

# Master Timeline

## Site Plan and Appearance Review Procedures

August 8, 1979

### Ordinance No. 207

Adoption of the Town's Zoning Code of Ordinances. **Did not include an appearance review requirement at this time.**

January 4, 1984

### Ordinance No. 268

**Created Article VI. Appearance Board**—Providing for intent and purpose, creating appearance board term of office and qualifications, board appointments, establishing powers and duties, providing that the board shall prepare a proposed appearance plan within 6 months of their appointment, providing for the adoption of the appearance plan by the Town Commission, providing for preliminary consideration by the board, providing for final hearings by the board, etc. **Note: there is no record of an Appearance Plan being reviewed or approved by the Town Commission within the 6 months of adoption of Ordinance No. 268.**

February 19, 1992

### Ordinance No. 421

**Creation of the RS-1, RS-2, RS-3 and RS-4 Zoning Districts, site plan and appearance review criteria and procedures for single-family dwellings, all subject to review by staff only.**

December 10, 2014

### Ordinance No. 678

**Added Modern (early to mid-20th century) as a permitted architectural style.** This was based on the direction received by Council during a Zoning Board of Adjustment and Appeal (in September, 2014).

December 8, 2020

### Staff Discussion—Juno Beach Architectural Style of Old Florida

**Staff provided Town Council and the Planning and Zoning Board with a memorandum describing each of the three styles of Architectural Style that reflect the vernacular of Old Florida.** This was based on a request from the Planning and Zoning Board, and direction from Town Council to provide an educational tool to better identify the Town's Architectural Styles.

July 1, 2021

### House Bill 401

Amended Section 163.3202 F.S. to **limit the ability of local governments to regulate "building design elements" for single-family and two-family dwelling units unless the dwelling is located in a Planned Unit Development (PUD) or the municipality had an architectural review board or design review board.**

October 27, 2021

### Ordinance No. 745

**Added Site Plan and Appearance review of single-family homes to the Planning and Zoning Board duties.** The intent of the code amendment was to have the Town continue to enforce the Old Florida architectural style to all single-family dwellings that are not located within an approved Planned Unit Development (provided in staff's memorandum). **The Town started to conduct Architectural Review (AR) of single family homes.**

September 28, 2022

### Ordinance No. 753

**Removed the Site Plan review of single-family homes from the Planning and Zoning Board and returned it to the Planning and Zoning Department.** Appearance Review of single-family homes continued to be reviewed by the Board.

April 26, 2023

### Architectural Charrette

**The Town held an Architectural Charrette to guide new development and redevelopment, specific to architectural styles.** The Charrette was led by Mr. George Gentile, 2GHO, and Mr. Rick Gonzales, REG Architects.

May 24, 2023

### Proposed Ordinance No. 761

The amendment proposed to return the site plan review of single-family homes to the Planning & Zoning Board, this item failed on first reading. **The review of site plan for single-family homes remained with staff.**

May 24, 2023

### First Reading Ordinance No. 763

During the discussion of proposed Ordinance No. 763 to create definitions for terms: Harmony, Bulk, Mass, Proportion and Scale, Town staff informed Council that Senate Bill 1604 was signed by Governor DeSantis on May 5, 2023 and had an effective date of July 1, 2023. **Staff informed Town Council that the changes to state legislature would preempt the Architectural Review Board from reviewing building design elements for single-family homes thus preventing them from enforcing criterion one—review of architectural styles.**

June 29, 2023

### Architectural Charrette

Council was provided with a report summarizing the charrette, the report included the following recommendations: **Potential codification of architectural styles, creation of a Development Pattern Book, evaluation of the Zoning code to implement new direction, establish or restructure the Architectural Review Committee.** **Note: Due to potential conflicts with SB 250 and SB 1604, the recommendations from the charrette did not move forward.**

July 1, 2023

### Senate Bill 250

**Pre-emption of municipalities to adopt moratoriums, or more restrictive or burdensome amendments until October 1, 2024, due to Hurricane Ian and Nicole**

July 1, 2023

### Senate Bill 1604

Amended HB 401 to include a date that **an architectural review board or design review board shall be created, on or before January 1, 2020.**

July 26, 2023

### Ordinance No. 763

**Created definitions for terms: Harmony, Bulk, Mass, Proportion and Scale.** Modified the second criterion of appearance review to include clarifying language that reads: "Is of design and proportion which enhances and is in harmony with the area. The concept of harmony shall not imply that building must look alike or be of the same style, Harmony can be achieved through the proper consideration of setback, scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression."

