



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

Medical Arts Overlay District

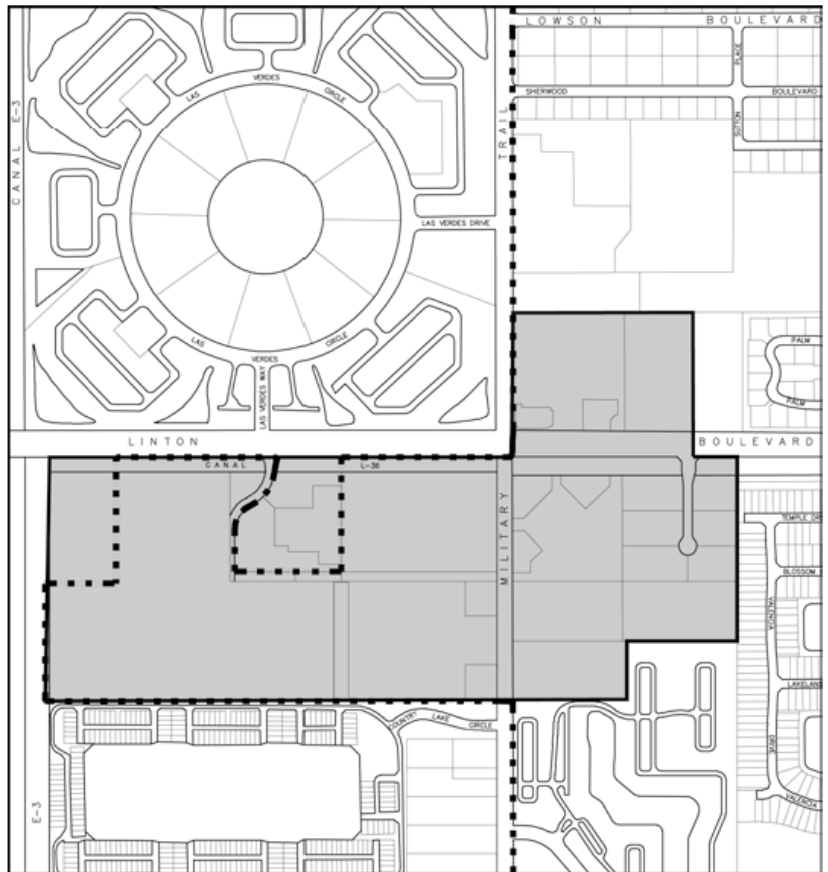
Meeting	File No.	Application Type
February 23, 2026	PZ-000442-2026	Amendment to the Land Development Regulations
Applicant	Property Owner	Authorized Agent
City of Delray Beach	Not applicable.	Not applicable.

Request

Provide a recommendation to the City Commission on **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 Medical Office uses as principal uses in the Medium Density Residential District only in those locations that coincide with the expanded Medical Arts Overlay District, and a recommendation to the City Commission on **Ordinance No. 15-26**, a City-initiated amendment to the Planned Commercial (PC) District, Planned Office Center (POC) District, and Community Facilities (CF) District to correct the location of Medical Arts Overlay District regulations.

Background Information

In 2011, the City adopted **Ordinance No. 09-11**, to establish the Medical Arts Overlay District (map at right) 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.



