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Town of Laderdale-By-The-Sea

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Community Background Report

Town of Lauderdale-By-The-Sea

Boundaries

North: Pine Avenue
South: Flamingo Drive
East: Atlantic Ocean
West: Intracoastal Waterway

Community Type: Municipality

Report Last Updated: November,2011

History

The Town of Lauderdale-By-The-Sea was first incorporated in 1927, but its charter was revoked by the state in 1933, during the Great Depression. It remained under county jurisdiction until a new charter was instituted in 1947 and validated in 1949.[1] The town considers the date of its founding to be 1947.[2]

The entire town is located on a long, thin barrier island separated from the mainland by the Intracoastal Waterway.[3] It is interesting to note that the town has a total area of 1.5 square miles, of which 0.73 square miles (59.35 percent) is water.[4]

Lauderdale-By-The-Sea's shoreline is popular with beach divers, due to a unique snorkel trail and a coral reef, all within 100 yards of the beach.[5] The waters just off the town's shore are also home to the marine ruins of the SS Copenhagen, a 19th-century steamer that sank in 1900.[6] In 1994 the Florida Division of Historical Resources declared the wreckage an official underwater archaeological preserve-- one of only ten in the State of Florida.[7] Furthermore, in 1997 the Broward County Board of Commission declared the town the Shore Diving Capital of Florida.[8]

Community Dynamics

Lauderdale-By-The-Sea is a small, primarily residential community with a quaint downtown.[9] Unlike many Florida seaside communities, where tall condominiums crowd the beach, the town enforced a building height limitation of four stories in order to preserve the ocean view and small- town charm.[10]

It should be noted that population pressure has been formidable for the town. Since 2000, the town's population has grown by 136 percent.[11] Keeping a small-town feel has become challenging, due to a growing population combined with development pressures. The town's seasonal influx may also strain the small-town feel. During most of the year, Lauderdale-By-The-Sea's population is made up of 6,056

permanent residents.[12] However, during the peak winter season, the population almost doubles to more than 10,000 residents.[13]

Demographic Highlights[14]

Lauderdale-By-The-Sea showed a significant increase in population between 2000 and 2010. In 2010 the population of Lauderdale-By-The-Sea was 6,056 and population density was 4,037 per square mile. During the period from 2000 to 2010, the town experienced a 136 percent increase in population.

The town's racial composition in 2010 was overwhelmingly White.   This population experienced the greatest growth in absolute numbers over the past decade.
According to the 2010 Census, approximately 96 percent of the Town of Lauderdale-By-The-Sea is White. Most of the town's growth described above can be attributed to the growth in the community's White population, which increased by 3,361 people over the past decade. It should be noted that the population of all the other races combined only grew by 132 people. With respect to ethnicity, 9 percent of the population is Hispanic. Over the past decade, the Hispanic population grew by 399 to a total of 534 people.   This represents a 296 percent growth over the past decade. Furthermore, data from the US Census Bureau 2005-2009 American Community Survey indicate that 1,109 people, or 19 percent of the population living in the town, were "foreign born."

The Town of Lauderdale-By-The-Sea has a higher average age than the county.
In 2010 the town's median age was 60, much higher than the county's median age of 40. Furthermore, the town's population apparently has aged over the last decade. In 2000 the median age in Lauderdale-By-The-Sea was 54.

The town's median household income in 2009 was higher than the county's median household income.
According to the US Census Bureau 2005-2009 American Community Survey, the median household income in Lauderdale-By-The-Sea was $55,504, slightly higher than the county's median household income of $51,731.

The Town of Lauderdale-By-The-Sea experienced an overall housing stock increase of 177 percent during the period from 2000 to 2010. However, it should be noted that it also has a high rate of vacant units (45 percent), due in part to the large seasonal population fluctuation.
According to the 2010 Census, there were 6,563 housing units in Lauderdale-By-The-Sea, of which 55 percent were occupied, and 29 percent of these were renter-occupied units. There were 2,968 vacant units in Lauderdale-By-The-Sea in 2010.   However, 83 percent of those units were for seasonal or recreational use.

