



CITY OF
FORT LAUDERDALE

SAILBOAT BEND VISION PLAN

June 17, 2025



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PROJECT INITIATION

Timeline of the Sailboat Bend Vision Plan	
November 2023	The Historic Preservation Board (HPB) sent a Communication to the City Commission to consider a revitalization plan to bridge the Sailboat Bend and Himmarshee (H-1) Historic District, including a request to provide initial funding.
December 2023	Sailboat Bend Civic Association formed a Master Plan Committee.
January 2024	HPB Communication discussed at Commission conference meeting, and initiative was added to the City Commission action items.
January 2024	The District 2 City Commissioner met with the Sailboat Bend Master Plan Committee and staff to review request to fund a master plan initiative for the Sailboat Bend Historic District.
May 2024	A request for proposals was sent out to qualified consultants to obtain bids to complete a vision plan.
July 2024	Dover, Kohl & Partners selected as consultant and contract finalized.
August 2024	Initial kick-off meeting with staff and consultant.



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PROJECT SCOPE

Dover, Kohl & Partners, in collaboration with the City of Fort Lauderdale and local stakeholders, launched a project to revitalize Sailboat Bend, the City of Fort Lauderdale's only residential historic district.

This initiative aimed to identify the following:

- Key neighborhood improvements
- Opportunities to activate the public realm and improve streetscape design
- Improved access to important historic sites and structures within the area
- Connections between Sailboat Bend and nearby neighborhoods and attractions to build a more integrated community experience
- Activations of local parks while carefully preserving the area's unique historic character
- How to balance new construction and infrastructure improvements with respect for the neighborhood's cultural heritage



VISION PLAN DEVELOPMENT



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Timeline of the Development of the Sailboat Bend Vision Plan

August 21, 2024	Kick-off meeting with Dover, Kohl & Partners
September 24, 2024	Meeting with the District City Commissioner
October 2, 2024	Site Visit with Sailboat Bend Masterplan Committee
October 7, 2024	Historic Preservation Board Meeting
October 22, 2024	Open House
Early 2025	Report Preparation
Spring 2025	Follow-up Meetings
June 17, 2025	City Commission Presentation



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OPEN HOUSE

On October 22, 2024, an open house session was held at the New River Inn and Fort Lauderdale History Museum.

Thematic stations with proposals and concepts included:

- Street Design
- Intersection Design
- Parks Programming
- Resilience and Adaptation to Flooding
- Special Sites
- Additional Feedback



5

THEMES

OVER
60

ATTENDEES

13

INTERACTIVE
BOARDS

& MAPS

OVER

20

SURVEY
RESPONSES

CAM #25-0511

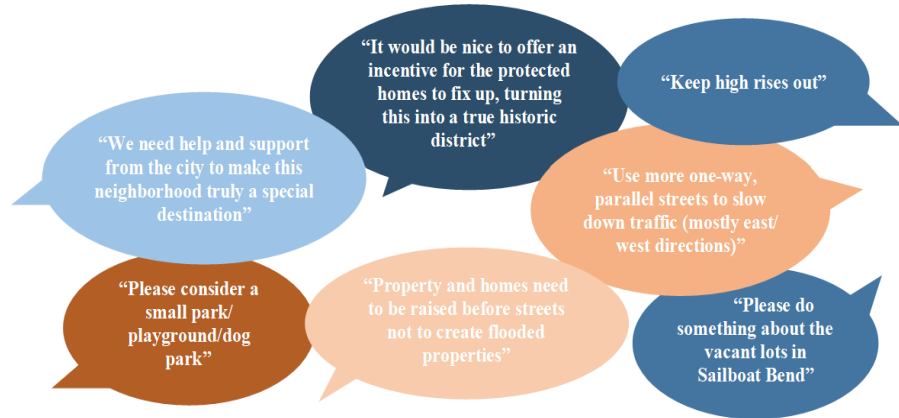
Exhibit 2
5 of 19

PRIORITIZATION

SHARE ANY FEEDBACK YOU MAY HAVE REGARDING PLANNING FOR NEW DEVELOPMENT IN THE SBHD:



PLEASE PROVIDE US WITH ANY ADDITIONAL THOUGHTS OR OPINIONS ABOUT THE SBHD:



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WE ASKED:

Rank in order of importance the following (1 being most important and 5 being least important) opportunities in developing a vision plan for the SBHD:

Average Response:

- 1 Sea Level Rise Adaptation
- 2 Streetscape Design and Intersections
- 3 Community Identity
- 4 Planning for New Development
- 5 Parks and Recreation

WE ASKED:

Rank in order of importance (1 being most important and 4 being least important) the following elements for intersection improvements SBHD:

Average Response:

