



Handwritten signature: Halpern #4

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

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)

- ① 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.
- ② 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?
 Hardware store (Stobhan & Mark) Eyes
I - yes
M - yes
S - yes
- 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

Handwritten notes for item 2):
 Jerry - Grants
 Reutilization
 Stobhan - please camera given incentive to give it a facelift
 MARK - Don't include what 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 - *caacerted*

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 idea: take over Ocean Dr. MARK - keep Weeluck's As a mind set*

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.)

BANK

- ① A)
- NO B)
- NO C)
- ① y D)
- y E)
- F)
- G)
- H)

- 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. mark
- 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):

Hog
TIG OS
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?
- 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

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

6) Future Generations (20 minutes)

7 wednes

- 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)

TABLE 2
ADD Restaurants

* **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). *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).

MAKE Permitted
E

(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.

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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? YES ... ADD ... 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.

Table #4

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?

SEA-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
- Other: WAKABICITY IN MIND!

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.
- #2 (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.
- #4 (H) Other: Develop m.p. with community vision

5) Economic Vitality (30 minutes):

Very
As 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?

* Can't answer

6) Future Generations (20 minutes)

* schools

- * 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?
Town Center
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:

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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.
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Table # 4

ATTACHMENT #4

PART II - CODE OF ORDINANCES

Chapter 34 - ZONING

ARTICLE III. - DISTRICT REGULATIONS

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(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)

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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.
- (2) Business services.
- (3) Department stores.
- R = (4) Churches, synagogues or other houses of worship.
- (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).
- (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.
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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).
- A = (4) Banks and financial institutions (50,000 GFA or less).
- A = (5) Retail deli, bakery, and sandwich shop.
- A = (6) Retail landscape nursery with outdoor displays.
- R = (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 (Community 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 - Re-development / Development

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

Stobhan 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 Guideline & Questions for Discussion

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

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)

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.

CG zoning that has served the town well, to be preserved as is. I wish for the current

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 Care

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

zoning. Do not alter it unless it is... concessions to aid keeping existing zoning. Any changes to our zoning opens Juno town to dangerous litigation under SB18 which requires Juno to pay plaintiff's legal cost if they prevail. Keep our revitalization grants tax cuts

2) Commercial General Character (35 minutes)

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)~~ (3) Health spa/gym (20,000 GFA or less).
- R (4) Banks and financial institutions (50,000 GFA or less).
- R (5) Retail deli, bakery, and sandwich shop.
- R (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).

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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)

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- (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

ATTACHMENT #4

PART II - CODE OF ORDINANCES

Chapter 34 - ZONING

ARTICLE III. - DISTRICT REGULATIONS

DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

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Sec. 34-625. Purpose.

- Master Plan process to benefit Developers. This grave problem coupled w/ SB180 must move this town to stop the Master Plan until SB180 is no longer in effect as any changes to our Master Plan or Comp Plan or any zoning or codes can trigger lawsuits against Juno Beach.*
- (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)

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★ 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.

Any questions that I have answered are ONLY for the purpose of considering changes AFTER SB 180 has been withdrawn, but I believe we must uphold & enforce Juno's zoning laws & codes as they are right now. Juno's commercial zoning, as it is, will continue to protect Juno from overdevelop-

(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)

meat 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~~ 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.)

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but only for public use such as parks community centers Town Bldgs.

Yes A)
NO B)
C)
Yes D)
E)
NO F)
YES G)
H)

- 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. *Leave zoning AS-1S.*
- 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? *we have this now*
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-1S to maintain Juno's special character*

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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)