

A large, stylized graphic in the background features a yellow sun with rays on the left and a green leaf on the right, both with white outlines. A light blue swoosh is positioned below the leaf.

Outdoor Markets

BCC Workshop November 18, 2025



CHARLOTTE COUNTY
FLORIDA

History

- In 2021/2022 timeframe staff was approached by a number of community groups regarding opening and operating Farmers' Markets
 - On County Properties
 - Church Properties
 - Community Association Properties

History

- Staff workshopped the topic with the Board of County Commissioners (BCC)
 - 7-13-22 Workshop
 - Included current regulations
 - Proposed standards
 - Proposed districts
- BCC instructed Staff to move forward
 - Ordinance adopted 3-28-23; creating Sec. 3-9-91. - Accessory use—Farmers' market.
 - One PZ Hearing
 - Two BCC Hearings

Outcomes

- Allowed in certain districts
 - Parks & Recreation (PKR) Residential Single-family (RSF), Residential Multi-family (RMF), or Planned Development (PD)
- Locations based on discussions at workshop

Requirements

- Farmers' market may be an accessory use to the following primary uses:
 - Clubhouse
 - Community Garden
 - Park, not-for-profit
 - Place of worship
 - Recreation, indoor
 - Recreation, outdoor

Requirements

- A special event permit, which may be renewed every six (6) months:
 - A layout of this accessory use must be provided, including but not limit to, placement of booths, parking area, location of restroom facilities, location of waste collection, and traffic circulation.
 - Hours of operation of this accessory use shall be limited to 7:00 a.m. to 10:00 p.m., one (1) day per business week, Saturday, and Sunday.
 - One (1) temporary sign advertising the accessory use may be erected on the property in compliance with section 3-9-85 of the Code.

Requirements

- A special event permit, which may be renewed every six (6) months:
 - Traffic control may be required by the county or county sheriff's department and must be arranged and paid for by the applicant.
 - The applicant may be required to obtain approval from the county's fire rescue and emergency medical services (fire/EMS) department and employ, at the applicant's cost, any mitigation measures required.
 - The applicant shall be required to obtain an approval from the county's community service department if such accessory use occurs on the county-owned parks or recreational facilities.

Requirements

- A special event permit, which may be renewed every six (6) months:
 - The site must be cleared of all debris at the end of this accessory use, and all temporary structures must be removed no later than forty-eight (48) hours after the termination of such accessory use. A signed contract with the county's garbage collection franchisee, or a notarized letter that the property owner/applicant is responsible for the clean-up of the site, may be required as part of the application for the accessory use permit.
 - A copy of vendor's license is required.

Potential New Districts

- Agriculture (AG)
- Residential Estates (RE)
- Manufactured Home Conventional (MHC)
- Manufactured Home Park (MHP)

Moving Forward

- Do we keep regulations as currently in place?
- Do we expand location availability?
- Other Discussion Points?

Discussion