

1 TOWN OF JUNO BEACH, FLORIDA

2
3 ORDINANCE NO. 789

4
5 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO
6 BEACH, FLORIDA, ADOPTING A SMALL-SCALE AMENDMENT TO THE
7 TOWN'S COMPREHENSIVE DEVELOPMENT PLAN TO AMEND THE
8 FUTURE LAND USE CLASSIFICATION OF A PARCEL OF PROPERTY
9 LOCATED AT THE SOUTHWEST CORNER OF DONALD ROSS ROAD
10 AND U.S. HIGHWAY ONE AND ADJACENT RIGHT-OF-WAY TOTALING
11 APPROXIMATELY 4.70 ACRES, AS MORE PARTICULARLY DESCRIBED
12 HEREIN, FROM THE TOWN'S COMMERCIAL (COM) LAND USE
13 CLASSIFICATION TO THE TOWN'S MODERATE DENSITY RESIDENTIAL
14 (MODR) LAND USE CLASSIFICATION; AMENDING THE FUTURE LAND
15 USE MAP; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN
16 EFFECTIVE DATE.

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18 WHEREAS, the Town received an application from Juno Square LLP, property
19 owner, to amend the Future Land Use Map of the Town's Comprehensive Plan to change
20 the land use classification of a parcel of property located at 13951 U.S. Highway One (PCN:
21 28-43-41-28-10-007-0111) and the adjacent Cocoanut Avenue right-of-way totaling
22 approximately 4.70 acres, as more particularly described in Exhibit "A" attached hereto and
23 incorporated herein ("Property"), from the Town's Commercial (COM) land use classification
24 to the Town's Moderate Density Residential (MODR) land use classification; and

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26 WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency,
27 conducted a public hearing on the proposed amendment to the Future Land Use Map of the
28 Town's adopted Comprehensive Plan and provided a recommendation to the Town Council;
29 and

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31 WHEREAS, the Town Council determines that the Future Land Use Map Amendment
32 is consistent with Section 163.3187, Florida Statutes; and

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34 WHEREAS, the Town has received public input and participation through public
35 hearings before the Local Planning Agency and the Town Council in accordance Section
36 163.3181, Florida Statutes; and

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38 WHEREAS, the Town Council determines that the adoption of this Ordinance is in
39 the best interests of the public health, safety, and welfare.

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

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44 **Section 1.** The foregoing "Whereas" clauses are hereby ratified as true and correct
45 and are incorporated herein.

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47 **Section 2.** The Town Council hereby amends the Future Land Use Map of the
48 Comprehensive Development Plan of the Town of Juno Beach to change for the future land
49 use classification of the parcel of property located at 13951 U.S. Highway One and the

adjacent Coconut Avenue right-of-way totaling approximately 4.70 acres, as identified in Exhibit "A" attached hereto and incorporated herein, from the Town's Commercial (COM) land use classification to the Town's Moderate Density Residential (MODR) land use classification.

Section 3. 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 4. 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 5. This Ordinance shall become effective thirty-one (31) days after adoption or, if timely challenged, this Ordinance shall be effective upon entry of a final order by the Department of Commerce or the Administration Commission determining the adopted amendment to be in compliance.

FIRST READING this 28th day of August, 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