



ZONING BOARD OF ADJUSTMENT & APPEALS MINUTES

January 28, 2026 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: PEGGY WHEELER, MAYOR
JOHN CALLAGHAN, VICE MAYOR
DIANA DAVIS, VICE MAYOR PRO TEM
MARIANNE HOSTA, COUNCILMEMBER
DD HALPERN, COUNCILMEMBER

ALSO PRESENT: TG LAW, TOWN ATTORNEY
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
STEPHEN MAYER, PRINCIPAL PLANNER

AUDIENCE: 8

CALL TO ORDER – 4:00PM

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

Town Attorney swore in all parties wishing to testify.

C. Applicant Presentation

The applicant outlined the basis for the variance request.

D. Staff Presentation

Staff provided an overview of their findings on the variance request and advised the Council that both the Planning & Zoning Board and staff recommend denial of the request.

E. Public Hearing

Public Hearing Opened at 4:32pm.

Public Hearing Closed at 4:32pm.

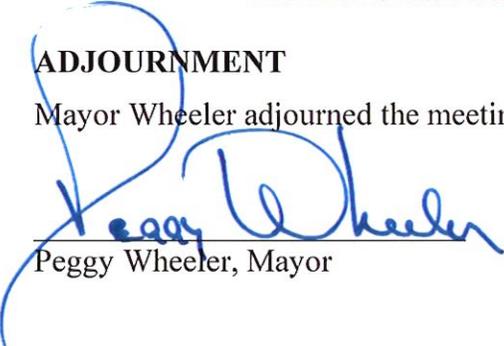
F. Council Deliberation/Decision

***MOTION:** Callaghan/Halpern made a motion to deny the requested variance from Code Section 34-268 of the Town's Code of Ordinances to reduce the minimum front setback from 25ft to 20ft.*

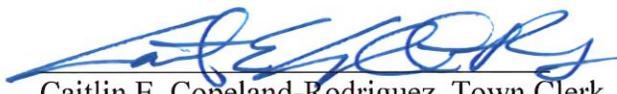
***ACTION:** The motion passed unanimously.*

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 4:45pm.



Peggy Wheeler, Mayor



Caitlin E. Copeland-Rodriguez, Town Clerk

Neighbor Acknowledgment & Support: Front Setback Variance

New Palm Beach Heights: Parcel 28-43-41-28-10-015-0030

Property owners Michael & Melissa Bates of Parcel 28-43-41-28-10-015-0030 in New Palm Beach Heights are requesting a front yard setback variance from the Town of Juno Beach.

What is Being Requested:

The current zoning requires a 25-foot front setback. The owners are requesting approval to reduce this setback to 20 feet, which will allow the footprint of the proposed single-family home to shift forward by approximately 4.5 feet. This neighborhood is in one of five residential zoning districts (RS-5) in Juno Beach and uniquely combines the town's largest front setback requirements with comparatively smaller minimum lot sizes.

Purpose of the Request:

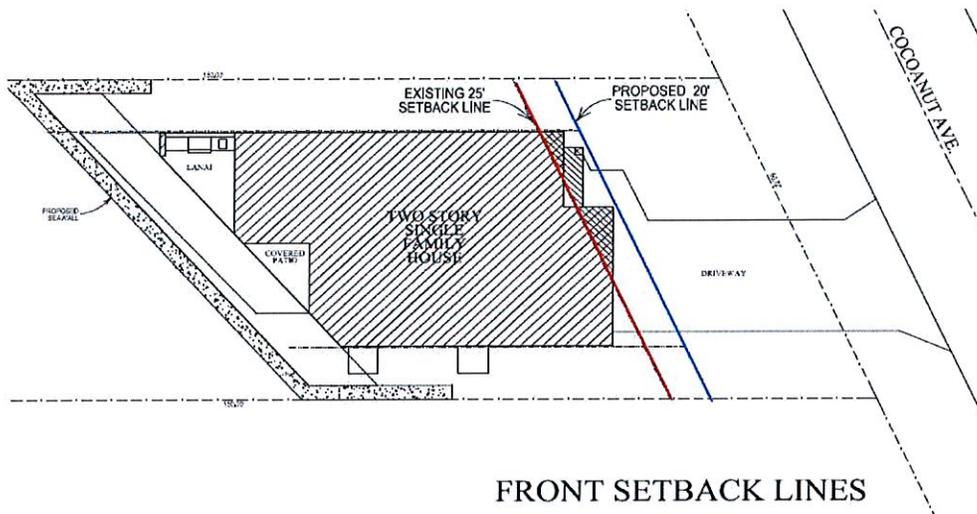
This adjustment allows for a more functional home design while remaining consistent with the scale and character of the surrounding neighborhood. The request does not increase the overall size, height, or density of the home and does not alter side or rear setbacks.

