



Future Land Use and Zoning 101

The Town of Juno Beach: Planning and Zoning Department

AGENDA

1

Mission and Vision

2

Land Use

3-4

Future Land Use

5-7

Zoning

8-9

FLU and Rezoning

10

The Review Process

11-14

Resources

Mission & Vision

Mission

A partnership of residents, businesses, and Town staff creating a hometown atmosphere that emphasizes community involvement, cultural activities and natural beauty.

Vision

A seaside community where neighbors join together to share in our exceptional quality of life.



LAND USE

What is Land Use?

Land Use, according to planners, is defined by its common varieties: residential, commercial, environmental, and others in specific communities.



RESIDENTIAL



COMMERCIAL



ENVIRONMENTAL



Guides Future
Development



Balances Multiple
Objectives



Achieves a
Growth Strategy



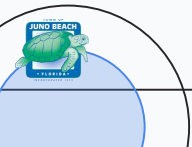
Creates a Holistic
Vision for the Town

FUTURE LAND USE

What is Future Land Use?

The purpose of the Future Land Use (FLU) categories is to guide the growth and development of a community by planning the location and character of mixed-use centers, neighborhoods, commercial areas, office and professional areas, industrial areas, public services, infrastructure, and environmental assets.

By planning how land is used, Future Land Use policies ensure compatibility between adjacent land uses, provide for anticipated growth, ensure the availability of public facilities, services, and resources, and protect vital environmental resources and community assets.



Future Land Use Map of Juno Beach



43% Environmental Sensitive Land



25% Residential Land



22% Other (Transportation, Public Facilities, etc.)



10% Commercial Land



ZONING

Zoning organizes land into clearly defined districts based on the type and intensity of use. While land use planning uses broad categories, such as residential, commercial, and industrial, to separate different uses within a community, zoning further divides these categories into districts based on intensity.

This separation of uses allows communities and individual neighborhoods to regulate growth and development and preserve community character.

A zoning map is a color-coded map that shows the locations of zone districts throughout a community.

What does Zoning Codes Regulate?

Building Site Area Regulations

- Setbacks
- Lot Coverage
- Landscape Open Space
- Building Height
- Density
- Parking

Specific Uses of Districts

Commercial Office (CO):

Business or professional offices

Banks or financial institutions

Churches, synagogues, and other houses of worship

Medical and dental offices

Public safety facilities, etc.

Zoning Definitions

Building Site Area Regulations: The regulations of building size, setbacks or yards, parking and loading requirements and similar regulations not determining use of property.

Lot Coverage: Percentage of the total area of a lot covered or occupied by the buildings or any part of the buildings, excluding therefrom any projections which are permitted by this chapter to extend into yard areas.

Building Height: The vertical distance measured from finished grade to the highest exterior point of the building roof, exclusive of chimneys, aerials, and other similar appurtenances

Setbacks: The distance between the building line and the nearest boundary to the site or lot.

Density: Number of dwelling units for each acre of land.

Landscape Open Space: Open space which is covered and maintained with vegetation as required in the definition of "landscaping."



FLU Amendment and Rezoning



Comprehensive Development Plan:
FLU – Pages 10-16



The zoning codes and ordinances applies to rezoning a parcel of land. Must pass the 15-point criteria from section 34-142 of the zoning code.



Rezoning/Zoning Code Text Amendment Petition
Required when applying for Rezoning.



**TOWN OF JUNO
BEACH**
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 561.626.1122 • FAX: 561.775.8412

Rezoning/Zoning Code Text Amendment Petitions

In seeking a rezoning, or amendment to the Town of Juno Beach Comprehensive Zoning Ordinance (Ordinance 207, and subsequent amendments):

"A Petition to designate a zoning classification or rezone any land within the Town may be filed by the Town Council, by the Planning and Zoning Board, or by the owner or authorized agent of the owner of property within the Town. After the Director has determined that a Petition has been properly filed and is complete with all required supporting materials, the Planning and Zoning Board shall set a date for a public hearing on the Petition. The public hearing shall take place within sixty (60) days of the determination by the Director that a Petition has been properly filed and is complete. All requirements of Florida Statutes, Chapter 166 shall be followed in providing notice for a public hearing on such Petition."

"Upon receipt of recommendations of the Planning and Zoning Board, or upon failure to receive such recommendations within the period specified above, the Town Council shall set a date for its public hearing, which shall be no more than ninety (90) days from the date the recommendation is received or the date upon which the Town Council determines to take action in the absence of the recommendation due to failure of the Planning and Zoning Board to report."

