



## Cover Memorandum/Staff Report

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**File #:** 26-0410

**Agenda Date:** 4/21/2026

**Item #:** 8.A.

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**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** April 21, 2026

ORDINANCE NO. 14-26: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH CODE OF ORDINANCES BY AMENDING CHAPTER 4, "ZONING REGULATIONS," ARTICLE 4.4, "BASE ZONING DISTRICT," SECTION 4.4.6, "MEDIUM DENSITY RESIDENTIAL (RM) DISTRICT," SUBSECTION (B), "PRINCIPAL USES AND STRUCTURES PERMITTED," TO ALLOW MEDICAL OFFICE USES WITHIN THE MEDICAL ARTS OVERLAY DISTRICT WHEN CO-LOCATED WITH NURSING HOMES, ASSISTED LIVING FACILITIES, AND COMMUNITY RESIDENCES; AND BY AMENDING ARTICLE 4.5, "OVERLAY AND ENVIRONMENTAL MANAGEMENT DISTRICTS," SECTION 4.5.18 "MEDICAL ARTS OVERLAY DISTRICT," TO EXPAND THE OVERLAY DISTRICT TO INCLUDE CERTAIN PROPERTY WITHIN THE MEDIUM DENSITY RESIDENTIAL (RM) DISTRICT; PROVIDING A CONFLICTS CLAUSE; A SEVERABILITY CLAUSE; AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES. (FIRST READING / PUBLIC HEARING)

**Recommended Action:**

Consider Ordinance No. 14-26, a City-initiated amendment to the Land Development Regulations (LDR), amending Section 4.5.18, "Medical Arts Overlay District" to expand the Overlay, and Section 4.4.6, "Medium Density Residential (RM) District" to add certain institutional uses as principal uses in the Medical Arts Overlay District.

**Background:**

In 2011, the City adopted Ordinance No. 09-11, to establish the Medical Arts Overlay District to include institutional uses within the overlay, such as hospitals and non-residential licensed service providers (intensive in-patient / detoxification facilities), and amended the definition of institutional uses. Properties in the Planned Commercial (PC) District, Planned Office Center (POC) District, and Community Facilities (CF) District were included in the Overlay.

There are certain areas within the Medium Density Residential (RM) District could benefit from a limited expansion of the Medical Arts Overlay District. While the commercial zoning districts accommodate more intense medical functions within the overlay, specific, compatible Medical Office uses within the RM district are proposed to support residents within communities along Lawson Blvd. as a housekeeping matter in order to match already existing conditions due to Abbey Delray North's expansion in 2019 and ensure that like uses in the area are treated similarly in a way that is LDR compliant. The proposed Ordinance No. 14-26 adds certain RM property to the current overlay area and specifies Medical Office uses that support on-site residents as a principal use within the overlay.

Planning and Zoning Board heard the request at its March 16, 2026 meeting and voted 6-0 to recommend approval of the request.

**City Attorney Review:**

Ordinance No. 14-26 is approved as to form and legal sufficiency.

**Funding Source/Financial Impact:**

Please include a comprehensive and complete fiscal analysis of the item and full justification.

**Timing of Request:**

Ordinance No. 14-26 will be effective immediately, if approved at second reading (anticipated for May 5, 2026).