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AGENDA ITEM
Planning & Zoning

Meeting

8/6/2026

MEETING DATE

TO: Planning and Zoning Board Members

DATE: July 31, 2026

FROM: Jacob Smith, Planning Division Manager

PHONE: 904 209-0596

SUBJECT OR TITLE: LDCA26-05 Food Truck Parks

AGENDA TYPE: Business Item, Legislative, Recommendation, Report

PRESENTER: Jacob Smith, AICP

BACKGROUND INFORMATION:

The Board of County Commissioners requested an update to Land Development Code (LDC) regulations regarding Food Truck Parks at their regularly scheduled public hearing on Tuesday, May 5, 2026. This item is a proposed amendment to the LDC for Food Trucks and Food Truck Parks; the BCC requests input from the PZA regarding the proposed ordinance.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

RECOMMEND APPROVAL: Motion to recommend approval of LDCA26-05 Food Truck Parks to the Board of County Commissioners.

RECOMMEND APPROVAL WITH CHANGES: Motion to recommend approval with changes of LDCA26-05 Food Truck Parks to the Board of County Commissioners.

RECOMMEND DENIAL: Motion to recommend denial of LDCA26-05 Food Truck Parks to the Board of County Commissioners.



Growth Management Department
LDCA 2026-05 Food Truck Parks

To: Planning and Zoning Agency

Through: Board of County Commissioners

From: Jacob Smith, AICP

Date: July 31, 2026

Subject: Land Development Code Amendment 26-05: Food Truck Parks

Hearing Dates: BCC – July 21, 2026
PZA – August 6, 2026
BCC – August 18, 2026

Commissioner District: N/A

AMENDMENT SUMMARY

The Board of County Commissioners requested an update to Land Development Code (LDC) regulations regarding Food Truck Parks at their regularly scheduled public hearing on Tuesday, May 5, 2026. The proposed changes are summarized below, and the proposed language is found as **Exhibit A**, made part of **Attachment 1**.

- Add Food Trucks and Food Truck Parks as allowable uses within Highway Commercial, High Intensity Commercial, and Rural Commercial zoning categories.
- Add individual Food Trucks as a temporary use in certain zoning districts.
- Provide design standards, conditions, and limitations for Food Truck Parks.
- Add definitions for Food Trucks and Food Truck Parks

CORRESPONDENCE/PHONE CALLS

Staff has not received any public inquiry into these proposed changes.

BOARD OF COUNTY COMMISSIONERS FIRST READING

The Board of County Commissioners heard the first reading of this proposed LDCA 26-05 Food Truck Park amendment at their regularly scheduled meeting on July 21, 2026. No formal action was taken; however, based on public comment, the board requested a modification of the proposed hours of operation from 8 AM to 8 PM to 7 AM to 9 PM; these changes are made part of the proposed ordinance provided in **Exhibit A**.

ATTACHMENTS

1. Ordinance and **Exhibit A**

ORDINANCE NO. 2026-_____

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS, ST. JOHNS COUNTY, FLORIDA, AMENDING PORTIONS OF ST. JOHNS COUNTY LAND DEVELOPMENT CODE (ORDINANCE 1999-51, AS AMENDED), SPECIFICALLY AMENDING SECTION 2.02.00 (USES ALLOWED WITHIN ZONING DISTRICTS), AND SECTION 2.02.05 (TEMPORARY USES), ARTICLE II (ZONING DISTRICTS AND SPECIAL USES), TO ADD FOOD TRUCKS AND FOOD TRUCK PARKS AS ALLOWABLE USES WITHIN CERTAIN COMMERCIAL ZONING CATEGORIES AND TO ADD FOOD TRUCKS AS A TEMPORARY USE; AMENDING SECTION 6.08.00 (SUPPLEMENTAL DESIGN STANDARDS FOR SPECIFIED USES), ARTICLE VI (DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS), TO PROVIDE DESIGN STANDARDS FOR FOOD TRUCK PARKS, AND AMENDING ARTICLE XII (DEFINITIONS) TO ADD DEFINITIONS FOR FOOD TRUCKS AND FOOD TRUCK PARKS; PROVIDING FOR CODIFICATION; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, local land development regulations require evaluation and revision to address public health, safety and welfare issues that may occur during the implementation of land development regulations; and

WHEREAS, St. Johns County desires to amend certain provisions of the Land Development Code (the "Code"), enacted pursuant to Part II of Chapter 163 and Chapter 190, Florida Statutes, to maintain consistency with Florida State Statutes and to provide for additional clarity and ease of use; and

WHEREAS, St. Johns County has determined that reasonable amendments to land use regulations serve the public health, safety and welfare of the citizens of St. Johns County; and

WHEREAS, pursuant to Section 125.66(3)(a), Florida Statutes, the County prepared and posted a business impact estimate finding no direct detrimental economic impact on private, for-profit businesses in the County.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, as follows:

SECTION 1. LEGISLATIVE FINDINGS OF FACT. The above recitals and WHEREAS clauses are true and correct and are hereby adopted as legislative findings and incorporated herein by reference and made a part hereof.

