



CITY OF  
FORT LAUDERDALE

# FORTIFY LAUDERDALE

PHASE I – PROJECT UPDATES  
PHASE II - QUALITATIVE CRITERIA

NOVEMBER 18, 2025

# PHASE I – STATUS UPDATE

## Design

- **Melrose Manors & Riverland Civic**
  - Design Plans are at 90%
  - The plans should be finalized by Spring 2026
- **Southeast Isles**
  - Design plans are at 50%
  - The plans should be finalized by Summer 2026

## Construction

- **Dorsey-Riverbend**
  - Underground pipe work completed
  - Stormwater pump station at 85% complete
  - Substantial completion is Spring 2026
- **Progresso Village**
  - Construction is at 65% completion
- **Victoria Park**
  - Construction begins January 2026

## Completed

- **Durrs**
  - Completed - February 2025
- **Edgewood**
  - Completed - March 2024
- **River Oaks**
  - Completed - December 2024
  - Preserve remediation in permitting

# PHASE I – PHOTOGRAPHS

## PROGRESSO VILLAGE DORSEY-RIVERBEND



# PHASE I – PHOTOGRAPHS

DURRS, EDGEWOOD  
RIVER OAKS



# PHASE II - OVERVIEW

- October 2024
  - Identified 17 Neighborhoods
  - Recommended 12 projects
- April 2025
  - Presented methodology
  - City Commission feedback
- September 2025
  - Prioritized the 12 projects
  - Level of Service Analysis
  - Neighbor Data and Feedback
- November 2025
  - Qualitative Analysis
  - Focused on projects ranked 4 through 9

Rank	Neighborhood	Score
1	Melrose Park	.92
2	Middle River Terrace	.70
3	Lauderdale Isles / Oak River / River Landings	.52
4	Riverland Village / Chula Vista	.39
5	Poinsettia Heights / Lake Ridge	.37
6	Shady Banks	.37
7	Tarpon River / Croissant Park	.35
8	Sailboat Bend / Riverside Park	.34
9	South Middle River	.29
10	Flagler Village	.23
11	Harbour Inlet / Harbour Isles	.22
12	Imperial Point	.15

# PHASE II – CRITERIA FACTORS



## Quantitative

Level of Service

Neighborhood feedback

## Qualitative

Spatial distribution of investment

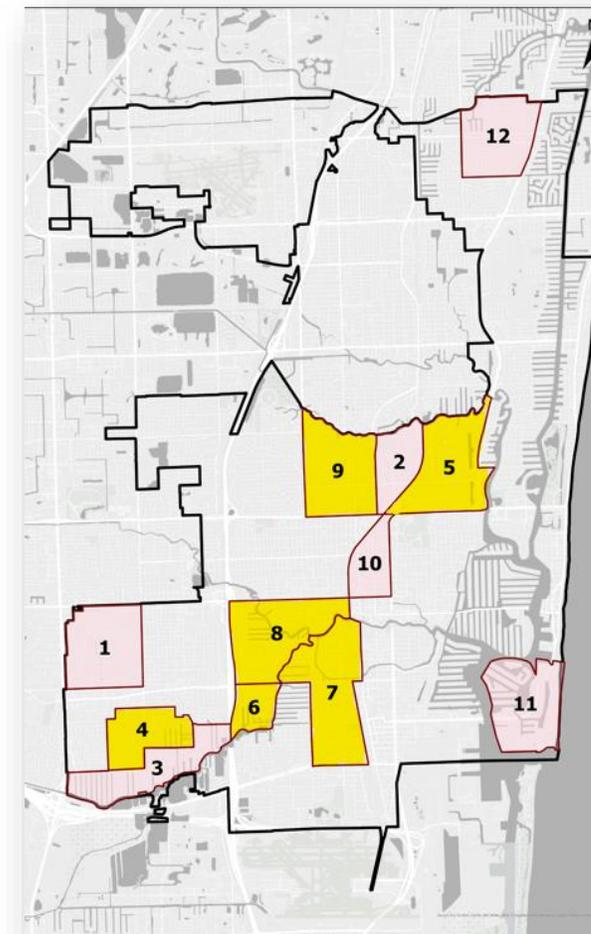
Functional interactions between project areas

