

CITY OF TARPON SPRINGS

Staff Report

February 1, 2012

TO: MAYOR AND BOARD OF COMMISSIONERS

FROM: PLANNING & ZONING DIVISION

HEARING DATE: February 7, 2012

SUBJECT: LOCAL BUSINESS TAX APPLICATION: 730 N. FLORIDA AVE

BACKGROUND

The City has received a Local Business Tax Application for a home occupation at 730 N. Florida Ave. The proposed use is for an "Address of Convenience" for a contractor. Because there is an existing Address of Convenience/Home Occupation already located at this address a second home occupation/address of convenience must be approved by the Board of Commissioners.

APPROVAL AUTHORITY

For reference, the applicable section of the Comprehensive Zoning and Land Development Code are provided below.

§ 51.03 Conditional Home Occupations.

(A) The following home occupations in compliance with the standards of this Section only may be permitted by the Board of Commissioners in any residential district as follows:

- (1) A business office or home craft or artist studio where customer traffic, sales, deliveries, a sign, or in excess of 10% of the floor area of the residence is required to conduct the occupation.
 - (2) A use is proposed at a location where an address of convenience has already been permitted.
 - (3) Day care limited to no more than 2 persons at any given time.
 - (4) School of special education limited to not more than 4 pupils at any given time.
 - (5) Dressmakers, seamstresses, and tailors.
- (B) Not more than 25% of the floor area of the residence shall be utilized in the conduct of the home occupation.
- (C) The home occupation shall be conducted entirely within the residence and not within an accessory structure.
- (D) There shall be no exterior evidence of the conduct of a home occupation, except for allowable signage.
- (E) Only residents of the dwelling unit may be engaged in the home occupation.
- (F) Retail transactions shall be limited to articles produced on the premises.
- (G) No outdoor display of goods or outdoor storage of materials, commercial vehicles or equipment shall be permitted.
- (H) The home occupation shall not change the principal character of the site as a residence.

- (I) The home occupation shall not generate traffic above that which would normally occur in a residential neighborhood or create a parking problem.
- (J) No more than 2 deliveries per week shall be permitted.
- (K) A maximum of 1 non-illuminated on-site wall sign not exceeding 1 square foot in area on the principal residential building not more than 2 feet from an entrance shall be permitted.

REVIEW

There have been no complaints associated with the existing approved home occupation. Both businesses must adhere to the following restrictions for addresses of convenience, which limits the intensity of activity that may take place at the residence:

An "address of convenience" shall mean the accessory use of a dwelling unit primarily for telephone and mailing purposes related to the residence owner's business, provided no business activity, excluding phone calls and receipt or sending of mail, or transactions occur on the premises.

§ 51.02 Home Occupations Permitted As An Address of Convenience.

- (A) The following home occupations that obtain a valid City occupational license and are in compliance with the standards of this Section are permitted by right as an address of convenience accessory to a residence as follows:
 - (1) A business office used primarily for telephone and mailing purposes where no customer traffic is permitted.
 - (2) School of special education for tutoring limited to 1 pupil at any given time.
 - (3) Home crafts or artists studios.
- (B) Not more than 10% of the floor area of the residence shall be utilized in the conduct of the address of convenience.
- (C) No on-premise advertising signs shall be permitted.
- (D) No sale of goods at the residence shall be permitted.
- (E) No home deliveries shall be permitted.
- (F) No storage of business related materials (except for those needed for artists and home crafts), commercial vehicles or equipment shall be permitted.
- (G) Only residents of the dwelling unit may be engaged in the home occupation.

RECOMMENDATION

Approve the Local Business Tax application authorizing a second Address of Convenience at 730 N Florida Ave.

