



CITY OF ATLANTIC BEACH  
OFFICE OF THE MAYOR  
800 SEMINOLE ROAD  
ATLANTIC BEACH, FLORIDA 32233-5455  
[www.coab.us](http://www.coab.us)

May 18, 2021

The Honorable Ron DeSantis  
Governor, State of Florida  
The Capitol  
400 S. Monroe St.  
Tallahassee, FL 32399-0001

Re: Veto Request for CS/HB 403 Home-Based Businesses

Dear Governor DeSantis:

On behalf of the City of Atlantic Beach and its City Commission, I request that you veto CS/HB 403.

While Florida's cities support entrepreneurship, they must balance the desire to operate a home-based business with the potential impacts on residential neighborhoods and residential property values. Zoning is an inherent function of local government. The primary purpose of zoning is to minimize incompatible uses and balance competing property rights. In practice, zoning is used to prevent new development or uses from unfairly interfering with existing uses.

Florida's cities have crafted common-sense requirements regarding commercial uses of residential properties. Local ordinances account for the differing impacts on residential uses posed by specific business uses within a community. For example, low-intensity uses such as professional offices may be compatible with residential neighborhoods in some cases, while high-intensity uses such as a repair yard or a 24-hour gym may not be compatible under any condition.

During this session, the Florida League of Cities engaged in good faith negotiations with legislators and interested stakeholders to reach a reasonable compromise on home-based businesses. The result of those efforts was reflected in the Senate bill CS/CS/SB 266.

Unfortunately, the final product pending before you in CS/HB 403 drastically departs from this compromise. The bill was amended on the last day of session to remove essential elements needed to properly balance the desire to operate a home-based business with the potential adverse impacts on the property rights of surrounding homeowners.

Key provision supported by the League of Cities that were included in CS/CS/SB 266 but were not included in CS/HB 403 include:

- The ability for local governments to set common-sense limitations on hours of operation. CS/HB 403 prohibits local governments from regulating a home-based business differently from other businesses in a commercial zone. The hours of operation for a business in a commercial district may not be appropriate for a business in a residential neighborhood.
- Residential setting where a home-based business operates rather than defaulting to the same regulations used in commercial or industrial zones.
- The ability for local governments to prohibit business activities from occurring within view of the street.

The passage of CS/HB 403 was extremely contentious in the Florida Senate, where on the last day of the 2021 Session, the bill narrowly passed on a 19-18 vote. In a clear violation of Senate rules, three senators who were present in the Senate chamber failed to record a vote. The Senate subsequently requested the House return the bill to allow the Senate to take a valid vote. The House adjourned sine die prior to responding to the Senate's request.

If allowed to become law, CS/HB 403 will be a significant preemption of Home Rule powers and the ability of local government to balance competing property rights. Additionally, the bill will void existing local ordinances or regulations that have tailored unique solutions to homeowner and business concerns. For these reasons, the City of Atlantic Beach requests you veto CS/HB 403.

Thanks you for your continued leadership and your consideration on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ellen Glasser", with a long horizontal flourish extending to the right.

Ellen Glasser  
Mayor, City of Atlantic Beach

Cc: City Commission