



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #:

DATE:

5/2/2025

NAME:

LORI SUMMIT

PHONE NO.:

888.430.2504

REPRESENTING (IF APPLICABLE):

ADDRESS:

450 Ocean Drive

CHECK WHAT MAY APPLY:

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SUPPORT

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OPPOSE

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I WISH TO SPEAK

Mayor, Council Members, Neighbors—thank you.

I want to urge our community leaders to protect Harmony as legitimate and legally defensible way to protect property values

I've lived in historic, as well as seaside communities where a **cycle** - a feedback loop - triggered by unchecked bulk and scale that, once it starts, becomes impossible to stop.

- It begins with a single oversized home replacing a modest one.
- That new structure sets a market precedent.
- **Now, the *land*—not the home—is what holds the value.**
- And suddenly, modest homes no longer “pencil out.”
- **They become tear-down targets**—not because they're unlivable, but because the math favors redevelopment.

What follows is a predictable chain reaction:

- Developers step in—not to build homes for families, but to **maximize return**.
- They build even **bulkier homes**—6+ bedrooms, minimal yards, large driveways.
- Big garages to hide all the cars.
- These aren't built for neighbors—they're built for Air B&B, **renters**, investors, and seasonal income.

This drives up land values even further.

Families can't compete. And to make the numbers work, the next builder goes even bigger. It becomes a self-fueling machine:

Bulk → Higher Land Value → Teardowns → Bigger Bulk → Rentals → Repeat.

And then the lawyers show up.

- They argue that “harmony” and aesthetic standards infringe on property rights.
- They argue against short-term rental limits.
- They challenge height caps and density rules.
- One by one, towns lose the legal tools that help them shape their future.

What began as a principled defense of personal property rights ...were quickly repurposed as legal arguments to erode community standards in favor of developer rights.

I've seen it. It is happening in Avalon, New Jersey. And it is an ongoing battle in Historic Haddonfield NJ

I've lived it - Once bulk creep sets in, once the legal challenges begin, reversing course becomes nearly impossible.

And it doesn't stop at the property line...

As speculation spreads, **commercial rents follow.**

Small, locally-owned shops—the cafés, the outfitters, the family-run salons—get priced out. They're replaced by national chains. Not because residents asked for them—but because they're the only ones who can survive.

We lose more than charm. We lose economic diversity. We lose year-round residents. Infrastructure is strained during the season and underused the rest of the year.

And don't think we'll just attract more wealthy homeowners and families, as we lose our charm and neighborhood integrity and suffer Air B&B rentals – the wealthy families will go to the towns who have protected Harmony.

That's the unintended cost of ignoring scale, bulk, and harmony.

This isn't about stopping growth or limiting personal property rights and value —it's about stopping the cycle before it takes root and undermines the right to plan our growth and future thoughtfully.

I'm urging you to:

- Enforce meaningful bulk, massing, and compatibility standards.
- Uphold harmony as a legitimate, defensible zoning principle.
- Prioritize the rights of existing owner-occupied homes
- **Preserve what makes Juno Beach a *community*—not a commodity.**

I urge you preserve our town and engage the types of professionals (Architects, planners), who can help us create, implement, and defend thoughtful development and design standards and codes —especially those related to aesthetics, harmony, and community character.

We still have a choice. But that window is closing.

Let's protect this town—for those who live here now, and for those who hope to call it home in the future.



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AGENDA ITEM #: Citizen Comment DATE: 5-2-2025

NAME: Scott Shaw PHONE NO.: 561 801 2748

REPRESENTING (IF APPLICABLE): Self

ADDRESS: 400 Apollo

CHECK WHAT MAY APPLY:

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AGENDA ITEM #: _____ DATE: 2 MAY 25

NAME: Michael T. Camp PHONE NO.: 561-307-1463

REPRESENTING (IF APPLICABLE): SELF

ADDRESS: 471 SUNSET WAY

CHECK WHAT MAY APPLY:

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AGENDA ITEM #: _____ DATE: May 2nd.
NAME: Red Dunn PHONE NO.: 954-205-1831

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 440 Sunset Way, Juno Beach, FL

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AGENDA ITEM #: _____ DATE: 5-2-25
NAME: Susan Johnson PHONE NO.: 561-758-3631

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 530 Ocean

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AGENDA ITEM #:

DATE:

MAY 2, 2025

NAME:

Tom Kelley

PHONE NO.:

260-450-0500

REPRESENTING (IF APPLICABLE):

SELF + Patty Kelley

ADDRESS:

430 W. LYRA CIRCLE

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AGENDA ITEM #:

DATE:

5-2-25

NAME:

J Larry Sorsby

PHONE NO.:

732-996-9864

REPRESENTING (IF APPLICABLE):

ADDRESS:

495 Zephyr Way

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AGENDA ITEM #:

DATE: 5-2-25

NAME: Carrie Williams

PHONE NO.: 561-308-9399

REPRESENTING (IF APPLICABLE): Pete Williams

ADDRESS: 450 Seaside Ln

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AGENDA ITEM #:

DATE: 5-2-25

NAME: Debbie Huffman

PHONE NO.: 305 409 1037

REPRESENTING (IF APPLICABLE):

ADDRESS: 840 Oceanside Dr

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AGENDA ITEM #:

DATE:

NAME:

Stew Allen

PHONE NO.:

561-432-7880

REPRESENTING (IF APPLICABLE):

ADDRESS:

451 Olympus Drive

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AGENDA ITEM #:

DATE:

NAME:

John Stelluto

PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS:

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AGENDA ITEM #:

DATE:

NAME:

PAUL KNEGLAND

PHONE NO.:

978-837-1000

REPRESENTING (IF APPLICABLE):

ADDRESS:

777 HIBISCUS AVE

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AGENDA ITEM #:

DATE:

5/2/25

NAME:

Cynthia Frasher

PHONE NO.:

631 603 8701

REPRESENTING (IF APPLICABLE):

ADDRESS:

1705 Floral Dr. Juno Beach

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AGENDA ITEM #: Harmony DATE: 5-2-25

NAME: Anne Bosso PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 765 Hibiscus

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AGENDA ITEM #: WORKS A0 DATE: 5/2/25

NAME: William K. B. A. U. PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

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AGENDA ITEM #:

DATE:

NAME:

MARCIA WOLF

PHONE NO.:

371-0243

REPRESENTING (IF APPLICABLE):

ADDRESS:

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