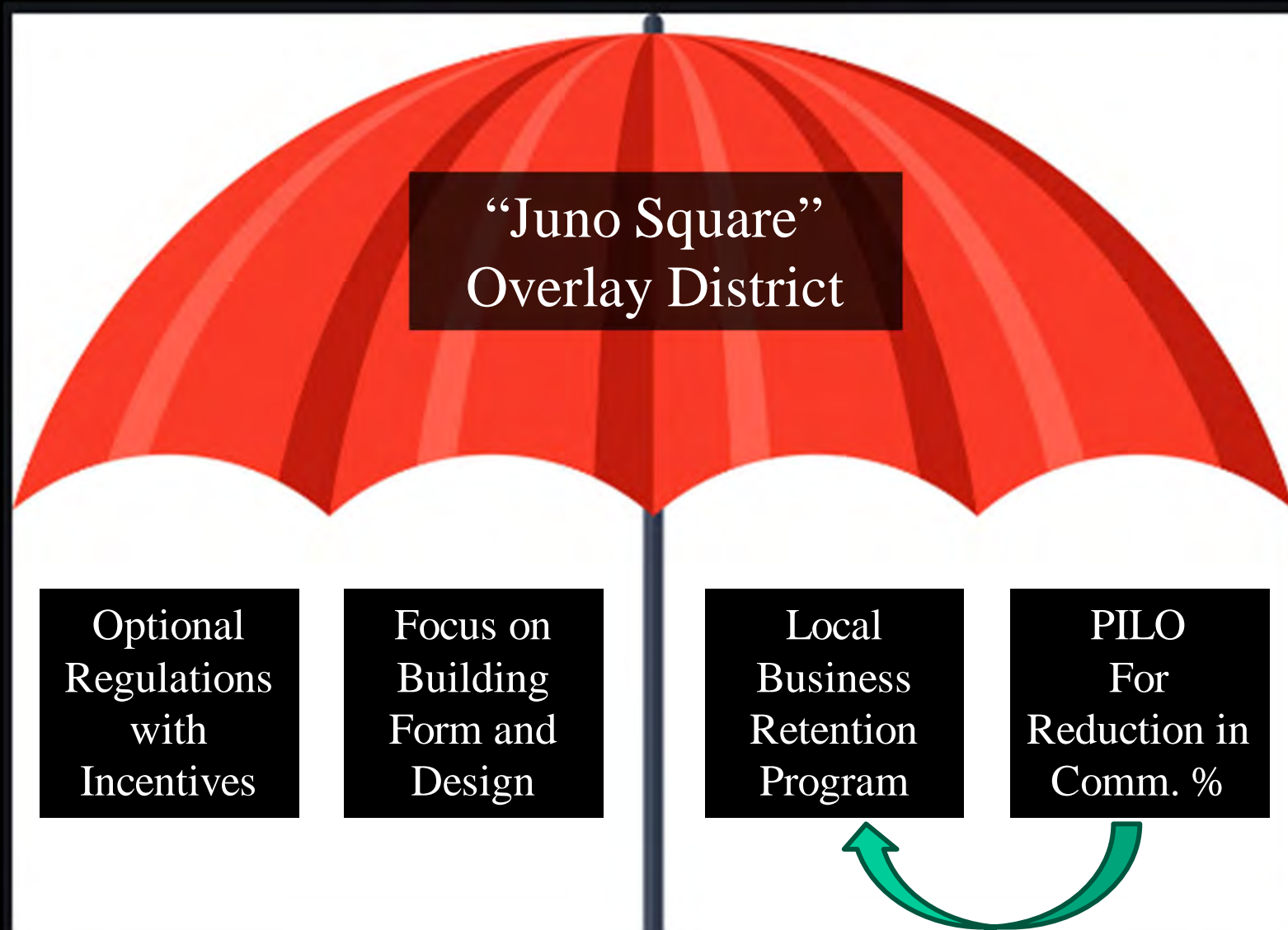
Local Business Retention



How to Preserve Local Businesses of Juno Beach?