- 1 Enhance the Intersection of W Las Olas Boulevard
- 2 Middle Street
- 3 Enhance Existing Roundabouts
- 4 Create More Roundabouts

WE ASKED:

Rank in order of importance (1 being most important and 6 being least important), the following elements for enhancing community identity of the SBHD:

Average Response:

- 1 Cohesive Street Lighting
- 2 Continuous Sidewalks
- 3 Updated Entry Signs/Archways
- 4 Decorative Street Signs and Posts
- 5 Street Trees
- 6 Historic Walking Tour with Interpretive Signs

WE ASKED:

Rank in order of importance (1 being most important and 4 being least important) the following elements for intersection improvements SBHD:

Average Response:

- 1 West Las Olas Boulevard
- 2 Palm Avenue (SW 11th Avenue)
- 3 SW 4th Street at Major William Lauderdale Park
- 4 Waverly Road





FEEDBACK RECEIVED



FEEDBACK RECEIVED

SEA LEVEL RISE ADAPTATION

Areas within the Sailboat Bend Historic District regularly experience flooding. Inspiration boards from peer communities that are tackling resilience and adaptation planning included examples from Fort Myers, Galveston, Houston, and Miami Beach.

Feedback Received from the Community		Example Photos	
Street Elevation	Split Reviews. 55% think this idea would work in Sailboat Bend, while 45% think the opposite. Residents would like to see improvements in drainage first.	<div><div>Flood Mitigation Results</div><div>18th Street and Bay Road</div><div><div>BEFORE</div><div>HIGH TIDE OCTOBER 2011</div></div><div><div>AFTER</div><div>HIGH TIDE OCTOBER 2019</div></div></div>	
Structure Elevation	Split Reviews. 50% think this idea would work in Sailboat Bend, while 45% think the opposite. Concerns about funding and length of process were raised. Concerns were raised about historic structures and fragility. The community requested more information to understand this idea.	<div><div><div>BEFORE</div></div><div><div>AFTER</div></div></div>	

FEEDBACK RECEIVED

STREET DESIGN & INTERSECTION DESIGN

Feedback Received from the Community on Street Design

Location	Feedback	Additional Comments
West Las Olas Boulevard	<u>One Way Street:</u> Mixed Reviews. Some agree with the idea of a one-way street, while others prefer to keep it a two-way street. <u>Repairing Sidewalk:</u> Generally positive. <u>Textured Surface:</u> Generally positive.	Residents would also like to see the power lines underground, enhanced signage, and lighting improvements.
Palm Avenue	<u>Additional Plantings and Trees:</u> Generally positive. <u>Textured Surface:</u> Generally positive.	Residents expressed how the biggest issue to fix on this street is the drainage. Once that is resolved, other improvements can be made.
SW 4th Street at Lauderdale Park	<u>Textured Surface:</u> Generally positive. <u>Changing Direction of Traffic:</u> Mixed reviews. Some would prefer the change, while others want to keep it as is. <u>Add Parking:</u> Generally positive.	Some residents would like to see the park extended to Rivermont. Others are concerned extending the green would destroy the swale and kill the grass.
Waverly Road at Tequesta Park	<u>Bike Lane:</u> Well received. <u>Extending the park:</u> Generally positive. <u>Adding parking:</u> Generally positive.	Residents expressed interest in vacating Waverly Road completely and combining the parks. Others would like to see the wall removed.

Example of Inspiration Board

WAVERLY ROAD



FEEDBACK RECEIVED

COMMUNITY IDENTITY

Feedback Received from the Community

Gateway Signage	Generally positive. Some commented they like the idea of a gateway entrance, but the design should have a more historic appearance.
Interpretive Signs and Walking Tour	This is a grant funded project that is currently in design and supports comments such as “Public art project celebrating history.”



Gateway Proposal provided by Sailboat Bend Civic Association (SBCA) - Request for Master Plan 2024

PLANNING

Feedback Received from the Community

Missing Middle Housing Design Guidelines	Implementing further guidelines that supports the implementation of varied housing types is a recommendation within the report and supports cohesive redevelopment within the district.
Evaluation of ULDR for Potential Updates to Promote Neighborhood Serving Commercial Uses	An option introduced as a recommendation within the report to support requests for more incentives and the desire to have Sailboat Bend serve as a destination.