Impact to Neighboring Properties:

- The variance affects only the front yard setback
- No change to lot coverage, building height, or number of stories
- No encroachment onto adjacent properties
- The home will remain a single-family residence consistent with nearby homes

Proposed Change:

A graphic is provided below showing the existing required setback, the requested setback, and the portion of the home affected by the variance.



Acknowledgment:

By signing below, I acknowledge that I have reviewed the proposed variance and understand the nature of the request.

This signature is provided to acknowledge awareness and indicate support for the variance request and does not create any legal obligation.

Neighbor Name: Victor & Marie DiRamio

Property Address: 13854 Coconut Ave., Juno Beach, FL

Signature: Marie DiRamio

Date: January 24, 2026

Neighbor Acknowledgment & Support: Front Setback Variance

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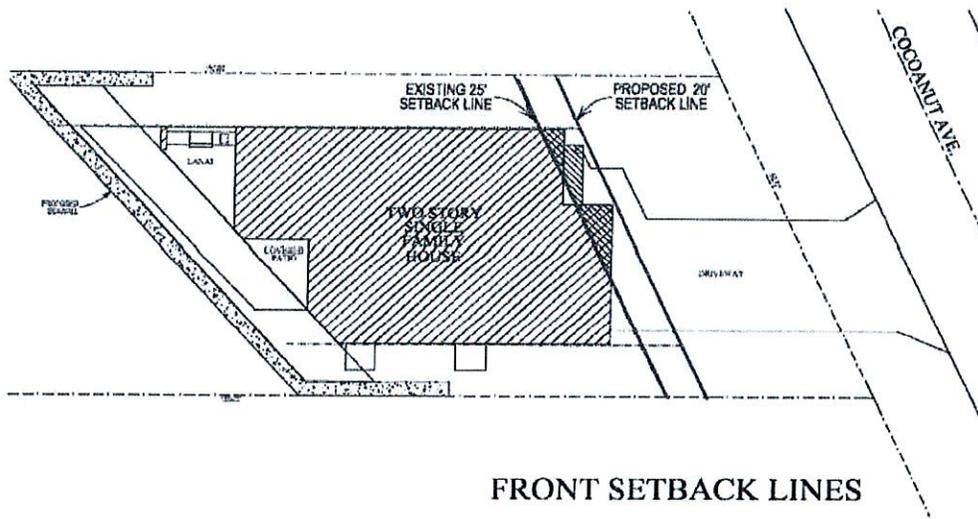
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Neighbor Name: Jonathan & Johnnie Butler

Property Address: 13839 COCOANUT AVE, Juno Beach

Signature: [Handwritten Signature]

Date: JANUARY 22, 2016

Neighbor Acknowledgment & Support: Front Setback Variance

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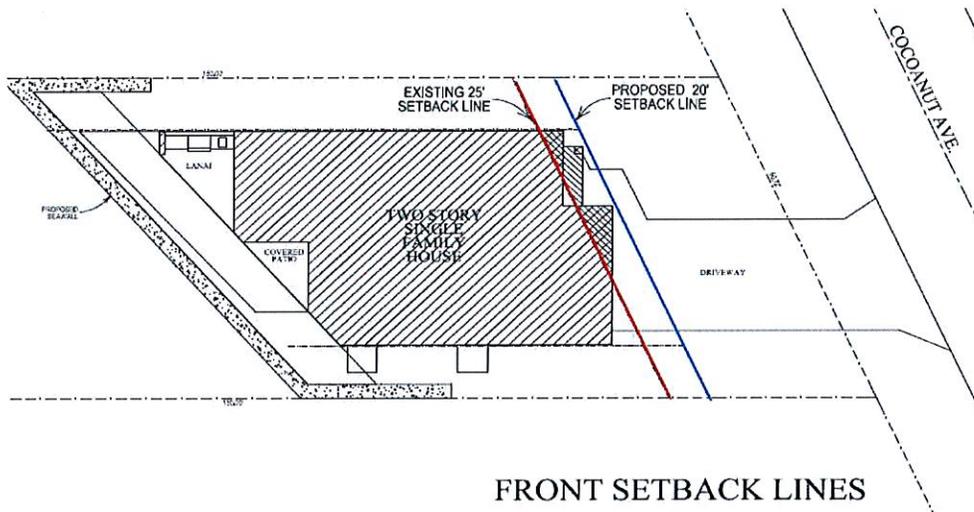
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Neighbor Name: Michael Joseph Tate Ernie Tate

