



Cover Memorandum/Staff Report

File #: 25-1603

Agenda Date: 1/20/2026

Item #: 8.B.

TO: Mayor and Commissioners
FROM: Anthea Giannotes, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: January 20, 2026

ORDINANCE NO. 06-26: 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 4.4.3, "SINGLE FAMILY RESIDENTIAL (R-1) DISTRICTS," SUBSECTION (C), "ACCESSORY USES AND STRUCTURES PERMITTED," SECTION 4.4.5, "LOW DENSITY RESIDENTIAL (RL) DISTRICT," SUBSECTION (C), "ACCESSORY USES AND STRUCTURES PERMITTED," SECTION 4.4.6, "MEDIUM DENSITY RESIDENTIAL (RM) DISTRICT," SUBSECTION (C), "ACCESSORY USES AND STRUCTURES PERMITTED," SECTION 4.4.7, "PLANNED RESIDENTIAL DEVELOPMENT (PRD) DISTRICT," SUBSECTION (C), "ACCESSORY USES AND STRUCTURES PERMITTED," AND SECTION 4.4.17, "RESIDENTIAL OFFICE (RO) DISTRICT," SUBSECTION (C), "ACCESSORY USES AND STRUCTURES PERMITTED," TO REMOVE BOAT DOCK REGULATIONS THAT ARE NOT CONSISTENT WITH ARTICLE 7.9, "MOORING STRUCTURES"; AND BY AMENDING APPENDIX A, "DEFINITIONS," TO UPDATE THE DEFINITIONS OF "BOAT LIFT," "DOCK," AND "FINGER PIER," TO ADOPT A DEFINITION FOR "MARINAS" AND "MOORING STRUCTURES," AND RENAME THE DEFINITION OF "DOLPHIN" AS "PILING"; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AUTHORITY TO CODIFY, AND PROVIDING AN EFFECTIVE DATE. (SECOND READING / PUBLIC HEARING)

Recommended Action:

Consider Ordinance No. 06-26, amending accessory use regulations in certain residential zoning districts in Article 4.4, "Base Zoning District" for consistency with Article 7.9, and by adopting new definitions for docks, finger piers, marinas, and dolphins in Appendix A, "Definitions."

Background:

The city has waterbodies under the jurisdiction of multiple entities. The Intracoastal Waterway (ICW) and its branches of canals throughout city are owned and maintained by the United States Army Corps of Engineers (USACE) and Florida Department of Environmental Protection (FLDEP). The same is true for Lake Ida.

However, the existing regulations for docks generally suffer from a lack of flexibility for the varying waterway conditions in the city, and a lack of clarity in definitions. As such, the City routinely processes relief requests for docks. Frequent requests for relief that are approved are often an indication that the regulations are not well-calibrated. Terminology has been updated and the ordinance provides clarity of the regulations and process for mooring structures.

The update is comprised of two ordinances: Ord. No. 07-26 is a repeal and replace of Article 7.9, which provides the detailed regulations, and Ord. No. 06-26 updates definitions and amends other sections of the code to ensure consistency.

The attached Planning and Zoning Board staff report provides a complete overview of the issues associated with the request.

Planning and Zoning Board voted 7-0 to recommend approval of Ordinance No. 07-26 (as Ordinance No. 12-25) at its meeting on November 17, 2025.

City Attorney Review:

Ordinance No. 06-26 is approved as to form and legal sufficiency.

Funding Source/Financial Impact:

Not applicable.

Timing of Request:

Ordinance No. 06-26 would be effective immediately if adopted at second reading.