

Public Transportation

Broward County Transit provides public transportation in, and around, the Town of Lauderdale-by-the-Sea. Currently two routes service the Town, providing access to regional destinations, including but not limited to downtown Fort Lauderdale, Las Olas Boulevard, Birch State Recreation Area, Oakland Park Boulevard, Pompano Square Mall and areas north including Coral Springs, Tamarac, North Lauderdale and the Fort Lauderdale Executive Airport. Indirect service is provided to the entire County transit system, which provides extended route service to the Miami-Dade and Palm Beach County systems.

On a more localized level, the Town began a shuttle service in June of 2002 known as the Pelican Hopper. The Hopper is subsidized by Broward County Mass Transit and provides residents with free access to major areas and destinations in the Town. In addition, the Hopper also offers service from Lauderdale-by-the-Sea to the Fort Lauderdale Library and the Fort Lauderdale Beach Community Center. At the Beach Community Center, riders can catch the Fort Lauderdale Community Bus, which continues on to the Coral Ridge Shopping Center, free of charge.

The Pelican Hopper is available seven days a week, with regular routes between 9 AM and 5 PM, Monday through Friday. The weekend routes differ from the weekday routes, as transportation into Fort Lauderdale is not available on Saturday and Sunday. The Sunday afternoon Pelican Hopper routes runs along Commercial Boulevard between the Intracoastal Waterway and Anglin Square.

6.6 Resource Identification

The following resources are currently located in the Town and add to the distinctive character of Lauderdale-by-the-Sea. Resources have been broken into the following categories: Historic Resources, Cultural Resources, Natural Resources, Recreation Resources and Scenic Resources.

6.6.1 Historic Resources

Demko House

The Demko House is the only historic site in the Town of Lauderdale-by-the-Sea that is listed on the Master Site File of Historical Structures through the State Division of Historical Resources. Originally known as the Anglin Homestead, this was the second home built by Melvin I. Anglin for his family. This two-story, Spanish-style home is located at the corner of State Route A1A and Datura and, according to the official listing, was constructed in 1925. The house is still in use as a residence, just as originally intended.

Friedt Home (Villa Serena)

Located on the west side of El Mar Drive at the corner of El Prado, this bungalow style home is currently part of the Villas-by-the-Sea resort complex. This structure was the original first home of Glenn Friedt and his family, which they later expanded to accommodate their family and friends. The Friedt family was one of the early pioneering families to settle in Lauderdale-by-the Sea.

6.6.2 Natural Resources

Coral Reefs

The coral reefs that run parallel to the Town's shoreline are one of the most distinctive and extraordinary natural resources within the Town. Lauderdale-by-the-Sea is recognized as the "Scuba Diving Capital of South Florida", offering some of the finest beach diving in North America with three distinctive limestone reefs that are home to a wide array of tropical fish, soft corals and a variety of sponges. The first, second and third reefs, as they are respectively referred, provide diving opportunities for all levels of divers, from beginners to the most experienced and knowledgeable divers.

The first reef is located between 100 and 300 feet from the shoreline and ranges in depth from ten to thirty feet. The second reef begins one-half mile from the shoreline and offers more experienced divers excellent opportunities for viewing the unique species in the reef. The second reef is recognized for offering optimal visibility and ranges in depth from thirty to forty feet. In efforts to protect and preserve the irreplaceable assets in the reef from damage from boats and anchors, permanent mooring buoys are visible at five locations in the Ocean along the reef. The buoys also serve to designate the boundaries of a Safe Swim Area. The third, and farthest reef begins one-mile from the shore, with depths that range from sixty to one hundred feet.

In addition to the natural and scenic qualities of the reefs themselves, there are also a number of wrecks directly off the coast of the Town, and in the near vicinity that may be explored by divers. Wrecks located within the boundaries of the Lauderdale-by-the-Sea waterfront include: the Copenhagen, the Hall of Fame Mooring, the Lauderdale-by-the-Sea, the Anglin Pier Ledge and the Rebel.

6.6.3 Recreation and Cultural Resources

Anglin Fishing Pier

Originally constructed by the founder of Lauderdale-by-the-Sea, Melvin Anglin, the Fishing Pier is located at the eastern end of Commercial Boulevard and extends approximately 900 feet into the Atlantic Ocean. The wooden structure is privately owned and access to the Pier requires a \$1.00 admission fee. A number of small retail and services are located at the Pier, including restrooms, a small restaurant facility, a tackle and bait shop and a parking lot. In addition to the use of the Pier as a desirable fishing facility, the Pier also provides unique opportunities for pedestrians and on-lookers and offers waterside views of the shoreline. The water depth off the end of the pier is approximately fifteen feet deep and is attractive to a wide array of fish species, including catfish, pompano, ladyfish and herring.

Chamber of Commerce

In addition to assisting and promoting the businesses of Lauderdale-by-the-Sea, and advertising the Town as a Florida destination, the Chamber organizes a number of events and activities throughout the year. The Chamber offers these special events in an effort to bring members of the business and residential communities together, and to promote goodwill between residents and visitors. Twice a year the Chamber sponsors a two-day long "Arts and Crafts Show" for local and visiting artisans and craftsmen to display their wares. The Taste-of-the-Beach is an annual event that is also organized by the Chamber of Commerce. The Taste-of-the-Beach allows guests to sample a variety of foods and drinks from local restaurants, enjoy live entertainment and cooking demonstrations and take part in a silent auction. The Chamber of Commerce, located at 4201 Ocean Drive, also serves as a Welcome Center for visitors. The Welcome Center is open seven days a week and provides information on local restaurants, lodging, services and attractions. Member businesses may display brochures and other sales tools at the Welcome Center.

Chamber of Commerce Park

Located directly north of the intersection of State Route A1A and Bougainvillea Drive, this pocket park occupies approximately 0.4 acres in the Town.

Community Church

The Community Church, located at 4433 Bougainvillea Drive, hosts a number of events and plays each year, with a portion of their funding provided by the Town of Lauderdale-by-the-Sea.

Municipal Park

Municipal Park is a 2.4-acre public recreational facility located directly west of the Town Hall complex between Bougainvillea and Poinciana Drive. The park recently underwent a \$700,000 expansion and renovation project, half of which was matched by two State of Florida Recreation Development Assistance Grants. Amenities in Municipal Park include tennis courts, a playground, a basketball court, horse shoes, a practice soccer field, shuffleboard, bocce ball, public restrooms and benches.

Public Beach Area

In addition to adding population and acreage to the Town, the annexations also resulted in the doubling of beach area in the Town of Lauderdale-by-the-Sea. Today, the Town is home to a two-mile strip of beach along the Atlantic Ocean. The public beach area is defined as the portion of the beach lying between the mean high water line and the private beach areas associated with the tourist and residential properties. Total land area occupied by the beach in the Town is approximately 36.9 acres. According to information supplied in the 2003 Comprehensive Plan, the width of the beach ranges from 96 feet to 207 feet. The beach tends to be narrower at the northern and southern tips of the Town, and wider as one approaches the center of the Town.

Public access to the beach is more identifiable in the southern area of the Town, where beach portals are generally located at the end of each of the Town streets that run east-west and terminate at the sandy beach. These beach access areas are currently in the process of being updated and redeveloped by the Town in an effort to create more prominent beach entry points and improve the overall aesthetic quality of these features. Improvements are set to include walkways, showers, benches and possibly small, passive park areas. Access points are located at the terminus of Pine Avenue, Washington Avenue, El Prado, Commercial Boulevard, Datura Avenue, Hibiscus Avenue and Palm Avenue. Public beach access in the northern area of the Town is limited to two ten-foot beach easements located adjacent to the Sea Watch Restaurant and Cristelle Condominiums. In addition, there are two private beach clubs in the northeast area of the Intracoastal Beach Area that provide beach access to single family residences located on the western side of State Route A1A.

Snorkel Trail

The Town has recently completed a recreational snorkeling trail for residents and visitors to enjoy. The snorkel trail begins at the foot of Datura Street, one block south of Commercial Boulevard and continues to the Pompano Beach fishing pier. An effortless swim from shore, the snorkel trail is visible from the foot of Datura Street and is marked by a white swim bouy. The snorkel trail, confined within a 100 x 20 foot area, is located 150 feet east and 150 feet south of the white swim bouy. The trail lies in twelve to fourteen feet of water, depending on the tide. Constructed by the Marine Archaeological Council, the shipwreck snorkel trail and artificial reef was dedicated in May 2002, after construction began in February 2002. The entire project was paid for through donations and volunteer help.

Town Hall

The Town Hall complex is located on the western side of State Route A1A, at 4501 Ocean Drive, and includes facilities for Town officials, the Town's police force, fire service and the Public Works Department. Jarvis Hall is located on this site and includes the Commission chambers and a Senior Center, with a kitchen area, a small stage and seating potentials for up to one hundred fifty people. Residents can reserve the facility, and this public resource is used as a meeting and event location for a number of local clubs and organizations. A modular building has also been erected on the site north of Jarvis Hall, next to the volunteer Fire Department, for the County EMS. Town officials are currently reviewing plans and alternatives for the redevelopment of the Town Hall complex and the relocation of a number of the existing on-site services to other locations in the Town. The Public Works Department is already slated to move to a building two miles west of Town Hall, on Commercial Boulevard. Modular buildings, adjacent to the Town Hall complex have been erected and are currently housing a number of Town employee offices.

Town-Sponsored Events

The Town of Lauderdale-by-the-Sea understands the importance of encouraging community involvement and annually hosts a number of special events and activities that are free and open to the public. Special events include: an Easter Egg Hunt, a 4th of July celebration and parade, an adult-only Halloween party, a Halloween Haunted House for children and downtown trick-or-treating and Christmas festivities, such as a tree lighting ceremony, hayrides and caroling.

6.6.4 Scenic Resources

A number of scenic views and resources have been identified within the Town and are located with arrows on the Opportunities and Constraints Analysis Plan (Figure 7-2).

The most prominent views in the Town are from inland outward to the Atlantic Ocean. The majority of these views are evident in the southern section of the Town, where there are a number of roadways running in an east-west direction and terminating at the beach. Spectacular waterfront views are also evident from all along the entire length of the fishing pier, including views of the Lauderdale-by-the-Sea, Fort Lauderdale and Pompano Beach skylines. Due to limited public access in the northern section of the Town, views from inland areas to the Ocean are limited.

Impressive views of the Town are also present along Commercial Boulevard, specifically as one looks east from the Commercial Boulevard Bridge down the road to the Ocean. Additionally, the Commercial Boulevard Bridge provides a vantage point for observing activities and features of the Intracoastal Waterway to both the north and south.

The area in the vicinity of the Silver Shores Waterway is also an excellent location for observing the scenic qualities of the Town. One notable view is present looking south from Basin Drive to the Silver Shores Waterway and a second view is evident looking west from the Waterway down the associated canal which runs into the Intracoastal Waterway.

In the northern section of the Town, scenic views have been identified along the canals that are present in the various residential enclaves.

6.6.5 Existing Constraints

Construction Restrictions

Construction and redevelopment on lands that are located within the 100-year floodplain, the 100-500 year floodplain, areas of minimal flooding and beach front flood areas should meet criteria established by the Federal Emergency Management Administration (FEMA). Development that is located in any of these areas should, at least, follow minimal finished floor elevations and other FEMA requirements and be in adherence to the minimum finish floor elevations specified in the Federal Flood Insurance Flood Hazard Map for the Town of Lauderdale-by-the-Sea.

In general terms, areas of the Town subject to flood hazards include all beachside properties, as well as lands in the southwest and northwest sectors of the Town. All of these areas are subject to a 100-year flood and beachside properties are also subject to velocity impacts associated with hurricanes and tropical storms. All other lands in the Town are located in minimal flooding areas or in the area of a 500-year flood occurrence.¹⁴

In addition, all lands east of El Mar Drive are located in the Coastal Construction Setback line and are required to adhere to a specific set of State regulations.

¹⁴ Town of Lauderdale-by-the-Sea Comprehensive Plan, 2003

Sewer System Characteristics

Although the original Town of Lauderdale-by-the-Sea is connected to the Town's sanitary sewer system, the northern areas are currently part of the Pompano Beach sewer system. In addition 49.4 acres in the northern, annexed portion of the Town is presently on septic tanks. The Town has identified the need to provide sanitary sewer service to the annexed areas and is currently undergoing efforts to ensure sewer service is extended to the northern neighborhoods. The construction of a new system is identified in the Town's Capital Improvement Program and once the sewer system is installed, it will be transferred to the City of Pompano Beach for operation and on-going maintenance. This will be a multi-year project that will be completed in two phases - the design phase is currently underway. The sewer system that is currently servicing the southern areas was constructed in 1967 and may need to be updated in the future, as additional development/redevelopment occurs.

