

1 TOWN OF JUNO BEACH, FLORIDA

2  
3 ORDINANCE NO. 781

4  
5 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO  
6 BEACH, FLORIDA AMENDING ARTICLE V, "PROPERTY  
7 MAINTENANCE AND CONSTRUCTION SITE STANDARDS," OF  
8 CHAPTER 6, "BUILDINGS AND BUILDING REGULATIONS," OF THE  
9 TOWN CODE OF ORDINANCES TO ADOPT A NEW SECTION 6-111,  
10 "DEMOLITION PERMITS," TO PRESCRIBE THE STANDARDS AND  
11 CONDITIONS FOR THE ISSUANCE OF SUCH PERMITS; PROVIDING  
12 FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE  
13 DATE.

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15 WHEREAS, the Town Code neither provides standards for property subject to a  
16 demolition permit nor requires any notice of the issuance of such a permit to adjacent  
17 property owners; and

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19 WHEREAS, the Planning and Zoning Board recommended the adoption of an  
20 ordinance amending the Town Code to require that adjacent property owners be notified  
21 of any demolitions, and Town Staff recommended the imposition of additional standards  
22 and conditions; and

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24 WHEREAS, the Town Council has determined that adoption of this Ordinance is in  
25 the best interests of the health, safety and welfare of the residents and property owners of  
26 the Town of Juno Beach.

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28 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF  
29 JUNO BEACH, FLORIDA as follows:

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31 **Section 1.** The foregoing "Whereas" clauses are hereby ratified as true and confirmed  
32 and are incorporated herein.

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34 **Section 2.** The Town Council hereby amends Article V, "Property Maintenance and  
35 Construction Standards," of Chapter 6, "Buildings and Building Regulations," of the Town  
36 Code of Ordinances by adopting a new Section 6-111 to read as follows (additional language  
37 is underlined):

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39 **Sec. 6-111. Demolition permits.**

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41 Each application for a complete or major demolition permit shall be  
42 subject to the following standards and conditions:

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44 (a) Existing native vegetation shall be preserved on site to the  
45 maximum extent practicable.  
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47 (b) An erosion control plan, parking plan, construction screening  
48 plan, and truck logistics plan shall be submitted with the permit

application.

(c) The property owner shall submit an affidavit, in a format prescribed by the town, confirming that notice has been provided to the owners of all properties located within three hundred (300) feet of the property on which the demolition will occur at least fourteen (14) days and no more than thirty (30) days prior to any demolition activities

(d) If construction does not commence within thirty (30) days after the demolition or a permit for reconstruction expires or otherwise becomes null and void, the property owner shall sod and irrigate the property within ten (10) business days to assure that the property will have a neat and clean landscaped appearance and will not be deemed a nuisance.

**Section 3.** The provisions of this ordinance shall become and be made a part of the Code of Ordinances of the Town of Juno Beach.

**Section 4.** If any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

**Section 5.** All ordinances or parts of ordinances of the Town of Juno Beach, Florida, which are in conflict with this Ordinance, are hereby repealed to the extent of such conflict.

**Section 6.** This ordinance shall be effective immediately upon adoption.

FIRST READING this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

SECOND, FINAL READING AND ADOPTION this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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NAY

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ALEXANDER COOKE, MAYOR

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AYE

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NAY

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PEGGY WHEELER, VICE MAYOR

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AYE

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NAY

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MARIANNE HOSTA, VICE MAYOR PRO TEM

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AYE

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NAY

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ELAINE K. COTRONAKIS, COUNCILMEMBER

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ATTEST:

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DD HALPERN, COUNCILMEMBER  
APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

\_\_\_\_\_  
CAITLIN COPELAND-RODRIGUEZ  
TOWN CLERK

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LEONARD G. RUBIN  
TOWN ATTORNEY