Property Address: 13825 Coconut Ave

Signature: Michael Joseph Tate

Date: 1/24/2026

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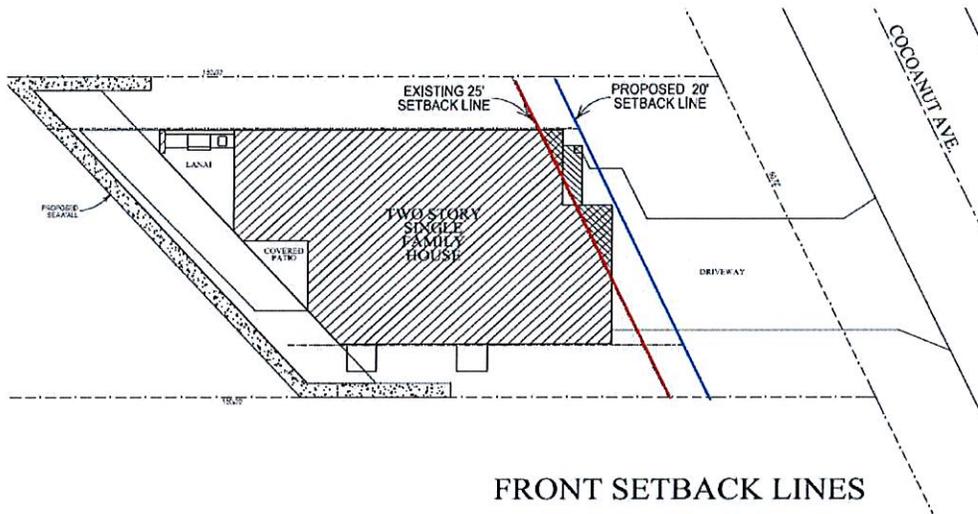
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Neighbor Name: John McGuire

Property Address: 1675 Park St Juno Beach, FL

Signature: John McGuire

Date: 1/24/26

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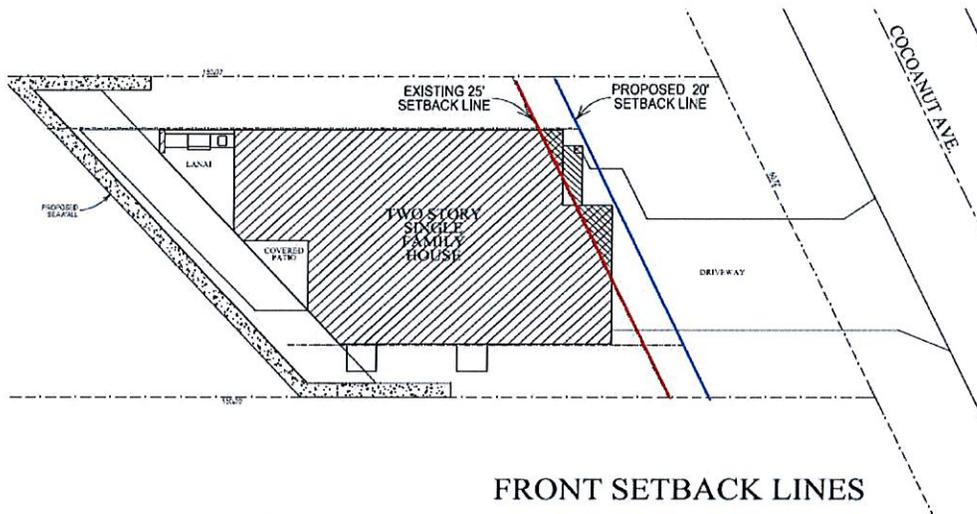
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Neighbor Name: Debbie Szelman & Robert

Property Address: 1690 Florida St

Signature: [Handwritten Signature]

Date: 1-24-26

Zoning District Comparison



	RS-5				
Front Setback	25 Ft	15 Ft	20 Ft	20 Ft	25 Ft
Minimum Lot Area	10,000 SqFt	8,000 SqFt	6,000 SqFt	5,500 SqFt	6,500 SqFt

- RS-5 Minimum Lot Size: 6,500 SF
- RS-5 Front Setback: 25 Feet (largest of all districts)
- RS-1: 10,000 SF Lot / 25-Foot Setback
- RS-2: 8,000 SF Lot / 15-Foot Setback
- RS-3 & RS-4: 6,000–5,500 SF Lots / 20-Foot Setbacks
- RS-5 imposes a disproportionately large setback relative to lot size.
- The already small lot size, combined with the required front setback of 25 feet (17% of the lot) and the DEP-mandated preservation of roughly 42% of the rear of the property, significantly limits the buildable area.
- Approximately 59% of the lot is not buildable.