

1 TOWN OF JUNO BEACH, FLORIDA

2
3 ORDINANCE NO. ____

4
5 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO
6 BEACH, FLORIDA, REZONING A PARCEL OF PROPERTY LOCATED
7 AT THE SOUTHWEST CORNER OF DONALD ROSS ROAD AND U.S.
8 HIGHWAY ONE AND ADJACENT RIGHT-OF-WAY TOTALING
9 APPROXIMATELY 4.70 ACRES, AS MORE PARTICULARLY
10 DESCRIBED HEREIN, FROM THE TOWN'S COMMERCIAL GENERAL
11 (CG) ZONING DISTRICT TO THE TOWN'S RESIDENTIAL MULTIPLE-
12 FAMILY – MODERATE DENSITY (RM-2) ZONING DISTRICT;
13 AMENDING THE TOWN ZONING MAP; PROVIDING FOR
14 SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.
15

16 WHEREAS, the Town received an application from Juno Square LLP, property
17 owner, to amend the zoning designation of a parcel of property located at 13951 U.S.
18 Highway One (PCN: 28-43-41-28-10-007-0111) and the adjacent Cocoanut Avenue right-
19 of-way totaling approximately 4.70 acres, as more particularly described in Exhibit "A"
20 attached hereto and incorporated herein ("Property"), from the Town's Commercial
21 General (CG) Zoning District to the Town's Residential Multiple-Family – Moderate
22 Density (RM-2) Zoning District; and
23

24 WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency,
25 conducted a public hearing on the proposed amendment to the Town's Zoning Map and
26 provided a recommendation to the Town Council; and
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28 WHEREAS, the Town Council determines that the rezoning of the Property is
29 consistent with the Town's Comprehensive Plan and meets the criteria for amendments
30 to the Town's Zoning Map as set forth in Article II, Division 5 of Chapter 34 of the Town
31 Code of Ordinances; and
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33 WHEREAS, the Town Council has determined that the adoption of this Ordinance
34 is in the best interests of the public health, safety, and welfare.
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36 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE
37 TOWN OF JUNO BEACH, FLORIDA as follows:
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39 **Section 1.** The foregoing "Whereas" clauses are hereby ratified as true and
40 correct and are incorporated herein.
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42 **Section 2.** The Town Council hereby amends the zoning designation of the
43 parcel of property located at 13951 U.S. Highway One and the adjacent Cocoanut Avenue
44 right-of-way totaling approximately 4.70 acres, as identified in Exhibit "A" attached hereto
45 and incorporated herein, from the Town's Commercial General (CG) Zoning District to the
46 Town's Residential Multiple-Family – Moderate Density (RM-2) Zoning District.
47

48 **Section 3.** The Planning and Zoning Director is hereby directed ensure that the
49 Town Zoning Map is amended to include and reflect the rezoning the Property.

Section 4. 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 5. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative or void, such holding shall not affect the remainder of the Ordinance.

Section 6. This Ordinance shall be effective immediately upon the effective date of Ordinance No. ____ [Future Land Use Ordinance].

FIRST READING this ____ day of _____, 2024.

SECOND, FINAL READING AND ADOPTION this ____ day of _____, 2024.

AYE

NAY

PEGGY WHEELER, MAYOR

AYE

NAY

DD HALPERN, VICE MAYOR

AYE

NAY

MARIANNE HOSTA, VICE MAYOR PRO TEM

AYE

NAY

JACOB ROSENGARTEN, COUNCILMEMBER

AYE

NAY

DIANA DAVIS, COUNCILMEMBER

ATTEST:

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

CAITLIN COPELAND-RODRIGUEZ, MMC
TOWN CLERK

LEONARD G. RUBIN
TOWN ATTORNEY