

**ORDINANCE NO. 2026 - 006**

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: A PRIVATELY PROPOSED REVISION, RELATED TO **FREESTANDING EMERGENCY DEPARTMENT (FSED)**, AMENDING ARTICLE 1 – GENERAL PROVISIONS; 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All local laws and ordinances in conflict with any provisions of this Ordinance are hereby repealed to the extent of such conflict.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.



**EXHIBIT 1**  
**FREESTANDING EMERGENCY DEPARTMENT (FSED)**

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This exhibit revises the following Article(s):

**ARTICLE 1 – GENERAL PROVISIONS**  
**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. 1.H.2, General Provisions, Definitions and Acronyms, Definitions, is hereby amended as follows:**

1 **CHAPTER H DEFINITIONS AND ACRONYMS**

2 **Section 2 Definitions**

3 ....

4 57. **Alternative Landscape Plan (ALP) – ....**

5 ~~58. **Ambulatory Surgical Center** – an establishment primarily providing elective surgical care, in~~  
6 ~~which the patient is admitted to and discharged within the same working day and is not~~  
7 ~~permitted to stay overnight; and which is not part of a Hospital. [Ord. 2017-007] [Relocated~~  
8 ~~to: Art. 4.B.2.C.23.b, Typical Uses]~~

9 ....[Re-number accordingly]

10 16. **Urban Service Area, Existing – ....**

11 ~~17. **Urgent Care Center** – a walk-in, extended-hour establishment that provides immediate, but~~  
12 ~~not emergent, medical care to patients. Patients shall be served solely on an outpatient basis~~  
13 ~~and such services shall not include overnight stays. [Ord. 2017-007] [Relocated to: Art.~~  
14 ~~4.B.2.C.23.b, Typical Uses]~~

15 ....[Re-number accordingly]

**Part 2. ULDC Art. 4.B.2.C.23, Use Regulations, Use Classification, Commercial Uses, Definitions and Supplementary Use Standards for Specific Uses, Medical or Dental Office, is hereby amended as follows:**

16 **CHAPTER B USE CLASSIFICATION**

17 **Section 2 Commercial Uses**

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

19 ....

20 **23. Medical or Dental Office**

21 **a. Definition**

22 An establishment where patients, who are not lodged overnight, are admitted for  
23 examination, elective surgical care, immediate ~~but not emergent~~ care, or treatment by  
24 persons practicing any form of healing or health-building services whether such persons  
25 be medical doctors, chiropractors, osteopaths, podiatrists, naturopaths, optometrists,  
26 dentists, or any such profession, the practice of which is lawful in the State of Florida.

27 **b. Typical Uses**

28 A Medical or Dental Office may include, but is not limited to, an Ambulatory Surgical  
29 Center, ~~or~~ Urgent Care Center, or Freestanding Emergency Department as defined in this  
30 Section.

31 1) **Ambulatory Surgical Center** – an establishment primarily providing elective surgical  
32 care, in which the patient is admitted to and discharged within the same working day  
33 and is not permitted to stay overnight; and which is not part of a Hospital. [Relocated  
34 from: Art. 1.H.2, Definitions]

35 2) **Urgent Care Center** – a walk-in, extended-hour establishment that provides  
36 immediate, but not emergent, medical care to patients. Patients shall be served solely  
37 on an outpatient basis and such services shall not include overnight stays. [Relocated  
38 from: Art. 1.H.2, Definitions]

39 **c. INST FLU Designation**

40 A Medical or Dental Office may be allowed subject to DRO approval, within the boundaries  
41 of the following five Site Specific FLUA amendments:

42 1) SCA 2005-027, Linton/Jog Institutional, Ordinance No. 2006-005;

43 2) SCA 2008-015, Jog/Joe Delong Institutional, Ordinance No. 2008-005;

44 3) SCA 2009-002, Atlantic/Sims Medical Office, Ordinance No. 2009-008;

- 1 4) LGA 2010-014, Sues Institutional (Southern & Seminole Pratt and Whitney),  
 2 Ordinance No. 2010-031; and,  
 3 5) LGA 2012-002, AGR Boynton Beach Institutional, Ordinance No. 2012-017.  
 4 **d. Zoning Districts – CN, CLO, and CHO**  
 5 Permitted by Right when not exceeding 3,000 square feet of GFA. [Ord. 2018-018] [Ord.  
 6 2023-011]

7 **e. Freestanding Emergency Department (FSED)**

8 A standalone facility that meets the definition of Hospital-based off-campus emergency  
 9 department under F.S. ch. 395. More specifically, it is a facility that: provides emergency  
 10 services and care; is owned and operated by a licensed hospital and operates under the  
 11 license of the hospital; and, is located on separate premises from the hospital. A FSED  
 12 must also be consistent with the applicable requirements of F.S. ch. 395.

13 **1) Location**

14 The FSED shall be located on a site that has lot frontage on a Major Street.

15 **2) Emergency Vehicles**

16 Emergency vehicle drop-off locations shall be completely screened from a parcel of  
 17 land with a residential FLU designation or use with opaque fencing, a wall, or  
 18 landscaping.

19 ....

**Part 3. ULDC Art. 6, Parking Loading, and Circulation, Parking and Loading, Calculation, Minimum Parking Requirements, is hereby amended as follows:**

20 **CHAPTER B PARKING AND LOADING**

21 **Section 1 Calculation**

22 ....

23 **B. Minimum Parking Requirements**

24 **Table 6.B.1.B – Minimum Parking and Loading Requirements**

Use Classification: Commercial		Loading Standard
Uses omitted for brevity		
Medical or Dental Office	1 space per 200 sq. ft.	A
<b><u>Freestanding Emergency Department (FSED)</u></b>	<b><u>1 space per 300 sq. ft.</u></b>	<b><u>N/A</u></b>

26 ....



**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

March 5, 2026

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. 2026-006, which was filed in this office on March 4, 2026.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp

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**Telephone: (850) 245-6270**

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