

## ORDINANCE 2024-2

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA, IMPOSING A MORATORIUM ON ISSUANCE OF ANY NEW BUSINESS/OCCUPATIONAL LICENSE OTHER THAN FOR USES THAT ARE SPECIFICALLY LISTED IN ORDINANCE 87-5 OR THE ST. LUCIE VILLAGE LAND DEVELOPMENT CODE, AND ALSO EXCLUDING RENEWALS AND CERTAIN TRANSFERS OF EXISTING LICENSES FROM THE MORATORIUM, AND PROVIDING AN EFFECTIVE DATE.**

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WHEREAS, the Board of Aldermen of the Town of St. Lucie Village, Florida, has previously established the requirement of a Village business license and associated tax or fee, most recently, in Ordinance 87-5, an *Ordinance Imposing Regulations and License Taxes for the Privilege of Engaging in or Managing any Business, Profession or Occupation within the City of St. Lucie Village, Florida;*

WHEREAS, with the exception of home occupations which are permitted in residential zoning districts, the Village zoning only allows businesses in the Commercial and Light Industrial zoning districts;

WHEREAS, under Ordinance 87-5, licenses have only been issued if the proposed business falls within the scope of the permitted uses in the given zoning district and/or land use category, but there is no set procedure for reviewing "zoning compliance" and Ordinance 87-5 and the St. Lucie Village Land Development Code list only a limited number of permitted businesses, occupations or uses;

WHEREAS, the Board or Aldermen of the Town of St. Lucie Village, Florida, deems it appropriate to clarify and specify that a formal determination of zoning compliance, including suitability of a given use to the zoning district, is required before any new business license will be issued;

WHEREAS, the Board of Aldermen of the Town of St. Lucie Village, Florida, further determines that, prior to the issuance of any new business license, it is necessary to specify procedures and guidelines to determine zoning compliance; and,

WHEREAS, the Board of Aldermen deems it necessary to impose a moratorium on the issuance of new business licenses, until such procedures and guidelines are in place.

NOW THEREFORE, the Board of Aldermen of the Town of St. Lucie Village, Florida hereby ordains.

1. For a period of one year, beginning February 20, 2024 or until such time as the Board of Aldermen has adopted procedures and guidelines, whichever is sooner, no new occupational/business license shall be issued for any business, occupation or use other than those which are (a) specifically listed in Ordinance 87-5, *Ordinance Imposing Regulations and License Taxes for the Privilege of Engaging in or Managing any Business, Profession or Occupation within the City of St. Lucie Village, Florida*, (b) specifically listed in the Permitted Use Table in the St. Lucie Village Land Development Code, or (c) of the same specific type as has been previously been approved and licensed by the Board of Aldermen.
2. The guidelines to be established prior to the issuance of any new business/occupational license shall include a procedure to determine zoning compliance, which shall include determinations that (a) the occupational business or use is permitted within the subject zoning and/or land use district, (b) the subject property is in compliance with an approved site plan or administrative

approval in accordance with the St. Lucie Village Land Development Code, and (c) there are no known violations of the St. Lucie Land Development Code, other Village ordinances or the Florida Building Code.

3. This Ordinance is not intended to limit or prevent (a) the approval of now-existing applications (pending as of February 20, 2024), (b) the renewal of now-existing occupational licenses, or (c) the sale or transfer of now-existing occupational/business licenses in conjunction with the sale and continuation of a business at the same site, or the sale of real estate on which the business remains located.
4. This Ordinance is effective immediately upon passage.

PASSED AND APPROVED by the Board of Aldermen of the Town of St. Lucie Village on this \_\_\_ day of \_\_\_\_\_, 2024.

APPROVED:  
BOARD OF ALDERMEN OF THE TOWN OF  
ST. LUCIE VILLAGE, FLORIDA

By: \_\_\_\_\_  
William G. Thiess, Mayor

ATTESTED:

By: \_\_\_\_\_  
Mary Fowler, Acting Clerk

I, Mary Fowler, Acting Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of Ordinance **2024-2** which was duly introduced, read, and adopted at the regular meeting of the Board of Aldermen of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, held this \_\_\_ day of \_\_\_\_\_, 2024.

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Mary Fowler, Acting Clerk