

**APPROVED**

**TOWN OF LAUDERDALE-BY-THE SEA  
PLANNING AND ZONING BOARD MEETING MINUTES  
JARVIS HALL, 4505 N OCEAN DRIVE, 33308  
*Wednesday, December 10, 2025***

1. CALL TO ORDER

Chair Karen Sylvester called the in-person Planning and Zoning (P&Z) Board meeting for the Town of Lauderdale-By-The-Sea (L-B-T-S) to order at approximately 6:02PM.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

ROLL CALL & WELCOME

Board Clerk Megan Small called the roll and present in-person were Chair Karen Sylvester, Vice Chair Leslie Richardson, Board Member Ron Piersante, Board Member Jeff Goldman and Board Member MaShawn Simpson. Present in person were Town Attorney James White, Development Services Director (DSD) Jhanelle Campbell, Assistant Development Services Director David Lee, Planner Alex Battle, and Board Clerk Megan Small.

*The discussions and actions taken, etc. during the meeting were not limited to what was typed.*

3. APPROVAL OF MINUTES

a. Planning & Zoning (P&Z) Meeting Minutes – November 5, 2025

Board Member Goldman made a motion to approve the P&Z Minutes of November 5, 2025 as written and was seconded by Board Member Piersante. The motion to approve carried 5-0.

4. PUBLIC COMMENTS

Chair Sylvester opened the meeting to the public for comments. She closed this agenda item as there were no requests from the public to speak now.

5. NEW BUSINESS

5.A.

AN ORDINANCE OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, AMENDING CHAPTER 30 "UNIFIED LAND DEVELOPMENT REGULATIONS," ARTICLE V, "ZONING," DIVISION 2 "DISTRICTS," "SUBDIVISION I. – RM-25 DISTRICT REGULATIONS," "SUBDIVISION M.- B-1 DISTRICT REGULATIONS," AND "SUBDIVISION Q.- SUPPLEMENTAL REGULATIONS" OF THE TOWN'S CODE OF ORDINANCES; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND FOR AN EFFECTIVE DATE.

Development Services Director (DSD) Campbell presented with a slide presentation and explained that tonight was for the Board to review proposed Ordinance 2025-06 which updated several zoning provisions in the RM-25 and B-1 Zoning Districts. The Town Commission requested this ordinance to remove outdated or inconsistent standards, improve clarity, predictability and flexibility for reinvestment and to align zoning regulations with existing land use patterns and contemporary redevelopment trends. DSD Campbell went over all of the changes for both RM-25 and B-1, one-by-one, which were also written about in the Planning and Zoning Board Agenda Item Report on pages 7 through 11 in the agenda packet. DSD Campbell answered Board Member Simpson's question regarding the fence height measurement fix due to height discrepancies of new construction elevated for flood requirements. When measuring fences from adjoining lower properties, a problem was caused because the new construction was now higher and fence

measurements started from the ground. There were pool and/or privacy concerns. She called for any more questions on the changes.

Vice Chair Leslie Richardson asked for examples of addresses or parcels restricted by the limitation of 250 feet (within 250 feet of Commercial Boulevard). The requirement now was that mixed-use parcels were to be located within 250 feet of Commercial Boulevard. As the DSD explained, she also showed this area on a map and named some properties that were affected. She answered Board Member Piersante that Walgreens was affected. Chair Sylvester asked if there should be a cap of 25% for commercial regarding the changes to Flexible Residential Floor Area Cap in mixed-use developments and DSD Campbell explained why she did not put a ceiling on it. The DSD pulled up the conditional use section of the code to explain. She also explained what other municipalities did. She reminded that the first floor had to be commercial and had to be a business allowed in the B-1 zoning district. Board Member Simpson felt that if residential was more than 50%, it would change the whole personality of that small sliver of land. Board Member Simpson asked about the scrivener's correction and the DSD explained. As there were no other board questions, the Chair opened Public Comments and closed it as there were no members of the public wishing to speak. The Chair suggested going over each amendment/change one more time. Each item was called and some were re-discussed. There were no further comments/questions and the Chair called for a motion on the item as presented.

Board Member Goldman made a motion to recommend approval to the Town Commission of proposed Ordinance 2025 with the changes for RM-25 and B-1 zoning districts as presented under New Business and the motion was seconded by Board Member Piersante. The motion to recommend approval to the Town Commission carried 5-0.

6. OLD BUSINESS

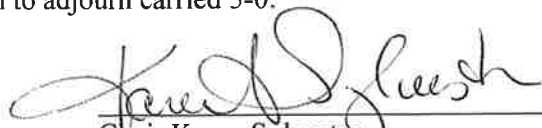
DSD Campbell gave an update on her presentation last night at the Town Commission Meeting per the Planning and Zoning Board's request. The presentation was on the subject of eliminating the installation of generators in the side setback for new construction of single-family and duplexes. DSD Campbell explained that the Commission declined to move forward with that ordinance. The provisions would remain the same as they were today. A discussion ensued that if generator cases did come in front of the board in the future, the Planning and Zoning Board would still make recommendations to the Town Commission to either approve or deny.

7. UPDATES/BOARD MEMBER COMMENTS

None.

8. ADJOURNMENT

Vice Chair Richardson made a motion to adjourn at approximately 6:39PM and the motion was seconded by Board Member Simpson. The motion to adjourn carried 5-0.

  
Chair Karen Sylvester

ATTEST:

Date Accepted: 2/4/20