

1 TOWN OF JUNO BEACH, FLORIDA

2
3 ORDINANCE NO. 792

4
5 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO
6 BEACH, FLORIDA, ESTABLISHING A TEMPORARY MORATORIUM ON
7 THE ACCEPTANCE, PROCESSING, AND CONSIDERATION OF ANY
8 NEW APPLICATION FOR DEVELOPMENT APPROVAL OF A
9 COMMERCIAL, MIXED-USE, OR MULTI-FAMILY RESIDENTIAL
10 PROJECT WITHIN THE CORPORATE LIMITS OF THE TOWN FOR A
11 PERIOD OF UP TO ONE YEAR; PROVIDING FOR SEVERABILITY,
12 CONFLICTS, AND AN EFFECTIVE DATE.

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14 WHEREAS, the Town of Juno Beach is a municipal corporation with the
15 constitutional and statutory authority to exercise any power for a municipal purpose,
16 except when expressly prohibited by law, and regulates zoning and land use within its
17 corporate limits through its Comprehensive Development Plan and Zoning Code; and
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19 WHEREAS, the Town Council is concerned with the potential impacts of new
20 development, including, but not limited to, the effect of new development on traffic,
21 congestion, surrounding property values, aesthetics, the demand for Town services; and
22 other concerns impacting the general welfare; and
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24 WHEREAS, the Town of Juno Beach is located on a barrier island between the
25 Intracoastal Waterway, with limited routes in and out of the Town's corporate limits further
26 hampered by drawbridge access, and wishes to evaluate the impacts of new commercial,
27 mixed-use, and multi-family projects on traffic volume, movement, and congestion, as
28 well as the ability to evacuate the Town in the event of a major storm event; and
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30 WHEREAS, the Town further wishes to evaluate its existing Comprehensive
31 Development Plan and Zoning Code to ensure that all legal and necessary steps are
32 taken to preserve the Town's character as a small seaside community; and
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34 WHEREAS, the Town has engaged the services of the Treasure Coast Regional
35 Planning Council to analyze existing conditions within the Town, complete a market study,
36 explore various redevelopment strategies, and solicit public input for the creation of a
37 Community Vision and Master Plan; and
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39 WHEREAS, the Town Council wishes to preserve the status quo while formulating
40 the Community Vision and Master Plan to promote effective planning and development
41 strategies and determine the appropriate methods and regulatory controls to ensure that
42 future development fits within the Town's vision and does not permanently alter the
43 character of the Town or overwhelm existing infrastructure capacity and roadways,
44 thereby jeopardizing the safety and welfare of current and future residents and visitors;
45 and
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1 WHEREAS, the Town has held all required public hearings necessary to enact a
2 moratorium, including review by the Town’s Planning and Zoning Board, sitting as the
3 Local Planning Agency; and
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5 WHEREAS, the Town Council determines that the adoption of this Ordinance is in
6 the interests of the public health, safety, and welfare.
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8 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE
9 TOWN OF JUNO BEACH, FLORIDA as follows:
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11 **Section 1. Recitals.** The foregoing “Whereas” clauses are ratified as true and
12 correct and are hereby incorporated herein by reference.
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14 **Section 2. Moratorium Imposed.** The Town Council hereby declares a
15 moratorium on the acceptance, processing, and consideration of any new application for
16 development approval of a commercial, mixed-use, or multi-family residential project
17 within the Town’s commercial and multi-family zoning districts. This moratorium includes
18 the processing of any applications required for such projects, including, but not limited to,
19 comprehensive plan amendments, rezonings, special exception approvals, and site plan
20 and appearance approvals.
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22 **Section 3. Exceptions.** This moratorium shall not apply to applications for
23 development permits or appearance review within the Town’s Residential Single-Family
24 (RS) Zoning Districts or Historic Preservation (HIST) Zoning Districts.
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26 **Section 4. Duration of Moratorium.** This moratorium shall remain in effect for a
27 period of up to one (1) year from the effective date of this Ordinance or the completion of
28 the Community Vision and Master Plan, whichever first occurs.
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30 **Section 5. Severability.** If any section, paragraph, sentence, clause, phrase, or
31 word of this Ordinances is for any reason held by a court of competent jurisdiction to be
32 unconstitutional, inoperative, or void, such holding shall not affect the remainder of the
33 Ordinance.
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35 **Section 6. Conflicts.** All ordinances and resolutions, or parts of ordinances and
36 resolutions, in conflict with this Ordinance are hereby repealed to the extent of such
37 conflict.
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39 **Section 7. Effective Date.** This Ordinance shall become effective immediately
40 upon adoption.
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FIRST READING this _____ day of _____, 2025.

SECOND, FINAL READING AND ADOPTION this _____ day of _____, 2025.

AYE

NAY

PEGGY WHEELER, MAYOR

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NAY

DD HALPERN, VICE MAYOR

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NAY

MARIANNE HOSTA, VICE MAYOR PRO TEM

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NAY

DIANA DAVIS, COUNCILMEMBER

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NAY

JOHN CALLAGHAN, COUNCILMEMBER

ATTEST:

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

CAITLIN COPELAND-RODRIGUEZ
TOWN CLERK

LEONARD G. RUBIN
TOWN ATTORNEY