Section I

Instructions for Completion:

1. Complete Section II of this application, and respond (in written form) to the criteria listed in Section III. You may wish to attach a separate sheet of paper for this item.
2. Sign and date this application at the end of Section III. If appropriate, complete the power of attorney form on page 4 of this application.
3. Attach any information (maps, drawings, survey, letters, legal descriptions, etc.) that will help identify the petition subject, and that will help clarify your application.
4. A filing fee of \$1,600.00 must accompany each application upon submittal.

FLU Amendment and Rezoning

What is Rezoning?

To change the zoning of an area or to designate (a zone or zones of the town) for a new purpose or use through a change in the applicable zoning regulations.

Example: The Dunes at Juno Beach (Proposed Development)

Future Land Use



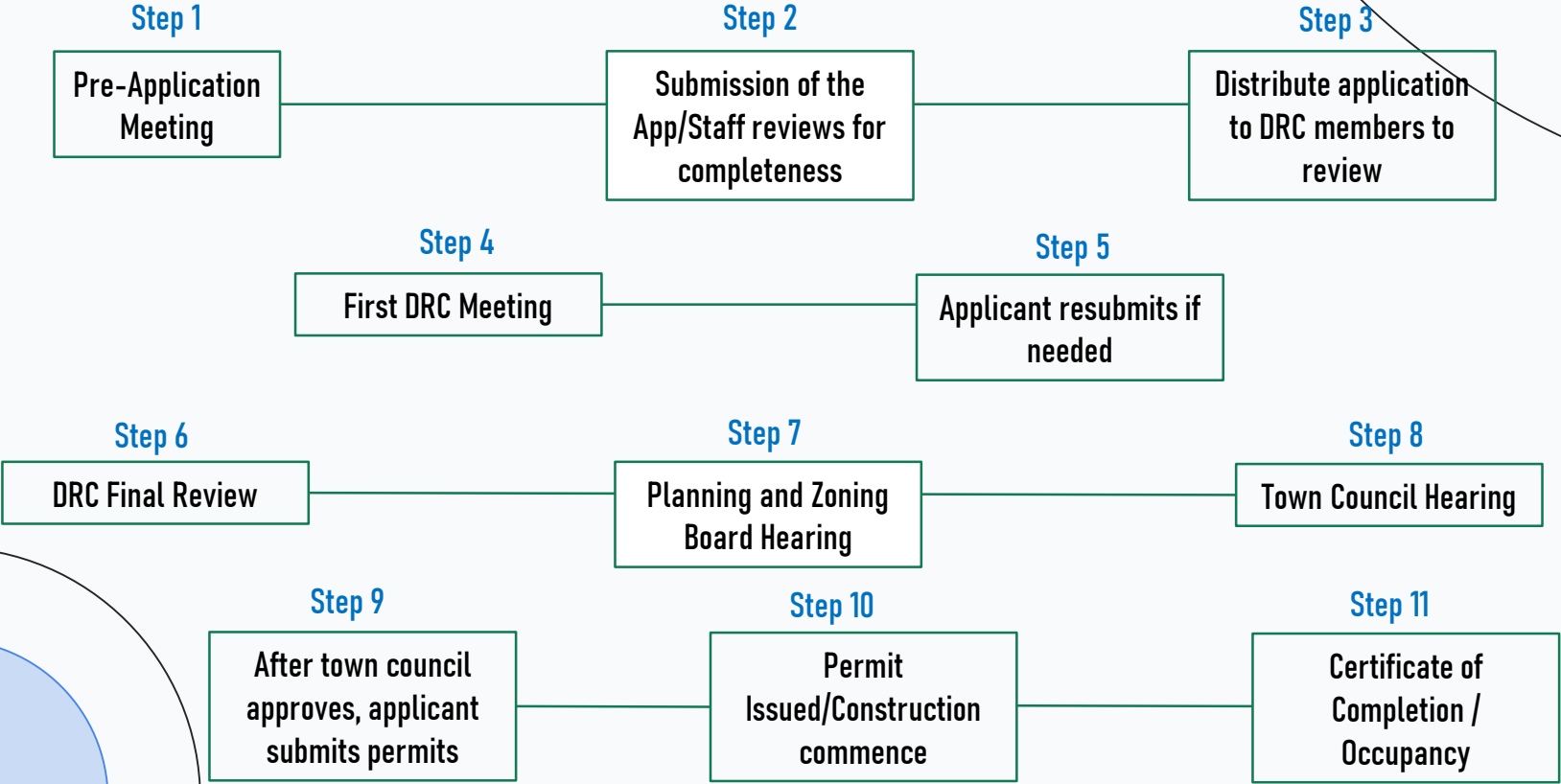
Rezoning/ Propose Zoning



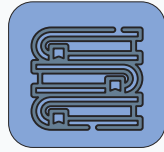
Site/Current Zoning



The Review Process for a New Project



RESOURCES



**Comprehensive
Plan**

Municode

