## TOWN OF JUNO BEACH, FLORIDA

**ORDINANCE NO. 792** 

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 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND CONSIDERATION OF ANY NEW APPLICATION FOR DEVELOPMENT APPROVAL OF A COMMERCIAL, MIXED-USE, OR MULTI-FAMILY RESIDENTIAL PROJECT WITHIN THE CORPORATE LIMITS OF THE TOWN FOR A

PERIOD OF UP TO ONE YEAR; PROVIDING FOR SEVERABILITY,

CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Town of Juno Beach is a municipal corporation with the constitutional and statutory authority to exercise any power for a municipal purpose, except when expressly prohibited by law, and regulates zoning and land use within its corporate limits through its Comprehensive Development Plan and Zoning Code; and

WHEREAS, the Town Council is concerned with the potential impacts of new development, including, but not limited to, the effect of new development on traffic, congestion, surrounding property values, aesthetics, the demand for Town services; and other concerns impacting the general welfare; and

WHEREAS, the Town of Juno Beach is located on a barrier island between the Intracoastal Waterway, with limited routes in and out of the Town's corporate limits further hampered by drawbridge access, and wishes to evaluate the impacts of new commercial, mixed-use, and multi-family projects on traffic volume, movement, and congestion, as well as the ability to evacuate the Town in the event of a major storm event; and

WHEREAS, the Town further wishes to evaluate its existing Comprehensive Development Plan and Zoning Code to ensure that all legal and necessary steps are taken to preserve the Town's character as a small seaside community; and

WHEREAS, the Town has engaged the services of the Treasure Coast Regional Planning Council to analyze existing conditions within the Town, complete a market study, explore various redevelopment strategies, and solicit public input for the creation of a Community Vision and Master Plan; and

WHEREAS, the Town Council wishes to preserve the status quo while formulating the Community Vision and Master Plan to promote effective planning and development strategies and determine the appropriate methods and regulatory controls to ensure that future development fits within the Town's vision and does not permanently alter the character of the Town or overwhelm existing infrastructure capacity and roadways, thereby jeopardizing the safety and welfare of current and future residents and visitors; and

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WHEREAS, the Town has held all required public hearings necessary to enact a moratorium, including review by the Town's Planning and Zoning Board, sitting as the Local Planning Agency; and

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

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE

TOWN OF JUNO BEACH, FLORIDA as follows: Recitals. The foregoing "Whereas" clauses are ratified as true and Section 1.

correct and are hereby incorporated herein by reference.

- Moratorium Imposed. The Town Council hereby declares a Section 2. moratorium on the acceptance, processing, and consideration of any new application for development approval of a commercial, mixed-use, or multi-family residential project within the Town's commercial and multi-family zoning districts. This moratorium includes the processing of any applications required for such projects, including, but not limited to, comprehensive plan amendments, rezonings, special exception approvals, and site plan and appearance approvals.
- Section 3. Exceptions. This moratorium shall not apply to: (a) applications for development permits or appearance review within the Town's Residential Single-Family (RS) Zoning Districts or Historic Preservation (HIST) Zoning Districts; and (b) applications for modifications to approved site plans for commercial, mixed-use, or multi-family residential projects that do not increase total square footage, traffic impacts, or demands on Town facilities or infrastructure.
- Duration of Moratorium. This moratorium shall remain in effect for a Section 4. period of up to one (1) year from the effective date of this Ordinance or the completion of the Community Vision and Master Plan, whichever first occurs.
- Section 5. Severability. If any section, paragraph, sentence, clause, phrase, or word of this Ordinances 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. Conflicts. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed to the extent of such conflict.
- Section 7. Effective Date. This Ordinance shall become effective immediately upon adoption.

1	FIRST REA	DING this	_ day of	, 2025.		
2 3 4	SECOND, I	FINAL READING	AND ADO	PTION this	day of	, 2025.
5 6 7	AYE	NAY		PEGGY WHEE	ELER, MAYOR	
8 9 10	AYE	NAY		DD HALPERN	, VICE MAYOR	
11 12 13	AYE	NAY NAY		MARIANNE HOSTA, VICE MAYOR PRO TEM		
14 15 16	AYE			DIANA DAVIS, COUNCILMEMBER		
17 18 19	AYE	NAY		JOHN CALLAC	GHAN, COUNCIL	MEMBER
20 21	ATTEST:			APPROVED A SUFFICIENCY	S TO FORM AND	LEGAL
22 23 24	CAITLIN COPELAND-RODRIGUEZ			LEONARD G. RUBIN		
25 26 27	TOWN CLE	ERK		TOWN ATTOR	RNEY	