Transportation Trends[15]

The tables below illustrate projected transportation trends in the Town of Lauderdale-By-The-Sea.

Travel Time to Work for the Employed Population , 2014

	City	County
Work at Home	10%	4%
Less than 15 minutes	21%	16%
15-29 Minutes	36%	33%
30-59 Minutes	27%	38%
60+ Minutes	7%	8%

Average Household Transportation Costs

	City	County
2009	$9,107.01	$8,836.33
2014	$11,173.60	$10,880.30

Average Household Transportation Costs for Public Transportation

	City	County
2009	$636.90	$555.02
2014	$816.97	$721.64

Forecasted Number of Vehicles per Household, 2014

	City	County
0 vehicles	7%	7%
1 vehicle	55%	40%
2 vehicles	32%	40%
3 vehicles	6%	10%
4+ vehicles	2%	3%

Forecasted Means of Transportation to Work for Employed Individuals, 2014

	City	County
Car, Truck, Van to Work	82%	93%
Public Transportation to Work	6%	2%
Other Transportation to Work	2%	2%
Work at Home	10%	3%

The information provided below briefly summarizes transportation trends, services, or projects in the Town of Lauderdale-By-The-Sea:

Community Bus: The Pelican Hopper[16]

The community bus service known as the Pelican Hopper is provided by the Town of Lauderdale-By-The-Sea and the Broward County Transit Division (BCT). The main purpose of this free service is to augment the number of destinations that can be reached via public transit within the town limits. The Pelican Hopper connects with BCT routes 11, 36, 62 and 72, and also stops at three locations that link with the Fort Lauderdale Galt Ocean Mile Sun Trolley. The community bus is air-conditioned and wheelchair accessible, and is equipped with a bike rack. The shuttle operates from 9 am to 5:25 pm, Monday through Friday, and makes a circuit of the town every 45 minutes.

For more information, please visit:
http://www.lauderdalebythesea-fl.gov/Town_Docs/2009hopper_lbts.pdf

Comprehensive Plan –Transportation Element
The Town of Lauderdale-By-The-Sea identified the following transportation objectives in its comprehensive plan, adopted in 2011[17]:
- Maintain a local traffic circulation transportation system that serves the transportation needs of the community in a safe, efficient, cost-effective and aesthetically pleasing manner that promotes the reduction of greenhouse gas emissions.
- Reduce the annual percentage rate of accidents occurring on Town roadways during the planning period.
- Adopt the Broward County Transit Oriented Concurrency Management System for the transportation level of service standard for arterial non-SIS/FIHS roadways, and a level of service standards "D" peak season/peak hour for Town collector roadways.
- Minimize through traffic and traffic speeds in residential areas.
- Provide for safe and efficient on-site traffic circulation and parking, including provisions for handicapped users.
- Provide for existing and future right-of-way needs and developer responsibility for project-related transportation improvements.
- Maximize existing roadway performance and maintain the Town's roadway LOS standards through intergovernmental transportation management strategies.
- Improve non-vehicular transportation modes such as mass transit, pedestrian and bicycle circulation in the Town, thereby promoting the reduction of greenhouse gas emissions.
- Provide roadway facilities that are visually pleasing.
- Coordinate the Transportation System with the future land uses shown on the Future Land Use Map.
- Encourage quality redevelopment and in-fill development throughout the Town.
- Support mass transit improvements proposed by the Broward County Division of Mass Transit, the Broward MPO, South Florida Regional Transportation Authority (RTA) and the Florida Department of Transportation.

Future Transportation Map[18]
The Future Transportation Map has been developed to be consistent with the Broward MPO Year 2030 Long Range Transportation Plan (LRTP). The map provides for multi-modal transportation needs with roadways, transit service, bike lanes/routes, pedestrian/sidewalk facilities, tri-rail shuttles, alternate fuel buses, water taxis, transit greenways, multi-modal station(s) and off-street parking facilities.

