

# VOLUME 2

# WYNWOOD STREETSCAPE MASTER PLAN

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DATA, ANALYSIS AND ILLUSTRATIONS



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Miami and the Wynwood Business  
Improvement District (BID).

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# VOLUME 2

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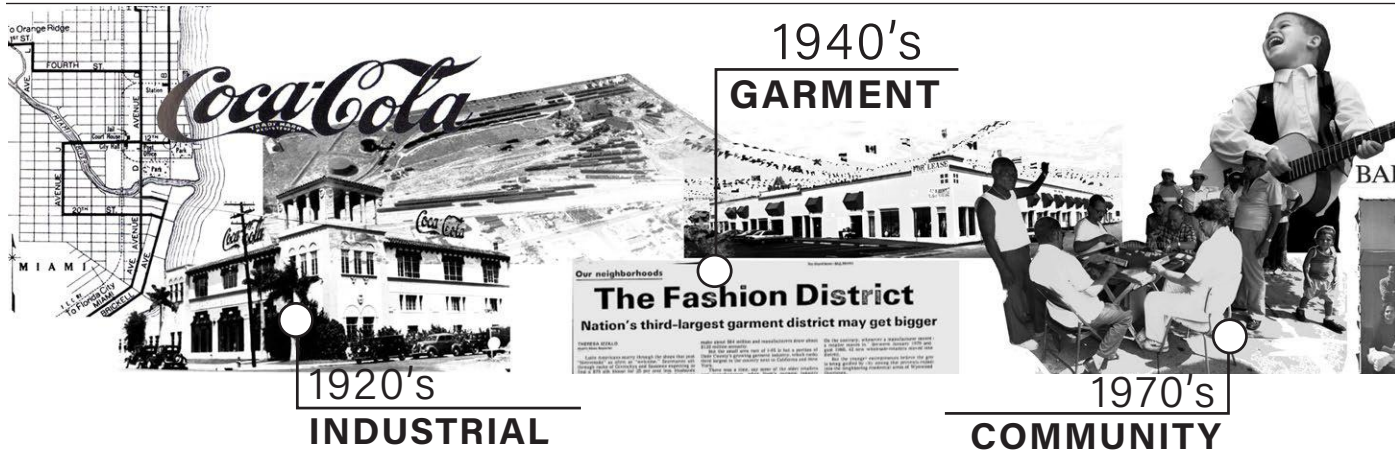




# URBAN ANALYSIS

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Wynwood's History Highlights  
Resource Documents List  
Wynwood Research Diagrams  
Visual Studies  
Thoughts and Conclusions



## // WYNWOOD'S HISTORY HIGHLIGHTS

### 1910s

Wynwood Park becomes a part of the City of Miami in 1913 through an annexation vote.

### 1920s

In 1920, the city council enacted a new street name and numbering system in a plan provided by Josiah Chaille.

North of 29<sup>th</sup> Street develops into one of Miami's earliest suburbs as flat apartment buildings and single-family homes built in craftsman bungalow and mission styles brings predominantly wealthy and middle-class residents to the neighborhood.

Manufacturing sector south of 29<sup>th</sup> Street emerges.

Coca Cola opens a bottling plant on 29<sup>th</sup> Street in 1926.

In 1928, the American Bakeries Company build a plant to make and distribute Merita Bread at NW 32<sup>nd</sup> Street.

The boom years of the 1920s saw the beginnings of the garment industry in Wynwood. The Garment District was the southern portion of Wynwood along NW 5<sup>th</sup> Avenue between NW 22<sup>nd</sup> and NW 29<sup>th</sup> Streets.

### 1940s

Clusters of light industrial warehouses for garment and shoe manufacturing emerge post WWII.

Largest manufacturers in the Miami Manufacturers Guild consolidate and build larger factories on affordable land near rail lines and storage depots in Wynwood.

Sewing, laser cutting, and design factories established between 20<sup>th</sup> and 29<sup>th</sup> Street become known as the Garment District.