October 2, 2023

### P&Z Meeting Discussion— Discussion on Floor Area Ratio (FAR)

As a follow up to the Planning and Zoning Board's discussion on "Defining the Term Harmony" from May 1, 2023, the Board discussed using FAR as a tool to regulate massing, other tools considered were cubic content ratio, and second floor setbacks. **Town Attorney warned that any proposed changes to our code could not be moved forward due to Senate Bill 250.** Furthermore, depending on the proposed FAR language, **any incorporation of language that restricts how large a home could be that contradicts the current language of the code may be considered as a Bert Harris Act claim.**

November 6, 2023

### P&Z Meeting Discussion—ARB 401 Zenith Lane

This was the first Appearance Review conducted by the Town after Senate Bill 1604 was effective. **The staff memorandum does not include a review of criterion one—review of architectural styles.**

November 14, 2023

### Senate Bill 2-C (amendment to SB 250)

**The amendment narrowed the restriction of SB 250 where any local government within 100 miles of where Hurricane Ian or Nicole made landfall was prohibited from adopting more "restrictive or burdensome" amendments to their code to apply only to specific jurisdictions that were heavily impacted.**

January 24, 2024

### Ordinance No. 780

Due to the amendment of Senate Bill 250, **the Town further amended the second criterion of appearance review to read: "... and stylistic expression. For the purpose of this section, the comparison of harmony between buildings shall consider the preponderance of buildings or structures within 300 feet from the proposed site of the same zoning district."**

January 24, 2024

### TC Meeting Discussion—Council Comments

During comments from Council, the Council gave consensus for staff to **create a list (5) items that would address and lessen the scale of new development.**

July 24, 2024

### TC Meeting Discussion—Discussion on Regulating the Volume and Massing of Single-Family Dwellings

Council made a motion to **direct staff to benchmark the regulations of other communities for mass, size, and scale; height; building area regulations;** wall treatments; second floor area; and off-street parking for single-family homes. Council was informed that due to Staff's workload this item would not be completed within the next few months. The Town budgeted \$75,000 (FY 2023-2024) for zoning code review that could be used for a consultant to do the benchmarking and propose new language.

July 24, 2024

### TC Meeting Discussion—Council Comments

Discussion on how site plan review was returned to staff. **Town Council directed staff to draft new language for the Appearance Review of single family homes not located within a Planned Unit Development.**

October 7, 2024

### P&Z Meeting Discussion

Staff proposed language to address appearance review criteria for single-family dwellings, **the proposed language was a combination of the site plan criteria and appearance criteria and the creation of definitions.** The board discussed the item and made recommendations to staff for certain changes in the text.

November 13, 2024

### TC Meeting Discussion

For the Appearance Review for 491 North Lyra, the first ARB application since the adoption of Ordinance No. 780, **Town staff started using tests for the quantifiable terms of harmony as part of staff's recommendation to the P&Z Board.**

January 22, 2025

### TC Meeting Discussion

The appearance review item was scheduled but was moved to the next month due to lack of time.

February 18, 2025

### TC Meeting Discussion

Town Council discussed the proposed language recommended by the P&Z Board on October 7, 2024, and gave unanimous consensus to approve the definitions for the terms "substantial improvement" and "substantial damage". **Council did not move forward with the proposed language for a stand alone section to address Appearance Review for single-family homes. Council gave consensus to have a workshop on Appearance Review and have the Town attorney conduct an analysis on whether the Town could continue to regulate architecture for single-family dwellings.**

March 26, 2025

### TC Meeting Discussion—Council Comments

Council gave unanimous consensus to hold the ARB Criteria Workshop on Friday, May 2nd. They previously agreed to include the Planning and Zoning Board in the workshop.

April 21, 2025

### Legal Memorandum—Regulation of Architectural Styles for Single-Family detached dwellings

Town Attorney Len Rubin, provided a legal memorandum to address the Town's ability to regulate architectural styles for detached single-family dwellings. Mr. Rubin's conclusion was: **"As fully discussed above, applying the rules of statutory construction does not lead to any definitive conclusion regarding the Town's ability to regulate architectural styles for detached single-family (and two-family) dwellings. Neither the plain language of the statute nor the legislative history gives any clear indication as to whether the Planning and Zoning Board's historical duties as an appearance review board satisfies the statutory criteria for the continued regulation of building design elements or architectural styles for detached single-family dwellings as set forth in Section 163.5202(5)(a), Florida Statutes. Consequently, the Town Council must assess the importance of architectural review of single-family (and two-family) dwellings and determine the appropriate course of action based on the potential risks and benefits of each approach."**

May 2, 2025

### Joint Workshop – Appearance Review

The Town Council gave consensus to:

1. **Discontinue performing Architectural Review** for single-family homes and amend the Code accordingly.
2. **Continue the status quo in the methods used by staff** in the application of harmony for single-family homes, pending staff review of best practices and associated recommendations.
3. For staff to **conduct an analysis of the proposed language submitted by Vice Mayor Callaghan** providing criteria for the assessment of Harmony (see attachment #1) and for **staff to return with additional options** that incorporate tools such as FAR, increased setbacks, and other mechanisms that could help clarify the code.

