



## CITY OF CORAL GABLES

MAYOR  
VINCE LAGO

May 7, 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 Coral Gables, I respectfully request that you veto CS/HB 403. While Coral Gables supports entrepreneurship, we 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.

The City of Coral Gables has common-sense requirements regarding commercial uses of residential properties. In fact, the City just recently adopted Zoning Code revisions that allow greater flexibility for home-based businesses.

During this session, cities, including our own, 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 provisions supported by 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 for home-based businesses.
- The ability for local governments to place limits on business signs, exterior storage and traffic generated by a home-based business.
- The ability for local governments to prohibit business activities from occurring within view of the street.

Regards,

Mayor Vince Lago