

THE SHOPS

# SHOPS (No Median)



# EXISTING: SE 9<sup>th</sup> Ave (looking west)



Sidewalk  
Width  
( $\cong$  5 Ft)

Private  
setback  
(varies)



# Proposed (No Median): SE 9th Ave (looking west)



Permanent  
On-Street  
Parking

Sidewalk  
Widened  
(both sides  $\approx$   
10 Ft)

Private  
setback  
(varies)

CAM 26-0051  
Exhibit 6  
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\*Pursuant to direction from the City Commission on 1/20/26, the following changes were made:

- Rendering was updated to indicate additional tree canopy coverage and sidewalk shade.



# EXISTING: SE 9<sup>th</sup> and 10<sup>th</sup> Terrace (looking east)



Sidewalk  
Width  
(≅ 5 Ft)

Private  
setback  
(varies)



# Proposed (No Median): SE 9th and 10th Terrace (looking east)

$\cong 4X^*$   
increase in  
tree canopy  
- Shops

100%  
SHADE  
TREES

FLOWERING  
TREES

67 LARGE, 38 MEDIUM, 6 SMALL, 0 PALM TREES  
TOTAL = 111 TREES

Raised  
mid-block  
crosswalk  
with RRFB

Curb  
Extended

Sidewalk  
Width  
( $\cong 10$  Ft)

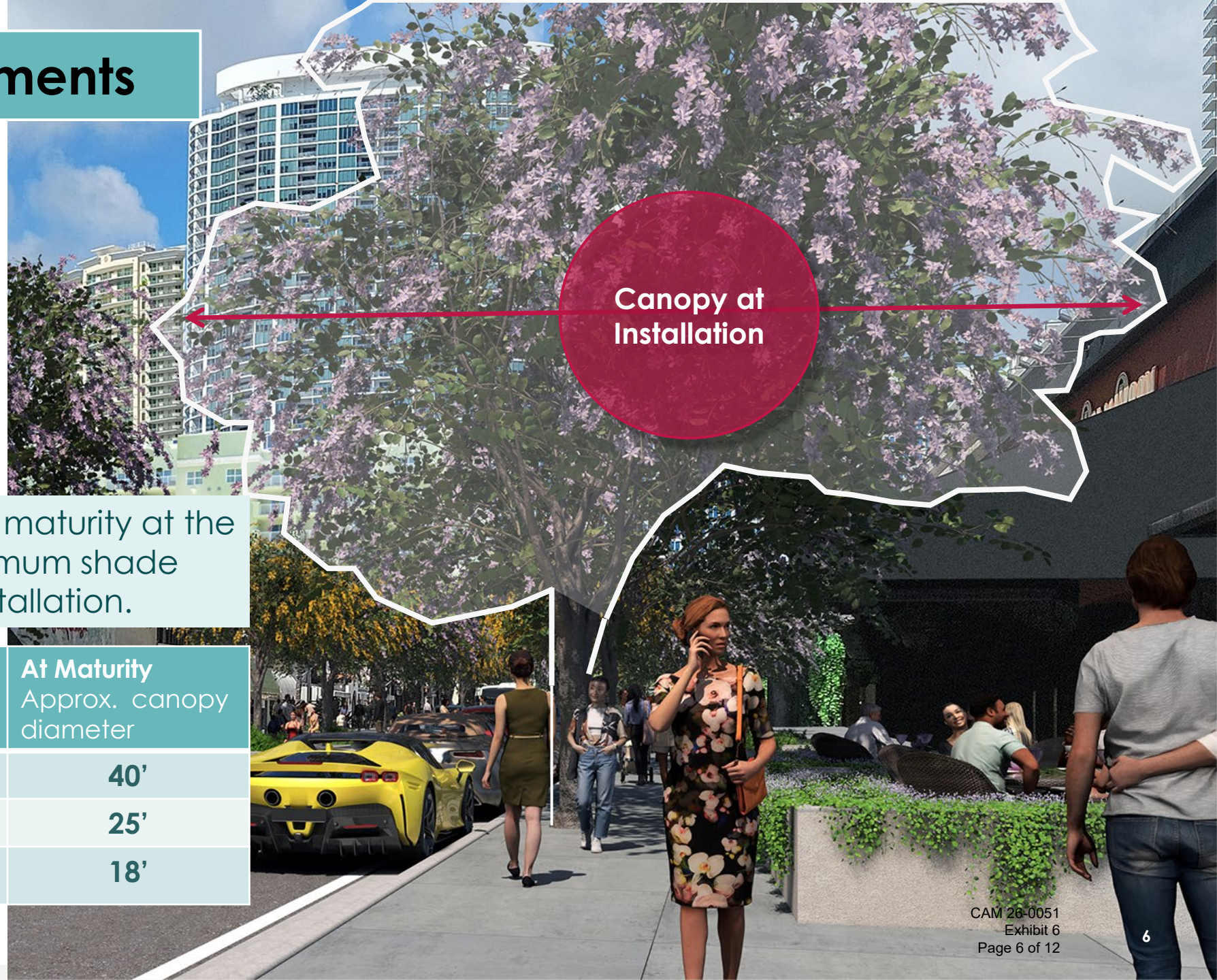
Private  
setback  
(feet)