“Juno Square” Overlay District

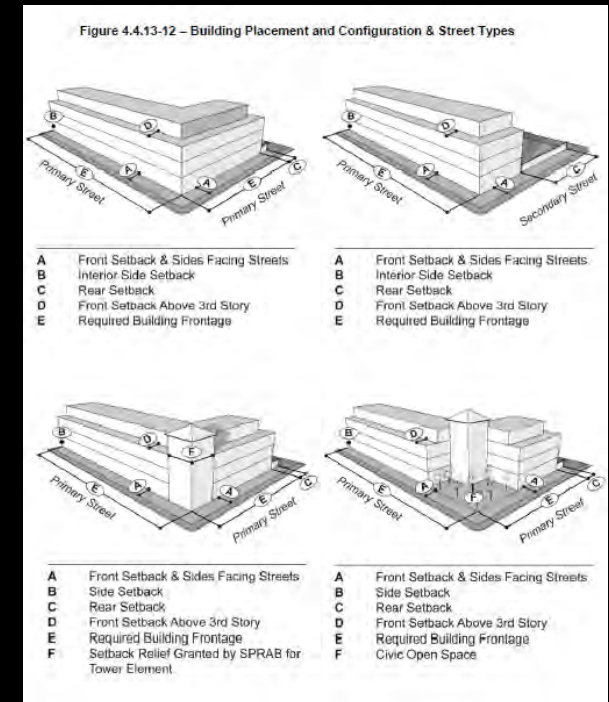
Item #1.



**Strategies to Accommodate Redevelopment But
Maintain Town Character**

Recommended Overlay Regulations

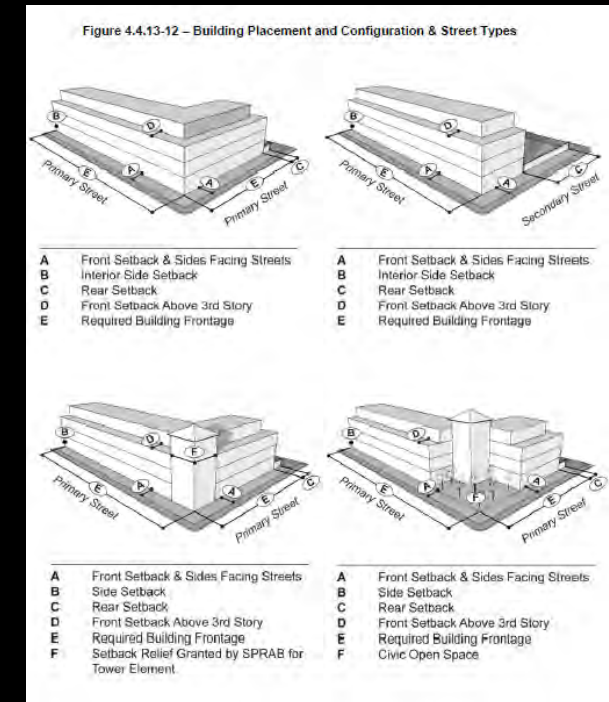
- Remove 5th Story Height Incentive
- PILO Program for Buying Down 25% Commercial Requirements
- Creation of Small Business Retention Program (funded through PILOP, Corridor Improvement District, Annual Town Budget)
- Reduce Residential Parking to 1.5 per d/u



Recommended Overlay Regulations

Item #1.

- Increase Allowable Density from 18 to 25 d/u per acre
- Compliance with Architectural Design Standards
- Consider US-1 Corridor Improvement District (special taxing district to fund business retention)



“Juno Square”
Overlay District

Project Schedule

Item #1.

ATTACHMENT B ANTICIPATED PROJECT SCHEDULE

TOWN OF JUNO BEACH COMMUNITY VISION AND MASTER PLAN		2024			2025											
		O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
PROJECT SCHEDULE		4TH QTR			1ST QTR			2ND QTR			3RD QTR			4TH QTR		
Task 1	STAFF WORK SESSION #1 AND DUE DILIGENCE OVERVIEW															
Task 2	STAKEHOLDER INTERVIEWS															
Task 3	PUBLIC WORKSHOP #1															
Task 4	CONCEPTUAL REDEVELOPMENT SCENARIOS AND RECOMMENDATIONS															
Task 5	PUBLIC WORKSHOP #2															
Task 6	PROJECT REPORT AND PRESENTATIONS TO TOWN COUNCIL															

Thank You!