The following are relevant transportation projects included in the map:

Florida Department of Transportation (FDOT) Reconstruction of SR A1A
FDOT is reconstructing SR A1A in the northern portion of the town as a three-lane section. The town will initiate an amendment of the Broward Trafficways Plan to remove the SR A1A one-way pairing.

Potential Greenway on the SR A1A Trail
The SR A1A Trail extending through the town on SR A1A right-of-way has been identified by Broward County as a potential Greenway, including a multi-purpose path, bike lanes and sidewalks.

Commercial Boulevard to Remain as a Four-Lane Divided Roadway
The Future Transportation Map provides for Commercial Boulevard to remain as a four-lane divided roadway. This section was also reconstructed by the FDOT with improved pedestrian features, new traffic signals, street lights, pavers and landscaping.

Multi-Modal Transportation Features for SR A1A and Commercial Boulevard
Multi-modal transportation features such as public transit routes, bike lanes/routes, roadway/pedestrian signals, pedestrian amenities and sidewalks are provided for SR A1A and Commercial Boulevard (i.e. Community Hub on Commercial Boulevard/Ocean Drive).

Special Events[19]

The Town of Lauderdale-By-The-Sea and the Lauderdale-By-The-Sea Chamber of Commerce organize a number of fundraisers and events during each year. Below is a sample of recurring events.

Please visit the city's community calendar for a full list of events:
http://www.lauderdalebythesea-fl.gov/town/events.htm

Arts and Crafts Festival - Sponsored by the Lauderdale-By-The-Sea Chamber of Commerce, this show takes place twice a year (March and November) over a two-day period. For more information, please call (954) 776-1000 or visit: http://www.lbts.com/news.html

Taste of the Beach - Sponsored by the Lauderdale-By-The-Sea Chamber of Commerce, this event is held once a year during the month of February. Guests can sample a variety of offerings from local restaurateurs. For more information, please call (954) 776-1000 or visit: http://www.lbts.com/news.html

The Lauderdale-By-The-Sea Beach Clean-Up - Sponsored by the Lauderdale-By-The-Sea Chamber of Commerce, the clean-up takes place on the first Saturday of every month at 9:00am. Volunteers from the community gather at the Pavilion on Commercial Boulevard. For more information, please call (954) 776-1000 or visit: http://www.lbts.com/news.html

Easter-By-The-Sea - Sponsored by the Town of Lauderdale-By-The-Sea, this event takes place during the Easter season at the Municipal Park (behind Town Hall on Bougainvillea Drive). For more information, please call the town's event coordinators at (954) 772-3336 or (954) 491-4037.

4th of July Parade and Fireworks Show -This event is sponsored by the Town of Lauderdale-By-The-Sea. The town kicks off the 4th of July with its annual parade, beginning at 10:00 am behind the Lauderdale-By-The-Sea Town Hall. The parade runs from 11:00 am to 4:00 pm. Food, music and games are organized at various points throughout town. The night ends with a large fireworks display at 9:00 pm at Anglin's Pier. For more information, please call the town's event coordinators at (954) 772-3336 or (954) 491-4037.

Annual Halloween Party -This event is sponsored by the Town of Lauderdale-By-The-Sea. Children of all ages are invited to attend a Halloween Party and Haunted House every year on October 31 from 6 to 8pm. For more information, please call the town's event coordinators at (954) 772-3336 or (954) 491-4037.