A Missing Middle Housing Sampler



FEEDBACK RECEIVED

Feedback Received from the Community on Parks

Location	Feedback
Sailboat Bend Preserve	<p>Generally positive. The community agrees the Preserve should remain minimally programmed, and efforts should be made to conserve and maintain native plants. A walking trail was suggested.</p> <p>Generally positive. The idea of incorporating a bioswale across from the preserve was well received, but different design approaches were suggested.</p>
Rivermont and Tequesta Park	<p>Well received. The community liked the gazebo or chickee idea, and they generally agree that they would like to see the wall be removed and open the park.</p>
General Feedback	<p>There were many mixed reviews about which park elements should go in which park, but the two most requested ideas suggested by the community were community gardens and a dog park.</p>

Images Shown for potential Park Elements



POTENTIAL FUTURE DEVELOPMENT SITE

SW 14th Avenue and Middle Street



A site to the west of the new Police Department Headquarters: SW 14th Avenue to the west, Broward Boulevard to the north, and SW 2nd Court to the South.

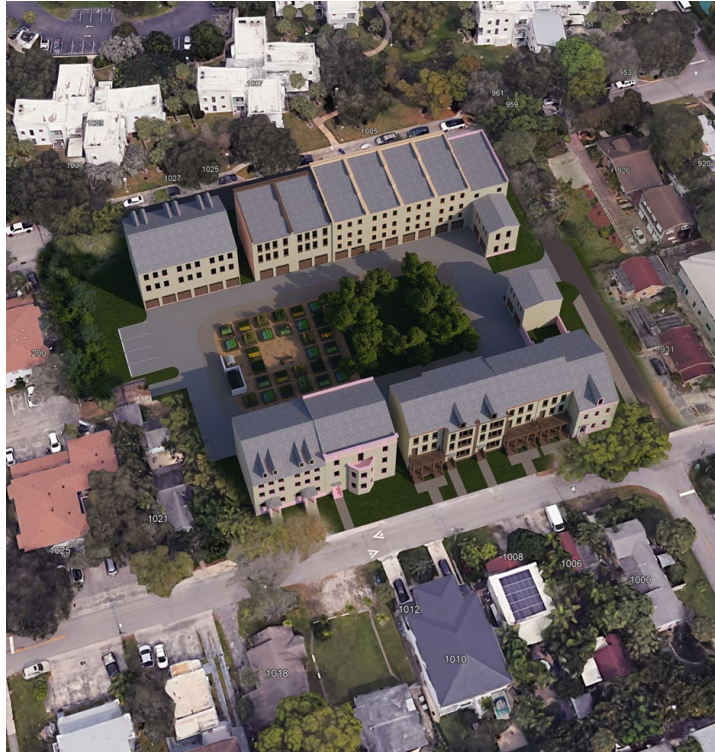
Development Considerations:

- Opportunities for additional housing for the neighborhood.
- Orient lower scale housing incorporating porches and entrances facing SW 2nd Court.
- Mass and height of future development should transition to be compatible with the context of the Historic District.
- Incorporate a bioswale along SW 14th Avenue to intercept and treat stormwater before it enters the adjacent canal.



POTENTIAL FUTURE DEVELOPMENT SITE

Middle Street (1000 SW 2nd St)

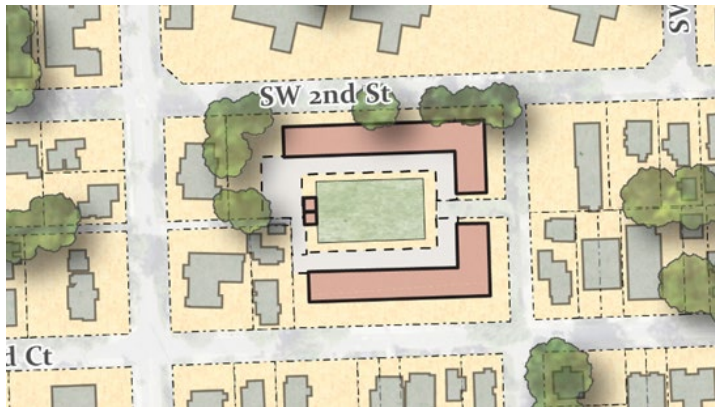


Bounded by SW 2nd Street on the north, Middle Street/SW 2nd Court on the south. Located directly south of Dr. Kennedy Homes and is owned by Broward County.



Development Considerations:

- Line the south face of the block with rowhouses or garden apartment buildings, similar in scale to the fabric of the neighborhood.
- Parking hidden from the street.
- Create a courtyard with a good garden with planters.
- Repair the grid by reintroducing SW 10th Avenue.



[illegible]

- 1 Raised Intersection on SW 14th Avenue and SW 2nd Court
- 2 Bioswale/polishing marsh across from the Preserve
- 3 Infill opportunities along SW 2nd Court
- 4 Ongoing project for Police Station site
- 5 Infill opportunity and community gardens
- 6 Raised and paved intersections around Lauderdale Park
- 7 Infill opportunities on sites across Sailboat Bend
- 8 Park programming for Tequesta Park/Rivernmont
- 9 Improved roundabout on SW 10th Avenue and SW 4th Street
- 10 Gateway opportunity at intersection of Avenue of the Arts and W Las Olas Boulevard, which would be the end of the proposed walking route that links cultural and historic sites

NEXT STEPS

NEXT STEPS

The Sailboat Bend Vision Plan is organized into five themes that have each been addressed in detail in the previous sections of this report, along with feedback received as part of the public outreach process. These five themes include: Sea Level Rise Adaptation; Streetscape Design and Intersections; Community Identity; Planning for New Development; Parks and Recreation.