Puerto Rican laborers arrive as a part of the contract farm-worker program sponsored by the Puerto Rican Department of Labor.

First arrivals are predominantly wealthy families and agricultural business owners.

### 1950s

By 1951, 251 garment factories employ more than 50,000 in Wynwood. Low income Puerto Ricans continue to move into the neighborhood.

The construction of I-95 in 1959 overwhelms the neighborhood, especially NW 7<sup>th</sup> Avenue between 20<sup>th</sup> and 36<sup>th</sup> Street, which was home to one of Miami's oldest movie houses, The Strand Theater, and a variety of stores and restaurants. The highway

### 1940's GARMENT

**Our neighborhoods**  
**The Fashion District**  
Nation's third-largest garment district may get bigger



### 1970's COMMUNITY

also wedges the neighborhood between itself and Florida East Coast (FEC) Railroad.

### 1960s

Immigration from Cuba enables the growth of the garment sector despite cheap foreign imports. Factories move to Hialeah where a suburban Cuban class was growing.

The number of businesses in Wynwood drops 23% between 1966 and 1967.

Racism, extreme poverty, and political exclusion prompt the mobilization of Puerto Ricans in the neighborhood.

### 1970s

2,577 Puerto Ricans settle in Wynwood and the neighboring areas of Allapattah, Edgewater, and Buena Vista around the 1970s.

Wynwood Park is renamed Roberto Clemente Park in 1973.

Wynwood becomes recognized as Little San Juan after Puerto Ricans United (PRU) lobbies for the funding of a community-based health clinic.

Unemployment was 55% and drug trafficking was rampant. Wynwood was considered a "springboard community" for new immigrants. The goal for working class immigrants was to improve their economic standing so they can leave the neighborhood as quickly as possible.

The number of housing units in Wynwood decreases by 500 between 1970 and 2000, and the neighborhood loses more than 34% of its population

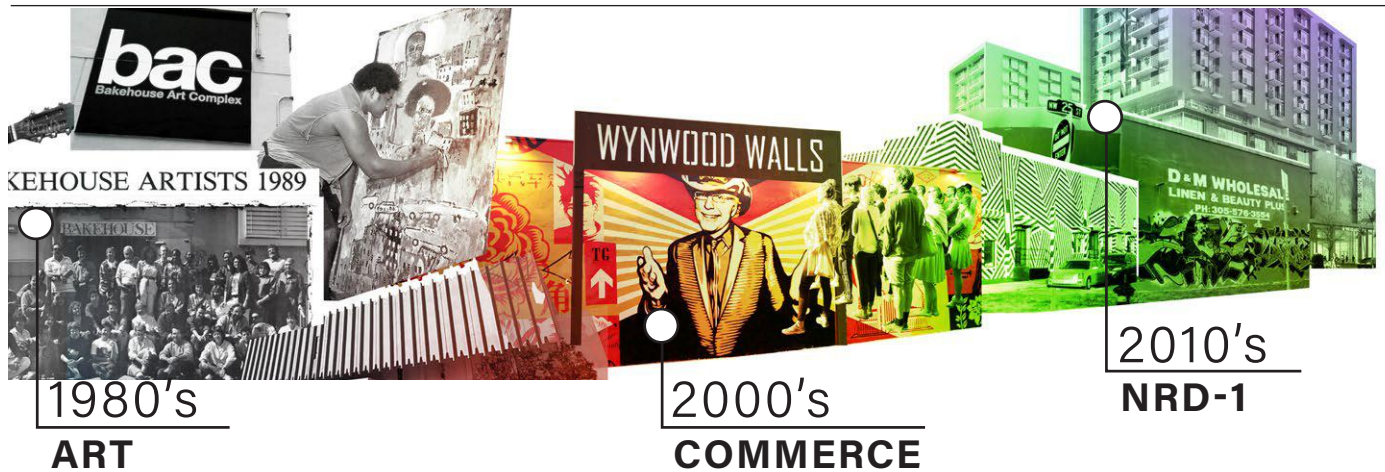
The Catholic Church worked with the city to demolish blighted properties in an effort to combat drug use and drug trafficking.

