



AS WE SEE IT

At the [January meeting of the Planning and Zoning Board](#), a group of 12 North Beach property owners requested a change in zoning from residential R3 with no allowance for Short Term Rentals to residential R3A where short term rentals are allowed. Their request was denied by the Board.

The group of 12 is appealing that decision to the City Commission at their regular meeting scheduled for Tuesday, August 8th. This request is alarming for several reasons, most of which were articulated before the Planning & Zoning Board in January.

Florida Statute 509.032 (7b) forbids the denial by municipalities of short-term rentals.

509.032 (7b) A local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011.

New Smyrna Beach is exempted from this law as its ordinance to restrict short-term rentals was in place before 2011. (City Code of Ordinances Part III; Article V; Section 504). You can view a map showing the zones where short-term rentals are now allowed [HERE](#).

Although the neighbors in the vicinity of the 12 proposed short-term rentals have not objected, there has been a groundswell of opposition by those who are aware of the potential disruptive nature that short-term rentals can have in residential neighborhoods.

Research by Coalition Leadership members confirm that this cause for alarm is legitimate. More noise, more traffic, and more trash can make life unpleasant for full-time residents. For these and other negatives, the NSB Resident's Coalition supports those requesting a No vote on August 8th by the City Commission.

It is not too late to let the Commissioners know how you feel about this issue.

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