

1 TOWN OF JUNO BEACH, FLORIDA

2
3 ORDINANCE NO. 785

4
5 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO
6 BEACH, FLORIDA AMENDING CHAPTER 34, "ZONING," OF THE TOWN
7 CODE OF ORDINANCES TO REVISE THE OFF-STREET PARKING
8 REQUIREMENTS FOR MULTI-FAMILY USES AND APPLY THE REVISED
9 REQUIREMENTS TOWN-WIDE; AMENDING ARTICLE III, DISTRICT
10 REGULATIONS," BY AMENDING THE BUILDING SITE AREA
11 REGULATIONS IN DIVISION 3, "RESIDENTIAL MULTIPLE-FAMILY –
12 MEDIUM DENSITY (RM-1) ZONING DISTRICT," DIVISION 4,
13 "RESIDENTIAL MULTIPLE-FAMILY – MODERATE DENSITY (RM-2)
14 ZONING DISTRICT," DIVISION 5, "RESIDENTIAL, TRANSIENT AND
15 MULTIPLE-FAMILY – MODERATE DENSITY (RMT) ZONING DISTRICT,"
16 DIVISION 6, "RESIDENTIAL MULTIPLE-FAMILY – HIGH DENSITY (RH)
17 ZONING DISTRICT," DIVISION 7, "RESIDENTIAL MULTIPLE-FAMILY –
18 MODERATE DENSITY OPEN SPACE OPTION (RM-00) ZONING
19 DISTRICT," DIVISION 14, "COMMERCIAL GENERAL (CG) ZONING
20 DISTRICT," DIVISION 15, "COMMERCIAL OFFICE (CO) ZONING
21 DISTRICT," AND DIVISION 22, "MEDICAL COMMERCIAL (MC) ZONING
22 DISTRICT;" PROVIDING FOR CODIFICATION, SEVERABILITY,
23 CONFLICTS, AND AN EFFECTIVE DATE.

24
25 WHEREAS, the Town Council determines that the current off-street parking
26 requirements for multi-family use within the Town's zoning districts allowing such use are
27 insufficient to meet current parking demands; and

28
29 WHEREAS, the Town Council wishes to increase the off-street parking requirement
30 for multi-family use to two spaces per residential unit and require one guest space for every
31 five units and apply this requirement on a Town-wide basis; and

32
33 WHEREAS, the Town's Planning and Zoning Board has conducted a public hearing
34 on this Ordinance and provided its recommendation to the Town Council; and

35
36 WHEREAS, the Town Council has determined that the adoption of this Ordinance
37 is in the best interests of the health, safety, and welfare of the current and future residents
38 of the Town of Juno Beach.

39
40 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
41 JUNO BEACH, FLORIDA as follows:

42
43 **Section 1.** The foregoing "Whereas" clauses are hereby ratified as true and confirmed
44 and are incorporated herein.

45
46 **Section 2.** The Town Council hereby amends Article III, "District Regulations," of
47 Chapter 34, "Zoning," of the Town Code of Ordinances to read as follows (additional language
48 is underlined and deleted language is ~~stricken through~~):

1 * * *

2
3 DIVISION 3. RESIDENTIAL MULTIPLE-FAMILY – MEDIUM DENSITY (RM-
4 1) ZONING DISTRICT

5 * * *

6
7
8 **Sec. 34-290. Building site regulations.**

9 * * *

10
11
12 (18) Minimum parking: See article IV, division 4 of this chapter. For multi-
13 family developments: two spaces per dwelling unit for the first 200 units;
14 1.75 spaces for the next 21-50 units; and 1.5 spaces for each dwelling
15 unit in excess of 50. Also, one guest space for ever seven dwelling units.

16 * * *

17
18
19 DIVISION 4. RESIDENTIAL MULTIPLE-FAMILY – MODERATE DENSITY
20 (RM-2) ZONING DISTRICT.

21 * * *

22
23
24 **Sec. 34-314. Building site regulations.**

25 * * *

26
27
28 (18) Minimum parking: See article IV, division 4 of this chapter. For multi-
29 family developments: two spaces per dwelling unit for the first 200 units;
30 1.75 spaces for the next 21-50 units; and 1.5 spaces for each dwelling
31 unit in excess of 50. Also, one guest space for ever seven dwelling units.

32 * * *

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35 DIVISION 5. RESIDENTIAL, TRANSIENT AND MULTIPLE-FAMILY –
36 MODERATE DENSITY (RMT) ZONING DISTRICT.

37 * * *

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40 **Sec. 34-337. Building site regulations.**

41 * * *

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43
44 (18) Minimum parking: See article IV, division 4 of this chapter. For multi-
45 family developments: two spaces per dwelling unit for the first 200 units;

1 ~~1.75 spaces for the next 21-50 units; and 1.5 spaces for each dwelling~~
2 ~~unit in excess of 50. Also, one guest space for ever seven dwelling units.~~

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4 * * *

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7 DIVISION 6. RESIDENTIAL MULTIPLE-FAMILY – HIGH DENSITY (RH)
8 ZONING DISTRICT.