Urban renewal—the premise of the 1979 City of Miami Redevelopment Plan for the Garment District—begins the process of demolition and clearance at the expense of low income housing construction, relocation assistance, and comprehensive social services.

The Eugenio Maria De Hostos Center is inaugurated in 1979. Seniors continue to congregate here for lunch and to play dominoes today.

### 1980s

In the 1980s, policymakers and entrepreneurs envisioned inner city revitalization through cultural policies and preservation modeled after success stories in South Beach and Coconut Grove.



In 1980, the Miami Fashion District was part of the third largest garment district in the country—there were 225 businesses as part of this district. Wholesale – Retailers represented about \$64 million in sales and manufacturers drew about \$125 million in revenue annually.

However, between 1979 and 1986 the number of garment factories in Miami shrunk by 60%. The exception to this trend was a group of Korean-American owned wholesalers located on NW 5<sup>th</sup> Avenue between 24<sup>th</sup> and 29<sup>th</sup> Street, which remains operational today.

By 1980 Wynwood was one of the poorest neighborhoods in one of the poorest cities in the country because of deindustrialization, economic recession, and suburbanization.

Wynwood diversified, drawing new immigrants from Latin America and Haiti.

In 1987, the former American Bakeries Company's 2.2-acre facility opens as Florida's largest working artist's space, known as the Bakehouse, it still operates today.

Purvis Young, American artist, begins working in Wynwood in the mid-1980s, where he continued to work until his death in 2010.

### 1990s

The 1990 Wynwood Safe Neighborhood Plan called for the establishment of a Free Trade Zone in the southwest corner of the neighborhood, where sub-par housing had been cleared because of the Garment District Redevelopment Plan.

During this time, the neighborhood's leaders initiated the turn from protest activism to development implementation. Gentrification was not evident but its potential was clear.

The Catholic Church inaugurates the Puerto Rican chapel in 1994.

Between 1993 and 1994 the Rubell family convert 40,000 square foot DEA warehouse into a warehouse to store their collection of more than 1000 pieces of contemporary art.

The 1996 Wynwood Master Plan calls for the controlled gentrification of the neighborhood while protecting the rights of existing residents and businesses to thrive in place. It also calls for the preservation of historic structures, the creation of a public plaza, and the redevelopment of the FEC Rail Yard into a residential extension of Wynwood. The aspects of the plan which would have benefited residents most are never implemented.

### 2000s

A network of more than 30 galleries and arts related spaces forms the Wynwood Arts District Association to pool resources and promote the district in 2003.

Developer Tony Goldman, who famously transformed Soho in New York City into an upscale arts district, begins buying up warehouses and properties in Wynwood along with Jonathan LeVine. Between the two of them they purchase more than 80 properties.

Miami government authorities assist developers with the cleansing of the neighborhood, removing homeless people, demolishing buildings, and displacing residents to attract investment.

Second Saturday Art Walks begin in 2004.

The expansion of the arts district coincides with the decline of the northern residential half of the neighborhood, where Roberto Clemente Park falls into disrepair and Puerto Rican cafeterias close, spurring activism with the Social Justice Center of Liberty City.

In 2007, Midtown Miami is inaugurated on the site of the FEC Rail Yard. Community leaders fought to create affordable housing here in the 1990s, but lenient, and optional, inclusionary zoning codes, and clever manipulation of other codes and ordinances allowed developers to circumvent community engagement and affordable housing set-asides.

The same year, a series of coordinated graffiti projects known as Primary Flight begins, making Wynwood the largest street level mural installation in the world.

