

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All local laws and ordinances in conflict with any provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 4. Severability

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

Section 5. Savings Clause

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

Section 6. Inclusion in the Unified Land Development Code

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

Section 7. Providing for an Effective Date

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

APPROVED AND ADOPTED by the Board of County Commissioners of Palm Beach County,
on the 10th day of December, 2025.

ATTEST:
MICHAEL A. CARLUCCI, CLERK
& COMPTROLLER
RE
Palm Beach County, Florida
BY ITS BOARD OF COUNTY COMMISSIONERS

By Allyson Boykin
Clerk

By Sara Baxter, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By Scott A. Stone, County Attorney

Filed with the Department of State on the 15th day of December, 2025.

EXHIBIT 1
PROPOSED GREEN MARKET ULDC REVISIONS

This exhibit revises the following Article(s):

ARTICLE 4 – USE REGULATIONS

ARTICLE 6 – PARKING, LOADING, AND CIRCULATION

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. 4.B, Use Regulations, Use Classification, is hereby amended as follows:

1 **CHAPTER B USE CLASSIFICATION**

2 **Section 2 Commercial Uses**

3 **C. Definitions and Supplementary Use Standards for Specific Uses**

4

5 **16. Reserved for Future Use Green Market**

6 **a. Definition**

7 **~~Gathering of vendors for the purpose of selling fresh unprocessed fruit, vegetables,~~**

8 **~~flowers, and consumable items such as coffee, bread, and prepared food on a retail basis.~~**

9 **[Partially relocated to: Art. 4.B.11.C.3.a, Definition]**

10 **b. Lot Size**

11 **~~A minimum of one acre with the exception of lots located in the WCRAO where a minimum~~**

12 **~~of one-half of an acre is required.~~**

13 **c. Accessory Uses – Green Market**

14 **~~A Green Market may be allowed as an accessory use to a Community Vegetable Garden~~**

15 **~~in the WCRAO and CCRT areas subject to DRO approval and the following: [Ord. 2019-~~**

16 **~~005] [Ord. 2021-006]~~**

17 **~~1) The use shall be operated by a CCRT neighborhood organization or the WCRA.~~**

18 **~~2) Items for sale shall be limited to those grown or prepared by neighborhood residents.~~**

19 **~~3) The accessory use and structure shall be limited to 30 percent of the total growing~~**

20 **~~area for the Community Vegetable Garden. [Ord. 2019-005]~~**

21 **~~4) Shall be limited to the hours of 7:00 a.m. and 7:00 p.m. [Ord. 2019-005]~~**

22 **~~5) Where a Green Market is allowed as an accessory use to a Community Vegetable~~**

23 **~~Garden, a six-foot high landscape barrier, which includes but not limited to: a hedge,~~**

24 **~~a vinyl coated chain link fence with hedge, or an opaque fence shall be provided along~~**

25 **~~any property line that abuts a parcel with a residential FLU designation or residential~~**

26 **~~use. An accessory Green Market to an existing Community Garden, approved prior to~~**

27 **~~the effective date of this amendment, that has complied with the buffer requirements~~**

28 **~~of Art. 7, Landscaping, is not required to provide a six foot high landscape barrier.~~**

29 **~~[Ord. 2019-005]~~**

30 **[Partially relocated to: Art. 4.B.11.C.3.g, Accessory Use to a Community Vegetable**

31 **Garden]**

32 **d. Duration**

33 **~~The use shall operate no more than three days a week.~~**

34 **e. Vendor Stands**

35 **~~The stand shall remain transportable and shall be removed from the site at the close of~~**

36 **~~the market each week. Motor vehicles such as vans or small trucks may be allowed subject~~**

37 **~~to the preceding removal requirements. [Relocated to: Art. 4.B.11.C.3.f, Vendor Stands]~~**

38

1 Section 11 Temporary Uses

2 C. Definitions and Supplementary Use Standards for Specific Uses

3

4 **3.9. Temporary Green Market**

5 a. **Definition**

6 A **temporary** gathering of vendors, **primarily** for the purpose of selling fresh unprocessed
7 fruit, vegetables, flowers, and consumable items such as coffee, bread, and prepared food
8 **on a retail basis**. [Partially relocated from: Art. 4.B.2.C.16.a, Definition]

9 b. **Duration**

10 The use shall **Shall** only be allowed on weekends and holidays, and up to **12** **six** months
11 per calendar year, **unless approved as an Accessory Use to a Community Vegetable**
12 **Garden**.

