

GREEN MARKET BUSINESS IMPACT ESTIMATE

Meeting Date: September 25, 2025 – BCC Zoning Hearing

Proposed Ordinance Title/Reference:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA; AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: REVISION FOR **GREEN MARKET USE**, AMENDING ARTICLE 4 – USE REGULATIONS; ARTICLE 6 – PARKING AND LOADING; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

Summary of Proposed Ordinance and Statement of Public Purpose to be Served:

The proposed modifications to the County's Unified Land Development Code (ULDC) will revise land development regulations to continue to allow Green Markets as a Temporary Use (similar to a Special Permit), but to extend the time frame from 6 months to 12 months. This change would allow the property owner and the market operator to apply for annual renewal. Associated changes would eliminate the Green Market Use as a 'permanent' use. The Public Purpose to be served is to accurately reflect the appropriate approval process for a use of this nature which operates on a site that has an existing approval and site plan. The current requirement for a DRO approval and site plan for Green Markets operating over 6 months per year has proven to be cost prohibitive and unnecessarily complicated for this type of approval.

Estimate of Direct Economic Impact on Private/For Profit Businesses:

- a. Estimate of Direct Business Compliance Costs: This change will result in a reduction of fees for the affected Green Markets which seek to operate more than 6 months per year.
- b. New Charges/Fees on Businesses Impacted: There will be no new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.
- c. Estimate of Regulatory Costs: There will be no additional regulatory costs, and no additional revenues since there will be no new charges or fees that will be imposed on businesses to cover such costs.

Good Faith Estimate of Number of Businesses Likely Impacted:

It is estimated that one or two businesses per year would seek to establish a Green Market use under the proposed regulations. These revisions will positively impact businesses through reduced time frame, application requirements, and fees.

Any Additional Information: None.