

LDC CODE UPDATE	
DATE:	May 20, 2026
LDC SECTION:	Section 4.3.12 Roadside Vendors
COMP PLAN REFERENCE:	N/A
DISCUSSION:	
<p><b>Background</b></p> <p>Text changes to Section 4.3.12 Roadside vendors are proposed to address recent issues as identified by County staff. The following memo is intended to summarize the recommended text changes, and provide clarity for staff and applicants as to when a roadside vendor operation would require approval under a Minor Site Plan or Major Site Plan.</p>	
<p><b>Changes to the LDC Section</b></p> <p>Changes to the text of Section 4.3.12 Roadside Vendors address the following topics.</p> <ul style="list-style-type: none"> <li>• Correct the reference to the permitting agency name from the “Florida Department of Business and Regulation, Division of Hotels and Restaurants” to the “Florida Department of Business and <u>Professional</u> Regulation, Division of Hotels and Restaurants.”</li> <li>• Clarify what qualifies as a roadside vendor by removing the descriptor, “cart: food such as but not limited to hot dogs or sausages, barbecued meat and uncooked seafood” and replacing it with “Hot Dog Cart or Mobile Food Dispensing Vehicle (aka “Food Truck”).” This change makes the LDC consistent with State definitions and terms.</li> <li>• Add requirements for Special Use Permit and Minor or Major Site Plan review and approval where more than one roadside vendor operates on a single parcel of land. Revise subsection lettering sequence accordingly.</li> <li>• Clarify the intended temporary nature of roadside vendors.</li> </ul> <p>Attachments: Redline LDC Changes to Section 4.3.12 Roadside Vendors</p>	

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1 **Sec. 4.3.12. Temporary Roadside Vendors.**

- 2 A. Temporary roadside vendors as used herein shall mean a person or business who sells goods as follows:
- 3 (1) From a roadside stand: fruit, vegetables, produce, peanuts, Christmas trees, firewood, dry goods,  
4 homemade crafts, etc.; or
- 5 (2) From a Florida Department of Business and Professional Regulation, Division of Hotels and Restaurants  
6 approved Hot Dog Cart or Mobile Food Dispensing Vehicle (aka "Food Truck").
- 7 B. The maximum number of temporary roadside vendors per parcel or area is two vendors.
- 8 C. Temporary roadside vendor sales are prohibited within the public right-of-way or public easement.
- 9 D. Temporary roadside vendors are intended to function temporarily and independently. Services such as electric,  
10 water, and sewer shall not be permitted. Permanent structures such as, but not limited to, sheds, carports,  
11 modular buildings, etc., are prohibited.
- 12 E. Temporary roadside vendors conducting sales from a tent, pole-barn type facility, or other temporary structure  
13 shall obtain all applicable Building and Safety Department approvals for permitting.
- 14 F. Temporary roadside vendors are allowed by right in the following zoning classifications: A-1, A-2, A-3, B-1, B-2,  
15 B-3, B-4, B-5, M-1, and RAC, and shall at a minimum comply with the following criteria:
- 16 (1) Hours of operation may be between 6 a.m. and 10 p.m.
- 17 (2) Driveway access shall be controlled, and driveway permits shall be obtained from the appropriate  
18 permitting agency.
- 19 (3) Adequate parking area shall be provided on site for customers including persons with disabilities, who shall  
20 be provided service without leaving their vehicle if requested.
- 21 (4) On site temporary restroom facilities are to be provided when more than two employees are present.
- 22 (5) Water and soap for the washing of hands shall be available on site.
- 23 (6) A covered trash or garbage receptacle with a plastic liner will be kept on site.
- 24 (7) Overnight food, vegetables, produce, etc. storage is not permitted.
- 25 (8) Temporary roadside stands for the sale of farm products raised or produced on the premises shall be  
26 permitted in accordance with Florida Statutes (e.g. Florida Right to Farm Act Sec. 823.14 F.S.).
- 27 (9) All advertising signs, trash, and other necessities shall be removed when the temporary roadside vendor  
28 ceases business for the day. The maximum number of signs shall not exceed four signs per vendor and shall  
29 be no larger than six square feet in size. Signage shall not be placed in public right of way or public easement.
- 30 G. Operation of more than two temporary roadside vendors, mobile food dispensing vehicles, food trucks, etc. on  
31 a single parcel of land or shared area, or roadside vendors not operating on a temporary basis, shall require a  
32 Special Use Permit and either a Minor Site Plan or Major Site Plan approval as set forth in Article 2 of this Code,  
33 and be consistent with the underlying land use designation and zoning classification for the property. The Special  
34 Use Permit, at a minimum, shall address the following;
- 35 (1) Maximum number of vendors
- 36 (2) Layout of the site
- 37 (3) Access to the site
- 38 (4) Parking, including ADA Parking
- 39 (5) Restroom and handwashing facilities

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- 1 (6) Lighting
  - 2 (7) Signage
  - 3 (8) Buffering
  - 4 (9) Trash/dumpster placement and pickup
  - 5 (10) Overnight storage
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