13 1) **DRO Approval**

14 The use may be allowed on any three days per week subject to DRO approval.

15 c. **Lot Size**

16 A minimum of one acre with the exception of lots located in the WCRAO where a minimum
17 of one-half of an acre is required.

18 d. **Signage**

19 **Vendor signs shall not be visible from the right of way.**

20 d. **e. Operation**

21 1) Tents exceeding 120 square feet shall be subject to a Building Permit review.

22 2) **Motor vehicles utilized for the purpose of transporting vendor supplies and products**
23 **may be allowed on site, provided the vehicles are removed from the site within two**
24 **hours after the market closes each weekend.**

25 2) Shall not utilize required parking spaces.

26 e. **Vendor Stands**

27 The stand shall remain transportable and shall be removed from the site at the close of
28 the market each week. Motor vehicles such as vans or small trucks may be allowed subject
29 to the preceding removal requirements. [Relocated from: Art. 4.B.2.C.16.e, Vendor
30 Stands]

31 f. **Accessory Use to a Community Vegetable Garden**

32 A Green Market may be allowed as an accessory use to a Community Vegetable Garden
33 in the WCRAO and CCRT areas subject to a Temporary Use approval and the following:
34 [Ord. 2019-005] [Ord. 2021-006]

35 1) The use shall be operated by a CCRT neighborhood organization or the WCRA.

36 2) Items for sale shall be limited to those grown or prepared by neighborhood residents.

37 3) The accessory use and structure shall be limited to 30 percent of the total growing
38 area for the Community Vegetable Garden. [Ord. 2019-005]

39 4) Shall be limited to the hours of 7:00 a.m. and 7:00 p.m. [Ord. 2019-005]

40 5) The use may be allowed on any three days per week.

41 [Partially relocated from: Art. 4.B.2.C.16.c, Accessory Uses – Green Market]

42 [Renumber accordingly]

Part 2. ULDC Art. 6.B.1.B, Parking, Loading, and Circulation, Parking and Loading,
Calculation, Minimum Parking Requirements, is hereby amended as follows:

43 CHAPTER B PARKING AND LOADING

44 Section 1 Calculation

45 B. Minimum Parking Requirements

Use Classification: Commercial	Loading Standard
....	
Green Market, Permanent	1 space per 250 sq.ft. A
....	
[Ord. 2006-004] [Ord. 2006-036] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021] [Ord. 2016-042] [Ord. 2017-007] [Ord. 2017-025] [Ord. 2019-005] [Ord. 2019-039] [Ord. 2020-001]	

Use Classification: Temporary	Loading Standard
....	
Temporary Green Market	N/A N/A
....	
[Ord. 2016-042] [Ord. 2017-007] [Ord. 2017-025] [Ord. 2019-005] [Ord. 2020-001]	

Part 4. ULDC Art. 4, Use Regulations, Use Classification, is hereby amended as follows:

1 CHAPTER B USE CLASSIFICATION

2 Section 2 Commercial Uses

A. Commercial Use Matrix

Table 4.B.2.A – Commercial Use Matrix

1

2 **Section 11 Temporary Uses**3 **A. Temporary Use Matrix**

4

Table 4.B.11.A – Temporary Use Matrix

Standard Zoning Districts												Use Type	Planned Development Districts (PDDs)										Traditional Development Districts (TDDs)									
AG/CON		Residential			Commercial							Use Type	PUD	MUPD	PIP D	M H	R V	TND	TMD	Tier												
P	A	A	AR	R	R	R	R	C	C	C	C	C	C	URAO	IRO	FLU	I	I	I	P	I	Pods	FLU				Pods	P	P	Tier		
C	G	P	R	R	U	E	T	S	M	N	L	C	H	G	R	U	U	U	U	U	R	C	C	C	C	I	E	C	I	P	D	D
R	S	S	A	A	A	A	A	A	A	N	O	O	O	E	E	C	C	C	C	I	I	L	L	G	O	P	I	O	N	D	D	
L	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
O	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
H	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
G	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
P	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
I	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
L	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
O	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
F	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
I	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
N	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
O	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
R	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
H	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
R	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
S	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
M	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
C	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
V	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
R	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
P	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
D	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
I	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
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O	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
F	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
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N	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
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E	1	2	3	1	2	1	2	3	1	2	L	L	H	H	C	C	C	C	C	H	H	O	O	L	O	F	I	N	N	D	D	
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FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 15, 2025

Michael A. Carusso
Clerk of Circuit Court
Palm Beach County
301 North Olive Avenue
West Palm Beach, Florida 33401

Dear Michael A. Carusso,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Palm Beach County Ordinance No. 2025-031, which was filed in this office on December 15, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

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