



OFFICE OF THE MAYOR

1225 Main Street, Sebastian, FL 32958 ▪ (772) 539-2083

June 24, 2021

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

RE: Request for Veto of CS/HB 403 (2021), Home-Based Businesses

Dear Governor DeSantis,

Thank you for your service to the state of Florida and your continued leadership. On behalf of the City of Sebastian City Council, I am writing to request that you veto CS/HB 403, entitled Home-Based Businesses.

The City of Sebastian has painstakingly managed the City and its neighborhoods to provide the quality of life our residents and visitors have come to expect. The quiet enjoyment of neighborhoods by our residents is important and removing our ability to reasonably regulate home-based businesses through the City's Code of Ordinances will have a detrimental effect on the neighborhoods and property values to some extent. The City of Sebastian joins nearly every other City and County in the State of Florida in regulating home-based businesses through local ordinance and zoning. The vast majority of homeowners in the State of Florida, including in Sebastian, reside outside of deed restricted communities and they depend on the local codes for the protection of their neighborhoods and quality of life.

Unfortunately, CS/HB 403 would eliminate our City's common-sense solutions and would substantially broaden the commercial uses allowed in residential neighborhoods. If allowed to become law, CS/HB 403 would be a significant preemption of constitutional Home Rule authority and the ability of local government to protect and balance property rights.

With the contentious nature of the issue, it is notable that CS/HB 403 based on information that we received the bill did not pass the Florida legislature in compliance with the rules of the Senate. The procedural problem with the affirmation of the bill allegedly passed the Senate by a vote of 19-18, with three Senators present but not voting, in a violation of its own Senate Rules.

For these reasons, the City of Sebastian joins over 400 Florida cities in asking you to veto CS/HB 403.

Thank you for your consideration.

Respectfully,

Ed Dodd, Mayor
City of Sebastian

Cc: City Council Members