Drainage Characteristics

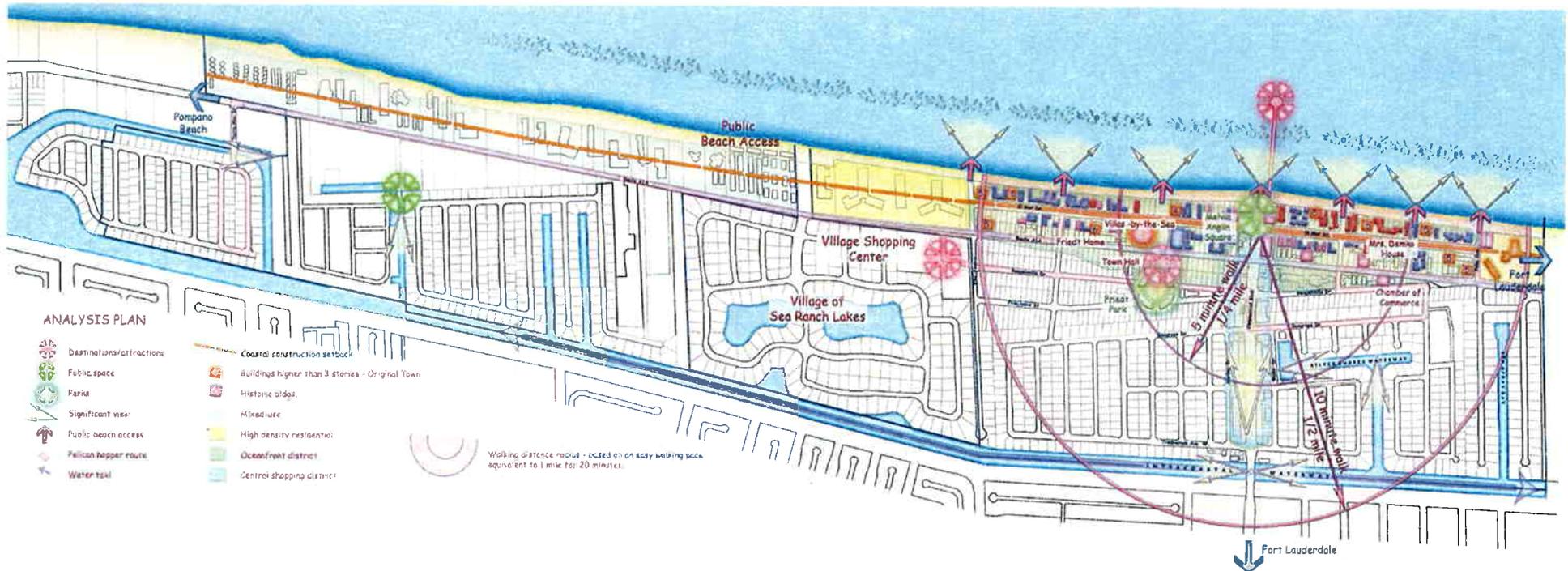
The Town has historically dealt with drainage problems and issues associated with the unique soil compositions in the Town and the Town's topography that is defined by its location between the Atlantic Ocean and Intracoastal Waterway. Both the Town and the Florida Department of Transportation, have undertaken efforts to help alleviate some of the drainage issues, however some neighborhoods in the Town still experience drainage problems during regular rainfalls. Drainage problems have been identified in the multi-family neighborhoods in south Lauderdale-by-the-Sea and in the northern neighborhoods of Bel Air, Terra Mar and Palm Club. The cause of the drainage issues in the south is generally attributed to the flat topography, swale paving and the lack of an outfall system. In the north, drainage problems are accredited to the high water table and soil properties.¹⁵

¹⁵ Ibid.

6.7 Opportunities and Constraints Analysis

The Opportunities and Constraints Analysis Plan is a compilation of the existing conditions of the Town of Lauderdale-by-the-Sea, both positive and negative, and shows how different site characteristics interact with one another. The Analysis Plan provides a basis for developing more detailed Streetscape and Master Plan Concepts and shows what attributes found within the Town should be addressed in order to provide for the optimal development and enhancement of Lauderdale-by-the-Sea.

Figure 6-2 Opportunities and Constraints Analysis Plan
 Town of Lauderdale-by-the-Sea, Florida



7.0 Existing Economic Conditions

7.1 Overview of Local and Regional Economy

Employment Composition

The Town of Lauderdale-by-the-Sea is unique in comparison to other communities, in that over one-half, or approximately 53.7% of Town residents over the age of sixteen (16) are not actively employed in the labor force. This information, based on 2000 Census figures, is consistent with data that shows that the average age of a Town resident is greater than the average age for retirement. Of those residents in the labor force, almost all, 95.5%, are gainfully employed. The percentage of residents over the age of sixteen not in the labor force in the United States, the State and the County are notably lower, at 36.1%, 41.4% and 37.3%, respectively.

Occupation and Industry Characteristics

Town residents that are active members of the labor force are involved in a wide array of occupations. Professional and related occupations comprise the largest number of workers in the Town, at 22.7% of the total. Following this sector is Management, Business and Financial Operation professions at 20.7%, Sales Occupations at 17.4% and Office and Administration professions at 14.4%. Healthcare Support and Food Preparation are the least represented occupations by Town residents.

According to 2000 Census data, the largest industries of employment in the Town are Professional, Scientific, Management and Administrative (18.6%), Finance, Insurance and Real Estate (16.5%), Educational, Health and Social Services (15.7%) and Retail Trade (11.8%). There is no representation in the Town in the Agriculture, Forestry, Fishing and Hunting, and Mining Industries.

Earning and Income Overview

The median family income for a family in Lauderdale-by-the-Sea is approximately \$61,167, according to data compiled from the 2000 Census. The median family income is higher than the United States, Florida and Broward County median incomes of \$50,046, \$45,625 and \$50,531, respectively. A breakdown of the income levels for the Town, County, State and nation, based on a percentage of the total family population, is located in the table below:

Table 7-1 Family Income Range, by percentage
 Town of Lauderdale-by-the-Sea, Broward County, State of Florida, United States

Income Range	Location			
	LBTS	Broward County	State of Florida	United States
Less than \$10,000	3.7%	5.5%	5.8%	5.8%
\$10,000 to \$14,999	5.1%	4.0%	4.6%	4.3%
\$15,000 to \$24,999	10.5%	11.0%	12.4%	10.7%
\$25,000 to \$34,999	8.9%	12.2%	13.7%	12.0%
\$35,000 to \$49,999	9.3%	16.6%	18.5%	17.1%
\$50,000 to \$74,999	20.9%	21.6%	21.4%	22.3%
\$75,000 to \$99,999	12.9%	12.5%	10.7%	12.5%
\$100,000 to \$149,999	13.5%	10.2%	7.9%	9.6%
\$150,000 to \$199,999	5.5%	3.0%	2.3%	2.7%
\$200,000 or more	6.5%	3.3%	2.9%	2.9%

Source: US Bureau of the Census

7.2 Existing Business Conditions

The Town of Lauderdale-by-the-Sea must find a way to successfully serve two economic markets, one that services the day-to-day needs of residents, and one that attracts and accommodates the influx of tourists and seasonal visitors. These two markets, although in many ways compatible, do create opportunities for differences and conflicts with respect to the mix of retail and services offered in the Town.

According to data supplied in the 2003 Comprehensive Plan, the occupancy rates for retail establishments are relatively high, at ninety (90) percent, exemplifying a stable and secure retail foundation in the Town. Professional office occupancy rates are lower (65-80%), but still relatively stable. The potential reasons that have been determined for the lower professional office occupancy rates include oversupply in floor area (locally and regionally), high lease rates, inadequate parking and access problems and the composition of the surrounding tenant assortment. Parking concerns remain one of the most leading issues in the Town, specifically as they relate to the reliance of on-street parallel parking and the lack of a large, centralized, common parking facility.

7.3 Regional Tourism Characteristics

In 1999, tourism and recreation accounted for 17.3% of the \$13 billion collected in sales and use taxes in the State of Florida and 17% of the \$1.3 billion collected in Broward County. The Division of Economic and Demographic Research, Joint Legislative Management Committee of the Florida Legislature collects and publishes tax collection statistics and uses the following sales and use categories, which are related to the tourism and recreation economy:

- Restaurants and Lunchrooms
- Taverns and Nightclubs
- Jewelry, Leather and Sporting Goods
- Cigar Stands, Tobacco Shops
- Photographers, Photo Supplies
- Gift, Card and Novelty Shops
- Newsstands
- Admissions
- Holiday Season Vendors
- Rental of Tangible Property
- Parking Lots, Boat Dockage and Storage
- Hotels, Apartment Houses, Etc.

The Florida Department of Revenue estimates that visitors contribute 28% of sales and gasoline taxes collected in the State of Florida. Using data from Broward County, and assuming the Lauderdale-by-the-Sea economy is analogous to that of Broward County, it is possible to see the role that tourism plays in the community's economy. According to the Management Committee, 1999 taxable spending in the tourism and recreation category was \$46.5 billion, statewide.

Tax Collections

The tables below illustrate tourism and recreation sales and use taxes collected in the State of Florida and in Broward County in the year 1999.

Table 7-2 Tourism and Recreation Sales and Use Tax Collections, By Amount Collected
 State of Florida and Broward County
 TABLE 1 of 2

1999	Total Sales and Use Taxes	Restaurants & Lunchrooms	Taverns & Nightclubs	Jewelry, Leather, Sporting Goods	Cigar Stands, Tobacco Shops	Photographers, Photo Supplies	Gift, Card and Novelty Shops
Florida	\$13,091,966,254	\$1,057,543,283	\$133,667,408	\$151,024,698	\$5,598,814	\$39,686,124	\$123,012,228
Broward County	\$1,383,064,339	\$108,386,611	\$12,964,595	\$15,399,156	\$358,031	\$5,396,824	\$12,637,305

Source: Florida Department of Revenue

Table 7-3 Tourism and Recreation Sales and Use Tax Collections, By Amount Collected
 State of Florida and Broward County
 TABLE 2 of 2

1999	Newsstands	Admissions	Holiday Season Vendors	Rental of Tangible Property	Parking Lots, Docks, Storage	Hotels, Apt. House, Etc.	Tax Totals
Florida	\$3,324,345	\$302,969,202	\$764,924	\$166,393,714	\$22,712,466	\$661,102,262	\$2,267,799,468
Broward County	\$1,016,320	\$15,171,454	\$89,199	\$18,974,418	\$1,817,645	\$234,639,966	\$234,639,966

Source: Florida Department of Revenue

Table 7-4 Tourism and Recreation Sales and Use Tax Collections, By Percentage
 State of Florida and Broward County
 TABLE 1 of 2

1999	Total Sales and Use Taxes	Restaurants & Lunchrooms	Taverns & Nightclubs	Jewelry, Leather, Sporting Goods	Cigar Stands, Tobacco Shops	Photographers, Photo Supplies	Gift, Card and Novelty Shops
Florida	100%	8.1%	1.0%	1.2%	0.0%	0.3%	0.9%
Broward County	100%	7.8%	0.9%	1.1%	0.0%	0.4%	0.9%

Source: Florida Department of Revenue

Table 7-5 Tourism and Recreation Sales and Use Tax Collections, By Percentage
 State of Florida and Broward County
 TABLE 2 of 2

1999	Newsstands	Admissions	Holiday Season Vendors	Rental of Tangible Property	Parking Lots, Docks, Storage	Hotels, Apt. House, Etc.	Tax Totals
Florida	0.0%	2.3%	0.0%	1.3%	0.2%	5.0%	17.3%
Broward County	0.1%	1.1%	0.0%	1.4%	0.1%	3.1%	17.0%

Source: Florida Department of Revenue

The largest category of visitor expenditure is restaurants and lunchrooms, with a projected 7.8% of the total for Broward County, and presumptively, for Lauderdale-by-the-Sea. Combined with taverns and nightclubs, eating and drinking establishments account for 8.7% of the tourism-related tax collections. Predictably, collections from hotels, apartment houses and similar ventures were the second largest category with 3.1% of collections. Taken together the gift, card and novelty, photographers and photo supplies and jewelry, leather and sporting goods - all items upon which tourists would spend money - accounted for 2.4% of the tourism and recreation sales tax collection in 1999.

Bed Tax Collections

According to the Greater Fort Lauderdale Convention & Visitors Bureau, bed tax collections in Lauderdale-by-the-Sea in 2002 were \$521,645, or 3.3% of the total bed tax collections in Broward County. This number is down slightly from the previous year when it was \$530,767, or 3.4% of the total countywide collections. This represents an overall decrease of approximately 2% between 2001 and 2002. As the table below illustrates, bed tax expenditures in both Lauderdale-by-the-Sea and Fort Lauderdale fell between 2001 and 2002. In contrast, the countywide bed taxes collected grew slightly over the same period, increasing 1%. However, it may be noted that the drop in Fort Lauderdale is noticeably higher (6%), then the 2% decrease that was experienced in Lauderdale-by-the-Sea.

Table 7-6 Bed Tax Collections
 Broward County, Fort Lauderdale, Lauderdale-by-the-Sea

	2001		2002		2001 - 2002	
	Collections	% of Total	Collections	% of Total	Change	% Change
Broward County	\$15,814,191	100.00%	\$15,975,136	100.00%	\$160,945	5.60%
Fort Lauderdale	\$8,236,873	52.09%	\$7,775,865	48.67%	(\$461,008)	-1.72%
Lauderdale-by-the-Sea	\$530,767	3.36%	\$521,645	3.27%	(\$9,122)	-1.02%

Source: Greater Fort Lauderdale Convention and Visitors Bureau

According to the Broward County Planning Services Division, Broward County is working on a strategy to reduce its dependence on tourism. However, since Lauderdale-by-the-Sea is almost entirely built out, it is not likely that these industries will target Lauderdale-by-the-Sea for a location. This fact, together with the current number of hotel rooms in the Town would indicate that tourism will continue to prevail as the basis for the local economy. For this reason, the recent drop in hotel bed tax collections from 2001 to 2002 is cause for concern.

