

TOWN OF OCEAN RIDGE

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COMMISSIONERS
STEVE COZ
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MARTIN WIESCHOLEK

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 Town Commission of the Town of Ocean Ridge, I respectfully request that you veto CS/HB 403 relating to Home-Based Businesses.

Municipal leaders must balance the desire to operate home-based businesses with the potential impacts on residential neighborhoods and residential property values. Our local elected officials hear from constituents frequently to protect their neighborhoods, and CS/HB 403 would impact their ability to do so. Of particular concern to us is the fact that we would no longer be able to control uses of equipment and processes that create noise, vibration, heat, smoke, dust, glare, fumes, or odors in a residential neighborhood.

During this session, the Florida League of Cities, on behalf of our municipality and others, 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.

If allowed to become law, CS/HB 403 will be a significant preemption of our Home Rule powers and the ability for us to balance competing property rights. Additionally, the bill will void existing local ordinances that have tailored unique solutions to homeowner and business concerns.

For these reasons, the Town of Ocean Ridge requests that you veto CS/HB 403. We thank you for your leadership and your consideration on this matter.

Respectfully,

Tracey L. Stevens
Town Manager

Cc: Town Commission