



City of Delray Beach

100 N.W. 1st Avenue
Delray Beach, FL 33444

Advisory Board Agenda Planning and Zoning Board

Monday, March 16, 2026

5:01 PM

Commission Chamber or Watch on YouTube:
<https://www.youtube.com/@cityofdelraybeachfl/streams>

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

None.

5. SWEARING IN OF THE PUBLIC

6. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

7. PRESENTATIONS

None.

8. QUASI-JUDICIAL HEARING ITEMS

- A. 24-Hour or Late Night Use, JFK Medical Center Freestanding Emergency Department (File PZ-000234-2025): Provide a recommendation to the City Commission regarding a Conditional Use request to allow the establishment of a 24-Hour or Late-Night Use (Freestanding Emergency Department) at 3921 West Atlantic Avenue. (PUBLIC HEARING)

Address: 3921 West Atlantic Avenue

PCN: 12-43-46-18-33-001-0000

Applicant/Owner: JFK Medical Center Limited Partnership

Agent: John Roach, AICP; Gunster

Planner: Rebekah Dasari, AICP

Attachments: [Staff Report, 24-Hour or Late Night Use](#)
[JFK Delray Beach FSED - Justification Statement and Standards \(Updated\)](#)
[Conceptual Site Plan](#)
[Conceptual Landscape Plan](#)
[Resolution No. 20-26](#)
[Legal Review, Resolution No. 20-26, fka 235-25](#)

9. LEGISLATIVE ITEMS

- A. Amendment to the Land Development Regulations, Medical Arts Overlay District (File No. PZ-000442-2026): 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 institutional uses as principal uses in the Medical Arts Overlay District, and a recommendation to the City Commission on Ordinance No. 15-26, a City-initiated amendment to the 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.

Applicant: City of Delray Beach

Planner: Rebekah Dasari, AICP, Principal Planner

Attachments: [Staff Report, Medical Arts Overlay District Expansion](#)
[Ordinance No. 14-26 Medical Arts Overlay District, RM Zoning](#)
[Ordinance No. 15-26, Cleanup of Other Districts](#)

- B.** Amendment to the Land Development Regulations, CBD Architectural Style Review Process (File No. PZ-000513-2026): Provide a recommendation to the City Commission on Ordinance No. 26-26, a City-initiated request to amend Section 4.4.13(F), “Architectural standards” of the Land Development Regulations to eliminate City Commission approval and to add determination by the Planning and Zoning Board, Site Plan Review and Appearance Board, or Historic Preservation Board prior to site plan consideration that the Masonry Modern or Art Deco Architectural Style is appropriate for the location and meets adopted architectural design guidelines in the Central Business (CBD) District.

Applicant: City of Delray Beach

Planner: Rebekah Dasari, AICP, Principal Planner

Attachments: [Staff Report, Masonry Modern and Art Deco Review Process](#)
[Ordinance No. 26-26, Masonry Modern and Art Deco Review Process](#)

10. REPORTS AND COMMENTS

- A. Staff Comments

- B. Board Attorney Comments

- C. Board Comments

11. ADJOURN

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the Human Resources Department at (561) 243-7125 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers. If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting or hearing, such persons will need a record of these proceedings, and for this purpose such persons may need to ensure that a verbatim record of the proceedings is made. Such record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record. Two or more City Commissioners may be in attendance.