



THE SHOPS

A diagram of a street layout is shown. It features a central red rectangular area labeled "THE SHOPS". This area is flanked by two sets of parallel lines representing traffic lanes. A dotted line encloses the central red area and the surrounding lanes. The background of the slide is a blurred photograph of a busy street scene with people walking and outdoor seating areas.

SHOPS (No Median)

EXISTING: SE 9th Ave (looking west)



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



*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.

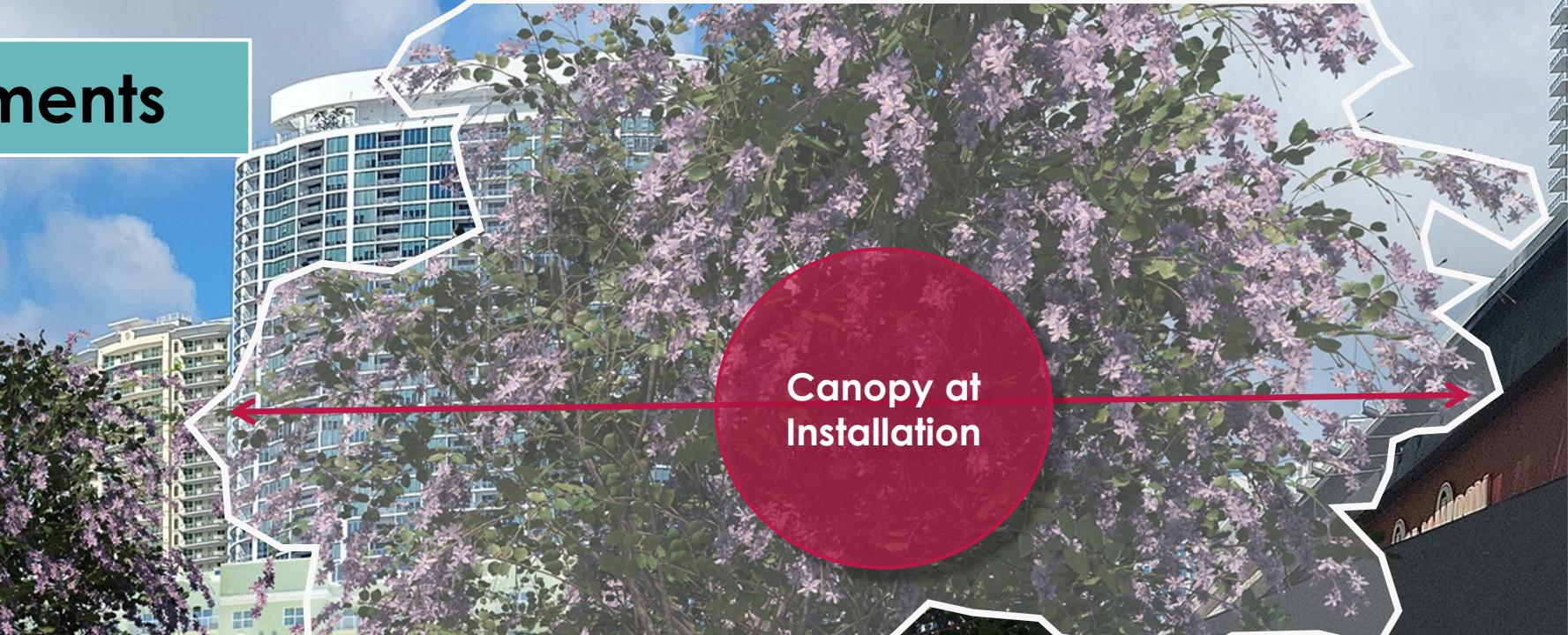
EXISTING: SE 9th and 10th Terrace (looking east)



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



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



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

Proposed Tree Species

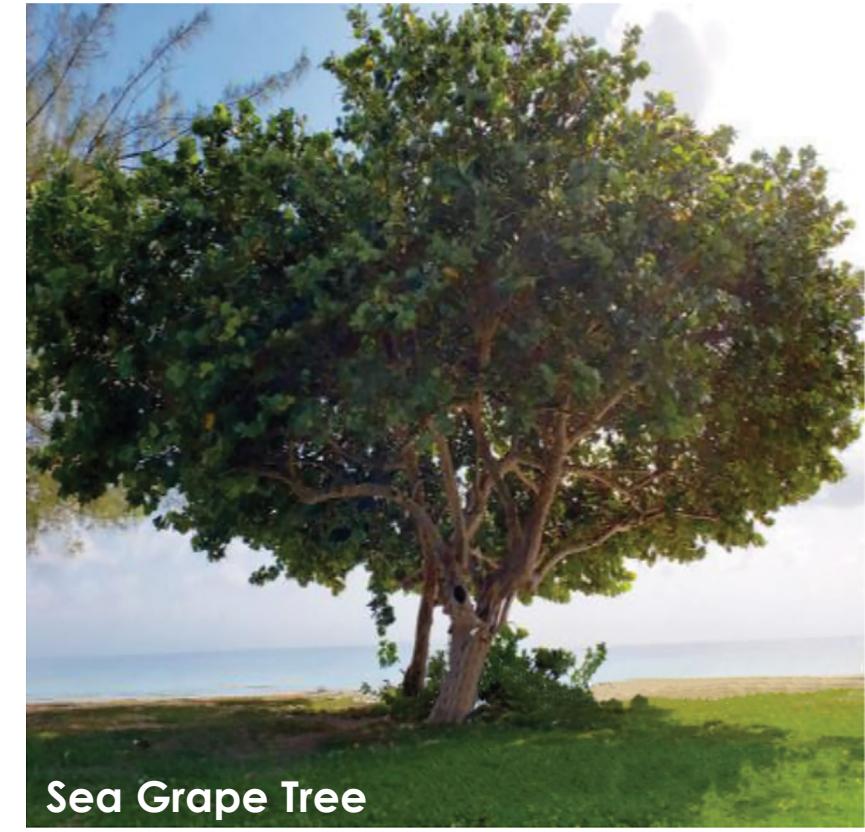
Medium Canopy Trees



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)
	Metered On-street Parking (spaces per FDOT Manual guidance)	86 spaces	74 spaces (12 spaces lost)
LIVABILITY	Tree canopy at maturity*		≈4X increase
	Number of trees*	<ul style="list-style-type: none"> Large: 16 Medium: 0 Small: 7 Palm: 67 <hr/> Total: 90 trees	<ul style="list-style-type: none"> Large: 67 Medium: 38 Small: 6 Palms: 0 <hr/> 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.

*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