



AS WE SEE IT

Approval of Ordinance 44-23

Ordinance, 44-23, that permits short-term rentals and zero lot lines for 12 homes on the east side of N. Atlantic Avenue was approved at the August 22nd Commission Meeting by three votes cast by Commissioners Perrine, Hartman and McGuirk. Mayor Cleveland and Commissioner Martin voted against the ordinance.

There is a high probability that this Ordinance will have a life-altering impact on residents in the contiguous neighborhoods. This is a reasonable assumption since some of the applicants benefiting from this rezoning have been illegally operating their properties as short-term rentals resulting in neighbor complaints. Zoning Code violations for those homeowners illegally renting these homes as STRs are documented in city records.

The NSB Residents' Coalition Leadership opposes Ordinance 44-23 for the following reasons:

- Spot Zoning is contrary to the tenets of responsible planning and zoning.
- The creation of a nuisance zone within a residential neighborhood violates neighbors' property rights.
- Most of the 12 property owners live outside the city limits and cannot provide oversight for the conduct of renters.
- The increase of 12 additional properties to the city's large stock of short-term rentals places a further strain on the extraordinary pressures short-term rentals create for both the police department and code enforcement.
- Although reassured by the city's legal department that this Ordinance will not influence the city's current exemption from a state statute that restricts a city's ability to regulate the length for rentals, an opinion from the Attorney General of Florida guaranteeing this protection would have been reassuring.
- The zero-lot line, three-story building allowance in this ordinance is a negative for dune regeneration according to environmentalists.
- The extraordinary income generated by short-term rentals is not recirculated in the community and inflates rental prices further exacerbating our affordable housing problem.
- During the quasi-judicial hearing before the Commissioners, multiple inconsistencies with the city's Comprehensive Plan and violations of our Land Development regulations in this ordinance were revealed by Attorney Glenn Storch, legal representative of residents living in this neighborhood.

You can find the video and agenda for this meeting [HERE](#).