



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

Re: Work Session Follow-Up and Feedback

1 message

WA <skiddadle7@yahoo.com>

Fri, Dec 19, 2025 at 9:21 AM

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

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

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

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

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

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

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design- I believe most, if not all, of the buildings in our commercial areas have no special appeal and are outdated.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

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

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

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

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

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

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

End of comments.

Sent from my iPhone

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

Good Morning Panelists/Participants:

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

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

Caitlin E. Copeland-Rodriguez, MMC

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