

THE SHOPS

SHOPS (No Median)

EXISTING: SE 9th 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
Page 3 of 12

*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)



Sidewalk
Width
(≅ 5 Ft)

Private
setback
(varies)

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

≈ 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

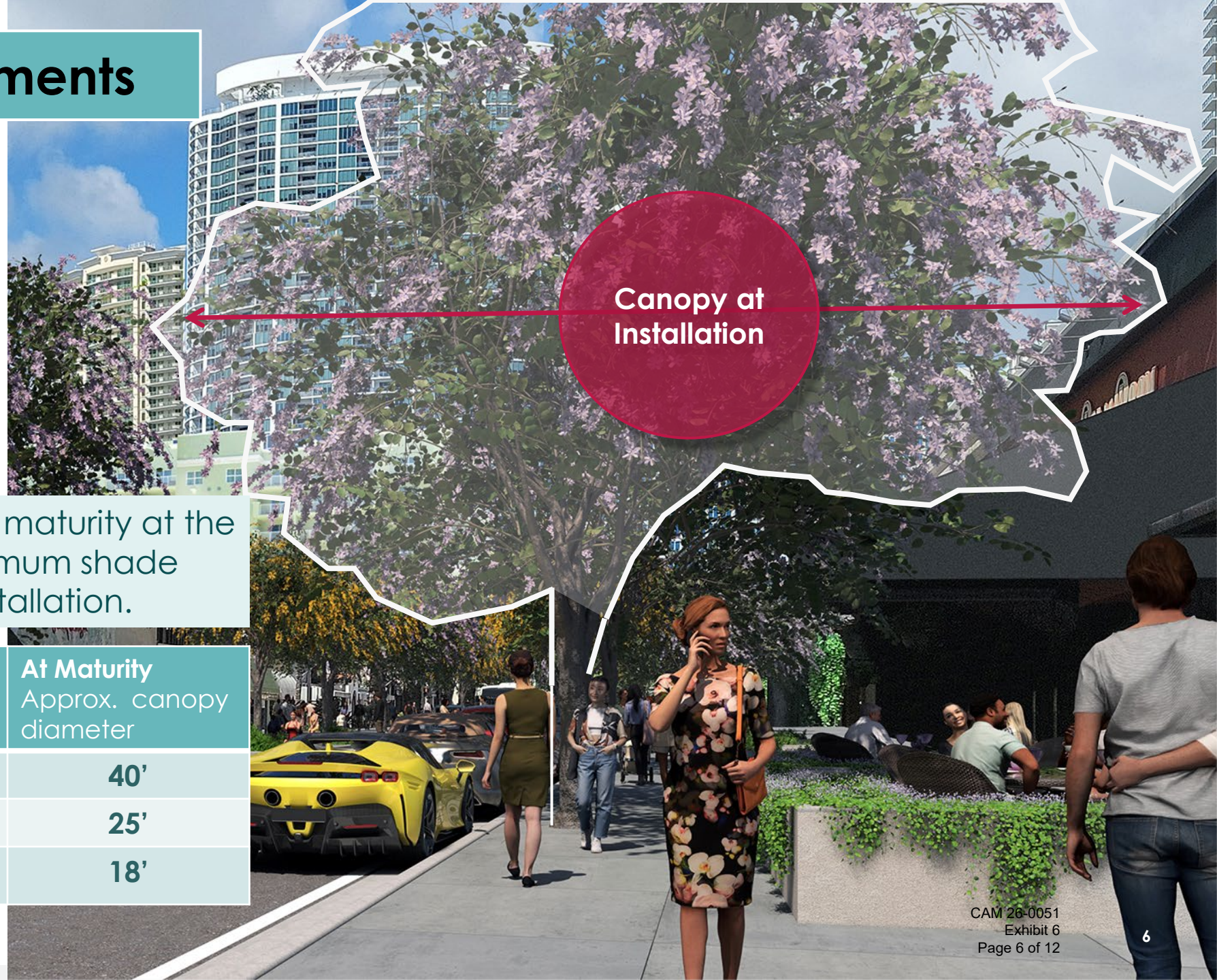
Curb
Extended

Sidewalk
Width
(≈ 10 Ft)

Private
setback
(≈ 10 Ft)

- *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 ≈ 4 X in tree canopy coverage as compared to the current conditions (previously shown as ≈ 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



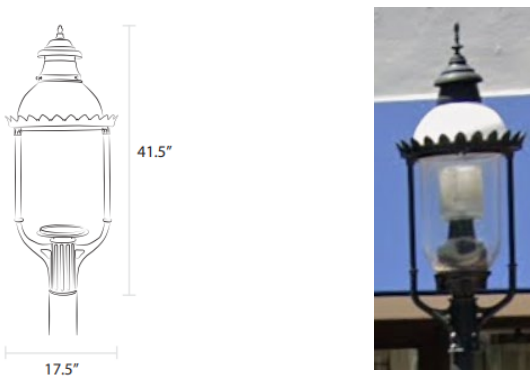
SEATING (precast concrete)

Entire corridor



LIGHTING

Shops,
(Pedestrian Lighting)



Pole height 15'

Entire corridor
(Vehicle Lighting)



COST: \$

DURABILITY: ++++

MAINTENANCE: Minimal

COMMENTS: Custom colors, permeable

\$\$

++++

Minimal

Modular and customizable with handrails

\$\$

+++

Moderate

Modular with different finishes and mounting heights

\$\$\$

+++

Moderate

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*

- Large: 16
- Medium: 0
- Small: 7
- Palm: 67

- Large: 67
- Medium: 38
- Small: 6
- Palms: 0

100% Shade trees

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.

*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