8.0 Community Outreach

8.1 Steering Committee

Representatives chosen for the Town of Lauderdale-by-the-Sea Master Plan Steering Committee were determined with input from local officials. The Steering Committee was comprised of representatives from a variety of local organizations and businesses, with specialized expertise and special knowledge of the programs and issues related to the Town Master Plan. The Steering Committee held a valuable role in the planning and design process - they reviewed and provided comments on all portions of the Master Plan, approved all information distributed to Town residents, evaluated and approved preliminary draft concept plans, provided valuable background information and data pertinent to the preparation of the Master Plan and accepted the final document before it was formally presented to the Town.

The Steering Committee included the following representatives, who volunteered their time, input and extensive knowledge to the successful completion of the project:

- Sandra Booth - Chamber of Commerce
- Diane Boutin - Windjammer Resort
- Katherine Cashman - President of Bel-Aire Homeowners' Association and LBTS Garden Club
- Susan Delegal - Resident
- Ernest Fontaine - Former Vice-Mayor
- Tom Hoshko - Buena Vista Hotel
- Frank Kearney - Resident
- Walter Keller - Town Planning Consultant
- Everett Sorensen - Property Owner
- Bob Terrien, Coral Key Inn
- Robert Waller - Former Commissioner and member of the Volunteer Fire Department

8.1.1 Committee Meetings

Vision Session and Start-Up Meeting

A start-up meeting was held with the Steering Committee on Wednesday, May 14, 2003 in Jarvis Hall. The purpose of this meeting was to introduce the designated Committee members and for the Consultant to provide an overview of the project purpose, review the project schedule, conduct a "visioning session" to solicit input, establish focus group topics and representatives and determine dates for future meetings and public input sessions.

The "visioning session" included a two-hour discussion between the Consultant and the Steering Committee members regarding the future vision of the Town, existing strengths and weaknesses associated with achieving that vision and ideas for physical and aesthetic enhancements for the Town. A summary of all comments recorded as part of the "visioning session" is included in the Appendix of the Master Plan document.

Regular Committee Meetings

Steering Committee Meetings were held at regular intervals throughout the project duration in order to allow the Steering Committee the opportunity to review work completed-to-date and provide comments and direction to the consultant team.

The second Committee meeting, following the start-up meeting, was held on Wednesday, July 9, 2003 in Jarvis Hall. The intent of this meeting was to provide an overview of the public outreach components of the Plan, to distribute the project goals and objectives for review, to present graphic plans for consideration and comment and to review preliminary streetscape concepts. The meeting included the presentation of design principles, an

Analysis Plan, Circulation Plan and Signature Development Plan, as well as streetscape concepts for Basin Drive and El Mar Drive.

The third Steering Committee meeting was held on Wednesday, September 24th, 2003 in Jarvis Hall. The focus of this meeting was to distribute the draft inventory to the Steering Committee for review and comment, to finalize the Goals and Objectives distributed at the second Steering Committee meeting and to present graphic concept plans for consideration and comment. The meeting included the presentation of streetscape concepts for El Mar Drive, Commercial Boulevard, El Prado, Basin Drive, Arrival Gateways, Waterfront Promenade and Beach Access points. The meeting concluded with a presentation of the Concept Master Plan for the community.

The fourth Steering Committee meeting was held on Wednesday, November 19th, 2003 in Jarvis Hall. The purpose of the meeting was to present the final streetscape concepts (Pedestrian Alley and State Route A1A) and to review the design language and draft recommendations. Committee attendees were given the opportunity to make comments and offer suggestions for changes to the document, as presented to date. The Committee was given a full draft copy of the Master Plan and was asked to review the document and send any comments and revisions to the Consultant by December 2003.

8.2 Focus Group Session

Three (3) Focus Group sessions were held in the Town with designated special interest groups, determined by the Steering Committee, to obtain additional information specific to each of the Focus Group topics, which included Business & Economic Development, Recreation & Environment and Transportation. The Focus Group sessions included two-hour open discussions between representatives and the Consultant, focused on identifying existing conditions, strengths, weaknesses and visions for the Town of Lauderdale-by-the-Sea. Representatives that participated in the Focus Group sessions were mailed invitations inviting them to participate, and those who did not reply were personally telephoned and encouraged to join in on the session. The Focus Group Sessions were held on Thursday, July 10th and Friday, July 11th in Jarvis Hall. All attendees were supplied workbooks in order to aid in the expression of ideas and focus discussions to specific topics relevant to the development of the Master Plan.

Each workbook included a series of questions, and responses solicited from the Focus Group participants are summarized in the Appendix of this proposal. Representatives that participated in each of the sessions are listed below:

Business and Economic Development

- Angela Aldawhi, Merchants Association
- Hayder Aldawhi, Merchants Association
- Diane Boutin, Windjammer Resort
- Ken Brenner, Interior Digs
- David Gadsby, Village Grill Restaurant
- Gayle Strogon, Aruba Beach Cafe
- Bob Terrien, Coral Key Inn

Recreation and Environment

- Jack Cooney, South Beach Civic Association
- Cindy Geesey, Property Owner's Association
- Steve Higgins, Broward County Planning and Environmental Protection
- Bill Mason, Town of LBTS Municipal Services
- Roseanne Minnet, South Beach Civic Association

Transportation

- Suzanne Danielsen, Tinter Associates
- Kevin Hart, Town Engineering Consultant
- Walter Keller, Town Planning Consultant
- Ron Piersante, Planning and Zoning Board
- Alan Tinter, Tinter Associates
- Kevin Tyrie, Broward County Sheriff's Department

8.3 Stakeholder Interviews

Throughout the duration of the planning process, regular discussions and interviews were held with Town representatives, elected officials and residents in an effort to solicit input and feedback regarding the development of the Master Plan document. Additional opportunities for input were extended to those individuals that were identified as key local stakeholders, in the form of personal interviews, whom did not have the opportunity to participate in any of the other community outreach forums (Steering Committee, Public Informational Gathering Session, Focus Groups, etc.). Stakeholder interviews, and informal discussions were conducted with, but not limited to, the following Town representatives and residents:

- Oliver Parker, Mayor - Town of Lauderdale-by-the-Sea
- John Yanni, Vice Mayor - Town of Lauderdale-by-the-Sea
- David Wessels, Mayor Pro Tem - Town of Lauderdale-by-the-Sea
- Marc Furth, Commissioner - Town of Lauderdale-by-the-Sea
- Ed Kennedy, Commissioner - Town of Lauderdale-by-the-Sea
- Robert Baldwin, Town Manager
- Laura Ward, Assistant Town Manager
- Bill Mason, Public Works Director

8.4 Community Outreach Program

8.4.1 Public Informational Gathering Session

The first Public Informational Gathering Session, held in conjunction with the Town Master Plan project, took place on Thursday, July 10, 2003 at 7:00 PM in Jarvis Hall. Approximately fifty Town residents, in addition to Town officials and Steering Committee members attended and participated in the session.



Public Participation at the Informational Gathering Session

The purpose of the Public Informational Gathering Session was to solicit input from the general public regarding their ideal vision for the future physical character and development of the Town, as well as the identification and prioritization of Town goals. Workbooks were distributed to all attendees, who had the opportunity to answer a series of questions before turning in the workbooks at the conclusion of the session. Questions focused on issues related to future development and the aesthetic character of the Town, such as building heights, desirable land uses, parking needs and waterfront access and programming. The meeting began with a presentation on the background of the project, an overview of the design philosophy associated with the Master Plan process and a review of the current status of the project. Upon conclusion of the formal presentation by the Consultant, the public had the opportunity to ask questions and provide comments regarding the Master Plan and the planning and design process.

Specific questions that were presented to the public during the course of the presentation, as well as the tabulated results and related public comments, are included in the Appendix of the Town Master Plan document.

8.4.2 Public Consensus Building Session

The second public meeting for the Town Master Plan was held on Monday, September 22, 2003 at 7:00 PM in Jarvis Hall. Over one hundred (100) Town residents, Town officials and Steering Committee members attended the Public Consensus Building Session. The Public Consensus Building Session provided residents the opportunity to identify specific issues, concerns and potentials that exist within the Town of Lauderdale-by-the-Sea. As participants entered Jarvis Hall they were randomly assigned to a table, with a total of ten people at each table. Each group was provided a set of colored markers and a table-sized map of the Town on which to make comments. One person at each table was subsequently assigned to be the "secretary" and held the responsibility of documenting all comments from the table onto the maps.



Participants were asked to identify issues and potentials for four headings - Circulation, Open Space / Environment, Economic Development and Built Forms / Buildings. After issues and potentials were identified and documented for the designated topics, each group was asked to come to a consensus regarding the three highest priorities and issues in the Town. Three orange dot stickers were provided to each table and they were asked to identify, on their plan, their priorities with the dots. Individuals also had the opportunity to prioritize their own issues, by placing three green dot stickers on their personal "priorities". The dot stickers were supplied to participants in their package of materials as they entered the meeting.



*Public Participation at the
Consensus Building Session*

The meeting closed with a Question and Answer period. Members of the public had the opportunity to express their ideas and concerns and ask the consultant questions regarding the Master Plan. A number of people took advantage of the opportunity and addressed the meeting attendees. A summary of the results of the Consensus Building Session can be found in the Appendix of this document.

8.4.3 Public Project Prioritization Session

The third public meeting for the Town Master Plan project was held on November 18, 2003 at 7:00 PM in Jarvis Hall. Approximately fifty Town residents and representatives attended the Project Prioritization Session. The session provided residents with the opportunity to review the proposed projects determined for the community by the Consultants and Steering Committee, and rate the projects based on their perception of the projects' importance to the future vitality of the Town. As attendees entered the meeting they were provided workbooks and were told to select a table. Each table had copy of the Town Master Plan graphic, with all proposed projects numbered and labeled.

The presentation began with an overview of the project by the Consultant, a summary of all past public input received and undertaken and a review of a select sampling of the various streetscape concepts. This was followed by a presentation and description of each of the proposed projects located on the Master Plan. After the conclusion of the presentation, the consultant reviewed the input process with the meeting attendees, beginning with Project Rating, Project Prioritization - Individual, Project Prioritization - Group and concluding with the opportunity for them to provide additional comments.

Participants were asked to rate each of the projects, on a scale of 1 to 4 in their workbooks, and then identify their top three priority projects for the Town. Afterwards, each table was asked to discuss, as a group, what they felt the top three priority projects should be. Once determined, they were asked to place three stickers, which were supplied to each table, on each of the three designated projects. Afterwards, the floor was open for the public to make comments and ask questions about the projects, and the Master Plan process. Attendees were asked to return their completed workbooks at the conclusion of the meeting so their input could be compiled and tabulated. A complete summary of the results of the meeting may be found in the Appendix of this proposal.

8.4.4 Community Business Surveys

In July 2003, over 100 business surveys were distributed to commercial uses, motels/hotels and service providers in the Town, excluding professional businesses and service providers (ie. lawyers, doctors, real estate companies, etc.). The four-page questionnaire included questions regarding type of business, operating hours, marketing, business concerns and obstacles, positive aspects of business, size of business, employee composition and an overview of customers.

Twenty-four (24) surveys were returned by the designated response date. Half of the returned surveys were received from motels/hotels, five (5) were received from retailers in the Town, four (4) from restaurants/eateries and three (3) from miscellaneous businesses offering specialty services, such as dry cleaning. A brief overview of the responses from the surveys is included in the Appendix of this report.

In October 2003, a second business survey was distributed in the Chamber of Commerce newsletter, as a one-page insert. Approximately 300 surveys were distributed, with thirty-nine (39) surveys returned by the response date of October 31st, 2003. The survey included five questions regarding desired building heights in the Town and specific questions related to Basin Drive, Commercial Boulevard and Town Hall. Respondents also had the opportunity to write any additional comments or suggestions.

A summary of all responses is included in the Appendix of this report.

9.0 Appendices

9.1 Vision Session Summary

Question #1 - Describe your ideal vision for the future "character" of Lauderdale-by-the-Sea, assuming no constraints exist - physically, financially or otherwise.

