

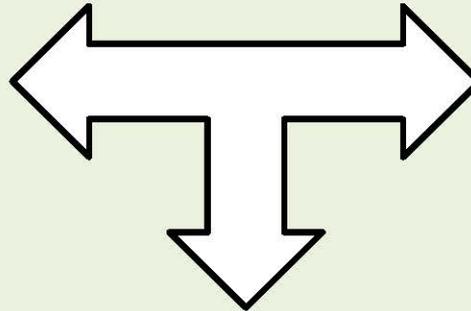
**PALM BEACH COUNTY ZONING DIVISION
CODE REVISION SECTION**

**PRODUCE STAND AND
RELATED USES
SUBCOMMITTEE**

OCTOBER 2011

TOPICS OF DISCUSSION

**PRODUCE
STAND IN U/S
TIER**



**PRODUCE
STAND IN
AGR TIER**

NEW USE?

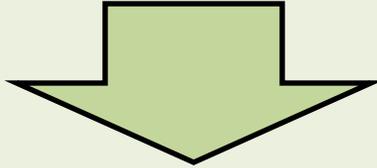
**PRODUCE STAND AND
RELATED USES**

CONSISTENCY WITH THE PLAN

**PRODUCE STAND AND
RELATED USES**

COUNTY LEVEL

COMPREHENSIVE PLAN



UNIFIED LAND DEVELOPMENT CODE (ULDC)

PRODUCE STAND AND
RELATED USES

MANAGED GROWTH TIER SYSTEM

The Comprehensive Plan implemented the Managed Growth Tier System to protect existing communities and to direct the location and timing of future development within 5 tiers.

COMPREHENSIVE PLAN

TIER SYSTEM

Urban / Suburban
Tier

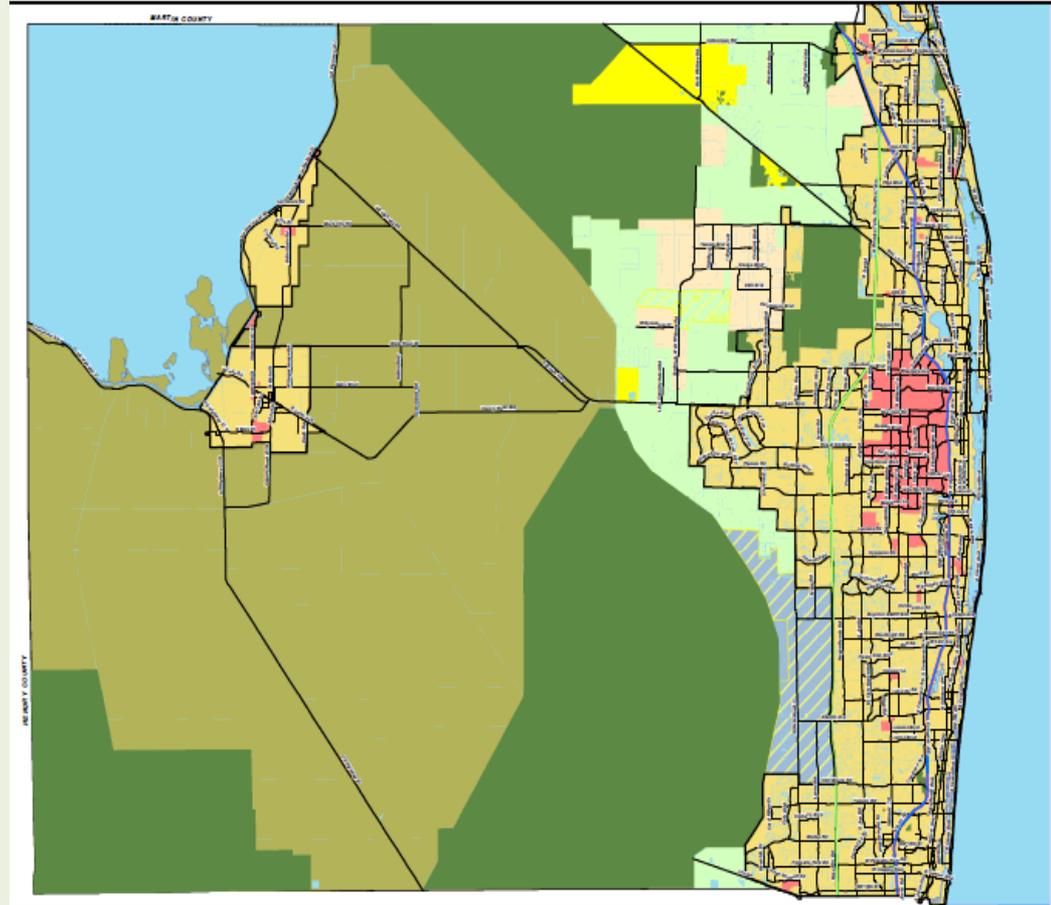
Exurban
Tier

Rural
Tier

Agricultural
Reserve Tier

Glades
Tier

Conservation
Area



**PRODUCE STAND AND
RELATED USES**

FUTURE LAND USE ATLAS REGULATIONS

AGRICULTURAL USES IN THE URBAN/SUBURBAN TIER

1. The Plan considers conforming any existing agricultural uses within the Tier.
2. **Agricultural uses are expected to convert to other uses when the agricultural uses are not longer economically viable.**
3. Plan allows agricultural uses to be permitted in this Tier subject to conditions of approval to support agricultural industry as long as the land uses and operations are compatible with adjacent and surrounding uses.