Christmas-By-The-Sea - An annual holiday festival is sponsored by the Lauderdale-By-The-Sea Chamber of Commerce one evening during the beginning of December. Activities include a tree lighting ceremony, a holiday parade, and visits to Santa's Village. For more information, please call (954) 776-1000 or visit: http://www.lbts.com/news.html

Business Landscape

Primarily a residential community, Lauderdale-By-The-Sea does have some economic activity within its municipal borders: retail/trade, tourism/hospitality, finance and real estate.[20] Due to the town's prime seaside location, the hospitality industry has historically been significant in the town's economy and character. Lauderdale-By-The-Sea's top five property taxpayers in 2010 were: [21]

Tax Payer	Type of Use
Walnut & Vine Properties II LLC	Hotel
Minto Villas-By-The-Sea LLC	Condominiums
Ocean 460 LLC	Restaurant
Edmondson, James P.-Seawatch	Condominiums
White Cap of FL, Inc.	Restaurant

Most residents are retired or employed within the town.[22] According to Lauderdale-By-The-Sea Developmental Services, in 2010 the city's major employers were: [23]

Employer	# of Employees
Aruba's Beach Café Restaurant	175
Sea Watch Restaurant	105
Blue Moon Fish Company-Restaurant	70
Benihana-Restaurant	60
Lauderdale by the Sea Resort & Beach Club	30
Lauderdale by the Sea Hotel-Hotel and Restaurant	30

In the period between 2005 and 2009, the Town of Lauderdale-By-The-Sea had a 7 percent rate of unemployment for the civilian population in the labor force.[24]

The following list contains various business-related initiatives or recent developments that help to describe the Town of Lauderdale-By-The-Sea's business landscape. Specifically, there have been various initiatives relating to the town's Master Plan. In 2004 the commission approved a Master Plan prepared by Peter J. Smith and Company.[25] For the most part, the plan has not been implemented, and the town has made it a priority to re-evaluate the current plan, make appropriate modifications, and engage the public for their input.[26]

Economic Redevelopment Plan and Financial Implementation
The Town of Lauderdale-By-The-Sea's commission, in its effort to revitalize the economy by stimulating redevelopment of the town, hired Redevelopment Management Associates (RMA) to create an Economic

Redevelopment Plan, together with its financial implementation. The Economic Redevelopment Plan was presented to the town's commission in April, 2010.[27] Below is a summary of the main observations and recommendations included in the plan: [28]

- **Marketing** - Establish a professional marketing program for the town.
- **Retail** – Develop a strategy for improving the retailers' image, as retail window displays need improvement and retail hours of operation are inconsistent.
- **Hotels** –As lodging and hospitality are critical to the town's economic success, much work is needed to improve the condition of the hotel industry. Cost-effective rehabilitation is difficult; price wars are occurring, with customers shopping for the best deals, and room rates can't support new construction. Incentives must be created for hotel rehabilitation. Also, a hotel association must be established to address rate structures and advertising, and review and change zoning. The town should take an active role in seeking redevelopment of the Lauderdale-By-The-Sea Resort and Beach Club (formerly Holiday Inn) and the Lauderdale Beachside Hotel (formerly Clarion), as they are anchor sites.
- **Financing** - Options include issuing a bond and looking for matching grants for capital improvements.

In June, 2011, a draft finance plan for implementation of the town's Master Plan was presented to the town's commission as a "road map."[29] The Five Year Finance Plan found that the town does not have sufficient funding, without borrowing or obtaining many large grants, to finance all of the projects and activities that are contained in the Master Plan within a five year period.[30] As a result, the plan helps the town to prioritize, and makes suggestions on how large capital projects could be conducted in phases along three main commercial corridors: El Mar, Commercial Boulevard, and A1A.[31] In addition, the plan incorporates the Chen Stormwater Master Plan with respect to drainage projects.[32] For more information, please see the Five Year Finance Plan: http://www.lauderdalebythesea-fl.gov/Agendas_Minutes/2011/backup6-21-11/a2a.pdf