May 28, 2025

### TC Meeting Discussion—Appearance Review Criteria for Single-Family Homes

Staff provided updates on the direction from Council from the May 2nd workshop.

- 1) Staff will work on code text amendment to remove Architecture Review for single-family homes.
- 2) Staff's approach for Appearance Review remains status quo (staff's methodology using metrics).
- 3) The proposed language by Vice Mayor Callaghan recommended further use of metrics, which contradicted the Town Attorney's recommendation. Staff proposed other controls to be implemented to regulate "super-sized" houses.

**Town staff recommendations included: a) Step-back / Setbacks for 2nd Stories, b) 2nd Stories Floor Area Limits, c) Increase minimum landscape open space percentage, d) Implementation of Design/Pattern book.**

Proposed Council Direction, recommended by staff:

**\*Amend the code to remove the architectural review of single-family and two-family homes** from the Appearance Review criteria as directed at the April 2nd, 2025, workshop.

**\*Create a Zoning in Progress (ZIP)** to provide staff with ample time to update the code as necessary, this will prevent applications for substantially improved and new single-family homes from going through the current Appearance Review and Building Permit process.

**\*Amend the code to remove Appearance Review from single-family homes.** Please note that the Appearance Review will still apply to other projects (two-family and above). For single-family homes, with the addition of the proposed tools (a-d), harmony would be further emphasized within base zoning.

**\*Amend the code to revert the review and the approval/denial of single-family dwellings from the Planning and Zoning Board to staff.** Please note that only staff review and approval would be required.

**\*Amend the code to remove the comparison of harmony language** that reads "consider the preponderance of buildings or structures within 300 feet from the proposed site of the same zoning district" and replace it with "comparison of the buildings or structures within the same contiguous zoning district".

**\*Amend the code to implement additional regulations** (see options a through d above) to the Building Site Area Regulations (base zoning) for each zoning district with the "Single-family detached dwellings" use to promote harmony through base zoning.

On a 3-2 vote, with Mayor Wheeler and Vice Mayor Pro Tem Davis opposed, the motion to adopt the proposed Council direction as outlined in staff's memorandum and including a, b, c, and d passed.

June 25, 2025

### TC Meeting Discussion—Council Comments

Councilmember Halpern made a motion to reconsider the harmony and appearance review decision made at the May 28th, 2025, Town Council meeting. After Council discussion, the motion was withdrawn.

June 26, 2025

### Senate Bill 180

Existing **pre-emption of certain municipalities (includes Juno Beach) to adopt moratoriums, or more restrictive or burdensome amendments to the comprehensive plan and land development regulations until October 1, 2027, retroactive to August 1, 2024.**

July 23, 2025

### Impacts of Senate Bill 180 on Appearance Review

Town Attorney Len Rubin provided a memorandum describing Senate Bill (SB) 180 and how it impacts the Town in regards to the ability of revising the Town's Code. Due to SB 180, **the town may not propose or adopt more restrictive or burdensome amendments to its comprehensive plan and land development regulations. Also, it may not propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order.**

**Senate Bill 180 prevents the town from continuing to move forward on increasing the yard setbacks for the second story, imposing a second-story Floor Area Limitation, and increasing the minimum landscaped open area space.** Senate Bill 180 did not prevent the Town to move forward with removing architectural review for single-family and two-family dwellings, removing appearance review for single-family dwellings, and reverting to staff review of appearance review for single-family dwellings.

Town Attorney Len Rubin provided Council with two options given the preemptive language of SB 180 on how to move forward as it relates to appearance/harmony review for single-family dwellings. **1) to continue with the direction provided in May to the extent not preempted by Senate Bill 180 and revert to base zoning for single-family dwellings; or (2) to continue to conduct appearance/harmony review consistent with the Zoning Code regulations currently in effect. If the Town Council chooses the latter option, it should create a Design or Appearance Review Board, consisting of persons trained in the fields of architecture, planning, real estate, and similar fields, to perform such review and authorize appeal of the Board's decisions to the Town Council.**

Town Council gave direction to staff to come back with all available options and a recommendation for a course of action at the next meeting. Council gave direction to rescind the zoning in progress that anticipates moving forward with the May 28th memorandum due to SB 180.

August 26, 2025

### TC Meeting Discussion

The Appearance Review Single-Family Dwellings—Response to Town Council item was scheduled but was moved to the next month due to lack of time.

September 8, 2025

### TC Meeting Discussion

As directed by Council, staff provided a comprehensive "third solution" and provided a natural assessment of Appearance Review with all potential solutions aimed to manage "Super-Sized" houses. Staff compiled a table with all potential concepts, and highlighted those that are feasible, based on low to no Bert Harris Act Claims concerns and SB 180 preemptions in green, cautionary in yellow, and those that are not in red.