- Tropical style for businesses - façade work, more trees
- Strong theme for commercial areas - tropical or Mediterranean
- Better businesses would come with nicer looking facades, etc.
- No "model" of preferred style currently exists
- A1A should be leveled
- Incentive to tear down and rebuild commercial
- Residential - more trees and lighting (pedestrian scale)
- Gated entrances into the Town and into residential areas
- Parking garage to get people here and place for the cars
- Extremely pedestrian friendly
- This place represents somewhere "back in time"
- Represents what we had as children - friendliness
- Trees, sidewalks, safe trails, etc.
- Bistros and outdoor cafes replacing "cheap" t-shirt shops
- Used to be a lot more higher class of shops
- Want more higher end commercial
- Local transportation for entire community
- Concerts on the beach/sand - venues

- Art shows that community can walk to
- Everything should be accessible by walking so people can leave their cars at home at all times
- Build on existing free transportation
- Increase in residential populations - specifically affordable
- Affordable housing is important
- Redevelopment of A1A
- Business owners need assistance and guidance
- Get book from Chamber that lists the existing 200 businesses (from Sandra)
- Pelican Hopper transportation system
- Tropical theme
- A1A needs a lot of sprucing up
- Need to get rid of t-shirt stores
- It will happen, we just need to get it started
- Need a cohesive feel throughout the entire town - will help businesses
- Beachfront is primary amenity
- Need to create the atmosphere without suffering the failures of Fort Lauderdale
- Fort Lauderdale eventually evolved but it went through a very bad time during its redevelopment with decay, etc.
- Lauderdale by the Sea can not suffer the way that Fort Lauderdale has
- Fascinating case study
- Maximize commercial redevelopment
- Create developer friendly atmosphere
- Community is very attached to height restrictions, etc.
- Maintain residential integrity in addition to commercial areas
- Pay attention to existing residential neighborhoods
- Pay attention to capital improvements
- Pedestrian-friendly

- In the past have tried to make it business friendly
- Needs to be residence friendly - a good place to live
- Business community needs residential support, so pay attention to residents
- How do you make it resident friendly?
- Like Lincoln Road in South Beach - make A1A pedestrian only
- Do more events and activities for the residents (bandstand, amphitheater, etc.)
- Jazz on the beach worked to bring people out of their homes
- Hotels and motels need a facelift
- Innovative façade / property clean-up program to help business owners
- A lot of non-conforming buildings in the Town
- Tropical theme will make people want to come back (Example - Naples, FL - 5th Ave.)
- Need to be innovative with our thoughts
- Residents should support the Town, not only the tourists
- Pedestrian friendly, easy access throughout the Town, vibrant business district
- Aesthetically pleasing architecture
- Redevelopment should be looked after (commission an architectural review board to ensure standards are met)
- Parking that does not infringe on beach or businesses
- Know that you have "arrived" into the Town
- Recreational amenities
- Tree lined with ample sidewalks
- Anti-diagonal parking (inefficient and unsafe)
- Appropriate street lighting and planting on side streets
- North end - provide park for residents
- Pedestrian mall
- Town is now a tourist town
- To get redevelopment we need 5 story buildings on the ocean

- We need help with parking
- Need buy-in from the people
- Look at properties that can be bought and torn down, can not patch everything that we have
- Pedestrian friendly nature in older part of Town and corresponding scale
- Commercial needs to be upgraded and enhanced
- Maintain as desirable tourist location
- Mixture of housing types (not just townhouses)
- Protect and preserve the beaches since it is the biggest resource
- El Mar Drive is most important area in the community
- A1A problem is lack of landscaping
- Basin Drive has waterway feature that is totally missed and underutilized
- Get rid of back out parking
- Need tree canopy
- Live and work here, but you don't play here
- Can't decide if we are a quaint Village or if you work here to stay in business
- "Pearl" of a community
- Self sustaining mixed use community
- Resort area with beach club
- Competing on a national and international market
- Still must import business from out-of-town
- Modernized areas with small town feel
- Public restrooms needed
- Impeccable facades
- Small, boutique hotels with quality clientele
- Plaza style mini-parks
- Central core with activities for residents and easy access to downtown, businesses, recreation, etc.

Question #2 - Identify the existing strengths of Lauderdale-by-the-Sea as they relate to the successful achievement of your "ideal vision".

- Location, location, location
- Physical location (CENTRALLY LOCATED)
- Limited population
- Low crime
- Land that can be pieced together for redevelopment
- Desirous commission to do the right thing
- Management
- Age groups
- Magnificent natural beauty - ocean, Pier, Intra-coastal waterway
- Strong Town management
- Age diversity
- No crime
- Sense of safety
- People - residents, management, hotel owners, etc.
- East of intra-coastal waterway
- Citizens want change and want place to be better
- Centrally located in Broward County
- Linear features
- Active residents
- Commission and staff are looking to improve the Town
- Clean
- Size
- Residents

- Government
- Location
- Small town atmosphere
- Few good restaurants
- Pier
- Mix of uses and diversity, feature of big town but still small town feel
- Beach, waterway, reef
- Climate and overall environment

Question #3 - Identify the existing weaknesses/issues experienced by Lauderdale-by-the-Sea as they relate to successful achievement of your "ideal vision".

- Beach re-development (issue)
- Properties on beach are hard to develop economically
- Back out parking
- Through traffic in the community
- Vitality of business district
- Multi-family redevelopment
- Hurricane protection
- Lack of parking
- Pedestrian crossings
- Zoning needs to be updated
- Properties are too old and lots are too small
- No public gathering place or beach access
- No moderate residential properties
- This is third Master Plan

- Limitations on redevelopment - need to find ways around it
- Communication to Town residents
- Town Topics - local newspaper
- Hired part-time PR person in the Town
- Existing height restrictions and land development restrictions
- Change - people are afraid of it and there is a fear factor associated with it
- Limited open space and beach access
- Funding for redevelopment and capital improvements
- Traffic congestion during the in-season
- Fraction between two parts of Town
- Pedestrian crossings (A1A intersection is primary issue, tried to get State to do a four-way stop and they wouldn't)
- Parking

Question #4 - Identify any design-based goals or physical improvement initiatives that you would like to see occur in Lauderdale-by-the-Sea.

- Major redevelopment - get a major developer to do a "big" project
- Close Commercial Boulevard from beach to A1A for pedestrian only
- Adoption of Master Plan as an impetus to get things done
- Results and recommendations are going to be very important
- El Mar and El Prado
- Lighting and seating on streets
- Town Hall
- Need Town facilities/washrooms
- Streetscapes
- Basin Drive concept plan that ties in waterway feature

- Link El Prado, beach, Town Hall and municipal park
- A1A landscape plan
- Transit shuttle
- Parking Plan
- Pedestrian/bicycle plan
- Beach resort complex
- Beach pavilion
- Beach clean-up
- Mini plazas along linear parks
- Beach clean-up is 4X weekly
- Move Town Hall downtown
- Parking garage
- Close A1A for pedestrian only use
- Move this Master Plan no matter what - have spent too much money "over-planning"
- Push this Plan through to adoption
- Get big developer into the Town
- Sewers and sidewalks need to be re-done
- Public restrooms
- Beach pavilion, amphitheater, something
- Level Town Hall - building is getting worse and worse
- Graphic signage
- Street furniture
- Neighborhood entryways
- El Mar Drive streetscape
- Unique parking venue
- Basin Drive is the best kept secret and needs to be explored and exploited

- Less is more - simplicity is important
- Fishing history will be exploited (Sandra from Chamber)
- Architectural standards and review board
- Do we need more commercial space?????
- Don't lose character in architectural design guidelines
- Still allow for architectural creativity
- Example - Charleston
- Public washrooms

9.2 Focus Group Session Summary - Business and Economic Development

Question #1 - Assuming no constraints exist - physically, financially or otherwise - describe your ideal "vision" for the Town of Lauderdale-by-the-Sea, specifically as it relates to business and economic development issues.

- Technically a bedroom community
- Needs to grow towards water-oriented
- Anchor business (Starbucks)
- Businesses that stay open late
- Something other than beach, places to make people stay, etc.
- Downtown more pedestrian friendly, less vehicle traffic
- Parking is an issue and on-going battle
- Keep old-town, old Florida style
- Attract new national businesses, along with small businesses
- Maintain sense of small-town community
- Equally plan for development and landscaping

- Develop real downtown, make it identifiable
- Need places to walk
- Need new businesses, parking, etc. to attract people and getting more people here
- New resorts and beach clubs built
- Do something with El Mar Drive
- El Mar and Commercial are focus of the community
- Gated areas for the community

Question #2 - Identify the existing strengths of Lauderdale-by-the-Sea as they relate to the successful achievement of your "ideal vision".

- Unique town, have space to rebuild
- Wonderful weather, friendly people
- Old people willing to sell and move out
- Small town feel
- Ambiance is charming - don't lose it
- History
- Residences and businesses
- Pier
- Fourth of July
- Access to ocean and Intracoastal Waterway
- Potential to be the "prettiest small town in America"
- Beach and ocean
- Walking town
- Pleasant
- Location, location, location

- Accessible
- Major water components
- Aging properties in need of renovation
- Possibility of redesign
- Beach town next to major metropolitan area
- Access to airport and major highways
- Don't have the gridlock traffic compared to areas inland
- Easy to get around (airport, inland, Miami, etc)
- It's a summer destination for Florida residents
- Only full functioning Town on the barrier island
- Reef access
- Ocean Fest
- Could be an international attraction
- Safe and secure
- Good police protection and coverage
- Friendly
- Restaurants, accommodations, variety of businesses

Question #3 - Identify the existing weaknesses/issues experienced by Lauderdale-by-the-Sea as they relate to successful achievement of your "ideal vision".

- Not well-known
- People don't realize that LBTS exists
- Confuse with Ft. Lauderdale
- A1A traffic - take it out of town
- Lack of a Master Plan

- Parking - need structures that don't look like structures
- Weaknesses in zoning have inhibited property redevelopment
- Town cannot decide whether they want visitors or residents - battle
- Want visitors but don't want parking, no lifeguards, no bathrooms
- Ten percent, at maximum, of residents frequenting local businesses
- Exodus of community is out of the community
- What is encouraging residents to shop and stay here?
- Population is not sufficient to keep businesses and retailers alive
- Money is not going to come to the town
- Capitalize on what we have to attract visitors - beaches, scuba dive
- Residents feel that local retailers can't provide them the services that they need
- Habits have changed
- Older population does not utilize local businesses
- We don't have fishing - need designated fishing space
- Don't have boating
- No public bathrooms
- Parking
- Focus on a common goal - encouraging that we are here today
- Don't lose the past
- Available parking that people don't know about - El Prado, Commercial
- Clientele is changing in restaurants, etc.
- People are becoming more aware that beachfront area exists
- Aging population (but its changing)
- Elderly resist change, new young people will help
- Parking
- Change is evitable - make it beneficial

- Don't change the overall character
- Make people know LBTS is HERE!
- We are a unique resort town and should stay that way
- Motels - changes in clientele - stays are shorter
- More competition in global market
- People are more educated about traveling
- Motel changes issue is high cost of doing business
- Room rates are notoriously low
- What is the future of the motel properties?
- Must consider best use for these properties
- We attract/refract with low budget motels
- We need some higher end motels/resorts
- Build parks, but don't have children to play in them

Question #4 - Describe any efforts you, or your business or organization, could provide that would help the Town's vision become a reality?

- Businesses are consumed by their businesses
- Businesses keep short hours
- Well known chains and cafes may bring more people
- Pedestrian friendly cafes, etc.
- Marketing to national chains could get different products downtown
- Outside destinations
- Organizing events in the Town - more (Chamber & Merchants)
- St. Augustine - events are all the time
- Village Grille - quality restaurant, take pride in business

- More quality festivals - Ocean Fest - very nice clientele
- Ocean Fest moved to Ft. Lauderdale
- Jazz in the Square - Friday evening in north lane of El Mar Drive
- Administrations commitment to revitalization
- Cooperating building, zoning and variance board
- Need to get rid of cookie-cutter approach
- Zoning needs to be updated to address daily realities
- Voiceless business community has no representation
- Absentee landlords
- Buildings are owned by people that are out-of-town
- Daily economical struggle for survival is difficult
- Support the Master Plan
- Impossible to get a variance (economic hardship doesn't work)
- Developers are building townhouses, every little issue is so time consuming and difficult to accomplish
- Facade improvement program
- Master Plan should be supported

9.3 Focus Group Session Summary - Environment and Recreation

Question #1 - Assuming no constraints exist - physically, financially or otherwise - describe your ideal "vision" for the Town of Lauderdale-by-the-Sea, specifically as it relates to recreation and environmental issues.

- Recreation should center on the beach, but informally
- No sailboats, etc. on the beach
- Exercise or walking trail on El Mar
- Dog water stops
- Low key, classy, upscale
- More walking friendly
- Common parking area
- Accessibility to the Sea is more important
- Friendlier, easy-going Town
- Low key recreation and environmental facilities
- LBTS is not recreation focus
- Easy access, pedestrian friendly
- Don't encourage cars near the beach
- Beach erosion - stable beach is important
- Ample public facilities - lifeguards, restrooms, etc.
- "Turtle" friendly / nesting friendly - beachfront lighting
- Blue Wave Beach - designation by Clean Beach Council certifying that it is well-managed, safe, with public amenities and facilities
- Need beach vegetation to hold the sand - sea oats and dune plants
- Reefs are one of the Town's hallmarks

- Easy access to reefs from beach
- Beach nourishment projects - Broward County
- Snorkeling trail constructed offshore
- Kiosks and information on the reefs should be made available
- Beach nourishment will occur along $\frac{1}{2}$ mile of beach in the north and from the Pier south by the County
- Park space for family gatherings on the beach
- Better snorkeling trail
- Parking west of A1A for activities on the beach
- Playgrounds and family spaces on beach
- Snorkel trail information in Town Hall and Chamber of Commerce
- Access to beach is a problem in northern part of Town
- People in north don't come down to central area because of parking
- Two public access points in north part of Town
(open to public - 10 foot easements between Royal Coast and Seawatch & Corniche and Palm Club - negotiations with access between Palm Club and Crystal Cay)

Question #2 - Identify the existing strengths of Lauderdale-by-the-Sea as they relate to the successful achievement of your "ideal vision".

