



WHY SB 180 COULD HURT **YOU**

Over the past decades flooding in New Smyrna Beach has been impacting parts of the city for the first time in the city's history. New developments on the west side of town have been particularly hard hit. FLOODING IS A BIG ISSUE; one few in the city escape entirely. To the City Commission's great credit, the following steps were taken by our local government to make us safer from devastating flooding events.

- In May, 2022, the City Commission of New Smyrna Beach employed a company accredited to evaluate the areas of flooding in New Smyrna Beach and to make recommendations as to how to mitigate the flooding issues so many of our neighborhoods have been experiencing.
- As recommendations were made beginning in 2024, the City responded. One of the most significant acts was creating a Venetian Bay building moratorium.
- On January 6, 2025, the Planning and Zoning Board approved new Land Development Regulations that strengthened the criteria and standards for new developments including strong regulations for drainage, retention systems, etc.
- On January 28, 2025, the City Commission approved a second extension of the Venetian Bay moratorium.
- In February 2025, the City Commission approved new stormwater regulations for new development as presented by the City Engineers.

Senate Bill 180 recently signed into law, effectively **repealed** the city's efforts to mitigate flooding. The new bill restricts local governments from adopting building moratoriums or passing more stringent regulations on land development and in Comprehensive Plans in areas affected by recent hurricanes. The restrictions are retroactive to 2024 and extend to 2027. Since New Smyrna Beach was impacted by hurricane Milton in 2024 the city is directly impacted by these restrictions as are most cities in Florida. If a local government chooses to ignore the provisions in SB 180, a developer can sue the city and the city will be liable for all legal costs.

Bottom Line: *Senate Bill 180, signed into law in July, limits the ability of local governments to implement stricter environmental protections and regulate land use and development after storms, shifting power away from locally elected commissions and councils and towards developers.*

At the **August 12 City Commission meeting**, the city attorney was authorized to gather information whereby the city of NSB might participate in a class action lawsuit against the State of Florida in opposition to Senate Bill 180.

We urge you to contact our two state representatives to voice your concern for SB 180.

Representing District 8 in the *State Senate*

Senator Tom Wright – [voted YES on SB180](#)

4606 South Clyde Morris Blvd.

Suite 2-J

Port Orange, FL 32129

Phone: [**386-304-7630**](tel:386-304-7630)

[Email LINK](#)

State House of Representatives

Rep. Chase Tramont – [Voted YES on SB180](#)

Suite 201D

5889 South Williamson Blvd.

Port Orange, FL 32128-6110

Phone: [**\(386\) 278-1640**](tel:386-278-1640)

Contact via [**WEB Link**](#)