Council passed a motion to not consider the items in red on staff's memorandum.

Council gave the following consensus:

- **Not to proceed with the concept of modifying front, rear, and/or side yard setbacks;**
- **For staff to provide more clarity on the voluntary overlay district concept and bring back additional information to the Town Council for review;**
- **Proceed with the voluntary architecture pattern book with incentives as well as the concept of greater public involvement and Town-initiated notices for single-family home applications;**
  - **Proceed with the front façade softening concept; and**
  - **Not to proceed with the accessory apartments concept**

**Council passed a motion to have staff cease using the Test 1 and Test 2 methodologies (metrics) for appearance review of single-family dwellings.**

Council passed a motion to approve Option #1 (of the Town Attorney's July 21st, 2025 memorandum), continuing with the direction provided on May 28, 2025, to the extent not preempted by Senate Bill 180 and revert to base zoning, which includes removing architectural review, removing appearance review, and reverting approval of single-family dwellings back to Town Staff. This meeting was continued on September 24, 2025.

September 24, 2025

### TC Meeting Discussion—Continuation from September 8, 2025 meeting.

The Town Council continued the discussion from the previous meeting and made several attempts to pass motions such as joining the SB 180 lawsuit, to adopt Vice Mayor Callaghan's language into the code, to have staff look into Vice Mayor Callaghan's proposal and bring back proposed language to the Town Council, to continue with option #2 in tandem with having staff review Vice Mayor Callaghan's proposal. All motions failed to pass.

**Notes: Staff was asked to review and provide recommendation of single-family dwellings (mass , bulk, scale, proportion) without the use of metrics. Staff stated if the Town was to proceed in this direction, the recommendations from staff would be subjective and would not accomplish the goal discussed at the May 2nd workshop. The goals were to have criteria that was consistent, clear, precise, transparent to the applicants and the Board. Staff's recommendation would be based on base zoning criteria.**

The discussion was tabled to a future meeting, to have staff continue ARB reviews without using metrics and without staff's recommendation on future ARB memorandums.

October 22, 2025

### TC Meeting Discussion—Comments from Council

Council gave consensus to have an agenda item to discuss harmony and the current process for reviewing single-family homes.

November 12, 2025

### TC Meeting Discussion

Vice Mayor Callaghan made a motion to create an ordinance that:

1. Amends the Zoning Code to **return appearance review for single family detached homes to the Town Planning & Zoning Department** and removes it from the responsibilities of the Planning & Zoning Board;
2. Create an ordinance that **adds clarifying language to our Zoning Code stating the original intent** to be followed when judging Harmony for single family homes, which is that the Harmony requirements adopted in 1992 restricted the Appearance of a proposed home (no castles or domes), but **not the size, mass, bulk, scale, or proportion of the home;**
3. Publicize the existing zoning code restrictions on house sizes by the height and lot coverage limits, and minimum setbacks listed for the various zoning districts;
4. Publicize that the existing harmony definition and statements in our code regarding aesthetically pleasing buildings, etc. are informational regarding the intent of town codes, but not enforceable requirements;
5. Create an ordinance that revises the architecture requirements in our zoning code to **clarify that "building design elements" are not to be used in staff decision making** as to whether a proposed single family detached home is acceptable; and
6. Continue with current plans to **encourage compliance with the town's preferred architectural styles such as with the Pattern Book** now being produced

The motion passed along with consensus to have the Town Attorney provide a legal analysis on Vice Mayor Callaghan's proposal.

January 05, 2026

### P&Z Meeting Discussion

The Town Attorney proposed Ordinance 795, 796, and 797 in response to Council's direction from the November 12, 2025 Town Council meeting.

### Ord. No. 795

1. Provide for **administrative review and approval of single-family and two-family site plans and appearance.**
2. Clarify review with Florida Statutes related to **consideration of building design elements by administrative staff.**
3. **Remove size, mass, bulk, scale, and proportion from consideration as part of appearance review for single-family and two-family dwellings.**

### Ord. No. 796

1. Clarify the stated legislative intent of site plan and appearance reviews with respect to single-family and two-family dwellings.

### Ord. No. 797

1. Remove plat and replat review from the duties of the Planning and Zoning Board.
2. **Remove review of single-family and two-family site plans and appearance, including architectural review, from the Planning and Zoning Board and assign such review to administrative Staff.**

The Board recommended approval of all three ordinances to Town Council.

January 25, 2026

### First Reading Ordinance No. 795, 796, and 797

During the meeting, there was a discussion by council to **have staff to provide a document that clearly depicts the discussions held by council, State preemptions, and directions that led the Town Council to where the Town stands today on the matter of Appearance Review.**

The Town Council **approved on first reading** Ordinance No. 795, 796, and 797.