Cumulative construction impacts

Project size/costs

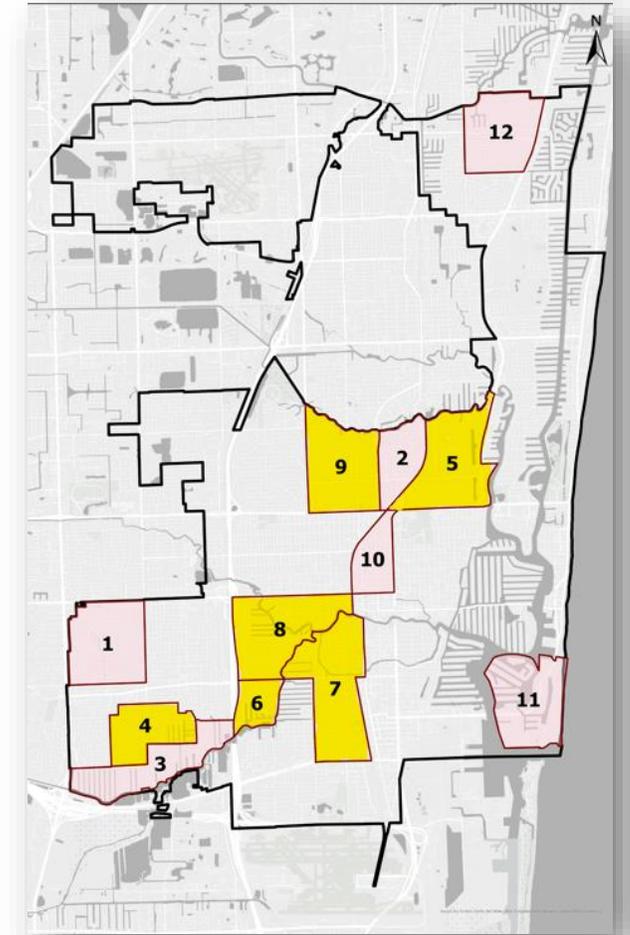
# PHASE II – SPATIAL DISTRIBUTION

- Objective:
  - Determine if the project grouping is distributed across the city appropriately
- Results:
  - Confirmed that each commission district has Phase II projects
  - Confirmed projects include neighborhoods with varying socioeconomic thresholds
- Outcome:
  - Spatial Distribution does not impact the current ranking



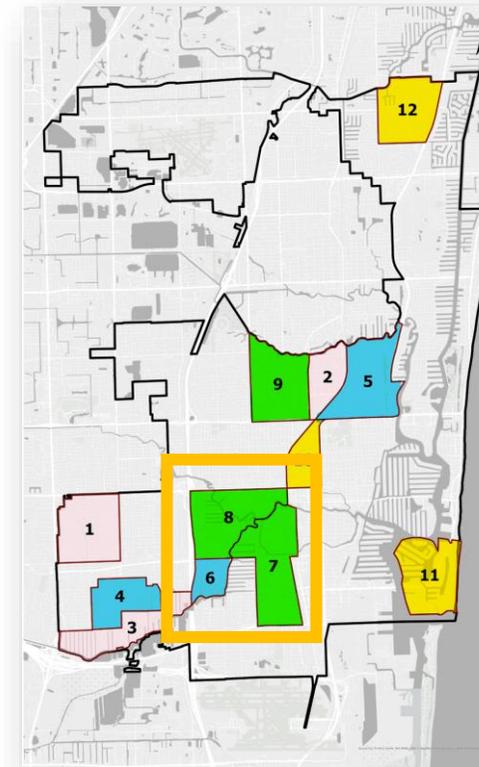
# PHASE II – FUNCTIONAL INTERACTION

- Objective:
  - Determine if the drainage systems between projects have interdependencies that would impact the project phasing.
- Results:
  - Projects 4 – 9 do not depend on each other to function
  - The project groupings are independent to other neighborhoods
  - The project groupings don't require “downstream” projects to be completed first
- Outcome:
  - Functional Interactions do not impact the current ranking

