

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

**Meeting Name:** Master Development Plan Forum Work Session

**Meeting Date:** December 11, 2025

**Prepared By:** Town Staff

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

### INTRODUCTION:

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

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

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

### QUESTIONS FOR DISCUSSION:

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

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

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

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

#### 2) Commercial General Character (35 minutes)

##### A) Scale and Height

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

## 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)