- Master Plan accelerating progress of joining north and south
- Size and scale of structures
- Fishing pier
- Increasing public park space
- Save the Reef - Dave Kaplan - underwater marine arch. Group
- Artificial reef on south side of Pier
- Beach access

- Bars, restaurants and shops
- Entry to town has gotten more attractive
- Overall, calm, easy going atmosphere
- Relaxed atmosphere is friendlier than Ft. Lauderdale
- Coral reefs
- Commission "friendly"
- Recent annexation - doubled size, new ideas, new problems, money
- Combination of leisure and business
- Chamber and property owners relationships
- Natural beauty
- Coral reef - such a unique strength that should be preserved
- Beach, water and reef
- Citizens intense love of the Town
- Citizens strive to better the Town
- Commitment of Town officials on every level of Town government
- Height limit

Question #3 - Identify the existing weaknesses/issues experienced by Lauderdale-by-the-Sea as they relate to successful achievement of your "ideal vision".

- No definition of what kind of Town we are going to be - residential, commercial, tourist - A mix of them?
- You can't be everything to everyone
- Town needs to decide what direction they are going to grow into
- Annexation - not carried out properly
- Understand the annexation
- Parking - need something west of A1A

- Transition of lifestyles - people don't need to be in their cars all the time
- Parking - move parking into garage of parking lot with transportation to beach, etc.
- Lack of supervised beach activities
- Lack of concept plan for Town
- Mixing vehicles and pedestrians
- Factions between different Town viewpoints
- This should be the final plan, lets move to implementation
- Preservation over innovation
- Think upscale - businesses and services
- Businesses that are financially sound and have something to offer
- Parking
- Beach parking
- Lack of lifeguards
- Lack of public restrooms
- Public feel in south and private feel in north
- Chronic long-term beach erosion
- Change in demographics in condos and the younger people want activity in the local community

Question #4 - Describe any efforts you, or your business or organization, could provide that would help the Towns vision become a reality?

- Maintain public and private facilities
- Maintenance of public areas including parks
- County - assist on coastal construction, assist on reefs, Blue Beach designation & beach erosion control measures
- Staying active in the community
- Lighting - profession (Minnet) - should be utilized in the Town, willing to work with Town with lighting issues

- Cindy - people move here for relaxation - a lot of people don't get involved - can be frustrating
- POA - presentations at meetings
- C of C - involve local businesses, hard to get them at meetings
- C of P and Z - work to approve plans from the Master Plan

9.4 Focus Group Session Summary - Transportation

Question #1 - Assuming no constraints exist - physically, financially or otherwise - describe your ideal "vision" for the Town of Lauderdale-by-the-Sea, specifically as it relates to transportation issues.

- A1A four lanes
- El Mar - pedestrian mall from Washingtonia
- Commercial from A1A East pedestrian
- Trolley on Commercial and El Mar
- Additional parking nodes
- A1A not four lanes, but heavily landscaped
- Circulating transit system on 1/2
- Multi-modal facilities
- Town wide multi modal recreational path
- Refer to old plans with proposed changes on El Mar one drive & bike lane
- A lot of people feel that a parking garage is a necessity
- Parking has not been studied enough
- There is no question there is a parking problem, but is there demand?
- Transit system circulating in the community would be a benefit
- Some areas lack sidewalks (Washingtonia)
- Pedestrian systems are required in single family areas for access
- Work with DOT to slow A1A traffic at intersection of Commercial
- El Mar can be two lane roadway to solely serve the motels
- El Mar could be more pedestrian, bicycle and rollerblade traffic
- Another option on El Mar that includes bike lanes

- Center walkway
- El Mar could work as pedestrian, but must consider businesses
- North neighborhoods don't want sidewalks
- South neighborhoods are a bit more isolated and need sidewalks
- During season - north beach is very difficult to get onto A1A
- Like pedestrian network - continuous throughout Town
- El Prado should be closed
- El Prado vista from park to beach
- Beachfront parking should be eliminated or reduced
- Waterfront is better used for recreation, etc.
- Is it a goal to separate walkers and bicyclers?
- Commercial / El Mar pedestrian only, you need some kind of parking
- Example of downtown Vail which is ONLY pedestrian
- Protect residential neighborhoods
- Improvements at Commercial / A1A intersection
- Useful mass transportation options - water taxi, hub, etc.
- Better define neighborhoods to help define ideal circulation character
- Closing El Mar might work
- Not an issue of circulation, but an issue of perception
- Might be a problem with remote parking unless trolleys were constant
- Parking - if you build it they will come
- Connect north and south to create singular identity - through circulation
- Not transportation problem in north, but there is an identity problem
- Through traffic out of neighborhoods
- Constant complaint of through traffic in neighborhoods
- Expanded Pelican service

- Parking node near Intracoastal would be an asset
- People walk over the bridge to the beach, b/c parking is free on the other side of the bridge
- Water taxi used to come down to LBTS - stopped - lack of parking
- Like water taxi expanded back to LBTS - but we need the parking
- People are looking for things to do and we have nothing to do now
- Have to send people out-of-town to "do" things
- Eliminate the car - make things more pedestrian friendly
- Gates in certain neighborhoods - should be considered

Question #2 - Identify the existing strengths of Lauderdale-by-the-Sea as they relate to the successful achievement of your "ideal vision".

- Location on the beach
- A1A is a strength - it's a beautiful ride
- Downtown area is conducive to pedestrian circulation
- Downtown has a small town feel
- Pedestrian friendly scale
- Recent DOT improvements on Commercial and A1A
- A1A has no landscaping - negative
- Improvements at Town Hall with respect to parking
- Number of beach accesses
- World class coral reef
- Safe town and place to live and visit
- You can walk day or night with no problems pedestrian friendly
- Natural beauty of the beach
- Commitment to do something

- Residents are always involved
- A lot of infrastructure is already in a place
- Connections in the south side of the Town (limited in north)
- Pedestrian nature of the area
- Pedestrians are here, give them the facilities that they need
- People are willing to walk, need infrastructure
- Neighborhood pockets are well planned
- Beach area - very beautiful
- Commitment to create a pedestrian friendly community
- Transit system that is working well and can be expanded

Question #3 - Identify the existing weaknesses/issues experienced by Lauderdale-by-the-Sea as they relate to successful achievement of your "ideal vision".

- A1A draw motorcycles, bicycles and traffic
- Runners on A1A and beach
- Completion of a pedestrian/bicycle system
- Bicycles on A1A
- Bike racks on busses made a big difference
- Put bike racks on the Pelican Hopper
- Lack of parking
- Lack of recreation facilities - jet skis, sailboats, entertainment
- Lack of beach facilities - restrooms, trash receptacles, etc.
- No upscale shops in the Town
- No lifeguards
- Height restrictions may be limiting (maybe up to 4-5 stories)

- Bridge openings
- Back-out parking
- Money to fix the problems
- North-south connection
- Conflicting ideas regarding A1A
- Through traffic in residential areas
- Parking?
- Lack of adequate parking
- Lack of public access in North beach

Question #4 - Describe any efforts you, or your business or organization, could provide that would help the Towns vision become a reality?

- Grants for foot patrol officers
- Police and highway patrol programs
- A1A Scenic Highway project going on
- Effort to designate as scenic highway, can bring additional moneys
- Broward County Greenways
- County - parking money for beach communities
- Intermodal terminal doesn't have to be big - could use electronic kiosk
- Make LBTS a destination not a through -Town
- Funding for buses from County (Tri-Rail)
- Broward County Transit (grid system to bus system)
- Water taxi and busses owner

9.5 Public Information Gathering Session Summary

ZONE 1

Zone 1 includes all properties within the following boundaries: the Atlantic Ocean beach to the East, El Mar Drive to the West, Pine Avenue to the North and Palm Avenue to the South.

Question #1 - What land uses would you most like to see developed in Zone 1 within the Town of Lauderdale-by-the-Sea? (Please rate each on a scale of 1-5, with 1 being least desirable and 5 being the most desirable)

LAND USE	NUMBER				
	1	2	3	4	5
Mixed Use	10	4	6	4	19
Resort / Motel	5	0	5	3	29
Residential	12	3	5	5	19
Recreational	6	6	5	11	12
Boutique / Specialty	13	4	6	9	6
Large-Scale Commercial	34	0	0	1	3
Office	26	1	3	2	4
Other	7	0	1	0	0

LAND USE	PERCENTAGE				
	1	2	3	4	5
Mixed Use	23.3	9.3	14.0	9.3	14.2
Resort / Motel	11.9	0	11.9	7.1	69.0
Residential	27.3	6.8	11.4	11.4	43.2
Recreational	15.0	15.0	27.5	27.5	30.0
Boutique / Specialty	34.2	10.5	23.7	23.7	15.8
Large-Scale Commercial	89.5	0	2.6	2.6	7.9
Office	72.2	2.8	5.6	5.6	11.1
Other					

Question #2 - If residential development were to occur, what type is most desirable in Zone 1? (Please rate each on a scale of 1-5, with 1 being least desirable and 5 being the most desirable)

RESIDENTIAL TYPE	NUMBER				
	1	2	3	4	5
Single Family, Large Lot	24	4	1	2	4
Single Family, Small Lot	19	3	3	4	8
Townhouses	2	4	4	4	29
Duplexes	22	4	7	1	4
Condominiums	9	2	2	6	20
Apartments	15	1	7	5	6

RESIDENTIAL TYPE	PERCENTAGE				
	1	2	3	4	5
Single Family, Large Lot	68.6	11.4	2.9	5.7	11.4
Single Family, Small Lot	51.4	8.1	8.1	10.8	21.6
Townhouses	4.7	9.3	9.3	9.3	67.4
Duplexes	57.9	10.5	18.4	2.6	10.5
Condominiums	23.1	5.1	5.1	15.4	51.3
Apartments	44.1	2.9	20.6	14.7	17.6

Question #3 - Ideal building heights in Zone 1 should be in the following range: (Please choose only one - if Other, please write in desired range)

BUILDING HEIGHT	NUMBER	PERCENTAGE
3 Stories or less	20	43.5
4 - 5 Stories	14	30.4
Greater than 5 Stories	9	19.6
Other	3	6.5

**Question #4 - Do you agree or disagree with the following statements, as they apply to development in Zone 1:
 (Please indicate Agree or Disagree after each statement)**

By Number of Respondents:

STATEMENTS	AGREE	DISAGREE
Design guidelines should be implemented to ensure high quality building standards in the Town	41	4
Additional public amenities are needed along Zone 1 streetscapes and at the beachfront (banners, lights, public restrooms, etc.)	31	14
The waterfront would benefit from additional or enhanced physical access points	24	20
A linear and continuous beachfront trail or boardwalk system would increase beach usage by residents and visitors	25	21

By Percentage:

STATEMENTS	AGREE	DISAGREE
Design guidelines should be implemented to ensure high quality building standards in the Town	91.1	8.9
Additional public amenities are needed along Zone 1 streetscapes and at the beachfront (banners, lights, public restrooms, etc.)	68.9	31.1
The waterfront would benefit from additional or enhanced physical access points	54.5	45.5
A linear and continuous beachfront trail or boardwalk system would increase beach usage by residents and visitors	54.3	45.7

ZONE 2

Zone 2 includes all properties within the following boundaries: El Mar Drive to the East, A1A (Ocean Drive) to the West, Pine Avenue to the North and Palm Avenue to the South.