Attachment: 1. Local Business Tax Application/Affidavit of Compliance



CITY OF TARPON SPRINGS, FLORIDA
Local Business Tax Application

DEVELOPMENT SERVICES DEPARTMENT • P.O. BOX 5004, TARPON SPRINGS, FL 34688-5004 • 727-942-5617

Business Information

(Print or Type Clearly)

Business Name <i>Gold Coast Custom Homes</i>		Opening Date	
Business Address <i>730 N. Florida Ave</i>			
City <i>Tarpon Springs</i>		State <i>FL</i>	Zip <i>34689</i>
Phone <i>727-641-2803</i>	Mobile	Fax <i>727-939-2739</i>	Website / Email
Business Type: [Check one] <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company (LLC) <input type="checkbox"/> Partnership <input type="checkbox"/> Other _____			
Description of Business <i>New Home Construction</i>			
Federal Employee I.D. No.		Sales Tax No.	
State License Number(s) <i>CRCO-58121</i>			
Average Value of Merchandise / Inventory: [Check one] <input type="checkbox"/> Less than \$5,000 <input type="checkbox"/> \$5,000 - \$10,000 <input type="checkbox"/> \$15,001 - \$20,000 <input checked="" type="checkbox"/> Greater than \$20,000			
Number & Type of Coin-Operated Machines: _____ Merchandise / Rides _____ Mechanical Amusement _____ Printed Material _____ TOTAL MACHINES			
Previous Use of Land / Property			

Owner Information

Owner's Name <i>Doug Reedus</i>		Date of Birth <i>8-18-53</i>	
Mailing Address <i>730 N. Florida Ave</i>			
City <i>Tarpon Springs</i>		State <i>FL</i>	Zip <i>34689</i>
Phone <i>727-641-2803</i>	Mobile	Fax <i>727-939-2739</i>	Email
Social Security No. [REDACTED]		Drivers License No. [REDACTED]	
I, the undersigned, do hereby certify that the information given in this application is complete and accurate, and I understand that to make false statements within this application may result in denial of application and possible legal action. If granted a Local Business Tax Receipt, I agree to operate within all applicable City and State laws, and to notify the City if any of the information I have given changes. I further understand that no portion of the Local Business Tax is refundable, and in the event of non-compliance this application shall be subject to cancellation or revocation.			Date Stamp
Signature <i>Doug Reedus</i>		Title <i>President Doug Reedus 1-15-12</i>	Date
Printed Name		Control No. <i>1005815</i>	

CITY OF TARPON SPRINGS, FLORIDA

ADDRESS OF CONVENIENCE
AFFIDAVIT

Business Name: Golf Coast Custom Homes

Address: 730 N. Florida Ave Tarpon Springs

I, the undersigned, have submitted to the City of Tarpon Springs a Local Business Tax application for the above referenced business and do hereby certify and affirm that said business(es) will be conducted and maintained as an Address of Convenience means the accessory use of a residential dwelling unit primarily for telephone, fax and mailing purposes related to the resident's business.

The following limitations are applicable to each Address of Convenience:

1. A maximum of 10% of the floor area of the residence can be utilized in the conduct of this business and the business must remain secondary to the residential use.
2. No signs are permitted.
3. No sale of goods at the residence is permitted.
4. No deliveries (except mail and small parcels) are permitted to the residence.
5. No storage of business related materials, commercial vehicles or equipment shall be permitted.
6. Only permanent residents of the subject home may be engaged in the home occupation.

I hereby certify that, as a condition of approval of this application, I fully understand and acknowledge the zoning requirements stated herein and agree to abide by them at all times in the conduct of this Address of Convenience business.

[Signature]
Signature of Applicant

1-17-12
Date



PINELLAS COUNTY CONSTRUCTION LICENSING BOARD

THIS CERTIFIES THAT Douglas Howard Roeding
DBA Gold Coast Custom Homes Inc

STATE CERT # I-CRC058121
HAS FILED HIS/HER LICENSE AND PROOF OF REQUIRED
LIABILITY AND WORKERS' COMPENSATION
INSURANCE WITH THIS BOARD.

IN GOOD STANDING UNTIL September 30, 2012
DATE OF ISSUANCE 08/29/2011

I-CRC058121

Roeding, Douglas Howard
730 N Florida Ave
Tarpon Springs, FL 34689

* Please cut out license along lines

AC# 5088995

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ# L10081200452

DATE	BATCH NUMBER	LICENSE NBR
08/12/2010	000000000	CRC058121

The RESIDENTIAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2012

ROEDING, DOUGLAS HOWARD
GOLD COAST CUSTOM HOMES INC
730 NORTH FLORIDA AVE
TARPON SPRINGS FL 34689

CHARLIE CRIST
GOVERNOR

DISPLAY AS REQUIRED BY LAW

CHARLIE LIEM
SECRETARY