Work in Progress Presentation

Wednesday, August 6, 2025

**Attachment #2**

Item #1.

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

Preserve Our Gem Juno Beach

1 message

'Natasha Duarte' via Council <town_council@juno-beach.fl.us>

Wed, Jul 16, 2025 at 2:59 PM

Reply-To: Natasha Duarte <ndducf@yahoo.com>

To: dlittle@tcrpc.org, fdavila@juno-beach.fl.us, town_council@juno-beach.fl.us

Good afternoon,

I will not be able to attend the meeting this evening, but would like to share my thoughts.

My husband and I have been residents of Juno Beach since 2013, we have 2 kids that were born and brought home to Juno Beach, needless to say Juno Beach is very special to us. We have our own paradise, the beach, sea turtles, Pelican Lake, Kagan park. We started in a townhouse and grew into our dream spot on S Lyra Circle.

The development in the last 2 years is shocking. Our little gem is turning into a concrete jungle with a new looming skyscraper Caretta. Other project approvals including rezoning of the 700 Ocean Dr neighborhood (from 10 homes, down to 9 homes- all to accommodate a double lot mansion on the ocean), rezoning of the commercial to residential lot to approve the newest Pulte townhome project, a proposed double lot mansion on Ocean Drive, and no architectural reviews for 2 years.

There needs to be a solid plan in place for the growth and future of our special spot, and I believe it needs to include slowing down. There are various projects underway, Caretta isn't even finished and it looks like they will start the new Pulte project soon. These projects are nearly across the street from each other. It feels we will be driving through construction for a long time.

Recently the Harmony and other codes were repealed. From what I understand there have been no architectural reviews for the last 2 years. This will/has opened the flood gates for anything and everything to come in and build, a true free for all. I wonder how many more white box modern homes we will see if some regulations are not put in place. I am currently living Nextdoor to a white box under construction, it is currently going on 2+ years of construction. I could not have fathomed the mess, destruction of my property, noise, and nightmare the last 2 years have been living next to this. Please see attached photos, the eye sore and future that could be increasing if plans are not put in place.

When Harmony was being questioned a few months ago, one of the arguments was that Harmony was hurting "our" property values. I feel repealing will now drop our "older" or existing homes property values to strictly land values. This didn't make "us" money, it will cost current owners in the future.

I encourage you to listen to the residents of Juno Beach, We have the best interests of our town, We live here, We love it here, We want it to stay the GEM that we know!

Thank you for your time,
Natasha Fraser 500 S Lyra Circle

Sent from my iPhone

Sent from my iPhone

2 attachments



image0.jpeg
881K



image1.jpeg
1255K



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

Juno Beach Master Plan - input from a resident --

1 message

Anita Bloom <anita-bloom@sbcglobal.net>

Wed, Jul 16, 2025 at 1:00 PM

To: town_council@juno-beach.fl.us, Dana Little Master Plan Consultant <dlittle@tcrpc.org>

I will be unable to attend tonight's Master Planning meeting in person.

Here is my input on this important topic:

I would like to see Juno Beach follow the model of other towns in Florida that have successfully achieved a balance of vibrant, non-formulaic (non-chain) stores, restaurants and services which retain a unique sense of place, alongside walkable attractive and/or historically notable) neighborhoods — and pleasant outdoor vistas and gathering spaces.

Communities such as Delray Beach, Lake Worth Beach, Anna Maria Island have accomplished this balance. Juno Beach should be able to do the same.

Thank you kindly for your consideration .

Anita Bloom
900 Ocean Dr



Item #1.

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

Fwd: Public Discussion on Master Plan Efforts - July 16th at 5:30PM

1 message

Mark Pisano <mmpisan18@gmail.com>

Tue, Jul 15, 2025 at 10:12 PM

To: dlittle@tcrc.org

Cc: town_council@juno-beach.fl.us, Frank Davila <fdavila@juno-beach.fl.us>, Robert Cole <rcole@juno-beach.fl.us>

Good evening Dana

Hope this email finds you well

I along with others are certainly looking forward to you and your team's latest updates on the Town's Master Plan efforts. In addition to my previous inquiry of coordination of the other Town's initiatives, I would respectfully like to add one additional thought for coordination consideration - Harmony.