Description of Proposal

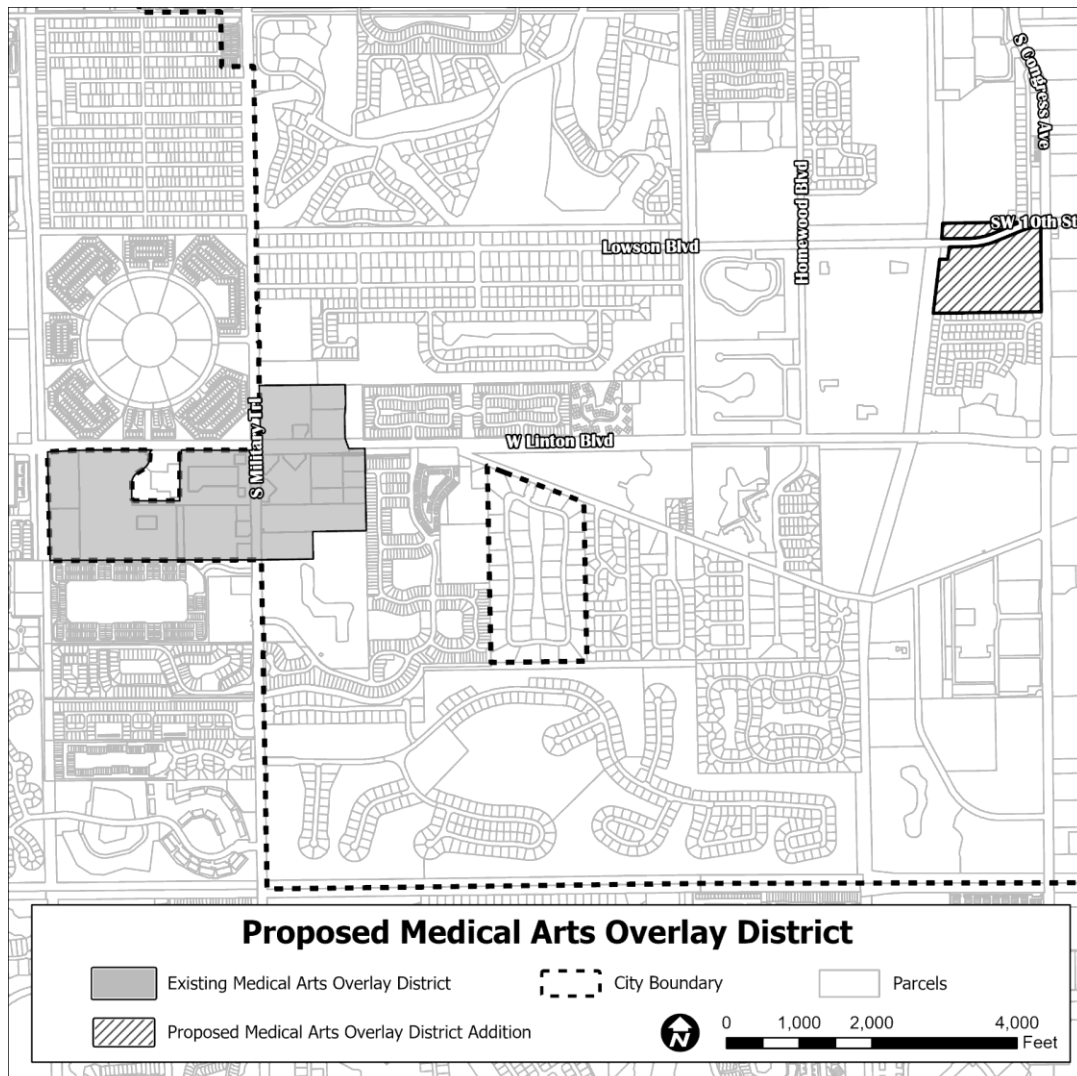
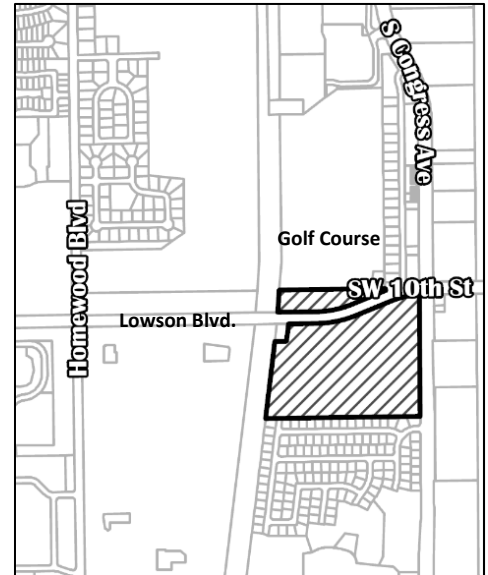
Two ordinances are proposed. Ordinance No. 15-26 provides clarification and cleans up the previous ordinance, by moving principal uses to the use section of the zoning districts, rather than leaving them in a supplemental section. Ordinance No. 14-26 adds certain RM property to the current overlay area and specifies the allowable uses as Medical Office uses that support on-site residents.