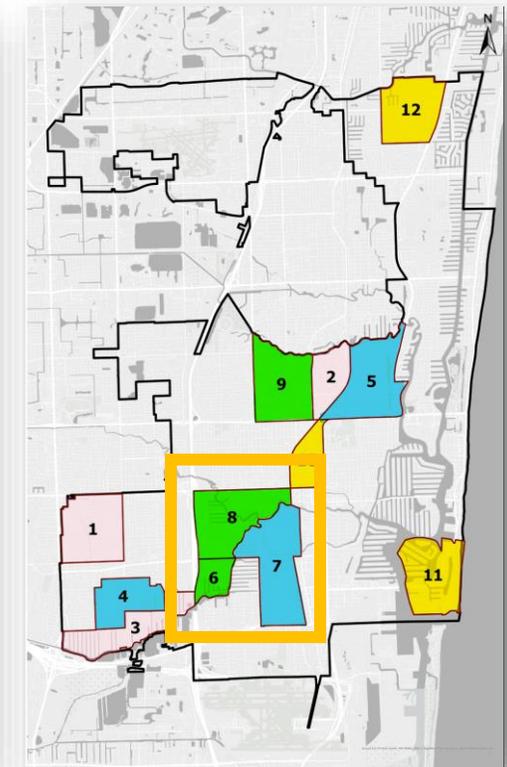


# PHASE II – CONSTRUCTION IMPACTS

- Objective:
  - Determine if the project groupings would create cumulative construction impacts that would be too severe
- Results:
  - Projects 6, 7, and 8 were identified as concerning given their geographic locations
  - Projects 7 and 8 are large areas that include connecting roadways that would be impacted
- Outcome:
  - Staff recommend that project 6 (Shady Banks) and project 7 (Tarpon River/Croissant Park) be reordered

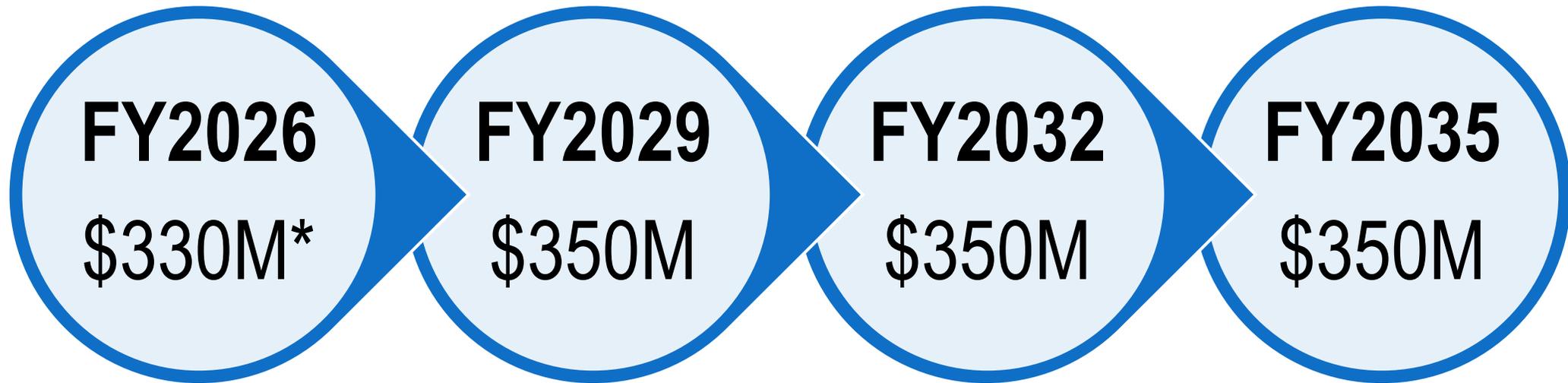


EXISTING RANKING



MODIFIED RANKING

# PHASE II – PROJECT COST / FUNDING



# PHASE II – STAFF RECOMMENDATIONS

Neighborhood/Project	Proposed Ranking	Prior Ranking	Commission District	Estimated Cost	Group Total
Melrose Park	1	1	District 3	\$103M	\$280M
Middle River Terrace	2	2	District 2	\$94M	
Lauderdale Isles, Oak River, River Landings & Adjoining Areas	3	3	District 4	\$83M	
Riverland Village, Chula Vista & Adjoining Areas	4	4	District 3 and 4	\$91M	\$410M
Poinsettia Heights and Lake Ridge	5	5	District 1 and 2	\$119M	
Tarpon River and Croissant Park	6	7	District 4	\$200M	
Shady Banks	7	6	District 4	\$75M	\$335M
Sailboat Bend and Riverside Park	8	8	District 2 and 4	\$132M	
South Middle River	9	9	District 2	\$128M	
Flagler Village	10	10	District 2	\$10M	\$124M
Harbour Inlet/Isles & Adjoining Areas	11	11	District 4	\$40M	
Imperial Point	12	12	District 1	\$74M	

# PHASE II – NEXT STEPS

- Formalize the Project Grouping:
  - City Commission feedback
  - Resolution at upcoming City Commission meeting
- Design:
  - Issue task order(s) for the first project grouping
    - Melrose Park
    - Middle River Terrace
    - Lauderdale Isles / Oak River / River Landings
  - Start design before Summer 2026

