



ZONING BOARD OF ADJUSTMENT & APPEALS AGENDA

January 28, 2026 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

NOTICE: If any person decides to appeal any decision of the Town Council at this meeting, he or she will need a record of the proceedings and for that purpose, he or she may need to ensure that a verbatim record of the proceedings is made, such record includes the testimony and evidence upon which the appeal is to be based. The Town does not prepare or provide such record. ***Persons with disabilities requiring accommodations in order to participate in the meeting should contact Caitlin E. Copeland-Rodriguez, Town Clerk, at least 48 hours in advance to request such accommodations.***

The meeting will be broadcast live on The Town of Juno Beach YouTube page and can be viewed any time at: <https://www.youtube.com/@townofjuno-beach477/streams>

HOW CITIZENS MAY BE HEARD: Members of the public wishing to comment publicly on any matter, including items on the agenda may do so by: Submitting their comments through the Public Comments Webform at: https://www.juno-beach.fl.us/towncouncil/webform/public-comments#_blank (all comments must be submitted by Noon on day of Meeting). Please be advised that all email addresses and submitted comments are public record pursuant to Chapter 119, Florida Statutes (Florida Public Records Law). Make their comment in-person; or participate from a remote location using Zoom – please contact the Town Clerk at ccopeland@juno-beach.fl.us by Noon on the day of the meeting to receive the Meeting ID and Access Code. (Please note that all members participating via Zoom must login at least 15 minutes prior to the meeting and will be muted upon entry until Public Comments is called).

****Please note that the Zoom meeting will lock for public comments at 4:00pm and no other entries will be permitted.***

CALL TO ORDER

PLEDGE ALLEGIANCE TO THE FLAG

VARIANCE REQUEST

1. UNADDRESSED COCOANUT AVENUE - Filed by Michael Bates requesting approval to allow a new single-family dwelling to be constructed with a front setback of twenty (20) feet in lieu of the required twenty-five (25) feet.
 - A. Disclosure of Ex Parte Communications
 - B. Swearing in of Witnesses
 - C. Applicant Presentation
 - D. Staff Presentation
 - E. Public Hearing
 - F. Council Deliberation/Decision

ADJOURNMENT