We have been privileged at several of Juno Beach's Workshops, including the March 13th Master Plan Workshop, to listen to resident's voices on our community vision. How do we protect our seaside community, our quality of life, maintain our character, and 'the what', that brought us to Juno Beach in the first place? Yeah I know, how do we / the Master Plan ensure slow growth, oversight of new construction and its design, that maintains "our" Town, from overdevelopment? If it was that simple to solve, we would not have had many robust Workshops and Council meetings, in that tug-of-war of emotional tyranny.

Anticipating tomorrow evenings discussion and steps towards solving, our blessing and a curse!

Thanks again

Mark

RE: Community Vision & Master Plan Workshop - March 13th!

Juno Beach Town Council

**Dana Little** <dlittle@tcrc.org>

Mon, Mar 24, 1:55 PM

to Juno, me, Frank

Good afternoon Vice Mayor, sorry I am just getting back to you now.

We had out Council meeting Friday morning and I left town in the afternoon.

As far as the questions below, I will need to coordinate with Mr. Davila to see what level of coordination is possible/desired.

Thank you,

Dana

From: DD Halpern, Juno Beach Town Council <dhalpern@juno-beach.fl.us>
Sent: Thursday, March 20, 2025 11:13 PM**To:** Dana Little <dlittle@tcrc.org>; Mark Pisano <mmpisan18@gmail.com>; Frank Davila <fdavila@juno-beach.fl.us>**Subject:** Re: Community Vision & Master Plan Workshop - March 13th!

Hello Dana,

Regarding Mark's suggestions, to what extent will our Master Plan take into consideration each of the areas he noted?:

- 1) Coordination of our town's Vulnerability Assessment / Infrastructure Assessment
- 2) Coordination of our town's Strategic Plan
- 3) Our coastline corridor - Beach Management & Accessibility

Thank you,

DD Halpern

Vice Mayor, Town of Juno Beach

561-972-1644

On Fri, Mar 14, 2025 at 1:35 PM Dana Little <dlittle@tcrpc.org> wrote:

Thank you so much for your kind words and additional input Mark. I appreciate your participation and always feel free to reach out.

Have a great weekend,

Dana

From: Mark Pisano <mmpisan18@gmail.com>

Sent: Friday, March 14, 2025 12:10 PM

To: Dana Little <dlittle@tcrpc.org>

Cc: town_council@juno-beach.fl.us

Subject: Fwd: Community Vision & Master Plan Workshop - March 13th!

Good afternoon Dana

Thank you for facilitating last night's informational gathering / overview meeting and sharing where you and your team are, in several of the facets of the Master Plan. We are very fortunate to have this Town Council's foresight and courage to invest in this extremely important endeavor, for Juno Beach. I personally was impressed and even more thankful being a resident after your capsulated overview of what we have and the 'blessing and a curse' dilemma of a very challenging situation. I look forward to additional updates on the progress of the Master Plan. I enjoyed the resident's input, however I realized that we had a hard stop at 8:00pm and not enough time to continue discussion. If appropriate I would like to add a few additional comments via email for consideration, if already not in scope.

- Coordination of our town's Vulnerability Assessment / Infrastructure Assessment
- Coordination of our town's Strategic Plan
- Our coastline corridor - Beach Management & Accessibility

Thanks

Mark Pisano

----- Forwarded message -----

From: **Juno Beach** <nr@juno-beach.fl.us>

Date: Thu, Jul 10, 2025 at 8:29 AM

Subject: Public Discussion on Master Plan Efforts - July 16th at 5:30PM

To: <mmpisan18@gmail.com>





WANT TO LEARN MORE?

Join us for an important community engagement session to share your input and learn about the latest updates on the Town's Master Plan efforts.