In 2009, Wynwood Arts District Association and Tony Goldman lobby to create a Café District, enabling the sale of alcohol at establishments in closer proximity to one another than would be otherwise permitted and eliminating on-site parking requirements, resulting in the emergence of Wynwood as a center of nightlife in the city.

In 2013 Miami New Times Article voices concerns about rising rents, gallerists being forced out, and Wynwood losing its "soul".

Zoning ordinances, as a result of the City of Miami and Plusurbia's Neighborhood Revitalization Plan create the Wynwood NRD-1, calling for relaxed parking requirements, 10-foot sidewalks, and the development of studio apartments under 650 square feet. The ordinances increase permitted density and change zoning to predominantly general commercial, and are credited with attracting more and larger, residential and office developments to the neighborhood, such as Wynwood 25, and Cube Wynwyd.

MANA Wynwood begins construction around the Wynwood Free Trade Zone which leaders unsuccessfully attempted to develop in the 1990s.

## // RESOURCE DOCUMENTS LIST

Miami 21 - City of Miami Zoning Code  
Wynwood Development Regulations by Plusurbia  
FDOT Florida Green Book  
FDOT Manual on Uniform Traffic Control Devices for Streets and Highways  
MDC Landscape Manual  
MDC Street Tree Master Plan  
MDC Complete Streets Design Guidelines  
MDC Safer People Safer Streets - Local Action Plan  
MDC Public Works Design Standards  
MDC Urban Forests and Their Ecosystem Services  
FPL Right Tree, Right Place  
NACTO- Urban Street Design Guide, Bikeway Design Guide, Blueprint for Autonomous Urbanism  
Mana Wynwood SAP- Regulating Plan  
Overtown Wynwood Bike Pedestrian Mobility Plan  
FEMA – Flood Zone Maps  
Traffic Study for NRD-1 by Caltran  
Congress of New Urbanism - Sustainable Street Network Principles  
Rockefeller Foundation City Resilience Framework  
Active Design Miami – Design & Policy for Healthier Communities  
Smart Growth America: Dangerous by Design  
AARP Livable & Age-Friendly Community Guidelines

### **OTHER REFERENCES**

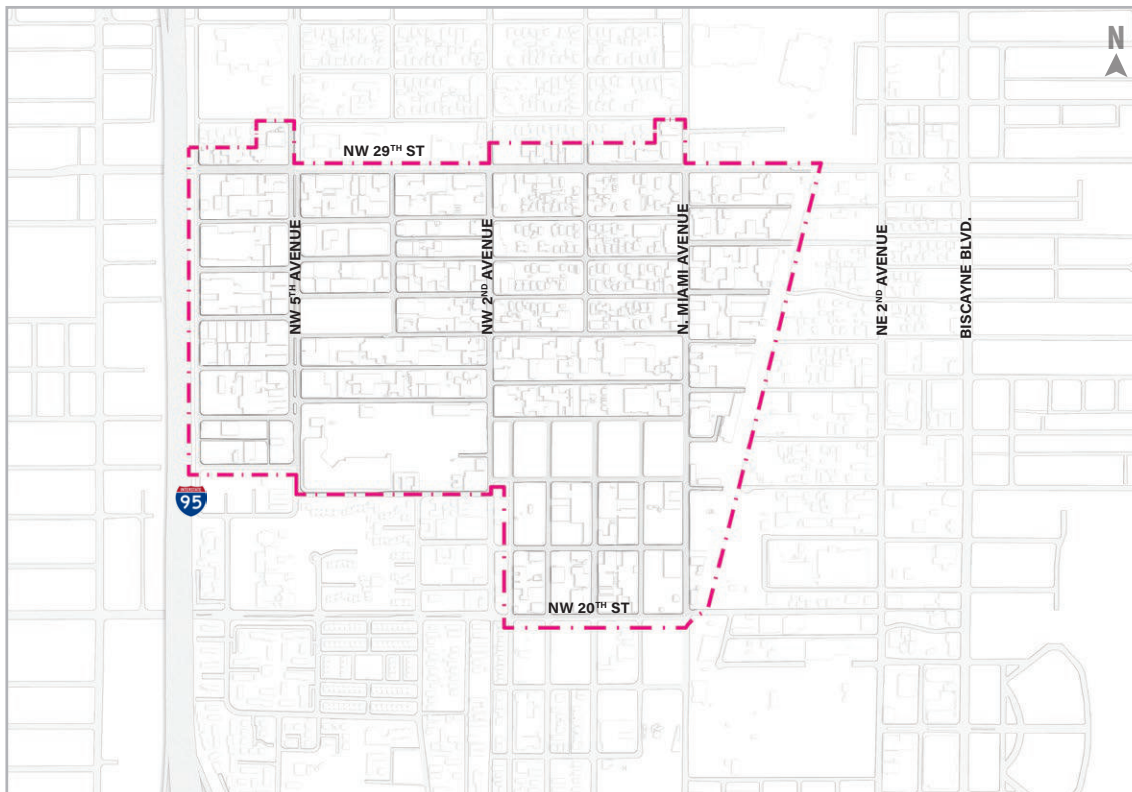
UF/ IFAS Wind and Trees: Lessons Learned from Hurricanes  
MDC UDB & City of Miami- Urban Ecosystem Analysis  
San Francisco Better Streets Plan  
Boston Smart Utility Standards  
Urban Street Stormwater Guide  
World Health Organization (WHO) Global Age-Friendly Cities: A Guide  
Miami Beach Street Design Guidelines  
City of Miami- Urban Ecosystem Analysis

