

ORDINANCE NO. 2025 - 016

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 **RECREATIONAL VEHICLE PLANNED DEVELOPMENT (RVPD) REGULATIONS**, AMENDING ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS; 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.

WHEREAS, Section 163.3202, Florida Statutes, mandates the County compile Land Development Regulations consistent with its Comprehensive Plan into a single Land Development Code; and

WHEREAS, pursuant to this statute the Palm Beach County Board of County Commissioners (BCC) adopted the Unified Land Development Code (ULDC), Ordinance 2003-067, as amended from time to time; and

WHEREAS, the BCC has determined that the proposed amendment furthers a legitimate public purpose; and

WHEREAS, the Land Development Regulation Commission has found this amendment to the ULDC to be consistent with the Palm Beach County Comprehensive Plan; and

WHEREAS, the BCC hereby elects to conduct its public hearings on this Ordinance at 9:30 a.m.; and

WHEREAS, the BCC has conducted public hearings to consider this amendment to the ULDC in a manner consistent with the requirements set forth in Section 125.66, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. Adoption

The revisions set forth in Exhibit 1, attached hereto and made a part hereof, are hereby adopted.

Section 2. Interpretation of Captions

All headings of articles, sections, paragraphs, and sub-paragraphs used in this Ordinance are intended for the convenience of usage only and have no effect on interpretation.

Section 3. Repeal of Laws in Conflict

All local laws and ordinances in conflict with any provisions of this Ordinance are hereby repealed to the extent of such conflict.

1 **Section 4. Severability**

2 If any section, paragraph, sentence, clause, phrase, word, map, diagram, or any other
3 item contained in this Ordinance is for any reason held by the Court to be unconstitutional,
4 inoperative, void, or otherwise invalid, such holding shall not affect the remainder of this
5 Ordinance.

6 **Section 5. Savings Clause**

7 All development orders, permits, enforcement orders, ongoing enforcement actions,
8 and all other actions of the Board of County Commissioners, the Zoning Commission, the
9 Development Review Officer, Enforcement Boards, all other County decision-making and
10 advisory boards, Special Masters, Hearing Officers, and all other County officials, issued
11 pursuant to the regulations and procedures established prior to the effective date of this
12 Ordinance shall remain in full force and effect.

13 **Section 6. Inclusion in the Unified Land Development Code**

14 The provisions of this Ordinance shall be codified in the Unified Land Development
15 Code and may be reorganized, renumbered, or re-lettered to effectuate the codification of this
16 Ordinance.

17 **Section 7. Providing for an Effective Date**

18 The provision of this Ordinance shall become effective upon filing with the Department
19 of State.

20 **APPROVED AND ADOPTED** by the Board of County Commissioners of Palm Beach
21 County, on the 18 day of June, 2025.

22 ATTEST:

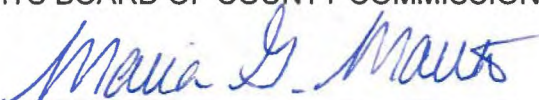
23 JOSEPH ABRUZZO, CLERK
24 & COMPTROLLER

 PALM BEACH COUNTY, FLORIDA,
 BY ITS BOARD OF COUNTY COMMISSIONERS

25 By


26 
 Clerk Deputy Clerk

By


 Maria G. Marino, Mayor

27 APPROVED AS TO FORM AND LEGAL SUFFICIENCY

28 By

29 
 Scott A. Stone, County Attorney

30 Filed with the Department of State on the 20 day of June, 2025.

EXHIBIT 1
RVPD REGULATIONS

This exhibit revises the following Article(s): **Art. 3 – Overlays and Zoning Districts**

Revision Key: Proposed revisions are shown with new text as underlined, deleted text in strike-out, and relocated text italicized. *Stricken and italicized* means text to be totally or partially relocated. Relocation notes are shown in brackets as **[Relocated to:]** or **[Relocated from:]**. Unaltered text omitted for brevity is indicated by a series of four bolded ellipses....

Part 1. ULDC Art. 3.E.6, Overlays and Zoning Districts, Planned Development Districts (PDDs), Recreational Vehicle Planned Development District (RVPD), is hereby amended as follows:

Section 6 Recreational Vehicle Planned Development District (RVPD)

....

B. Thresholds

1. Acreage

The minimum gross land area required for an RVPD is ten contiguous acres. [Ord. 2006-004]

2. Sites

The number of RV and campsites allowed shall be as specified in Table 4.B.3.C, Campground Intensity. Camping Cabins are allowed as an accessory use subject to Art. 4, Use Regulations for Camping Cabin under the Campground Use. [Ord. 2017-007]

....

E. Property Development Regulations (PDRs)

The PDRs for an RVPD are indicated in Table 3.E.6.E, RVPD Property Development Regulations. *All other recreation buildings include the clubhouse and accessory structures. Lot dimensions are the minimum, except where noted.*

Table 3.E.6.E – RVPD Property Development Regulations

Pod	Min. Lot Dimensions			Max. FAR	Max. Height	Min. Setbacks			
	Size	Width and Frontage	Depth			Front	Side	Side Street	Rear
Recreation – RV Site or Campsite Space	1,000 sq. ft.	20'	40'	-	25'	25'			
Recreation – All Other	-	100'	100'	0.35	35'	50'			
Commercial	1 ac. max.	100'	100'	0.25	35'	100'			
Notes:									
1.	Setbacks shall be measured from the inside edge of the landscape buffers. [Ord. 2020-001]								
2.	All other recreation buildings include the clubhouse and accessory structures.								
3.	Lot dimensions are the minimum, except where noted.								

1. Setbacks

The setbacks for the RV parking pad on an RV site or Campsite shall be a minimum of 25 feet. In the Agricultural Reserve Tier, setbacks shall be measured from the perimeter property line, and shall be measured from the inside edge of the perimeter landscape buffer in all other Tiers. The setbacks for structures within the Recreation Pod shall be in accordance with Table 3.E.2.D, PUD Property Development Regulations and the setbacks for structures in the Commercial Pod shall be in accordance with the CC Zoning District per Table 3.D.1.A, Property Development Regulations.

....



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 20, 2025

Joseph Abruzzo
Clerk of Circuit Court
Palm Beach County
301 North Olive Avenue
West Palm Beach, Florida 33401

Dear Joseph Abruzzo,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Palm Beach County Ordinance No. 2025-016, which was filed in this office on June 20, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270
