



Cover Memorandum/Staff Report

File #: 26-0482

Agenda Date: 5/5/2026

Item #: 8.A.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: May 5, 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. (SECOND 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 that could benefit from a limited expansion of the Medical Arts Overlay District. 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, Lawson Boulevard as a border, and Congress Avenue to the East, and a golf course to the north. 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 to match evolving uses in assisted living communities, consistent with the expansion of Abbey Delray

North (now "Cascades") in 2019, and to ensure that like uses in the area are treated similarly as LDR compliant. 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.

On March 16, 2026, the Planning and Zoning Board 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.