

1 **ORDINANCE 20-12**

2 AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING THE BELLE ISLE LAND
3 DEVELOPMENT CODE, CHAPTER 28, ARTICLE IV, SECTION 28-91 – OCCUPATIONAL
4 LICENSE REQUIRED, AND SECTION 28-94 – ISSUANCE; TRANSFERABILITY AND CHAPTER
5 50, ARTICLE IV – ACCESSORY STRUCTURE; SECTION 28-99 - REVOCATION AND USES,
6 SECTION 50-103 – ACCESSORY USES; PROVIDING FOR AN APPEAL PROCESS AND
7 PROCEDURES; PROVIDING SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

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9 WHEREAS, the City Council has found and determined that the adoption of this Ordinance is
10 in the interests of the public health, safety and welfare, will aid in the harmonious, orderly and
11 progressive development of the City, and serves a valid public purpose.

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13 BE IT ORDAINED by the City Council of the City of Belle Isle, Florida as follows:

14 **SECTION 1.**

15 **Sec. 28-91. – Occupational License Required.**

16 An occupational license tax for the privilege of engaging in or managing any business, profession or
17 occupation within the corporate limits of the city is required and shall be levied on:

- 18 (1) Any person who maintains a permanent business location or branch office within the city, for
19 the privilege of engaging in or managing any business within its jurisdiction.
- 20 (2) Any person who maintains a permanent business location or branch office within the city, for
21 the privilege of engaging in or managing any profession or occupation within its jurisdiction.
- 22 (3) Any person who does not qualify under subsection (1) or subsection (2) of this section and
23 who transacts any business or engages in any occupation or profession in interstate
24 commerce, if the license tax is not prohibited by US Const. art. I, § 8.

1 (4) Any person engaged in home occupation within the jurisdiction, Home Occupation shall be
2 licenses under Section 50-103(a).

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4 **Sec. 50-103. - Accessory uses.**

5 (a) *Home occupation.*

6 (1) It is the purpose of this section to provide for the orderly conduct of a limited commercial
7 activity on property otherwise zoned for residential purposes. Such activity shall not be of a
8 nature that would impose any disruption to the quality of life, safety, character health
9 welfare or appearance of a residential neighborhood.

10 (2) Any use conducted entirely within a dwelling unit including the garage area, and carried on
11 by an occupant thereof, which use is clearly incidental and ~~secondary~~ accessory to the use
12 of the ~~dwelling~~ residence for dwelling purposes and does not change the character thereof.
13 ~~and provided that all of the following requirements are met. This also includes the garage~~
14 area and only if the garage door remains closed.

15 ~~a. Letter from the city manager or the city manager's designee approving a business as a~~
16 ~~home occupation.~~

17 ~~b. County occupational license.~~

18 (3) All business occupations, trades or professions qualifying as home occupations under this
19 chapter shall exist and operate subject to the following provisions, conditions and
20 restrictions: ~~The city manager or the city manager's designee may issue a letter approving a~~
21 ~~business as a home occupations provided that the applicant agrees to the following~~
22 ~~conditions:~~

23 a. Only such commodities made on the premises may be sold on the premises. All such
24 sales of home occupation work or products shall be conducted within a building. Home
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1 occupations that market commodities via the internet, telephone or other off-site
2 advertising may sell commodities produced off premises so long as said commodities
3 are drop shipped to the client/customer. Shipment and delivery of products,
4 merchandise, or supplies shall be limited to the hours of 7:00am and 7:00pm in single
5 rear axle vehicles.