Question #5 - What land uses would you most like to see developed in Zone 2 within the Town of Lauderdale-by-the-Sea? (Please rate each on a scale of 1-5, with 1 being least desirable and 5 being the most desirable)

LAND USE	NUMBER				
	1	2	3	4	5
Mixed Use	8	6	1	8	18
Resort / Motel	6	4	3	4	21
Residential	11	5	3	3	18
Recreational	12	2	8	8	6
Boutique / Specialty	12	3	7	8	7
Large-Scale Commercial	29	0	3	1	3
Office	24	2	4	2	2
Other	7	0	1	0	0

LAND USE	PERCENTAGE				
	1	2	3	4	5
Mixed Use	19.5	14.6	2.4	19.5	43.9
Resort / Motel	15.8	10.5	7.9	10.5	55.3
Residential	27.5	12.5	7.5	7.5	45.0
Recreational	33.3	5.6	22.2	22.2	16.7
Boutique / Specialty	32.4	8.1	18.9	21.6	18.9
Large-Scale Commercial	80.6	0	8.3	2.8	8.3
Office	70.6	5.9	11.8	5.9	5.9
Other					

Question #6 - If residential development were to occur, what type is most desirable in Zone 2? (Please rate each on a scale of 1-5, with 1 being least desirable and 5 being the most desirable)

RESIDENTIAL TYPE	NUMBER				
	1	2	3	4	5
Single Family, Large Lot	23	2	2	4	6
Single Family, Small Lot	20	4	2	4	10
Townhouses	2	1	6	4	30
Duplexes	13	6	4	7	11
Condominiums	10	2	1	7	24
Apartments	13	3	5	8	13

RESIDENTIAL TYPE	PERCENTAGE				
	1	2	3	4	5
Single Family, Large Lot	62.2	5.4	5.4	10.8	16.2
Single Family, Small Lot	50.0	10.0	5.0	10.0	25.0
Townhouses	4.7	2.3	14.0	9.3	69.8
Duplexes	31.7	14.6	9.8	17.1	26.8
Condominiums	22.7	4.5	2.3	15.9	54.5
Apartments	31.0	7.1	11.9	19.0	31.0

Question #7 - Ideal building heights in Zone 2 should be in the following range: (Please choose only one - if Other, please write in desired range)

BUILDING HEIGHT	NUMBER	PERCENTAGE
3 Stories or less	21	45.7
4 - 5 Stories	17	37.0
Greater than 5 Stories	5	10.9
Other	3	6.5

Question #8 - How should parking be accommodated in the Town to service the commercial and business developments in Zone 2, and immediately surrounding areas? (Please choose only one - if Other, please specify)

PARKING STRUCTURE	NUMBER	PERCENTAGE
One, large surface lot	1	2.2
Several, landscaped surface lots	19	41.3
Centralized parking garage	25	54.3
On-street parking	0	0
Other	1	2.2

ZONE 3

Zone 3 includes all properties within the following boundaries: Route A1A to the East, Bougainvillea Drive to the West, Town hall to the North and the Chamber of Commerce to the South.

Question #9 - What land uses would you most like to see developed in Zone 3 within the Town of Lauderdale-by-the-Sea? (Please rate each on a scale of 1-5, with 1 being least desirable and 5 being the most desirable)

LAND USE	NUMBER				
	1	2	3	4	5
Mixed Use	5	0	5	4	27
Resort / Motel	9	5	4	8	14
Residential	8	5	9	4	15
Recreational	8	6	6	10	7
Boutique / Specialty	10	2	9	7	10
Large-Scale Commercial	14	2	2	1	1
Office	10	4	6	3	1
Other	5	1	0	0	0

LAND USE	PERCENTAGE				
	1	2	3	4	5
Mixed Use	12.2	0	12.2	9.8	65.9
Resort / Motel	22.5	12.5	10.0	20.0	35.0
Residential	19.5	12.2	22.0	9.8	36.6
Recreational	21.6	16.2	16.2	27.0	18.9
Boutique / Specialty	26.3	5.3	23.7	18.4	26.3
Large-Scale Commercial	70.0	10.0	10.0	5.0	5.0
Office	41.7	16.7	25.0	12.5	4.2
Other					

Question #10 - If residential development were to occur, what type is most desirable in Zone 3? (Please rate each on a scale of 1-5, with 1 being least desirable and 5 being the most desirable)

RESIDENTIAL TYPE	NUMBER				
	1	2	3	4	5
Single Family, Large Lot	20	1	1	3	5
Single Family, Small Lot	11	6	3	2	9
Townhouses	2	2	5	9	24
Duplexes	9	5	8	7	12
Condominiums	9	2	6	3	18
Apartments	13	0	4	10	11

RESIDENTIAL TYPE	PERCENTAGE				
	1	2	3	4	5
Single Family, Large Lot	66.7	3.3	3.3	10.0	16.7
Single Family, Small Lot	35.5	19.4	9.7	6.5	29.0
Townhouses	4.8	4.8	11.9	21.4	57.1
Duplexes	22.0	12.2	19.5	17.1	29.3
Condominiums	23.7	5.3	15.8	7.9	47.4
Apartments	34.2	0	10.5	26.3	28.9

Question #11 - Ideal building heights in Zone 3 should be in the following range: (Please choose only one - if Other, please write in desired range)

BUILDING HEIGHT	NUMBER	PERCENTAGE
3 Stories or less	18	40.9
4 - 5 Stories	18	40.9
Greater than 5 Stories	6	13.6
Other	2	4.5

Question #12 - How should parking be accommodated in the Town to service the commercial and business developments in Zone 3, and immediately surrounding areas? (Please choose only one - if Other, please specify)

PARKING STRUCTURE	NUMBER	PERCENTAGE
One, large surface lot	1	2.2
Several, landscaped surface lots	22	47.8
Centralized parking garage	19	41.3
On-street parking	3	6.5
Other	1	2.2

ZONE 4

Zone 4 includes all properties on the North and South sides of Commercial Boulevard between Route A1A and the Intracoastal Waterway.

Question #13 - What land uses would you most like to see developed in Zone 4 within the Town of Lauderdale-by-the-Sea? (Please rate each on a scale of 1-5, with 1 being least desirable and 5 being the most desirable)

LAND USE	NUMBER				
	1	2	3	4	5
Mixed Use	5	1	0	3	31
Resort / Motel	23	6	3	2	2
Residential	24	1	2	1	9
Recreational	16	7	7	2	4
Boutique / Specialty	4	1	6	10	21
Large-Scale Commercial	14	1	2	2	4
Office	3	2	5	11	8
Other	5	4	0	0	1

LAND USE	PERCENTAGE				
	1	2	3	4	5
Mixed Use	12.5	2.5	0	7.5	77.5
Resort / Motel	63.9	16.7	8.3	5.6	5.6
Residential	64.9	2.7	5.4	2.7	24.3
Recreational	44.4	19.4	19.4	5.6	11.1
Boutique / Specialty	9.5	2.4	14.3	23.8	50.0
Large-Scale Commercial	60.9	4.3	8.7	8.7	17.4
Office	10.3	6.9	17.2	37.9	27.6
Other					

Question #14 - Ideal building heights in Zone 4 should be in the following range: (Please choose only one - if Other, please write in desired range)

BUILDING HEIGHT	NUMBER	PERCENTAGE
3 Stories or less	19	44.2
4 - 5 Stories	14	32.6
Greater than 5 Stories	8	18.6
Other	2	4.7

Question #15 - What businesses and services are currently lacking in the Towns commercial / business district that should be encouraged? (Please mark all that apply)

BUSINESS AND SERVICE CATEGORY	NUMBER
Supermarket / Grocery	15
Big Box Commercial	3
Drug Store / Pharmacy	7
Department Store	4
Women's Clothing	15
Men's Clothing	12
Children's Clothing	11
Fitness and Recreation Facility	22
Boutique Retail	28
Bar / Nightclub	13
Specialty Foods	31
Footwear	13
Beauty Supply and Services	10
Restaurants	28
Furniture Store	8
Other	10

Question # 16 - Please respond yes or no to the following questions regarding Commercial Boulevard:

By Number of Respondents:

STATEMENT	YES	NO
Do you believe that design guidelines should be implemented for all future development and renovations along Commercial Boulevard?	42	1
Would Commercial Boulevard benefit from streetscape enhancements and amenities, such as benches, shade trees, fountains, lighting, etc.?	43	1

By Percentage:

STATEMENT	YES	NO
Do you believe that design guidelines should be implemented for all future development and renovations along Commercial Boulevard?	97.7	2.3
Would Commercial Boulevard benefit from streetscape enhancements and amenities, such as benches, shade trees, fountains, lighting, etc.?	97.7	2.3

ZONE 5

Zone 5 includes all properties to the East of El Mar drive north of Pine Avenue to the northernmost limits of the Town.

Question #17 - What land uses would you most like to see developed in Zone 5 within the Town of Lauderdale-by-the-Sea? (Please rate each on a scale of 1-5, with 1 being least desirable and 5 being the most desirable)

LAND USE	NUMBER				
	1	2	3	4	5
Mixed Use	10	3	6	5	11
Resort / Motel	8	2	3	8	15
Residential	7	0	2	7	26
Recreational	9	1	7	7	10
Boutique / Specialty	18	1	6	4	3
Large-Scale Commercial	30	0	0	2	0
Office	22	2	4	0	1
Other	5	1	0	1	0

LAND USE	PERCENTAGE				
	1	2	3	4	5
Mixed Use	28.6	8.6	17.1	14.3	31.4
Resort / Motel	22.2	5.6	8.3	22.2	41.7
Residential	16.7	0	4.8	16.7	61.9
Recreational	26.5	2.9	20.6	20.6	29.4
Boutique / Specialty	56.3	3.1	18.8	12.5	9.4
Large-Scale Commercial	93.8	0	0	6.3	0
Office	75.9	6.9	13.8	0	3.4
Other	71.4	14.3	0	14.3	0

Question #18 - If residential development were to occur, what type is most desirable in Zone 3? (Please rate each on a scale of 1-5, with 1 being least desirable and 5 being the most desirable)

RESIDENTIAL TYPE	NUMBER				
	1	2	3	4	5
Single Family, Large Lot	20	0	4	4	7
Single Family, Small Lot	21	1	3	2	6
Townhouses	3	2	8	9	20
Duplexes	18	7	3	3	5
Condominiums	9	1	3	4	27
Apartments	11	3	6	4	9

RESIDENTIAL TYPE	PERCENTAGE				
	1	2	3	4	5
Single Family, Large Lot	57.1	0	11.4	11.4	20.0
Single Family, Small Lot	63.6	3.0	9.1	6.1	18.2
Townhouses	7.1	4.8	19.0	21.4	47.6
Duplexes	50.0	19.4	8.3	8.3	13.9
Condominiums	20.5	2.3	6.8	9.1	61.4
Apartments	33.3	9.1	18.2	12.1	27.3

Question #19 - Ideal building heights in Zone 5 should be in the following range: (Please choose only one - if Other, please write in desired range)

BUILDING HEIGHT	NUMBER	PERCENTAGE
3 Stories or less	11	24.4
4 - 5 Stories	17	37.8
Greater than 5 Stories	13	28.9
Other	4	8.9

**Question #20 - Do you agree or disagree with the following statements, as they apply to development in Zone 5:
 (Please write Agree or Disagree on each line)**

By Number of Respondents:

STATEMENTS	AGREE	DISAGREE
Efforts should be made to enhance the relationship between Zone 5 development and the waterfront	39	5
Additional public amenities are needed along Zone 5 streetscapes to make it more pedestrian and bicycle friendly	35	9
The waterfront, in Zone 5, would benefit from additional physical access points and a continuous beachfront boardwalk / promenade	28	16
Additional water-dependent and water-enhanced (restaurants, shops) uses are needed in Zone 5	28	15

By Percentage:

STATEMENTS	AGREE	DISAGREE
Efforts should be made to enhance the relationship between Zone 5 development and the waterfront	88.6	11.4
Additional public amenities are needed along Zone 5 streetscapes to make it more pedestrian and bicycle friendly	79.5	20.5
The waterfront, in Zone 5, would benefit from additional physical access points and a continuous beachfront boardwalk / promenade	63.6	36.4
Additional water-dependent and water-enhanced (restaurants, shops) uses are needed in Zone 5	65.1	34.9

GOAL IDENTIFICATION

GOAL	NUMBER
There should be guidelines of future development in the Town	29
Housing affordability and availability should be addressed	7
Visual access to the waterfront should be promoted and enhanced	21
Existing natural resources should be protected	30
More organized recreation facilities and programs are needed	4
Higher-quality commercial space is needed for economic development	18
The Town should pursue more retail stores and services	8
Sewer, water and infrastructure needs should be addressed	19
There are traffic issues in the Town that should be addressed	20
Gateways should be developed in the Town at key intersections	11
An architectural theme should be applied to future development	11
The Town should strive to attract more tourists (local and national)	15
Creating more, and better, jobs in the Town is important	2
The Town should develop a centralized "community space"	12
The Town should play a larger role in the regional economy	1
The Town should invest in additional public amenities	6
The Town should develop more water-dependent uses	5
The Town should develop a signage program identifying attractions	9
The Town should develop a multi-modal recreational trail system	3
Other	5

Other:

- Need upscale retail and hotels
- Need more parking lots
- Preserve low-rise, quaint character
- Parking facility
- Create a pedestrian mall between El Mar and Beach with outdoor seating for restaurants and ice cream parlors, add coffee houses and sandwich shops
- Need awnings and umbrellas on buildings

ADDITIONAL COMMENTS

- Develop a "Town Square" between El Mar and the beach
- Provide adequate number of benches for viewing the water and include umbrellas and palm trees
- Restaurants and coffee houses should use umbrellas and awnings for outdoor seating
- Remove pier parking, use only drop-off and drive - both pier and restaurant can be served without using Commercial for driving
- Economic feasibility should demonstrate feasibility of possible types of structures
- Most of the residents in Old Town LBTS moved here because we liked the town the way it was in the 50's, 60's, 70's and early 80's and 90's. I stress residents of Old Town because we are or were the majority of taxpayers and voters. That was prior to the annexation of areas in the north, which is a large cluster of condo dwellers with different interests, lifestyles and concerns. Beautify Old Town if you must but keep the high rises and tourists and socially disabled from wandering over the bridge - all they do is create traffic problems.
- I will fight any attempts to seize private lands for public access.
- What is in the Master Plan to provide underground utilities and sewer access to Sunset lane? When will this be completed?