**PRODUCE STAND AND
RELATED USES**

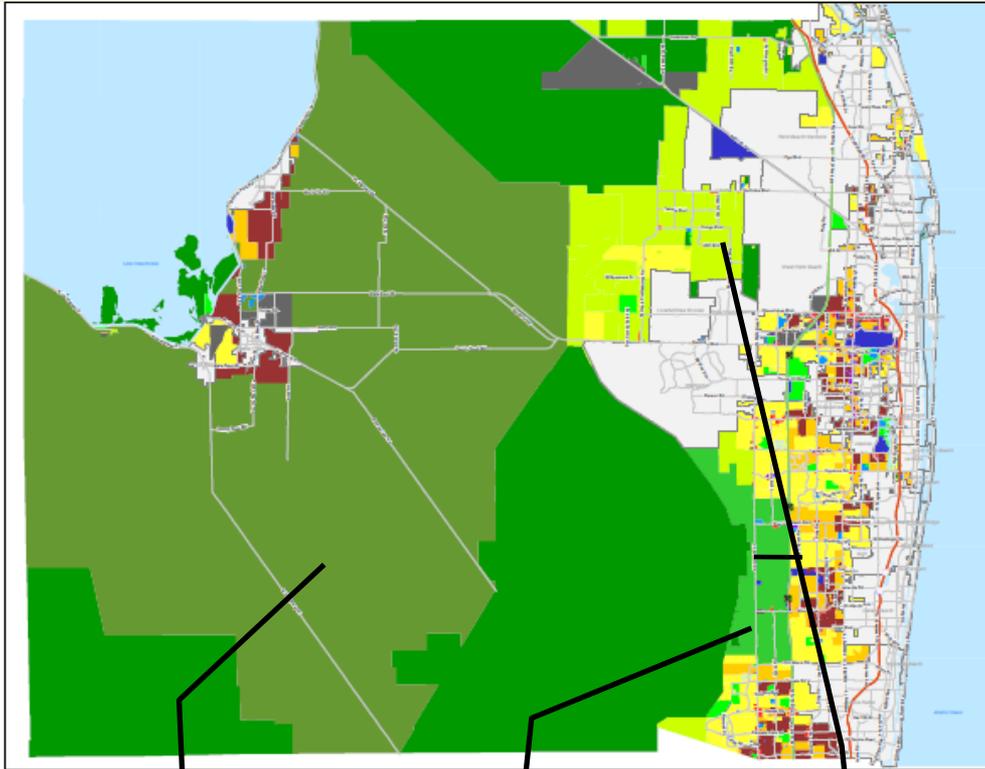
PRODUCE STANDS IN AGRICULTURAL RESIDENTIAL

VESTED BY ORDINANCE 95-38

All stands with a valid permit in effect on **July 11, 1995**, and which have been operating continually with a valid occupational license since issuance of the valid permit, shall be grandfathered.

- **CONTINUE OPERATION IN THE CONFIGURATION AS EXISTED. EXPANSIONS ARE NOT PERMITTED.**
- **NOT TO EXCEED 300 SF**
- **NOT TO SELL OTHER PRODUCTS UNLESS THOSE PERMITTED IN THE AGRICULTURAL STAND.**
- **NO VENDING MACHINES**

AGRICULTURAL FUTURE LAND USE DESIGNATIONS



FUTURE LAND USE DESIGNATION

The land use designations and provisions included in this Element are designed to support the Agricultural Industry while satisfying other goals of the County.

Agricultural Production (AP)

Agricultural Reserve (AGR)

Special Agriculture (SA) and Exurban Tier

PRODUCE STAND AND RELATED USES

FUTURE LAND USE ATLAS REGULATIONS

COMMERCIAL USES IN THE AGRICULTURAL TIER

1. **Policy 1.5-j** states “*Commercial uses permitted in Agricultural Reserve Tier shall be limited to those, which serve the needs of the farmworker community, existing residents, and future residents of an AGR-PDD.*”
2. **Policy 1.5-K** allows limited Commercial Low FLU in the AGR Tier only for three specific areas to be developed in the form of Agricultural Reserve Traditional Marketplace Development (AGR-TMD).

**PRODUCE STAND AND
RELATED USES**

CURRENT SITUATION

PRODUCE STAND IN U/S TIER

- Expansion of sales represent General Retail = Commercial

- Commercial uses are consistent with the U/S Tier.
- Commercial uses are CC, CG, CN, and Commercial PDD such as MUPD, MXPD, LCC, and commercial pod of PUD.

PRODUCE STAND IN AGR TIER

- Commercial uses are only permitted in CL FLU subject to specific areas and to be developed as TMD.

**PRODUCE STAND AND
RELATED USES**