SECTION 2. LAND DEVELOPMENT CODE REGULATIONS. Article II, Article VI, and Article XII of the St. Johns County Land Development Code, Ordinance No. 1999-51, as previously amended, is hereby amended as follows in the attached **EXHIBIT A**, incorporated herein and made a part of this Ordinance.

SECTION 3. APPLICABILITY. The remaining portions of the St. Johns County Land Development Code, Ordinance No. 99-51, as amended, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

SECTION 4. INCLUSION AND CODIFICATION INTO THE LAND DEVELOPMENT CODE. It is the intent of the St. Johns County Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the St. Johns County Land Development Code, Ordinance No. 1999-51, as previously amended, and that the parts, sections, and attachments of this Ordinance may be renumbered, reorganized, relettered, and appropriately incorporated into the Land Development Code in order to accomplish such intentions.

SECTION 5. SCRIVENERS ERRORS. It is the intent of the St. Johns County Board of County Commissioners that scriveners and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. SEVERABILITY. It is the intent of the Board of County Commissioners of St. Johns County, and is hereby provided, that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is, for any reason, declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the constitutionality or validity of the ordinance as a whole, or any part thereof, other than the part so declared.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect upon a certified copy of this Ordinance being filed with the Florida Department of State.

PASSED AND ENACTED by the Board of County Commissioners of St. Johns County, Florida, this _____ day of _____, 2026.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: _____
Clay Murphy, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court and Comptroller

By: _____
Deputy Clerk

Effective Date: _____

Exhibit A**ARTICLE II: PART 2.02.00 USES ALLOWED WITHIN ZONING DISTRICTS****Sec. 2.02.01 Use Classifications and Definitions****G. Highway Commercial Uses**

1. Business Uses generally require accesses to an Arterial or Major Collector or have close proximity to Major Intersections. Highway Commercial Uses are those which serve the traveling public and are oriented to vehicular travel; however, they are distinguished from High Intensity Uses by scale and intensity. These Uses are typically not of an overall size or Building mass, as an activity center. Development generally includes one-story and low-rise Buildings and Uses tend to be in individual Structures. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category include, but are not limited to the following: Service Stations with or without retail food sales; automobile oil change facilities limited to three (3) enclosed service bays; automobile service and repair facilities performing similar activities as Service Stations and limited to three (3) enclosed service bays with no outdoor storage of automobile parts; car wash facilities; Restaurants, with or without drive-through facilities; agricultural stands, temporary or permanent; outdoor plant sales; Recreational Vehicle Campgrounds; Marinas; Hotels and Motels; Adult Arcade Amusement Centers; Electronic Game Promotions; indoor activities allowed by or on the premises of a licensed pari-mutuel permit holder; Retreats; Fish Camps; Convenience Stores, with or without gasoline sales; Brewpubs and Microbreweries; Truck Stops; **Food Trucks and Food Truck Parks**; retail sales of items catering to tourists; and other substantially similar facilities and Uses.

H. High Intensity Commercial Uses

1. Business Uses generally require access to an Arterial or Major Collector or have close proximity to Major Intersections or interchanges with limited access facilities. These Uses are characterized by outdoor activity and outdoor storage, and large demand for parking. High Intensity Commercial Uses are those which are major employment centers, or which serve the traveling public and are oriented to vehicular travel; however, they are distinguished from regional Uses by scale. These Uses are intense as measured by the impacts to adjacent properties, but are typically not of an overall size or Building mass as a regional activity center. These Uses often have an actual or potential negative impact on surrounding properties due to late hours of operation, noise, and or light. Uses may be located in several Buildings, as in shopping centers or business parks, or may be located in a single Building, such as a discount supercenter, or big box retailer. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category include, but are not limited to the following: all types of vehicle sales, rental, service, repair, and storage, including Truck Stops, body shops, road services, car wash facilities, and the sales, rental, repair and service