Town Master Plan - Charrette
In an effort to engage town residents and gauge their ideas for reviving the town's Master Plan, the Town of Lauderdale-By-The-Sea hosted several meetings and seminars, including a six-day intensive workshop/charrette, in which 40 graduate student architects, undergrads, and faculty members from the University of Miami presented their ideas for re-designing key town areas.[33] The design team focused heavily on how to make two important corridors within the town more pedestrian friendly, while preserving the small-town character: Commercial Boulevard (from the beach to the Intracoastal Waterway) and the central portion of State Road A1A.[34] Suggested improvements to the Commercial Boulevard corridor include creating a unified brand for shopping areas, adding 51 additional parking spaces, widening the sidewalks, implementing crosswalks to connect opposite sides of the street, adding more shade trees to encourage walking, and improving signage to inform visitors how to access various businesses.[35] The A1A corridor was found to lack pedestrian-friendly walkways, had high traffic congestion, and exposed utilities.[36] Therefore, suggested improvements for AIA included: building a parking garage, introducing turtle-friendly solar lighting, creating a shaded pathway that leads to the beach portals, and more welcoming signage at the town's southern entrance.[37] The charrette also considered the Town Hall, the El Prado corridor, a new public walkway to the marina just south of Commercial, and opening up space along the marina to create a destination point for the westernmost end of Commercial.[38] The various recommendations made by the University of Miami will be assessed by the town as it gauges all ideas from the private, public, and business sectors before moving forward with a more extensive plan.[39]

For more information, please see the "University of Miami Charrette: Town of Lauderdale-By-The-Sea: Final Planning, Design, and Development Strategies and Recommendations (June 2011)": http://mredu.arc.miami.edu/docs/lbts_final_proposal_2011.pdf

Other Economic Development Efforts [40]
Other efforts by the town's commission to improve the economic vitality of Lauderdale-By-The-Sea include:

Business Use Expansion and Ordinance on Alcohol Sales
The town recently expanded the number of business uses allowed within its municipal boundaries. A less restrictive ordinance on restaurant alcohol sales was also adopted in April, 2011, to allow the town's restaurants to compete with Fort Lauderdale and other cities with similar early- morning sales laws.

Parking Exemptions
In March, 2011, the commission amended the town's parking ordinance to allow exemption from the number of required parking spaces for any new restaurants, or for any existing restaurant that wants to expand its business. Under the amended ordinance, the town is allowed to waive up to 30 parking spaces for a restaurant east of Ocean Drive and up to 50 parking spaces west of Ocean Drive. The exemptions are differentiated in order to encourage larger businesses west of Ocean Drive. The ordinance will be in effect for four years, or until the number of total parking spaces dedicated to this program are allocated.

New Parking Pay Stations
The town installed five new parking pay stations in the downtown area in March, 2011. Motorists can pay for parking using a credit card or their cell phone. This convenience is expected to increase parking revenue and reduce the number of parking tickets motorists receive.

Beautification Signs
The town commission has approved the concept of allocating funds in upcoming budget years to install entryway features in neighborhoods throughout the community. The residents of each area would be able to provide input on the design. Commissioners said they would like to see $40,000 allocated in upcoming budget years to design and install entryway beautification signs throughout Lauderdale-By-The-Sea.

Related Links

Town of Lauderdale-By-The-Sea
http://www.lauderdalebythesea-fl.gov

City Brochure
http://www.lauderdalebythesea-fl.gov/town/lbtsbrochure1.pdf

Town Map (Jurisdictional Boundaries)
http://www.lauderdalebythesea-fl.gov/Town_Docs/town-map2.pdf

Lauderdale-By-The-Sea Master Plan (Current)
http://www.pjscompany.com/projects/view/?project=town-master-plan

University of Miami Charrette: Town of Lauderdale-By-The-Sea: Final Planning, Design, and Development Strategies and Recommendations (2011)
http://mredu.arc.miami.edu/docs/lbts_final_proposal_2011.pdf

Lauderdale-By-The-Sea Financing and Implementation Plan
http://www.lauderdalebythesea-fl.gov/Agendas_Minutes/2011/backup6-21-11/a2a.pdf

Lauderdale-By-The-Sea Redevelopment Map
http://www.whkinc.com/images2/redevmap.pdf

Lauderdale-By-The-Sea Budget
http://www.lauderdalebythesea-fl.gov/town/finance-doc.htm