## **ORGANIZATIONS OF INTEREST**

### **SELECTED LIST**

Friends of the Flagler Trail  
Miami Bike Scene  
Million Trees Miami  
Nature Conservancy  
Neat Streets Miami  
Omni Community Redevelopment Agency  
Overtown Community Redevelopment Agency  
Rails to Trails  
Wynwood Business Improvement District  
Wynwood Neighborhood Enhancement Team  
Urban Land Institute  
Urban Paradise Guild

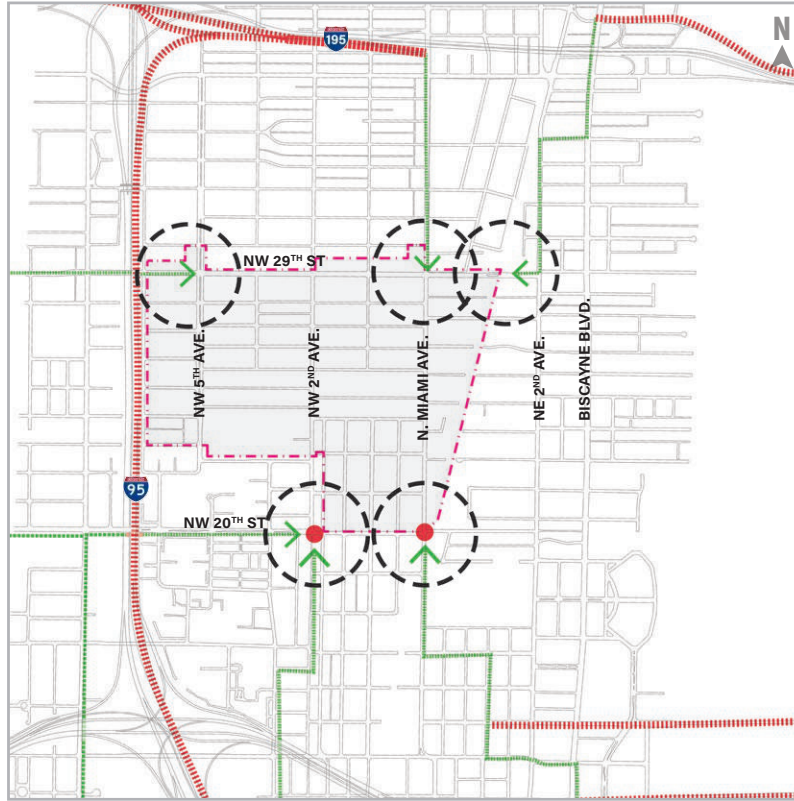
# // WYNWOOD RESEARCH DIAGRAMS



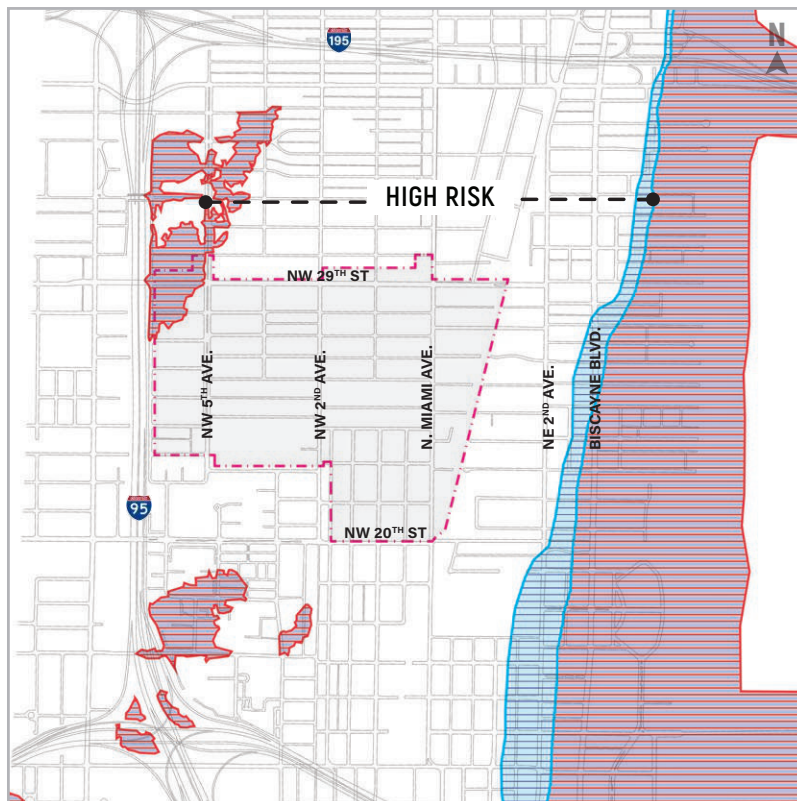
NRD-1 DISTRICT BOUNDARY