of new or used automobiles, boats, buses, farm and garden equipment, motorcycles, trucks, Recreational Vehicles, and Manufactured/Mobile Homes; Service Stations, Convenience Stores with or without gas pumps, large scale discount centers, supercenters, large scale Building supply centers and do-it-yourself centers, big-box retailers; outdoor plant and garden supply sales; Professional Offices, general offices, government offices; newspaper printing operations and distribution centers; free-standing taverns, Bars, lounges, Night Clubs, and dance halls; psychics in accordance with St. Johns County Ordinance 98-18, as may be amended; financial institutions with or without drive-through facilities; Restaurants with or without drive-through facilities; commercial recreation; vocational, technical and trade schools; facilities operated by a licensed pari-mutuel permit holder; Adult Arcade Amusement Centers; Electronic Game Promotions; indoor activities allowed by or on the premises of a licensed pari-mutuel permit holder; agricultural stands, temporary or permanent; outdoor arenas, rodeo grounds, livestock auction facilities, race tracks (auto, dog, go-kart, horse, motorcycle), indoor shooting ranges; Recreational Vehicle Campgrounds; Ports, Marinas; Veterinary Offices and Animal Hospitals with outdoor boarding; Kennels and other Animal boarding facilities; storage yards for equipment, machinery, dry storage for boats, and supplies for Building and trades contractors, landscaping services, garbage haulers; extermination and pest control services; Flea Markets or similar outdoor or indoor/outdoor sales complexes, whether temporary or permanent; **Food Trucks and Food Truck Parks**; Hotels and Motels; Brewpubs and Microbreweries; and other substantially similar facilities and Uses.

I. Rural Commercial Uses

1. Activities in this category include those business and commercial Uses supportive of and intended to serve rural communities and which are compatible with rural land uses and intensities. Uses may be required to have direct access to an Arterial or Collector roadway, and operate primarily in daytime or early evening hours. Development may include one-story and low-rise Buildings outside of activity centers. This category does not include large-scale discount supercenters or big box retailers. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category include, but are not limited to the following: General Stores; Restaurants, with or without drive-through facilities; establishments for the retail sale of motor fuels; farm and garden supply stores; car wash facilities automobile oil change facilities; tire service centers; bait and tackle and general supplies; agricultural stands; nurseries; Fish Camps; Community Marinas; Bed and Breakfast establishments; Retreats; Primitive Campgrounds; Recreational Vehicle Campgrounds; Private Clubs; hunt clubs; saddle clubs; riding academies; boarding stables; indoor and outdoor shooting ranges; indoor and outdoor archery ranges; Veterinary Offices and Animal Hospitals with outdoor boarding; Kennels and other Animal boarding facilities; Rural Industry; outdoor storage; **Food Trucks and Food Truck Parks**; and other substantially similar facilities and Uses.

Sec. 2.02.05 Temporary Uses

A. Allowable Temporary Uses: Non-Residential Districts

1. The following temporary Uses may be allowable in any non-residential zoning district, which does not allow such Use by right, without the requirement of Part 9.01.00 for the issuance of Development Permits.
 - a. Non-profit carnivals, neighborhood fairs or Circuses for a period not to exceed ten (10) days.
 - b. Outdoor Seasonal Sales (temporary seasonal uses i.e., Christmas tree sales, pumpkin sales, firework, plant sales and similar fresh produce sales including U-Pick farms), not to exceed two (2) per Year per Parcel, and not to exceed forty-five (45) days for each event.
 - c. Farmer markets, bazaars, **Food Trucks**, and substantially similar activities, which primarily sell arts, crafts, and local food products, not to exceed three days per event.
 - d. Temporary Antenna Support Facilities may be placed by a governmental entity to provide emergency wireless communication service.
 - e. Temporary Antenna Support Facilities for a Special Event, not exceeding ten (10) days.
2. The following temporary Use is only permissible within CI, CHT, ~~CH~~, CW, **CR** and Planned Districts, if cited, without the requirements of Part 9.01.00 for the issuance of Development Permits.
 - a. Outdoor display and sales vendors, **including Food Trucks**, not to exceed one (1) time in one (1) month and not to exceed three (3) days each event. Additionally, Products on display or for sale on site are limited to those customary and incidental to those of the existing establishments permitted by the zone district by right. Except, Vehicle sales are not permitted as a temporary Use unless the temporary vehicle sale is related to a proximate existing permanent sales location which is undergoing maintenance that substantially impedes the display and sale of vehicles. Documentation of such site condition shall be provided with the request.