**Geographic
Information
System
(GIS)**



Comprehensive Plan



Juno Beach's Comprehensive Plan documents the proposed direction of growth and development in the Town of Juno Beach.

Where you can find:

- Future Land Use Plan
- Traffic Circulation
- Housing
- Infrastructure
- Capital Improvements
- Coastal Management



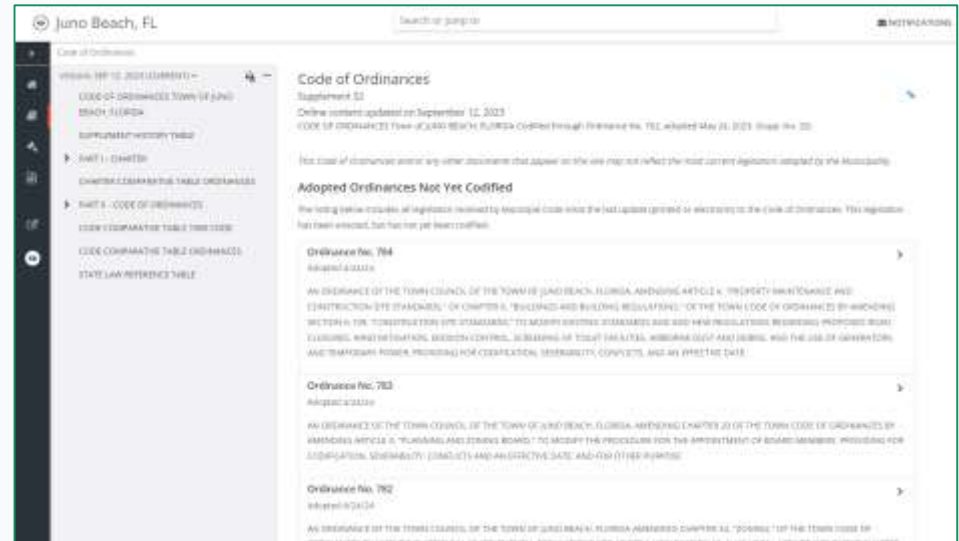
MUNICODE



A municipal code library or municode is a published, comprehensive set of laws that have been formally codified by a governing body.

Where you can find:

- Zoning Code
- Building Regulation
- Floodplain
- Sub-division Regulations
- Public Facilities
- Code Enforcement (Sea Turtle Lighting Regulations)

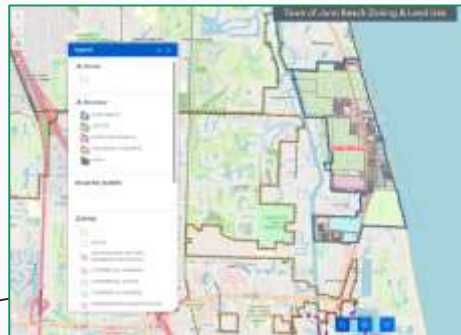


Geographic Information System (GIS)



GIS provides information in a geographical format. It gives access to the Town's GIS data using interactive maps and property searches.

Land Use and
Future Land Use



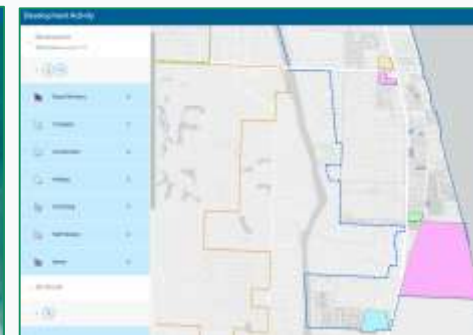
Future Annexation
Area



Development
Activity



Coastal Control Line





THANK YOU!

Isabella Hickey
Senior Planner
(561)656-0318
ihickey@juno-beach.fl.us