\*Pursuant to direction from the City Commission on 1/20/26, the following changes were made:

- Rendering was updated to indicate additional tree canopy and sidewalk shade.
- Increase of  $\cong 4X$  in tree canopy coverage as compared to the current conditions (previously shown as  $\cong 2X$  increase).
- Percentage of shade trees is 100% (some shade trees are also flowering).



# Livability Improvements



Proposed trees will be at 75% maturity at the time of installation, with maximum shade potential in 5-8 years after installation.

	At Installation Approx. canopy diameter	At Maturity Approx. canopy diameter
Large trees	35'	40'
Medium trees	20'	25'
Small trees	15'	18'



# Proposed Tree Species

## Large Canopy Trees



Thornless Pink Ceiba



Southern Live Oak

### Species Selection Criteria:

#### 1) Resilience

- To hotter and saltier future conditions
- To pests and diseases
- Ability to thrive in a constrained urban environment

#### 2) Placemaking

- Flowering and evergreen trees
- Small, medium, and large canopy trees to anchor spaces

#### 3) Maintenance

- The city can maintain the trees in the long-term

**Large Canopy Trees:** Jamaican Dogwood, Thornless Pink Ceiba, Gumbo Limbo, Live Oak



# Proposed Tree Species

## Medium Canopy Trees



Jamaican Dogwood



White Mangrove



Sea Grape Tree

**Medium Canopy Trees:** Sea Grape tree, Green Buttonwood, White Mangrove, Black Ironwood



# Proposed Tree Species

## Small Canopy Trees



Bahamian Trumpet



Lignum Vitae



Silver Buttonwood

**Small Canopy trees:** Bahamian Trumpet Tree, Lignum Vitae tree, Bridal Veil Tree, Silver Buttonwood



# Livability Improvements

## SIDEWALK

Entire corridor



## SEATING (precast concrete)

Entire corridor



## LIGHTING

**Shops,**  
(Pedestrian Lighting)



Pole height 15'

**Entire corridor**  
(Vehicle Lighting)



**COST:** \$

\$\$

\$\$

\$\$\$

**DURABILITY:** ++++

++++

+++

+++

**MAINTENANCE:** Minimal

Minimal

Moderate

Moderate

**COMMENTS:** Custom colors,  
permeable

Modular and customizable with  
handrails

Modular with different finishes  
and mounting heights

Modular, various  
finishes, mounting  
heights



## SHOPS SUMMARY

### EXISTING

### PROPOSED (NO MEDIAN)

SAFETY, MOBILITY			
	Sidewalk (Average width within ROW)	≈5 Ft	≈ 10 Ft (additional + ≈5 Ft)
LIVABILITY	Metered On-street Parking (spaces per FDOT Manual guidance)	86 spaces	74 spaces (12 spaces lost)
	Tree canopy at maturity*		≈4X increase
STORMWATER	Number of trees*	<ul style="list-style-type: none"> <li>Large: 16</li> <li>Medium: 0</li> <li>Small: 7</li> <li>Palm: 67</li> </ul>	<ul style="list-style-type: none"> <li>Large: 67</li> <li>Medium: 38</li> <li>Small: 6</li> <li>Palms: 0</li> </ul>
		Total: 90 trees	Total: 111 trees
STORMWATER			
	Existing stormwater capacity	22" in 72 hours. Up to a 100-year, 72-hour event in 2025, 2040, 2070 **	Additional stormwater capacity not proposed.

100% Shade trees

\*Tree canopy size: Small 18' canopy; Medium 25' canopy; Large trees 40' canopy

\*\*Meets the minimum Citywide Stormwater Level of Service of 10-year, 24-hour event in 2025, 2040, 2070, adopted by the city



# Shops (No Median)

## Opinion of Construction Cost (OPCC)

**Approximately \$7.5M+ *(being updated)***

OPCC does not include:

- Landscape improvements requested by the City Commission on January 20, 2026
- Wayfinding signage cost, and design-build contractor and Construction Engineering Inspection (CEI) fees

OPCC includes:

- Civil, stormwater, landscape (prior to January 20, 2026, direction), lighting, and utilities
- Pavement markings, signage, MOT, and mobilization
- Record drawings and environmental protection
- Limited contingency