ARTICLE VI: PART 6.08.00 SUPPLEMENTAL DESIGN STANDARDS FOR SPECIFIED USES

Sec. 6.08.42 Unpaved Parking

A. Intent and Purpose

1. It is the intent of this Section to promote the health, safety, and general welfare of the citizens of St. Johns County by regulating the Use of unpaved parking and Vehicular Use Areas to accomplish the following purposes:
 - a. To provide uniform standards for the use of unpaved parking with the County; and
 - b. To protect the natural environment and aesthetic character of the County by regulating the design of unpaved parking and Vehicular Use Areas, providing special attention to Churches, Parks/recreational facilities, Primitive Campgrounds, maintenance/utility facilities, equestrian facilities, environmentally sensitive Projects, **Food Truck Parks**, and other substantially similar Uses which do not have considerations related to size, use, safety, compatibility, or intensity of Use that would more appropriately require a Special Use Permit (SUP).

B. Applicability

All new unpaved parking and Vehicular Use Areas shall be subject to these regulations and all other applicable Building and Construction codes. In the event of any conflict, the provisions of this Section shall supersede such other regulations unless otherwise specifically set forth herein.

C. Minimum Application Requirements

A site plan showing areas to be unpaved, and all other proposed Improvements must be submitted meeting requirements established by the St. Johns County Development Plan Review and Approval Procedures and the following minimum requirements:

1. The Parking and Vehicular Uses Areas shall be stabilized with materials such as coquina, crushed stone, or gravel in a manner acceptable to the County Administrator or designee;
2. The access apron leading from unpaved areas into a County or State maintained Roadway shall be paved so as to not damage the Roadway. Access aprons leading from unpaved areas into Private maintained Roadways are encouraged to be paved;
3. In all cases, parking and accessibility requirements in compliance with the Americans with Disabilities Act (ADA) shall be satisfied;
4. Unpaved Parking and Vehicular Use Areas are considered Impervious Surfaces for stormwater management purposes, and
5. All surfaces subject to use by Fire Service and EMS must have the ability to support an 80,000 pound Vehicle.

Sec. 6.08.50 Food Truck Parks

A. Food Truck Parks

1. Hours of Operation will be limited to 7:00 AM to 9:00 PM.
2. Individual Food Trucks are to be separated by no less than 10 feet or the minimum separation requirement as mandated by the National Fire Protection Association (NFPA), whichever is greater; all Food Trucks must meet the minimum building setbacks for the Zoning District in which they are located.
3. The sales area designated for Food Trucks must be depicted on the site plan; individual Food Trucks may not be located in required parking areas designated for customer parking.
4. Food Truck Parks shall require a minimum of three (3) seats per Food Truck, which shall be provided in a designated eating and drinking area.
5. A minimum of five (5) parking spaces shall be provided. Parking Requirements shall otherwise be the same as Restaurant, or one (1) parking space per three (3) seats, as provided in Table 6.17 LDC.
6. Unpaved Parking and designated Food Truck Parking areas shall meet all requirements as provided by Section 6.08.42 (Unpaved Parking).
7. Accessibility requirements, including sidewalks and restroom facilities, shall comply with the Americans with Disabilities Act (ADA).
8. Individual Food Trucks shall not be placed closer than one-hundred (100) feet from any residential structure.
9. Individual Food Trucks shall provide no less than one (1) trash receptacle per Food Truck, and the Food Truck Park shall provide facilities for the central storage of solid waste which shall meet applicable requirements as found in Section 6.06.04.B.8 (Solid Waste Storage Screening).
10. Food Truck Parks are required to meet all applicable standards of Section 6.04.12 (Water and Wastewater Connections), including but not limited to water connections, wastewater connections, and grease interceptors.

ARTICLE XII: PART 12.01.00 DEFINITIONS

Food Truck: a food sales business offering the retail sale, display, and accessory advertising of fresh prepared food, pre-cooked food, pre-packaged food, and prepared food from mobile food dispensing vehicles as defined in F.S. § 509.102, or from a similar self-propelled conveyance such as ice cream trucks or canteen vehicles, or a non-fixed structure such as a food stand or food vending cart. Three (3) or more food trucks located on a single parcel constitute a Food Truck Park.

Food Truck Park: a development with permanent on-site seating, sanitary facilities, and amenities wherein food and/or beverages are offered for sale to the public from a variety of mobile food vendors. Mobile food vendors associated with the Food Truck Park may be permanently or temporarily located on the property. Three (3) or more food trucks located on a single parcel constitute a Food Truck Park.