

City of Palm Coast, Florida

Agenda Item

Agenda Date: December 17, 2025

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: ORDINANCE 2026-XX MOBILE FOOD DISPENSING VEHICLES		
Presenter: Michael Hanson, AICP, Senior Planner		
Attachments: 1. Draft Ordinance 2026-XX 2. Business Impact Estimate		
Background: This is a legislative item. §509.102 Florida Statutes (F.S.) provides regulations and preemptions regarding Mobile Food Dispensing Vehicles and Temporary Commercial Kitchens (MFDV). The law preempts licensing to the state and prohibits municipalities from being able to prohibit MDFVs from the entirety of their jurisdiction. The City of Palm Coast allows for MFDV within the City through a special event permit, regulated by the Code of Ordinances Chapter 28 Article II. Due to the City's inclusion of MFDV's in special events, the City is in compliance with the requirement of §509.102 F.S. to not prohibit the use in the entirety of the city. As the popularity of MFDVs has grown over time, rogue MFDVs have increasingly started popping up within the City. Currently any MFDV operating within City limits outside of an approved special event is prohibited, even if the MFDV is operating on private property, regardless of any agreement between a mobile food vendor and property owner. These rogue MFDVs are subject to possible Code Enforcement action. To address the growing demand of MFDVs within the City staff was asked to analyze the feasibility of adopting an ordinance to regulate MFDV operations outside of special event permits. A draft ordinance was presented to the City Council on October 28th, 2025. City Council provided direction to modify the draft ordinance to additionally provide the ability for MFDVs to operate as an accessory use to existing businesses. The draft ordinance has been updated to reflect City Council's direction, and it has been sent to the engaged stakeholder's group for review.		
Recommended Action: STAFF RECOMMENDS THAT THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD RECOMMEND APPROVAL TO THE CITY COUNCIL TO ADOPT ORDINANCE 2026-XX MOBILE FOOD DISPENSING VEHICLES		