- Please address providing a centralized parking area in the Town. This would help create a walking village and create more visibility for the merchants and restaurants.
- Keep the beach areas free from additional pollutants.
- Do not create additional portals.
- For transportation we should ensure that the existing bike route on A1A continues through LBTS.
- The County tax supported water taxi should make stops in LBTS.
- Parking is critical.
- Need new City Hall - not temporary eyesores.
- I like this - good job.
- Development is not a bad thing. Unbridled, unplanned or development that is not within the character of the community IS.
- We do not need to make it harder for people to either sell or improve their properties, either by moratoriums or outrageously restrictive permitting processes. What we do need is adherence to specific height and setback requirements, which are reasonable based on zone location, town character and economic improvement.
- Ease access to the beaches.
- More parking, at a reduced cost to residents.
- The Town needs high-end housing on the beach in order to encourage high-end hotels, boutiques and restaurants.
- Beautification is most important for this SMALL town.
- Heights should not exceed 3 stories no matter what.
- Need to get rid of ratty motels and the undesirables who stay there.
- Do something more for the homeowners - gates or entryways into the residential areas and brick crosswalks.
- Beach entrances should be beautified.
- At the Commercial Avenue beach pavilion the music should be contained so we do not have it radiating throughout the Town.
- Higher end housing, development of boutique retail, hotels and corporate headquarter offices.
- We need a new Town Hall.

9.6 Public Consensus Building Session Summary

Circulation

- Speed bumps on Lombardy Avenue
- Dangerous intersections for pedestrians along A1A
- Need bike path on El Mar from Palm Avenue to Pine Avenue
- Seagrape Drive needs sidewalks north of Commercial
- Widen north and south business lanes on Commercial east of El Mar to contrast closing of road for pedestrian-only traffic
- Wider sidewalks on A1A to accommodate pedestrians, both residents and tourists
- Stop sign needed near existing Town Hall
- Open access to A1A at closed off road in front of Chamber of Commerce
- Beach boardwalk issues include setback changes and potentials for theft at existing resorts and motels
- El Mar should be one, oversized lane in each direction
- Close Commercial Boulevard east of A1A from vehicular use, and develop a pedestrian-only promenade
- More speed bumps on residential streets
- Right turn only from Pine Avenue onto A1A
- Sidewalks needed in residential neighborhoods (Tradewinds Ave., Seagrape Drive, etc.)
- Better traffic control needed on Commercial Boulevard
- Commercial Boulevard should be closed east of A1A for pedestrian-only use
- Better traffic solution needed at end of Bougainvillea Drive (near Chamber of Commerce)
- Parking garage placed at foot of Commercial Bridge, on site of existing parking lot
- Gateways at foot of Commercial Bridge, on south end of A1A and north end of A1A
- Silver Shores Waterway/Basin Drive should be a public waterfront
- Traffic is an issue at the corner of Pine Avenue and A1A
- Need bike route along El Mar Drive

- Pedestrian only use on Commercial Boulevard east of Bougainville Drive
- Improve pedestrian access to beach and ocean in northern areas of Town
- Water Taxi Docks
 - On Tradewinds Avenue, providing direct access to the Intracoastal Waterway
 - On Basin Drive, providing direct access to the Silver Shores Waterway
- Bike route along beach, west on Pine Avenue to A1A
- Combine parking and Town Hall
- Commercial should be pedestrian-only from Bougainville east to the beach
- Continuous beachfront boardwalk through entire Town
- Sidewalks needed on Seagrape Drive and Washingtonia Avenue
- Resident parking at beaches (monitored by Town-distributed permits)
- Dangerous intersections along Commercial Boulevard (ie. Bougainville, A1A)
- Need to open up road closure at south end of Bougainville
- Pedestrian circulation at east end of Commercial Boulevard
- Multi-story parking garage on west side of El Mar at Pine Avenue
- El Mar - Change to one lane of traffic or close for biking and walking paths
- Use Village Shopping Center parking for LBTS parking needs
- Improve and enhance walking and biking opportunities along Commercial, El Mar and the beach
- Continuous waterfront beach promenade
- Multi-level parking structure on A1A and Commercial (behind Mack's Grove)
- Need crossing enforcement on Commercial Boulevard for pedestrians
- Fix the Hibiscus/Bougainville/A1A road closure
- Entry gates into all residential areas
- Make attractive access west to the beach from the Commercial Bridge to promote walking and shopping
- Parking garage at corner of Tradewinds and Commercial Boulevard with retail on first level
- Allow U-turns and cut-through traffic along Commercial Boulevard

- Sidewalks needed along Seagrape and other residential streets
- More residential; beach parking is needed
- El Mar should be more exercise friendly
- Intersection of Washingtonia and A1A - "We love it!"
- Intersection of A1A and Commercial is not pedestrian friendly
- End of Bougainvilla/Hibiscus/A1A is dangerous and inconvenient
- There are no locations in Town for the purpose of promoting waterborne transportation
- Need bike path on El Mar
- Need signal at intersection of A1A and Commercial to turn south when coming from the direction of the beach
- Need sidewalks on Seagrape Drive
- Gateway into Town from south (Fort Lauderdale)
- Gateway needed at end of Sunset Lane

Open Space / Environment

- Portals need more seating (already designed)
- Portal designs should be more exciting with different design features at each one
- Develop open space pedestrian mall on Commercial Boulevard east of El Mar Drive
- Re-open Hibiscus to A1A
- Larger beach access points
- El Prado needs landscaping and a pavilion
- Alleys should be developed east and west of Commercial from Bougainvilla east
- More landscaping needed on Commercial Boulevard
- Beach pavilion should NOT be on Commercial, should be at El Prado
- El Prado should be developed as a public open space
- More open space development between El Mar and the beach, directly north of Washington Avenue

- Pier is an environmental resource that should be further developed
- Reefs are a valuable asset - protect
- Potential for open space development at all beach portals
- Open space development potential at El Prado
- Open space development potential in front of Chamber of Commerce
- Open space development at all beach access points
- Small, resident only boat ramp / access point at the beach terminus of Pine Avenue
- Landscape El Prado
- Resident boat dock and parking in northern section of Town, along waterway
- Need boat ramp along Intracoastal Waterway
- Need more benches
- Plants and landscaping needed at El Prado
- All beach access points need to be re-done and landscaped
- More landscaping on Bougainvillea
- Friedt Park needs to be more prominent
- Preserve reefs, replenish sand, keep water free of bad bacteria
- El Prado should be public park space and resident parking
- El Mar should be more park-like
- Develop and enhance open space at beach access points
- Develop El Prado as a public open space
- Beach access next to the Sea Watch Restaurant could be developed
- Develop Basin Drive as a public open space area

Economic Development

- Need new/additional commercial development on A1A and Commercial Boulevard
- Upgrade resorts and motels on El Mar
- Re-develop Pier with a café or other destination located on it
- Need parking near retail (Commercial Boulevard)
- "Beachfront, Mixed-Use Mall" - including parking, retail at central location
- Taxation issues - some businesses can not survive
- Impact fees for new development should be used for improvements
- Parking garage located between El Mar and A1A, just south of Commercial Boulevard
- Redevelop all parcels fronting onto Commercial, between Bougainvillea and A1A
- Tourist facilities should be located along A1A between Palm Avenue and Commercial Boulevard
- Commercial development/redevelopment on Commercial Boulevard
- A1A should be the same as Commercial Boulevard
- Redevelop resorts / motels on El Mar Drive
- Redevelop / enhance Commercial Boulevard
- Restaurant needed on Basin Drive/Silver Shores Waterway
- Bistro or Espresso bar needed at end of Pier (\$1 fee applied to Bistro bill)
- Re-develop El Mar Drive (motels and resorts)
- Re-develop Basin Drive / marina area
- After the hurricane, re-build Commercial Boulevard (3-Over-1, mixed-use, front on street, parking in rear)
- Tourist development on Commercial Boulevard, A1A and El Mar
- Attract better shops - no more t-shirt stores
- Need an Economic Development Commission to propose what businesses could move to Town - ie. Tommy Bahama, Starbucks, Chico's, etc.

- Parcels between Bougainvillea and Seagrape from Washingtonia south should be mixed residential with nicely kept existing properties
- Preserve character of El Mar
- Incentives are needed for small property owners to re-develop and enhance their properties

Buildings / Built Forms

- Height maximum should be four (4) stories of 3-Over-1
- Residential areas should have maximum heights of two (2) or three (3) stories
- There should not be a specific architectural theme
- Create an overlay district to implement various height requirements
- Heights
- 2 or 2-Over-1 in all residential areas in "Old Town"
- 5-Over-1 along A1A
- 3-Over-1 along El Mar Drive
- 15 story limit in annexed areas
- Bahama Theme for buildings
- Consistent building theme
- 3-Over-1 along El Mar Drive and A1A
- Mediterranean theme in commercial areas
- 3-Over-1 height, or less, throughout all of "Old Town"
- Limit vertical development in "annexed" areas to 5 (five) stories
- 5 (five) story maximum on El Mar Drive (beach side)
- More attention should be paid to single-family residential areas
- Gates into residential neighborhoods
- Need proper rain drainage in some residential neighborhoods

- Maintain 3-Over-1 on beach and in most other areas
- All developments on beach should be required to have "view thru" to beach as a design element
- A subtle, upscale Mediterranean theme is desirable (or a Key West theme)
- More building/design conformity is needed along Commercial Boulevard
- Keep all height limits as they are now (residential areas and beach)
- El Mar should stay at three (3) stories, with small motels and resorts
- Architectural theme should be Mediterranean, Key West or "Old Florida"
- North of Pine Avenue height limit should be 5 (five) stories, South should be "3 over 1"

Group Priorities - (Separated by Tables)

1. Creating a bike path on El Mar Drive
 2. Improving pedestrian safety at major intersections / on roadways
 3. Maintaining building heights (3-Over-1)
-
1. Mixed Use Center at A1A and Commercial, including parking, retail and office space
 2. Pedestrian traffic only on Commercial Boulevard east of A1A
 3. Improve/Increase parking, particularly near waterfront
-
1. Downtown Redevelopment
 2. Maintain Height Limits
 3. Improve/Increase Parking
-
1. Pedestrian only at end of Commercial Boulevard
 2. Bike routes on El Mar
 3. 3-Over-1 heights, or less, in "Old Town"

1. Beachfront pedestrian promenade
2. Pedestrian mall at end of Commercial Boulevard
3. Public developments on El Prado

1. Resident parking at beach
2. Development (Bistro, snack bar, etc.) at end of Pier
3. Town Hall / Friedt Park

1. Preserve reefs and other natural features
2. Expand walking and biking opportunities in Town
3. Parking developments (garages at designated locations)

1. El Prado developed as public open space
2. El Mar building heights maintained at three (3)
3. All height limits in Town maintained as is

1. Re-development and revitalization along Commercial Boulevard
2. Gateway into Town from south (Fort Lauderdale)
3. Height restrictions in northern area of Town, on west side of A1A should be limited to five (5) stories

Individual Priorities

1. Re-development and revitalization along Commercial Boulevard - look at Sun Trust building for parking (26)
2. All height limits in the Town maintained as is (23)
3. Pedestrian Promenade at Commercial (16)
4. Sidewalks and amenities needed on Seagrape and other residential streets (15)
5. Develop and enhance El Prado Drive (13)
6. Town Hall / Friedt Park (11)
7. Improve/Increase Parking - Resident Permits needed (9)
8. Open intersection at Bougainvillea/A1A/Hibiscus (7)
9. Develop Basin Drive/Marina Area (6)
10. Gates into residential neighborhoods (5)
11. Continuous bike route on El Mar, linking to rest of Town (5)
12. Limit building heights in north area of Town to 5 stories (5)
13. More beach amenities - promenade, benches, etc. (4)
14. Pedestrian control and safety at intersections and on roadways (4)
15. Storm drains on El Mar / residential neighborhoods (3)
16. Pier development (Bistro, snack bar, etc.) (3)
17. Enhance El Mar (3)
18. Develop a primary gateway from Fort Lauderdale (3)
19. Protection of Reefs (2)
20. Bury overhead wires (2)
21. Portal Design and Development (2)
22. Pocket parks in northern residential areas (2)
23. Parking garage on A1A (1)
24. Access ramp to Intracoastal Waterway (1)
25. Incentives for small business owners to re-develop and enhance (1)