9
10 * * *

11
12 **Sec. 34-368. Building site regulations.**

13
14 * * *

15
16 (18) Minimum parking: See article IV, division 4 of this chapter. For multi-
17 family developments: ~~two spaces per dwelling unit for the first 200 units;~~
18 ~~1.75 spaces for the next 21-50 units; and 1.5 spaces for each dwelling~~
19 ~~unit in excess of 50. Also, one guest space for ever seven dwelling units.~~

20
21 * * *

22
23 DIVISION 7. RESIDENTIAL MULTIPLE-FAMILY – MODERATE DENSITY
24 OPEN SPACE OPTION (RM-00) ZONING DISTRICT.

25
26 * * *

27
28 **Sec. 34-400. Building site regulations.**

29
30 * * *

31
32 (19) Minimum parking:

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34 * * *

35
36 b. Minimum parking: see article IV, division 4 of this chapter. For
37 multi-family developments: ~~two spaces per dwelling unit for the~~
38 ~~first 200 units; 1.75 spaces for the next 21-50 units; and 1.5~~
39 ~~spaces for each dwelling unit in excess of 50. Also, one guest~~
40 ~~space for ever seven dwelling units.~~

41
42 * * *

43
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DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT.

* * *

Sec. 34-631. Building site regulations.

* * *

(12) Minimum parking:

- a. See article IV, division 4 of this chapter. ~~In addition, a minimum of two parking spaces shall be required per residential unit for permitted residential uses.~~

* * *

DIVISION 15. COMMERCIAL OFFICE (CO) ZONING DISTRICT

* * *

Sec. 34-658. Building site area regulations.

* * *

Minimum parking	See article IV, division 4 of this chapter. However, one parking space shall be required per residential unit and one guest parking space shall be required for every three residential dwelling units.
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* * *

DIVISION 22. MEDICAL COMMERCIAL (MC) ZONING DISTRICT

* * *

Sec. 34-856. Building site regulations.

* * *

(10) Minimum parking:

- a. See article IV, division 4 of this chapter. ~~In addition, a minimum~~

of two parking spaces shall be required per residential unit for permitted residential uses.

* * *

Section 3. The Town Council hereby amends Division 4, "Parking Requirements," of Article IV, "Supplemental Regulations," of Chapter 34, "Zoning," of the Town Code of Ordinances to read as follows (additional language is underlined and deleted language is stricken through):

* * *

Sec. 34-981. General requirements; off-street parking plan.

* * *

(b) *Off-street parking plan.*

* * *

(5) *Schedule of off-street parking requirements.*

a. *Generally.* The schedule of off-street parking requirements is as follows. The town encourages the use of angled parking for its residents.

**SCHEDULE OF OFF-STREET PARKING REQUIREMENTS
JUNO BEACH, FLORIDA**

Use	Space Required Per Unit (unless otherwise specified in a particular zoning district)
Accessory apartment	1 space per dwelling unit if 750 sq. ft. or less; 2 spaces per dwelling unit if greater than 750 sq. ft.
Single- and two-family dwellings and townhouses	2 spaces per dwelling unit. In addition, for developments with 3 or more attached units, one guest space shall be required for every 7 units.
Multiple-family dwelling	2 spaces per dwelling unit for the initial 20 units; 1.75 spaces for each from 21 through 50; 1.50 spaces for units 51 and more. In addition, one guest space shall be required for every 7.5 units.

* * *

1 **Section 4.** The provisions of this Ordinance shall become and be made a part of
2 the Code of Ordinances of the Town of Juno Beach.

3
4 **Section 5.** If any section or provision of this Ordinance or any portion thereof, any
5 paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid,
6 such decision shall not affect the validity of the remainder of this Ordinance.


7
8 **Section 6.** All ordinances or parts of ordinances of the Town of Juno Beach, Florida,
9 which are in conflict with this Ordinance, are hereby repealed to the extent of such conflict.

10
11 **Section 7.** This Ordinance shall be effective immediately upon adoption and shall
12 apply to all new multiple-family dwelling units approved after the effective date of this
13 Ordinance. Existing multiple-family dwellings approved prior to the effective date of this
14 Ordinance that do not meet the requirements of this Ordinance shall not be rendered non-
15 conforming. Such multiple-family dwellings shall be grandfathered at the approved number
16 of parking spaces, and the parking areas may be replaced, restored, reconstructed, or
17 relocated without complying the requirements of this Ordinance.

18
19 FIRST READING this 8th day of May, 2024.

20
21 SECOND, FINAL READING AND ADOPTION this 26th day of June, 2024.

22
23
24 _____
25 AYE NAY



PEGGY WHEELER, MAYOR

26
27 _____
28 AYE NAY



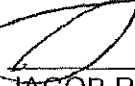
DD HALPERN, VICE MAYOR

29
30 _____
31 AYE NAY



MARIANNE HOSTA, VICE MAYOR PRO TEM

32
33 _____
34 AYE NAY



JACOB ROSENGARTEN, COUNCILMEMBER

35
36 _____
37 AYE NAY

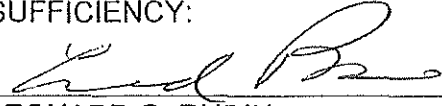


DIANA DAVIS, COUNCILMEMBER

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39
40 ATTEST:

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

41
42
43 
44 CAITLIN COPELAND-RODRIGUEZ
45 TOWN CLERK



LEONARD G. RUBIN
TOWN ATTORNEY