- 6 b. There shall be no outdoor display, or storage of merchandise or products, nor shall
7 there be any display visible from the outside of the building.
- 8 c. No person shall be engaged in any such home occupation other than members of the
9 immediate family residing on the premises. Written consent by the owner of the
10 property is required to engage in any form of home occupation by a tenant at the time
11 of application.
- 12 d. No ~~mechanical~~ equipment or machinery shall be used or stored on the premises in
13 connection with the home occupation, except such that is normally used for purely
14 domestic or household purposes. Examples include, but not limited to, cement mixers,
15 tractors, welding or create excessive noise, smoke, fumes, odor, or vibration.
- 16 e. No more than 25 percent of the floor area of the first floor shall be used for home
17 occupation purposes. Interior alterations are allowed as long as alterations do not
18 result in the eliminations of the kitchen, dining area, bathrooms, living room or the
19 bedrooms in the residence.
- 20 f. No sign shall be used other than one nonilluminated nameplate attached to the building
21 entrance, and such plate shall not exceed one square foot in area.
- 22 g. Fabrication of articles, by way of example and not by way of limitation such articles
23 commonly classified under the term "arts and handicrafts," may be deemed a home
24 occupation.
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- 1 h. By way of example and not by way of limitation, barbershops, beauty parlors, plant
2 nurseries, tearooms, food processing, restaurants, sale of antiques, commercial kennels,
3 real estate offices, day care, pain management clinics, or insurance offices shall not be
4 allowed as home occupations.
- 5 i. No home occupation shall be permitted wherein group instruction or group assembly or
6 activity is involved. To that end, no dance instruction, exercise class or similar activities.
- 7 j. No alteration of the residential character of the premises be made, and the home
8 occupations shall not be allowed to create a nuisance or to create any undue
9 disturbance.
- 10 k. No business, trade, profession ro occupation shall qualify as a home occupation if it will
11 generate noise which is audible beyond the property lines of the property upon which
12 the promise if located.
- 13 l. No business, trade, profession, or occupation which generates vehicular trips or visitors
14 to the premises exceeding 10 (ten) per day shall qualify as a home occupation.
15 Instruction based home occupations may receive one (1) student/customer at a time, by
16 appointment only.
- 17 m. No vehicles which display advertising relating to the business on the premises may be
18 utilized so as to avoid the restriction or signs contained above.
- 19 n. No more than three (3) passenger vehicles may be parked on or about the premises at
20 any one time. Off street parking must be provided on a hard surface as provided in
21 Section 30-73 and 30-133. The home occupation shall not generate excessive vehicular
22 traffic or parking.
- 23 o. As a condition for granting of the home occupation license. The licensee agrees the City
24 is authorized to conduct an inspection during normal business hours, with sufficient
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1 notice to the licensee, for the purpose of determining whether or not the provisions of
2 this Code section are being complied with.

3 p. Use of the garage or any activity associated with the home occupation shall not displace
4 and required parking in currently useable garage.

5 (4) Approval of Application; Administrative Procedures. All applications for home occupation
6 permits shall be reviewed by the City Manager or City Manager's designee for compliance
7 with the provisions set forth herein.

8 a. All applicants must provide two proofs of residence; a Florida Driver's License and a
9 utility bill, and a copy of the applicant's lease, if renting the premises.

10 b. Submitted applications which fail to comply with the provisions of the Code shall be
11 denied, and the applicant notified, in writing, of the denial and the reasons for the
12 denial.

13 c. Applications compliant with all the provisions of this Code shall be approved upon the
14 posting requirement in Section 50-103(5) below and issued a permit, provided that
15 all written objections to the application, if any, have been reviewed and found to be
16 without merit and unsupported by fact.

17 (5) Posting Required For Posting Application. All applicants for a home occupation permit shall
18 be required to place a notice on the premises, to inform the public that a home occupation
19 permit has been applied for. This notice shall be posted on the premises for ten(1) days
20 prior to the disposition of the permit applications. When the application is submitted to the
21 City, a placard will be given to the applicant for posting. It is the applicant's responsibility to
22 post the placard on the premises so it can be seen by the public.

23 (6) Appeals and Hearing on Application. Applications which are denied by the City Manager or
24 the City Manager's designee shall have the right to appeal to the Planning & Zoning

1 Board. Such appeal shall be in writing and delivered to the City Clerk no less than ten (10)
2 days after the denial of the application. The appeal will be placed on the next available
3 Planning & Zoning Board agenda for action. The Planning & Zoning Board shall be the right
4 to overturn, modify or affirm the decision made by the City Manager, or the City Manager's
5 designee. The Board's decision shall be final.

6 (7) Revocation of Home Occupation Permit; Procedure; Conditions.

- 7 a. Any person may seek revocation of a home occupation permit by making written
8 application to the City Manager or City Manager's designee and an investigation will be
9 made to determine whether the permit holder is conducting a home occupation in a
10 lawful manner prescribed in this section.
- 11 b. If the City Manager determines that the permit holder is in violation of the provisions of
12 this section, the City Manager may revoke, suspend, or revise the permit.
- 13 c. The decision of the City Manager shall be subject to appeal to the Planning & Zoning
14 Board as in Section 50-103(b). The decision of the Board is final.
- 15 d. The following shall be considered as grounds for revoking a home occupational permit.
- 16 i. Any change in the use or any change in extent or nature of the use or area of
17 the dwelling unit being used, that is different from that specified in the
18 approved home occupation application, this not first approved by the City
19 Manager.
- 20 ii. The operator of the home occupation must apply for a new home occupation
21 permit prior to any such changes.
- 22 iii. Any change in use, extent of use, area of the dwelling being used. Or
23 mechanical or electrical equipment being used that results in conditions not in

1 accordance with the provisions of the require conditions shall result in
2 immediate revocation of the permit.

