



**TRI-COUNTY LEAGUE OF CITIES**  
ORANGE • SEMINOLE • OSCEOLA

May 25, 2021

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

Dear Governor DeSantis,

**On behalf of the 21 cities in the Tri-County League of Cities in Central Florida (from Orange, Seminole, and Osceola Counties), we respectfully request that you veto CS/HB 403 relating to home-based businesses (HBB). Our 21 cities represent 879,321 citizens (as of December 2020).**

Zoning is an inherent function of local government. The primary purpose of zoning is to minimize incompatible uses and balance competing property rights.

The current legislation strips regulation authority away from local government and the compromises made by legislators and cities in negotiating the prior proposed legislation. State statutes already require local governments to have comprehensive land use plans that designate what businesses are permitted in different areas of each municipality. 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. CS/HB 403 would change the character, look, and feel of Florida's neighborhoods, as well as impact residents' peaceable enjoyment of their home.

CS/HB 403 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. Our citizens consistently request that we protect our neighborhoods and their quality of life. Reasonable local regulatory authority is needed to allow us to be responsive to those citizens. The final HBB legislation strips any such authority from our cities and towns.



If signed into law, CS/HB 403 will create contentious and controversial circumstances for our cities, in conjunction with the increased potential for adverse impact on residential neighborhoods and their respective property values. Additionally, this bill will void existing local ordinances and regulations that have tailored unique solutions to both homeowner and business concerns.

We request you veto CS/HB 403. Thank you for your consideration on the impact to the citizens of Florida on this matter.

Sincerely,

President, Tri-County League of Cities  
Commissioner Joseph McMullen

Executive Director, Tri-County League of Cities  
Mari Rains, UCF Florida Institute of Government

**On behalf of Tri-County League of Cities Members:**

- **City of Altamonte Springs**
- **City of Apopka**
- **City of Bay Lake**
- **City of Belle Isle**
- **City of Casselberry**
- **Town of Eatonville**
- **City of Edgewood**
- **City of Kissimmee**
- **City of Lake Buena Vista**
- **City of Lake Mary**
- **City of Longwood**
- **City of Maitland**
- **Town of Oakland**
- **City of Ocoee**
- **City of Orlando**
- **City of Oviedo**
- **City of Sanford**
- **City of St. Cloud**
- **Town of Windermere**
- **City of Winter Park**
- **City of Winter Springs**