



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: (a) 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; and (b) applications  
25 for modifications to approved site plans for commercial, mixed-use, or multi-family  
26 residential projects that do not increase total square footage, traffic impacts, or demands  
27 on Town facilities or infrastructure.  
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29 **Section 4. Duration of Moratorium.** This moratorium shall remain in effect for a  
30 period of up to one (1) year from the effective date of this Ordinance or the completion of  
31 the Community Vision and Master Plan, whichever first occurs.  
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33 **Section 5. Severability.** If any section, paragraph, sentence, clause, phrase, or  
34 word of this Ordinance is for any reason held by a court of competent jurisdiction to be  
35 unconstitutional, inoperative, or void, such holding shall not affect the remainder of the  
36 Ordinance.  
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38 **Section 6. Conflicts.** All ordinances and resolutions, or parts of ordinances and  
39 resolutions, in conflict with this Ordinance are hereby repealed to the extent of such  
40 conflict.  
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42 **Section 7. Effective Date.** This Ordinance shall become effective immediately  
43 upon adoption.  
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FIRST READING this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

SECOND, FINAL READING AND ADOPTION this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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AYE

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NAY

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PEGGY WHEELER, MAYOR

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DD HALPERN, VICE MAYOR

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MARIANNE HOSTA, VICE MAYOR PRO TEM

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NAY

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DIANA DAVIS, COUNCILMEMBER

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JOHN CALLAGHAN, COUNCILMEMBER

ATTEST:

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

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

\_\_\_\_\_  
LEONARD G. RUBIN  
TOWN ATTORNEY