IMPLEMENTATION FRAMEWORK

Ideas presented in this report have been categorized under each of the five themes that are listed in order of priority based on feedback received from the community. Each initiative is listed as either initiated and ongoing, short term, mid-term, or long-term and identifies the City department or community entity that is leading or is anticipated to lead each effort is also included. Each initiative identified can be used as a tool for the community to request funding for implementation.



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NEXT STEPS



	LEAD PARTNERS	TIMELINE			
THEME 1: SEA LEVEL RISE ADAPTATION					
Fortify Fort Lauderdale Stormwater Improvement Projects	Public Works	INITIATED AND ONGOING			
Adopt existing criteria and/or develop new design guidelines for the elevation of historic properties	DSD and HPB			MID TERM	
A green infrastructure diagram, which can include locations and configurations of bioswales, polishing marshes, pervious areas, and living shorelines.	DSD and Public Works			MID TERM	
Explore elevation of historic properties in order to identify funding sources and provide technical assistance	DSD, Public Works, & Other Gov't Agencies				LONG TERM
Utilize the street raising feasibility matrix to identify any streets that might be eligible if this mechanism is adopted	Public Works				LONG TERM

LEADING PARTNER ORGANIZATIONS (ABBREVIATIONS) KEY

DSD — Development Services Department

TAM — Transportation and Mobility

SBCA — Sailboat Bend Civic Association



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NEXT STEPS



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	LEAD PARTNERS	TIMELINE			
THEME 2: STREETSCAPE DESIGN AND INTERSECTIONS					
Citywide Condition Assessment for Roadways, Alleyways,	Public Works	INITIATED AND ONGOING			
Improvements to SW 14th Avenue including implementation of a raised intersection at Middle Street, extension of sidewalks, and introduction of street parking	TAM, Broward County Surtax Grant	INITIATED AND ONGOING			
Create a standard streetscape and intersection masterplan for key streets that traverse the neighborhood including street sections , a connectivity diagram that identifies potential connections and removal of barriers , traffic mitigation , an alley improvement diagram , and exploration of opportunities to create pedestrian-friendly complete streets	DSD and TAM			MID TERM	
Explore feasibility to install a plaza or raised intersection at the intersection of West Las Olas Boulevard and Palm Avenue (SW 11th Avenue)	DSD, TAM, and Public Works			MID TERM	
THEME 3: COMMUNITY IDENTITY					
Design and installation of interpretive signs and walking tour in the Sailboat Bend Historic District	DSD	INITIATED AND ONGOING			
Explore opportunities to implement key entrance signage for the Sailboat Bend Historic District such as a decorative gateway arch and a pedestrian crossing at the intersection of West Las Olas Boulevard and SW 7th Avenue	DSD and Public Works			MID TERM	
Highlight historic preservation and cultural elements to incorporate into community engagement strategies.	DSD		SHORT TERM		

NEXT STEPS

THEME 4: PLANNING FOR NEW DEVELOPMENT

Update Historic Preservation Design Guidelines to provide a typology of missing middle housing	DSD			MID TERM	
Evaluate land use and zoning regulations to explore feasibility of implementing text amendments to introduce neighborhood serving commercial uses such as cafes, art galleries, or small retail shops on certain primary streets such as West Las Olas	DSD			MID TERM	

THEME 5: PARKS AND RECREATION

Community led removal of invasive and exotic plants with the Sailboat Bend Preserve	SBCA, Urban Forestry Program	INITIATED AND ONGOING			
Promote planting of native and fruit and nut bearing trees and shrubs on private lots	Urban Forestry Program		SHORT TERM		
Identify alleyways that are publicly accessible and clear some vegetation, where possible, to create a walking network and educate property owners	DSD, Public Works		SHORT TERM		
Continue neighborhoods discussions to explore options to install appropriate elements such as a playground or vegetable/herb gardens in parks located within the Sailboat Bend Historic District	DSD, Parks and Recreation			MID TERM	
Explore the fusion of William Lauderdale Park and Tequesta Park with the possibility of redesigning Waverly Road with the incorporation of public realm design elements to promote interconnectivity between the two parks (i.e parking spaces, raised crosswalk, vacating the road)	DSD, Parks and Recreation				LONG TERM



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DISCUSSION