9.7 Public Project Prioritization Session Summary

PROJECT RATING

Project Description	Project Rating			
	1	2	3	4
#1 - Arrival Gateway (North)	20	17	1	3
#2 - Neighborhood Waterfront Access Park	7	14	11	8
#3 - Residential Streetscape Improvements	15	4	12	8
#4 - Beach Access Improvements (North)	11	15	8	7
#5 - Beach Promenade (North of Pine Avenue)	14	10	5	11
#6 - Enhanced Beach Portal at Pine Avenue	20	9	10	2
#7 - Parking Garage (Clarion)	19	8	10	2
#8 - Beach Promenade (South of Pine Avenue)	24	2	2	12
#9 - El Prado Development	26	5	4	5
#10 - Town Hall Expansion	17	5	10	5
#11 - Barrier Island Interpretive Center	10	10	12	9
#12 - Pedestrian Mall	22	6	3	9
#13 - Pedestrian Alleys	20	7	5	8
#14 - Commercial Boulevard Enhancements	19	8	7	6
#15 - Pedestrian Linkage (Commercial to Basin)	12	12	7	9
#16 - Basin Drive Redevelopment	16	10	3	12
#17 - Parking Garage (Commercial Boulevard)	19	8	3	10
#18 - Arrival Gateway (West)	20	10	6	4
#19 - Pedestrian Walkway	12	7	15	6
#20 - Water Taxi Access	22	9	4	6
#21 - El Mar Drive Enhancements	21	2	5	12
#22 - Parking Garage (Holiday Inn)	20	2	5	12
#23 - Arrival Gateway (South)	20	12	4	3

Top five rated projects (based on number of votes in column 1):

1. El Prado Development (26)
2. Beach Promenade - South of Pine (24)
3. Pedestrian Mall (22)
4. Water Taxi Access (22)
5. El Mar Drive Enhancements (21)

Lowest five rated projects (based on number of votes in column 4):

1. Basin Drive Redevelopment (12)
2. Beach Promenade - South of Pine (12)
3. El Mar Drive Enhancements (12)
4. Parking Garage at Holiday Inn (12)
5. Beach Promenade - North of Pine Avenue (11)

2) PROJECT PRIORITIZATION - INDIVIDUAL

1. Beach Promenade (15)
2. El Prado Development (13)
3. Gateway at Commercial Boulevard (13)
4. El Mar Drive Redevelopment (11)
5. Parking Garage (10)
6. Commercial Boulevard Enhancements (7)
7. Gateway at southern border into Town (4)
8. Pedestrian Mall (4)
9. Town Hall Expansion (3)
10. Residential Streetscape Improvements (3)
11. Barrier Island Interpretive Center (2)
12. Basin Drive Redevelopment (2)
13. Gateway at northern Town border (2)
14. Pedestrian Alleys (2)
15. Pedestrian Walkway (2)
16. Water Taxi Access (2)

3) PROJECT PRIORITIZATION - GROUP

1. Beach Promenade - South of Pine Avenue (4)
2. El Mar Drive Enhancements (4)
3. El Prado Development (3)
4. Commercial Boulevard Enhancements (2)
5. Parking Garage at Commercial Boulevard (2)

6. Arrival Gateway from South (1)
7. Arrival Gateway from West at Commercial Boulevard (1)
8. Parking Garage at Clarion site (1)
9. Pedestrian Mall (1)
10. Pedestrian Walkway (1)
11. Residential Streetscape Improvements (1)

ADDITIONAL COMMENTS

- Not interested in public restrooms or showers
- No restrooms or extra showers at beachfront
- We need more attractions - we have the beach restaurants but no tourist type attractions
- Least favorite project is the pedestrian mall - cutting off traffic will kill business to hotels
- Leave Basin Drive open to east/west traffic
- Leave height limit at "3 over 1"
- We do not need to bring more people into Town - there is too much congestion already
- "3 over 1" should remain height limit
- Height limits should be retained - especially along El Mar
- The Plan needs to incorporate side setbacks so visual access to the ocean can be maintained
- We need a gate at East Tradewinds from Commercial Boulevard
- No building height in Town should be over 3 stories
- Need a gate at East Tradewinds
- No more than one parking lot
- Native trees only on Commercial
- Lights have to be turtle-friendly on Commercial
- Gateways are ridiculous - they get dirty

- The promenade will cost \$300 linear/foot if six feet wide
- Stay at three story height limit - 2 stories would be preferable
- No high rises on beach
- No high rises on beach (east side of El Mar)
- Put the amphitheater at Commercial - should be kept in the entertainment area
- No 4-story buildings along the beach
- No 5-story buildings anywhere
- Think about height limits on east side of El Mar - the market prices do not allow reconstruction with the existing height restrictions
- We need parking - your suggestions are great
- Love the idea of enhancing the entrances (gateways) into the Town, Commercial Boulevard enhancements and improvements to El Mar Drive
- El Prado development is long overdue
- Outstanding job - so many options are excellent

9.8 Community Business Survey Summary - Long Form

Summary of Motel/Hotel Responses (12 Surveys)

- Generally open 7 days a week, 365 days a week
- Operating hours are split between 24 hours and normal business day hours (8:00 AM - 6:00 PM)
- Range in size from 8 to over 40 rooms
- Desirable improvements include parking garages, more recreational rental opportunities, etc.
- Positive features of Town include the quaint character, unique qualities and small-town feel
- Biggest problems in the Town include, lack of adequate parking, outdated storefronts, poor signage and a lack of upscale, high-quality businesses
- Marketing is done through a number of different avenues, including the Internet, walk-ins, American Automobile Association, local newspapers and by word-of-mouth
- Motel owners feel strongly that the existing Zoning Ordinance is in need of modifications, as current regulations are restrictive and not cost efficient

Summary of Restaurant/Bar Responses (4 Surveys)

- Restaurants that responded are generally open seven days a week with operating hours ranging from 8 AM to 2 AM
- Feel that in order to revitalize, the Town needs upscale improvements
- Marketing is done primarily through word-of-mouth, walk-ins, direct mailings and community newspapers
- Adequate parking is the biggest concern - feel meters hinder their business, as well as excessive parking tickets
- Restrictive City regulations limit their expansion potentials

Summary of Retail Responses (5 Surveys)

- Generally open Monday through Saturday
- Range of operating hours - Open as early as 7:30 AM and close as late as 11:00 PM
- Majority of retailers rent the space they are in
- Parking cited as the main reason more shoppers don't come to Lauderdale-by-the-Sea
- Positive attributes associated with doing business in the Town included the easy-going spirit, comfortable, personal and quaint
- The majority of their marketing is done through word-of-mouth, advertising in magazines and direct mailings
- Restrictive Town regulations are said to hinder expansion potentials
- Traffic patterns hurt flow and ease of driving in Town, felt in the retail industry
- Lack of quality stores in Town is a problem
- There are a number of existing non-compatible, neighboring businesses

Summary of Service Responses (3 Surveys)

- Generally open Monday through Saturday
- Operating hours range from 8:00 AM to 3:00, 4:30 or 5:30 PM
- Biggest issues for them is parking and the fact that the meters create an unfriendly business atmosphere
- Majority of advertising is through word-of-mouth and the local, community newspaper

9.9 Community Business Survey Summary - Long Form

1) What do you feel are the most appropriate height limits for each of the following uses / areas in the Town?

COMMERCIAL AREAS (ie. Commercial Boulevard):

Building Height	2	3	3 Over 1	4	5	6 or More
Respondents - Actual	6	9	9	4	8	2
Respondents - Percentage	16%	24%	24%	11%	22%	3%

RESORT/MOTEL/HOTEL (ie. El Mar Drive):

Building Height	2	3	3 Over 1	4	5	6 or More
Respondents - Actual	4	12	9	1	8	3
Respondents - Percentage	12%	34%	27%	1%	24%	2%

RESIDENTIAL - SINGLE FAMILY AND TOWNHOMES:

Building Height	2	3	3 Over 1	4	5	6 or More
Respondents - Actual	20	10	5	2	0	0
Respondents - Percentage	56%	28%	14%	2%	-	-

RESIDENTIAL - MULTI FAMILY:

Building Height	2	3	3 Over 1	4	5	6 or More
Respondents - Actual	14	15	6	1	2	0
Respondents - Percentage	38%	41%	18%	1%	2%	-

Building heights of 2 stories, 3 stories and "3 over 1" were the most desirable, as chosen by the survey respondents. Based on the responses, business owners are in favor of maintaining, or lowering, current building height restrictions in the Town.

2) How would you like to see parking accommodated in the Town?

Parking Type	Respondents - Actual	Respondents - Percentage
Parking is adequate, no changes necessary	4	10%
Parking Garage	21	51%
Large, Landscaped Surface Lots	7	17%
Additional On-Street Parking	9	22%

Based on the responses received from the Business Survey, the majority of business owners would like to see additional parking needs accommodated by the construction of a parking garage in the Town of Lauderdale-by-the-Sea.

3) Would you like to see a new, enhanced Town Hall Complex?

Response	Respondents - Actual	Respondents - Percentage
Yes	19	49%
No	20	51%

Based on survey respondents, business owners are almost equally split in their opinions regarding the need for a new, enhanced Town Hall Complex.

4) Would you like to see Commercial Boulevard closed for pedestrian traffic from:

Road Closure	Respondents - Actual	Respondents - Percentage
A1A east to the beach	12	32%
El Mar Drive east to the beach	15	41%
Neither	10	27%

A larger percentage of survey respondents would like to see Commercial Boulevard closed from El Mar Drive to the ocean, than from A1A to the ocean. A number of respondents also stated that they would not like to see Commercial Boulevard closed at all for pedestrian traffic.

5) Do you think that "Marina Village" / Basin Drive should be further enhanced and developed as a mixed-use district?

Response	Respondents - Actual	Respondents - Percentage
Yes	27	71%
No	11	29%

More than half of the survey respondents (seventy-one percent) stated that they would like to see the "Marina Village" / Basin Drive area further enhanced and developed.

Other Issues and Comments:

- Strongly opposed to idea of a bandstand on Commercial east of El Mar Drive - this would ruin the Town - we don't need that kind of traffic generated
- Consider having the Town or the county purchase the development rights of the oceanfront properties, thereby allowing businesses/hotels/motels an opportunity to participate in the real estate appreciation while allowing the community to still enjoy its pristine waterfront that singles Lauderdale-by-the-Sea out
- Enhance Town Hall - we need a larger facility to include a mini convention center and an auditorium - it would be helpful to businesses and would create the opportunity for an upscale, luxury hotel complex
- There should be no parking meters in the mini-malls of Commercial Boulevard from Sea Grape Drive to the bridge
- I think the Town Commission wants to keep a cute, small town
- We don't need new Town offices - the ones we have are fine
- Need more height on beach, maybe ten (10) stories
- With the new tax base of the homes and condos in north LBTS, we should not have metered parking west of A1A
- Build a parking garage
- The annexed beach area needs to stop building highrises - the Town is known for its height and growth restrictions
- Lets not have this part of Town look like a Galt Ocean Mile - the residents there selcted LBTS by a huge margin for annexation because of building codes - a moratorium is needed now
- Don't do another bad portal with no parking like at Palm Avenue - it is a wasted use of space and nice - it may look nice, but its not useful
- There can be no better projects started then 2-3 story parking garages, terraced with all the trimmings to look beautiful - one near Benihana restaurant and one uptown
- Parking meters on Commercial Boulevard are ruining our businesses - please get rid of them and allow our customers a free place to park - they are going to shopping malls where parking is free
- Bougainvilla Drive north of Commercial Boulevard floods - has nor sidewalk and the alley has gravel

"Preserving the Best of Times"

- We need signs to designate the business - everyday someone comes in and says "I've lived here ten years and I never knew you were here"
- No Town Hall expansion - move to a back street, not prime land on A1A
- Stop pedestrians from walking, skateboarding, etc. in the middle of El Mar Drive - it is very hard for people to drive safely up or down El Mar
- The parking meters are a big problem for all of the businesses on Commercial - our customers are going to the malls or somewhere else where parking is not such a hassle
- Please do something to get the Town to take the meters away - they are affecting our businesses more and more each day
- We would like A1A to be one-way northbound and Bougainvillea one-way southbound
- We need a business directory (ie. You are here, locating Town Hall, locating the Village Square and other primary areas/destinations in the Town)
- The other option is to do nothing to placate residents who inherited their property or bought it for next to nothing so the working minority property owners can struggle along
- We need a large, landmark building - 5 stories tall - to accommodate Town Hall, community services and at least 3 full stories of parking - something like a replica of the Parthenon in Greece - issue bonds to finance and let parking revenues pay off the bonds - a building so impressive people will come to LBTS just to see the building
- The Town needs to adjust to the changes in surrounding areas, while it is important to keep a height ordinance in the Town, it needs also to develop its businesses and make it a desirable place to live and visit
- The dilapidated motels need to be torn down or improved as they currently appear as eyesores
- Central parking garage with pedestrian bridge over A1A
- Put utilities along El Mar, A1A and Commercial underground
- Make El Mar Drive more pedestrian friendly (one oversized lane and wider sidewalks)
- At the same time, arrange for better drainage on El Mar Drive
- Lauderdale-by-the-Sea is unique in its height restrictions - this town has a wonderful small town feel - I love it there and that is a big part of the reason - Please keep the height restrictions as long as possible

- Protect the reef from further damage caused by dredging
- Please consider the quaintness of this particular beach community in South Florida is something special - we do not have high rise buildings and a person can drive to the shore - this is special and unique - do not take this away with your current plans
- Please do not consider closing either Commercial or El Mar for pedestrian-only traffic - maybe choose a one block area, but be careful not to jeopardize current motel businesses located on the sand - maybe the very south street of LBTS, just east of El Mar
- Perhaps the first parking lot just east of A1A in front of the beach could be designed as a parking garage - no more than 2 risers high - the parking spaces next to the beach could still stay the same