ROAD OWNERSHIP

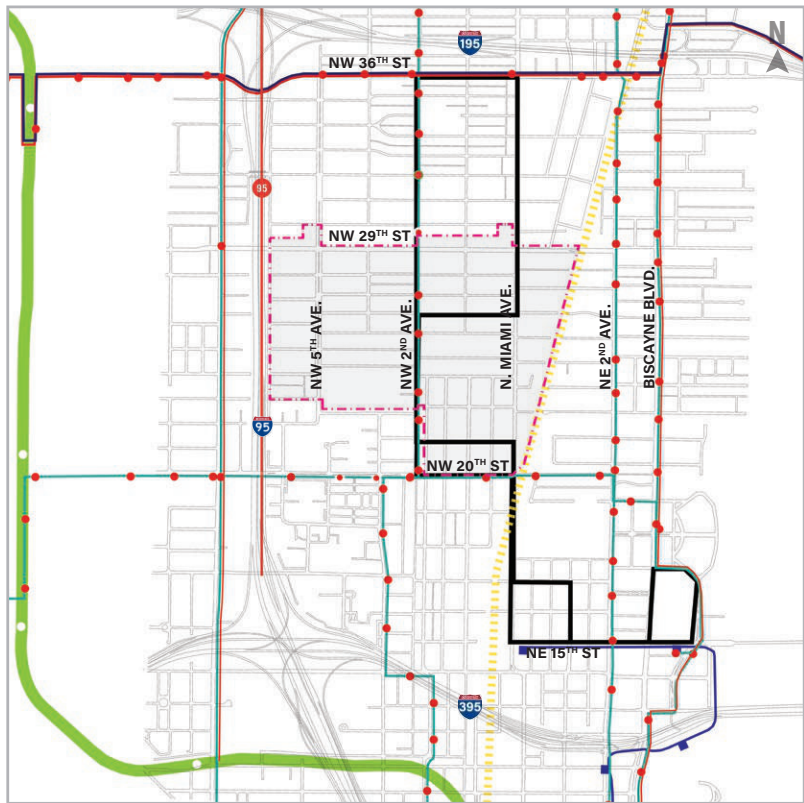


TRAFFIC ENTRY NODES



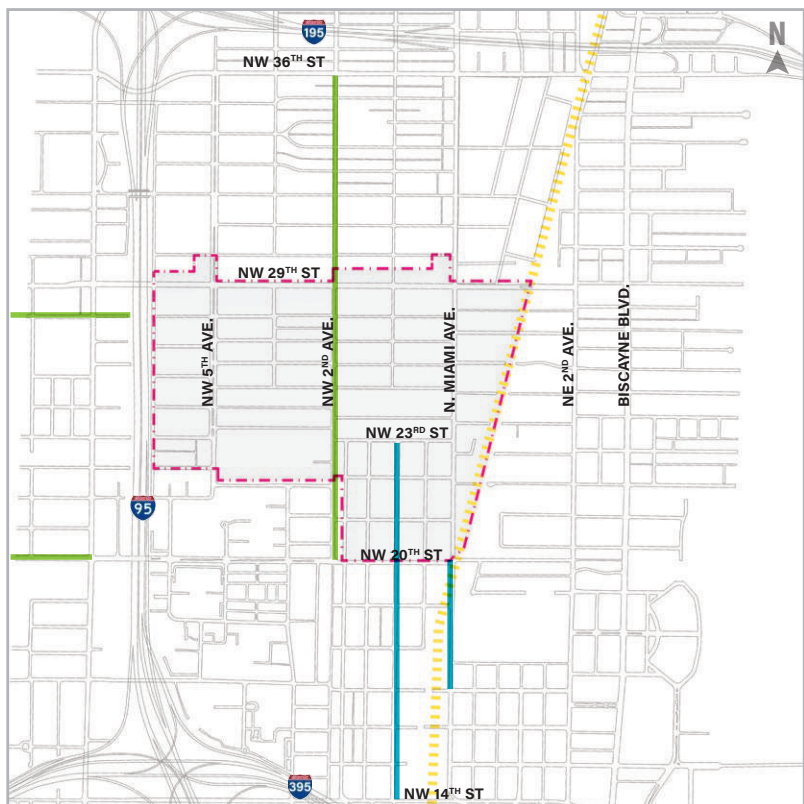
FLOOD RISK ZONES

- FEMA SPECIAL FLOOD HAZARD AREAS
- FEMA REDUCED FLOOD RISK



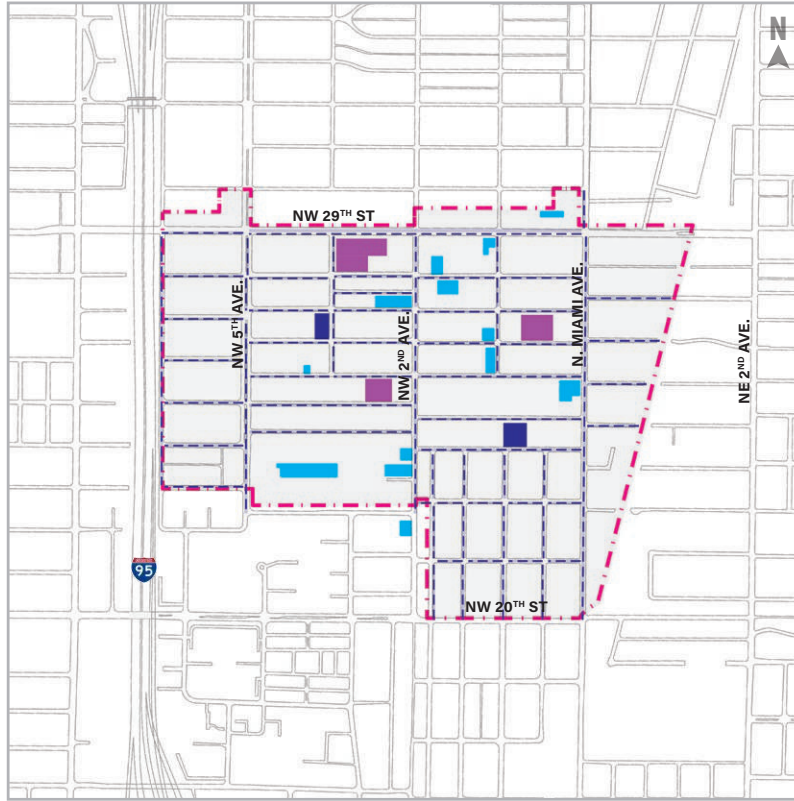
- TROLLEY / WYNWOOD ROUTE
