



Cover Memorandum/Staff Report

File #: 26-0411

Agenda Date: 4/21/2026

Item #: 8.B.

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

ORDINANCE NO. 15-26: 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 4.4.12 "PLANNED COMMERCIAL (PC) DISTRICT," SECTION 4.4.15 "PLANNED OFFICE CENTER (POC) DISTRICT," AND SECTION 4.4.21 "COMMUNITY FACILITIES (CF) DISTRICT," TO RELOCATE MEDICAL ARTS OVERLAY DISTRICT REGULATIONS FROM SUBSECTION (G), "SUPPLEMENTAL DISTRICT REGULATIONS," TO SUBSECTION (B), "PRINCIPAL USES AND STRUCTURES;" FOR CONSISTENCY WITH OTHER REGULATIONS; 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. 15-26, a City-initiated corrective amendment to the Land Development Regulations (LDR) to correct the location of Medical Arts Overlay District regulations in the Planned Commercial (PC) District, Planned Office Center (POC) District, and Community Facilities (CF) 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.

Regulations for the Medical Arts Overlay District are located in Subsection (G), "Supplemental Use Regulations," but they should be listed in Subsection (B), "Principal Uses and Structures" because purpose of the Supplemental Regulations subsection is to provide specific standards that should be applied to certain structures or uses - not regulate uses. This is brought forward as a corrective in conjunction with the proposed Ordinance No. 14-26.

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

City Attorney Review:

Ordinance No. 15-26 is approved as to form and legal sufficiency.

Funding Source/Financial Impact:

Not applicable.

Timing of Request:

Ordinance No. 15-26 will be effective immediately if adopted at second reading (anticipated for May 5, 2026).