Lauderdale-By-The-Sea Community Bus: Pelican Hopper
http://www.lauderdalebythesea-fl.gov/Town_Docs/2009hopper_lbts.pdf

Lauderdale-By-The-Sea Capital Comprehensive Plan
http://www.lauderdalebythesea-fl.gov/Town_Docs/LBTSComprehensivePlan.pdf

Greenways Map
http://www.co.broward.fl.us/Greenways/Documents/Lauderdale-by-the-Sea.pdf

Lauderdale-By-The-Sea Chamber of Commerce
http://www.lbts.com

Walter H. Keller Inc. Lauderdale-By-The-Sea Projects
http://www.whkinc.com/lbs.asp

- Conceptual Roadway Plan and Design Assistance for SR A1A and Commercial Boulevard Improvements (1998 - 1999)
- Redevelopment and Revitalization Plan (1998)
- South Seagrape Drive Streetscape and Landscaping Improvements (2000 - 2003) North Seagrape Drive Streetscape and Landscaping Improvements (2007 - 2009)
- Zoning Overlays - Town of Lauderdale-By-The-Sea, (2003)
- Development Review Services
- Visioning Workshop (2002)
- 2002 Comprehensive Plan and Recertification of Future Land Use Element
- 2007 Comprehensive Plan EAR Base Plan Amendments
- 2010 Comprehensive Plan Amendments and Future Land Use Element Certification

Sources

[1]Town of Lauderdale-By-The-Sea: Town History: http://www.lauderdalebythesea-fl.gov/town/history.htm and Lauderdale-By-The-Sea: Living History: http://www.lauderdalebythesea-fl.gov/Town_Docs/LBTS-ALiving%20HistoryByMarthaMunzer.pdf
[2] Ibid.
[3]Town of Lauderdale-By-The-Sea: Town Facts and Maps

 http://www.lauderdalebythesea-fl.gov/town/map.htm

[4] US Census Bureau 2010 Summary File 1 (SF 1) 100-Percent Data

[5] Lauderdale-By-The-Sea Town's Brochure
http://www.lauderdalebythesea-fl.gov/town/lbtsbrochure1.pdf

[6] Greater Fort Lauderdale Alliance-Broward County
http://www.gflalliance.org/index.php?src=gendocs&ref=DataCenter_Government_LauderdaleByTheSea&category=Information%20Center

[7] Greater Fort Lauderdale Alliance-Broward County
http://www.gflalliance.org/index.php?src=gendocs&ref=DataCenter_Government_LauderdaleByTheSea&category=Information%20Center

[8] Town of Lauderdale-By-The-Sea: Scuba Diving
www.lauderdalebythesea-fl.gov/muni/scuba.htm

[9] Town of Lauderdale-By-The-Sea: Town History
http://www.lauderdalebythesea-fl.gov/town/history.htm

[10] Greater Fort Lauderdale Alliance-Broward County
http://www.gflalliance.org/index.php?src=gendocs&ref=DataCenter_Government_LauderdaleByTheSea&category=Information%20Center

[11] Calculations performed by determining percentage of change in population using numbers from the US Census Bureau 2000 and 2010 Summary Files 1 (SF 1) 100-Percent Data

[12] US Census Bureau, 2010 Summary Files 1 (SF 1) 100-Percent Data

[13] Town of Lauderdale-By-The-Sea: Town Facts and Maps
 http://www.lauderdalebythesea-fl.gov/town/map.htm

[14] Unless otherwise indicated, all statistics cited in this section are from US Census Bureau 2000 and 2010 Summary Files 1 (SF 1) 100-Percent Data; US Census Bureau 2005-2009 American Community Survey 5-Year Estimates and the South Florida Planning Council Comparative Profile for 2000 and 2010 Census.

[15] Unless otherwise indicated, all statistics cited in this section are from Simply Maps.

