

**APPROVED**

**TOWN OF LAUDERDALE-BY-THE SEA  
PLANNING AND ZONING BOARD MEETING MINUTES  
JARVIS HALL, 4505 N OCEAN DRIVE, 33308  
*Wednesday, February 4, 2026***

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 6:04PM.

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, Board Member MaShawn Simpson and new board member 1<sup>st</sup> Alternate Gregory Maloney. 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 Oath of Office was administered to Board Member Gregory Maloney by Board Clerk 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 – December, 2025

Board Member Simpson made a motion to approve the P&Z Minutes of December 10, 2025 as written and was seconded by Board Member Goldman. The motion to approve carried 5-0 (1<sup>st</sup> Alternate Maloney did not vote).

4. PUBLIC COMMENTS

Chair Sylvester opened the meeting to the public for comments and closed this agenda item as there was no one present from the public.

5. NEW BUSINESS

5.A.

ORDINANCE 2026-03: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, AMENDING CHAPTER 30 “UNIFIED LAND DEVELOPMENT REGULATIONS,” ARTICLE IV, “DEVELOPMENT PERMITS, APPLICATIONS, REQUIREMENTS AND REVIEW PROCEDURES,” DIVISION 9 “ZONING RELIEF PROCEDURES,” SECTION 30-138 “ZONING RELIEF PROCEDURES” OF THE TOWN’S CODE OF ORDINANCES TO RENAME DIVISION 9 AND SECTION 30- 138, AND CREATE SECTION 30-138(b) TO ESTABLISH PROCEDURES FOR THE REVIEW AND APPROVAL OF, AND REASONABLE ACCOMMODATION FOR, CERTIFIED RECOVERY RESIDENCES IN ACCORDANCE WITH STATE LAW; PROVIDING FOR CONFLICT, SEVERABILITY, INCLUSION IN THE TOWN CODE, AND PROVIDING FOR AN EFFECTIVE DATE.

Development Services Director (DSD) Campbell explained that this Ordinance was required to be adopted by the State to establish a clear, legally compliant administrative process for reviewing certified recovery residences and a legally required request for reasonable accommodations. She gave some background and

stated that the Town Commission saw this Ordinance on January 27, 2026 for 1<sup>st</sup> Reading and voted to adopt the Ordinance with a few suggestions from the Mayor. Those suggestions were in the Board packet. As long as the revisions were legally compliant, they would be added to the Ordinance and presented for 2<sup>nd</sup> Reading on February 10, 2026 to the Town Commission. The Director called for Board Questions.

Board Member (BM) Simpson asked where in the Code anything was written about certified recovery residences and the Director explained and said how this was handled in the past. She further asked if this was a commercial institute and she was answered that it was treated as a residence. For the record, the Director advised that the Town did not get a lot of these applications. Chair Sylvester asked and was answered how many were in Town. Board Member Goldman asked if there was a distance factor and he was answered that there was no distance requirement. He asked if this was a change and the Director reminded that these would just be residences as treatment did not take place in recovery residences. Board Member Piersante asked about a facility and Board Member Simpson wanted to know if it was standard to treat this type of facility as a resident. Town Attorney White gave background information and explained that this was like a group home. The Chair clarified that this was all required by a Florida Senate Bill. There were no other board questions and no public comments. There were no requests to make any additional board comments.

Vice Chair Richardson made a motion to approve Ordinance 2026-03 as presented and was seconded by Board Member Piersante. The motion to approve carried 5-0 (1<sup>st</sup> Alternate Maloney did not vote).

7. UPDATES/BOARD MEMBER COMMENTS

None.

8. ADJOURNMENT

Vice Chair Richardson made a motion to adjourn at approximately 6:15PM and the motion was seconded by Board Member Piersante. The motion to adjourn carried 5-0 (1<sup>st</sup> Alternate Maloney did not vote).

  
Chair Karen Sylvester

ATTEST:

Date Accepted: 4/1/26