This discussion will help guide the direction of planning efforts leading up to the: **Work-in-Progress Special Town Council Meeting on Wednesday, August 6, 2025, at 5:30 PM**

**WE LOOK FORWARD TO
SEEING YOU THERE!**



LOCATION:

**JUNO BEACH TOWN CENTER
340 OCEAN DRIVE
JUNO BEACH, FL 33408**

For more information, please contact:

Dana P. Little
Urban Design Director,
Treasure Coast Regional Planning Council
(772)221-4060, dlittle@tcrpc.org; or

Frank M. Davila, CFM
Director of Planning & Zoning
Town of Juno Beach
(561)656-0306, fdavila@juno-beach.fl.us

Residents are welcome to attend the event either in person or virtually via Zoom.

The discussion will also be live streamed on [YouTube](#).

To join via Zoom, please click the link below:

Join Zoom Meeting <https://us06web.zoom.us/j/84285846182?pwd=GXk2ROG7jg0WebZUy3q6gJVa9LRDLv.1>

Meeting ID: 842 8584 6182

Passcode: 080809

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

Master Plan

1 message

Don <donshap@gmail.com>
To: town_council@juno-beach.fl.us

Wed, Jul 16, 2025 at 4:20 PM

Dear Town Council:

We strongly support protecting Juno Beach's unique character and oppose removing existing codes to allow maximum-size new construction and architectural deregulation throughout our zoning districts. It is exceedingly consequential that we preserve the character, scale, and quality of life that make Juno Beach special and one of the remaining truly livable communities in Southeastern Florida.

Respectfully,
Don & Karlyn Shapiro
[570 Ocean Drive](#)
[Juno Beach](#)



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

RE: Juno Beach Master Plan - input from a resident --

1 message

Dana Little <dlittle@tcrpc.org>

Wed, Jul 16, 2025 at 1:45 PM

To: Anita Bloom <anita-bloom@sbcglobal.net>, "town_council@juno-beach.fl.us" <town_council@juno-beach.fl.us>

Thank you for your input.

Dana

From: Anita Bloom <anita-bloom@sbcglobal.net>**Sent:** Wednesday, July 16, 2025 1:00 PM**To:** town_council@juno-beach.fl.us; Dana Little <dlittle@tcrpc.org>**Subject:** Juno Beach Master Plan - input from a resident --

I will be unable to attend tonight's Master Planning meeting in person.

Here is my input on this important topic:

I would like to see Juno Beach follow the model of other towns in Florida that have successfully achieved a balance of vibrant, non-formulaic (non-chain) stores, restaurants and services which retain a unique sense of place, alongside walkable attractive and/or historically notable) neighborhoods — and pleasant outdoor vistas and gathering spaces.

Communities such as Delray Beach, Lake Worth Beach, Anna Maria Island have accomplished this balance. Juno Beach should be able to do the same.

Thank you kindly for your consideration .

Anita Bloom

900 Ocean Dr



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

comments for master plan workshop

1 message

'Laura Niedernhofer' via Council <town_council@juno-beach.fl.us>

Tue, Jul 15, 2025 at 1:47 PM

Reply-To: Laura Niedernhofer <lniedern@umn.edu>

To: town_council@juno-beach.fl.us

I am extremely disappointed that the concept of harmony in architectural planning was not passed by the town council. I live at 471 Apollo Drive and the houses developed to the west of us are wholly incongruous with neighboring homes. With the high density use of the lot, renting such homes is particularly disturbing. Three residents on Apollo Dr were directly affected by the development on US Highway 1, which was supported by the current town council and poorly monitored by town staff. Of those residents, one owner sold and left. We are strongly considering the same. A fourth resident of Apollo Drive took legal action to prevent the development of an additional outscale home which lies directly east of our property. Your current support of oversized development is extremely disruptive to the lives of long-term residents of Juno Beach, and frankly chasing them away. Thank you for your consideration. Sincerely,
Laura Niedernhofer
471 Apollo Drive

--

Note: I am in meetings during business hours and unable to monitor emails.

Laura Niedernhofer, MD, PhD
Director Masonic Institute on the Biology of Aging and Metabolism
Laurence O. Pilgeram Chair in the Molecular Biology of Aging
Professor Department of Biochemistry, Molecular Biology and Biophysics
University of Minnesota Medical School