

Addressing misconceptions and rumors surrounding [ZT-8-22](#)

PROPERTY INSURANCE WILL BE DIFFICULT TO PURCHASE. This problem only applies to homes in Local Historic Districts. * It is not true for National Register Districts as confirmed by the State Bureau of Historic Preservation: *Listing in the National Register is honorary and it does not require an owner to rebuild following a disaster; nor does it mandate the use of historic materials.* For these reasons NRHP properties do not now, nor should they have, if ZT-8-22 passes, an insurance issue.

PROPERTY OWNERS WILL NEED HPC PERMISSION TO ADD GARAGES, DECKS, POOLS, ETC. The NRHP districts have been in place over 30 years. The ZT-8-22 text amendments will not change current procedures for application and approval.

PROPERTY OWNERS WILL SUFFER ECONOMIC HARDSHIPS. This is not true as each text amendment carries a Waiver in the case of an economic hardship caused by a height limit or lot combining limit.

PROPERTY OWNERS' RIGHTS ARE VIOLATED. This is not true. ZT-8-22 amends existing zoning regulations. Every property owner must comply with zoning regulations and those regulations can change over time. Zoning protects the community from development that could drastically change its appearance and, in our case, its historic character.

THE CHANGES BEING SUGGESTED FOR ZT-8-22 ARE TOO COMPLEX. The changes may have been presented in a confusing fashion but are not as complex as they might appear. The amendments seek to limit building height and density in our two National Register historic districts. If you believe the historic, small-town appearance of our current NRHP districts contributes to strong overall property values and are good for our economy then you should support ZT-8-22.

PROPERTY OWNERS' INVESTMENTS ARE SAFER IF NO CHANGES ARE MADE. Change is necessary to preserve the character of our city and the quality of life for its citizens. The changes being suggested will help ensure that our city's historic districts remain vibrant and true to their character into the future.

*New Smyrna Beach has no Local Historic Districts