[16] Town of Lauderdale-By-The-Sea: Pelican Hopper
http://www.lauderdalebythesea-fl.gov/town/hopper.htm

[17] Town of Lauderdale-By-The-Sea: Comprehensive Plan Adopted on March 22, 2011
http://www.lauderdalebythesea-fl.gov/Town_Docs/LBTSComprehensivePlan.pdf

[18] All transportation projects mentioned in this section are from the Town of Lauderdale-By-The-Sea: Comprehensive Map, Future Transportation Map, unless otherwise indicated.
http://www.lauderdalebythesea-fl.gov/Town_Docs/LBTSComprehensivePlan.pdf

[19]Events displayed in this section are from the official web event page of Lauderdale-By-The-Sea Town: Town Events, unless otherwise indicated.
 http://www.lauderdalebythesea-fl.gov/town/events.htm

[20] Town of Lauderdale-By-The-Sea
http://www.lauderdalebythesea-fl.gov/town/map.htm

[21] Lauderdale-By-The-Sea Comprehensive Annual Financial Report, FY 2010
http://www.myflorida.com/audgen/pages/mun_efile%20rpts/2010%20lauderdale%20by%20the%20sea.pdf

[22] Ibid.

[23] Ibid.

[24] US Census Bureau 2005-2009 American Community Survey 5-Year Estimates: Selected Economic Characteristics for the Town of Lauderdale-By-The-Sea

[25] By The Sea Blog. "The Town of Lauderdale-By-The-Sea Master Plan: Preserving the best of times."
http://www.bythesearealty.com/blog/lauderdale-by-the-sea-master-plan/

[26] Ibid.

[27] Financing and Implementation Plan by RMA for the Town of Lauderdale-By-The-Sea

 http://www.lauderdalebythesea-fl.gov/Agendas_Minutes/2011/backup4-5-11/a3a.pdf

[28] The Pelican Article: Hotel rehab, marketing plan, more staff recommended for LBTS spruce up-April 10, 2010 by Judy Vik
http://pompanopelican.webs.com/apps/blog/show/6673834-hotel-rehab-marketing-plan-more-staff-recommended-for-lbts-spruce-up

[29] Lauderdale-By-The-Sea: Agenda Minutes 2011
http://www.lauderdalebythesea-fl.gov/Agendas_Minutes/2011/backup6-21-11/a2a.pdf

[30] Financing and Implementation Plan by RMA for the Town of Lauderdale-By-The-Sea
 http://www.lauderdalebythesea-fl.gov/Agendas_Minutes/2011/backup4-5-11/a3a.pdf

[31] Ibid.

[32] Ibid.

[33] Lauderdale-By-The-Sea: Town Topics
http://www.lauderdalebythesea-fl.gov/Agendas_Minutes/2011/backup6-21-11/a2a.pdf

[34] Sun-Sentinel. "Lauderdale-by-the-Sea seeks curb appeal: University of Miami design team creates proposals for Commercial Boulevard, A1A." June 07, 2011
http://articles.sun-sentinel.com/2011-06-07/news/fl-lbts-design-project-20110530_1_proposals-parking-garage-window-film

[35] Sun Sentinel. "UM students invited to assess redevelopment plans." June 03, 2011. http://articles.sun-sentinel.com/2011-06-03/news/fl-hrb-redesign-0602-20110603_1_town-hall-master-plan-business-friendly-attitude

[36] Ibid.

[37] Ibid.

[38] Sun-Sentinel. "Lauderdale-by-the-Sea seeks curb appeal: University of Miami design team creates proposals for Commercial Boulevard, A1A." June 07, 2011
http://articles.sun-sentinel.com/2011-06-07/news/fl-lbts-design-project-20110530_1_proposals-parking-garage-window-film and Sun Sentinel. "UM students invited to assess redevelopment plans." June 03, 2011.
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[39] Sun Sentinel. "UM students invited to assess redevelopment plans." June 03, 2011. http://articles.sun-sentinel.com/2011-06-03/news/fl-hrb-redesign-0602-20110603_1_town-hall-master-plan-business-friendly-attitude

[40] Lauderdale-By-The-Sea: Town Topics
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