

①

#2

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

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

② Scale & height

A - greater set back; parking/landscape

B - open to alternates except

C a Key West or Mediterranean
b mid century modern

③ Infrastructure & Env.

④

⑤

- 1) Spokesperson
- 2) Scribe/timekeeper

ALDO

#2

ALDO ROVERE

DIANA DAVIS

DAVID SWITLIK

JIM FERLUSON

#1

prepared

J17 - #1 Small stores OK
 #2 Residential
 #3 Health ✓
 #5 Retail.

restaurants missing 2

No 60 #9 Transit ✓

#10 Hotel ✓

or Special Exception
 #2 vs

Permitted

#6 & #7

Open to negotiations

#2

A Scale - not give in to developer

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

C Mid Century Modern not a choice

#3

curved parking ✓

Enhanced public landscaping ✓

outdoor cafes ✓

passive greenspace ✓

Townwide Harenski Bridge
 lanes, Timing
 of traffic

A.

(1) #2

page #1

DA

DIANA DAVIS

Preferred. Use

Add #1. from permitted use

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

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

move #2 special exception

move #6, 7 special exception

#9, 10 transient residential
hotel motel

B

yes!

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

C

open to

concessions (?)

no to 90/10

yes, help businesses

keep retail
local businesses

#2

(A) height & density: prefer

(don't ↑)

what give up?

space

low scale

A

Parking & landscape;
relax sign ordinance

B

"not urban"

like old Fla

old Fla good

key west
mediterranean

C

Late Victorian (key West) Mediterranean

no preference mid-century

modern

development will occur.

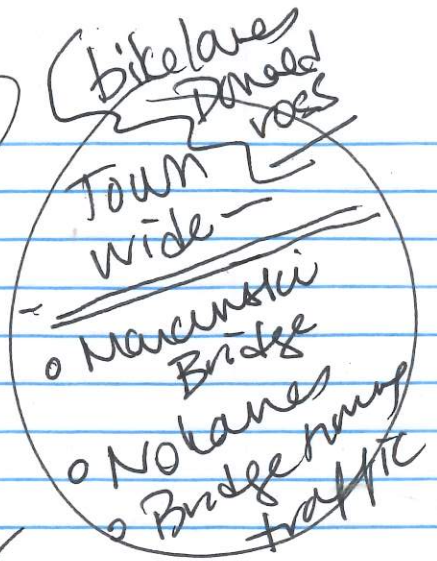
#2

(page #2)

(3) Infrastructures

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

48



4) Trade offs

A' D

(not unanimous)
~~not unanimous~~

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

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

⑤ A very important -

B NO - keep ~~commercial~~ commercial

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

⑥

A

Do not want five local projects; want hardware store.

B

keep current mix - business and residential

impracticable population

#2

⊗ Architecture design stds book

⊗ CHL EX

⊗ add traffic solutions

Marcuski bridge tunnel

no add'l lanes on

safe crossing donald ross

pedsman

AI smart traffic lights

Smart signal

Town wide

~~initative~~

bicycle lane donald ross

⊗ beautification

Town wide

shaded sidewalk

enhanced public landscape standards

bridge timing camera night

Bridge time impact last car in
how many lights

ATTACHMENT #4

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

DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

Sec. 34-625. Purpose.

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

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

Sec. 34-626. Uses permitted.

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

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

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

400:

① Retail and service establishments.

#2

Sec. 34-627. Preferred permitted uses.

+ Restaurants

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

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

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

Sec. 34-628. Accessory uses.

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

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

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

Sec. 34-629. Special exception uses.

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

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

#2

Town-wide initiatives

Beautification

Shaded sidewalks

Enhanced landscaping

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

pendants
Universe
Bldg lights • sign rules improvements

Architectural - design stds

check lists for architectural
styles

Traffic

① no add'l lanes Donald
Ross Road

② safe pedestrian
crosswalks

③ bike lane US1 to Ocean
for Donald Ross Road

④ Mancusi bridge tunnel

⑤ Smart signaling

⑥ Bridge opening sign consistency



#2

AGENDA ITEM

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

INTRODUCTION:

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

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

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

QUESTIONS FOR DISCUSSION:

1) Preferred Uses (20 minutes)

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

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

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

2) Commercial General Character (35 minutes)

A) Scale and Height

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

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

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

B) Architectural Design

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

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

• Town could have a design book. Architectural design standards book.
C) Considering different types of potential Commercial General redevelopment (see Attachment #2), which do you feel is most contextually appropriate for Juno Beach?

• KEY WEST or Mediterranean, not urban

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

3) Infrastructure and Environment (20 minutes)

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

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

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

4) Trade-offs (20 minutes)

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

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

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

5) Economic Vitality (30 minutes):

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

6) Future Generations (20 minutes)

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

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

ATTACHMENTS:

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