3 (8) The following conditions shall apply for home occupation permits which have been revoked;

- 4 a. Initial revocation. Reapplication may only occur when the condition(s) causing the
5 revocation has been corrected.
- 6 b. Second Revocation. Reapplications may only occur after one (1) year and when the
7 condition(s) has been corrected.
- 8 c. Third Revocation. No permit shall be reissued.
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10 **Sec. 28-94. - Issuance; transferability.**

- 11 (a) An occupational license is not valid for more than one year and all licenses expire on
12 September 30 of each year, except as otherwise provided by law. No license shall be issued
13 for any fractional portion of any year, however, the rate charged for the initial license issued
14 to a business new to the city after December 31 shall be prorated on a quarterly basis, i.e., a
15 fee of three-quarters the annual rate will be assessed from January 1 through March 31, one-
16 half the annual rate from April 1 through June 30 and one-fourth the annual rate thereafter
17 for the remainder of the license term.
- 18 (b) Any occupational license may be transferred to a new owner, when there is a bona fide sale
19 of the business, upon payment of a transfer fee of \$3.00 or ten percent of the annual license
20 tax, whichever is greater, up to \$25.00, and presentation of the original license and evidence
21 of the sale.
- 22 (c) Upon written request and presentation of the original license, any license may be transferred
23 from one location to another location within the city upon payment of a transfer fee of \$3.00
24 or ten percent of the annual license tax, whichever is greater, up to \$25.00.
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1 (d) Home occupation license are non-transferable and cannot be used by the applicant for any
2 premises other than that premise for which it was originally granted.. If a home occupation
3 license is to be transferred to a new owner and/or new location, a new location l a new
4 license needs to be applied for according to Chapter 50, Section 50-103 of the BIMC.

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6 ~~(b) Nonresidential facilities.~~

7 ~~(1) General. Nonresidential businesses may provide amenities for the exclusive use of the~~
8 ~~employees, clients and/or guest of the primary business on the site.~~

9 ~~(2) Businesses in conjunction with a hotel/motel.~~

10 ~~a. Restaurants. Restaurants shall be permitted in conjunction with a hotel/motel~~
11 ~~provided that they are located within the primary building; or if they are in another~~
12 ~~building, then that building must meet the setback requirements for a primary~~
13 ~~building. The facility shall be treated as a primary use and subject to the~~
14 ~~requirements of the zoning district in which it is located.~~

15 ~~b. Car rental agencies. Car rental agencies shall be permitted in conjunction with a~~
16 ~~hotel/motel provided that the car rental agency is located within the primary~~
17 ~~building and that it meets the parking requirements set forth in this Land~~
18 ~~Development Code.~~

19 c. *Tourist information centers.* Tourist information centers may be permitted in a
20 hotel/motel provided that they are located entirely within the primary building. No
21 signs outside of the building are permitted.

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23 **Sec. 28-99. - Revocation.**

1 The city council shall have the right and authority to revoke, after legal notice and public hearing,
2 any occupational license granted under this article whenever it is shown that the business is being
3 conducted in such a manner as to be detrimental to the public health, safety or welfare or to the
4 customers and patrons of the licensee. Home occupation licenses shall be revoked according to
5 Chapter 50, Section 50-103 of the BIMC.

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7 SECTION 2. Codification. This Ordinance shall be incorporated into and codified within the Land
8 Development Code of the City of Belle Isle, Florida. Any section, paragraph number, letter and/or
9 any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical,
10 typographical and similar or like errors may be corrected, and additions, alterations, and omissions
11 not affecting the construction or meaning of this ordinance or the Land Development Code may be
12 freely made.

13
14 SECTION 3. Severability. If any section, subsection, sentence, clause, phrase, word or provision of
15 this Ordinance is for any reason held invalid or unconstitutional by any court of competent
16 jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be
17 deemed a separate, distinct and independent provision, and such holding shall not affect the validity
18 of the remaining portions of this Ordinance.

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20 SECTION 4. Conflicts. In the event of a conflict or conflicts between this Ordinance and any other
21 ordinance or provision of law, this Ordinance controls to the extent of the conflict, as allowable under
22 the law.

1 SECTION 5. Effective Date. This Ordinance shall become effective immediately upon adoption by
2 the City Council of the City of Belle Isle, Florida.

3
4 First Reading on _____, ____, 2020.

5 Second Reading and Adoption this _____ day of _____, 2020.

6
7 YES

NO

ABSENT

8 Ed Gold

9 Anthony Carugno

10 Karl Shuck

11 Mike Sims

12 Harvey Readey

13 Jim Partin

14 Sue Nielsen

15
16 ATTEST:

17 _____

18 Yolanda Quiceno, CMC

Nicholas Fouraker, Mayor

19 City Clerk

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21 _____

22 Approved as to form and legality

23 For use and reliance by the City

24 Kurt Ardaman, City Attorney

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STATE OF FLORIDA

COUNTY OF ORANGE

I, Yolanda Quiceno, City Clerk of the City of Belle Isle do hereby certify that the above and foregoing document ORDINANCE 20-12 was duly and legally passed by the Belle Isle City Council, in session assembled on the _____ day of _____, 20____, at which session a quorum of its members were present.

Yolanda Quiceno, CMC-City Clerk