Ordinance No. 14-26

Currently, 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 Lowson 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.

Section 4.5.18, "Medical Arts Overlay District"

The existing area in the Medical Arts Overlay District remains and the uses within that area are unchanged. The new areas are identified in the map to the right and are added to the overall map below.



Section 4.4.6, “Medium Density Residential (RM) District”

- **Subsection (B), Principal Uses and Structures**

(11) Within the Medical Arts Overlay District, as defined in Section 4.5.18, Medical Office uses that are co-located with nursing homes, assisted living facilities, or community residences, limited to providing services to the residents.

Ordinance No. 15-26

The Planned Commercial (PC) District, Planned Office Center (POC) District, and Community Facilities (CF) District are amended to relocate regulations for the Medical Arts Overlay District from Subsection (G), “Supplemental Use Regulations” to Subsection (B), “Principal Uses and Structures” as a Principal use should be listed in the appropriate subsection. The purpose of the Supplemental Regulations subsection is to provide specific standards that should be applied to certain structures or uses.

Review and Analysis

LDR Section 1.1.6, Amendments

The text of these Land Development Regulations may from time to time be amended, changed, supplemented, or repealed. No such action, however, shall be taken until a recommendation is obtained from the Planning and Zoning Board and until a public hearing has been held by the City Commission.

The recommendation of the Planning and Zoning Board will be provided to the City Commission, where the amendments will be reviewed at two public meetings.

LDR Section 2.4.7(A)

Amendments to the Land Development Regulations may be initiated by the City Commission, City Administration, or by a member of the public.

The proposed amendment is initiated by the City.

LDR Section 2.4.7(A)(5), Findings

For any approval, the City Commission must make a finding that the text amendment is consistent with the Comprehensive Plan, and that the amendment furthers the implementation of an adopted neighborhood plan, if applicable.

The following Goals, Objectives, and Policies (GOPs) of the adopted Comprehensive Plan are applicable to the proposed amendment:

Neighborhoods, Districts, and Corridors Element

Objective NDC 3.5 Update Land Development Regulations Regularly review and update the Land Development Regulations to provide timely, equitable and streamlined processes including, but not limited to, building permit processes for residential developments and to accommodate mixed-use developments, address market changes and development trends, and other innovative development practices.

Housing Element

Policy HOU 5.1.3 Allow and encourage housing options for older adults and residents with disabilities, including designs that allow for independent living, various degrees of assisted living, and/or skilled nursing care, where there is access to on-site health care and other services and amenities.

Policy HOU 5.1.6 Support social and health service organizations that offer local programs and facilities for residents with special needs.

Healthy Community Element

OBJECTIVE HCE 1.3 Access to Health and Wellness Care Improve access to physical and mental health care.

Policy HCE 1.3.1 Allow wellness centers and physical and mental health offices and clinics along corridors and within commercial districts.

The expansion of the Medical Arts Overlay will support the provision of on-site medical care in a residential setting, consistent with evolving living arrangements. The proposed allowable uses in the RM district are Medical Office uses that are co-located with nursing homes, assisted living facilities, or community residences, limited to providing services to the residents.

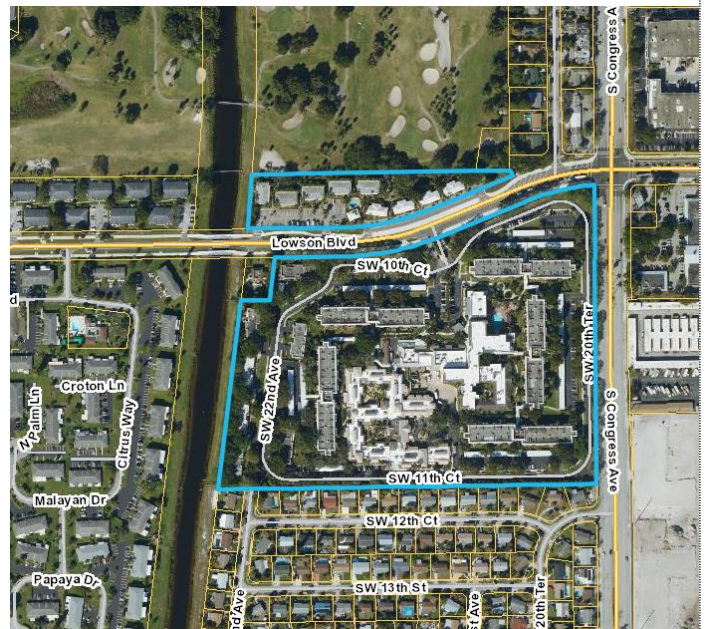
Medical Office uses are defined by LDR Appendix A, "Definitions" as follows:

MEDICAL OFFICE. Shall mean an office providing services to the public by physicians, dentists, surgeons, chiropractors, osteopaths, physical therapists, nurses, acupuncturists, podiatrists, optometrists, psychiatrists, (who are also known as health care practitioners) or others who are duly licensed to practice their respective professions in the State of Florida, as well as others, including but not limited to technicians and assistants, who are acting under the supervision and control of a licensed health care practitioner. Also included in this section shall be all providers or facilities licensed under Fla. Stat. Sections 397.311 (25)(a)3., "Day or Night Treatment", 397.31125(a)6, "Intensive Outpatient Treatment" and 397.311(25)(a)8, "Outpatient Treatment" and 397.311(25)(a)9., "Residential Treatment Levels 1 and 2 only as defined by F.A.C. 65D-30.007, as amended from time to time..

The RM District is a residential zoning district with flexible densities having a base of six units per acre and a maximum standard density of 12 units per acre, with a maximum incentive density of 24 units per acre in designated areas. Domestic violence shelters, nursing homes, assisted living facilities, community residences, and public schools are principal uses outside of the varied residential uses allowed in the RM district. Certain civic and institutional uses such as childcare facilities, private schools, and churches are allowed subject to conditional use approval.

The properties proposed in the expansion are well-positioned to have dual residential and Medical Office uses serving residents, due to their locations. The properties are bound by geographical separations from more traditional residential uses, with a canal on the west, Lowson Boulevard as a border, and Congress Avenue to the East, and a golf course to the north.

Comprehensive Plan Policy HCE 1.3.1 states the City should, "Allow wellness centers and physical and mental health offices and clinics along corridors and within commercial districts". The location of the proposed overlay expansion is noted with a red star, and the location the existing overlay area is identified with a blue star. The proposed location along main corridors, which is considered suitable for adding medical use. Limiting the uses to Medical Office for the support of on-site residents maintains the residential aspect of the zoning district.



Review By Others

The **City Commission** is anticipated to review the proposed LDR Amendments in March 2026 and April 2026.

Options for Board Action

- A.** Recommend **approval** to the City Commission of 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 Medical Office uses when co-located with certain residential uses as principal uses in the Medical Arts Overlay District, and Ordinance No. 15-26, a City-initiated amendment to the Planned Commercial (PC) District, Planned Office Center (POC) District, and Community Facilities (CF) District to correct the location of Medical Arts Overlay District regulations, finding that the amendments and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations.
- B.** Recommend **approval** to the City Commission of Ordinance No. 14-26, as amended, 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 Medical Office uses when co-located with certain residential uses, and Ordinance No. 15-26, as amended, a City-initiated amendment to the Planned Commercial (PC) District, Planned Office Center (POC) District, and Community Facilities (CF) District to correct the location of Medical Arts Overlay District regulations, finding that the amendments, **as amended**, and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations.
- C.** Recommend **denial** to the City Commission of 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 Medical Office uses when co-located with certain residential uses, and Ordinance No. 15-26, a City-initiated amendment to the Planned Commercial (PC) District, Planned Office Center (POC) District, and Community Facilities (CF) District to correct the location of Medical Arts Overlay District regulations, finding that the amendments and approval thereof is not consistent with the Comprehensive Plan and does not meet the criteria set forth in Land Development Regulations.

Public and Courtesy Notices

X Courtesy Notices are not applicable to this request.

N/A Public Notices are not required for this request.