- BUS ROUTES + STOPS  
● 2 ● 9 ● 10 ● 32 ● 77 ● 93 ● 277
- ▬ FECR / BRIGHTLINE
- METRORAIL + STATIONS
- EXPRESS SERVICE 95
- METROMOVER T

PUBLIC TRANSPORTATION



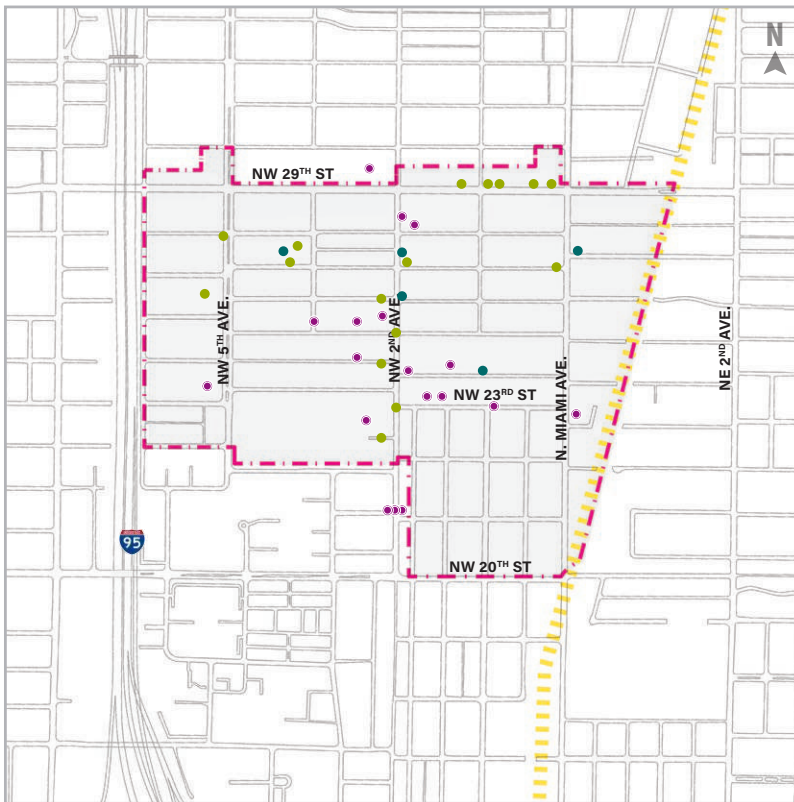
- EXISTING SHARROWS
- EXISTING BIKE LANE

BIKE NETWORK



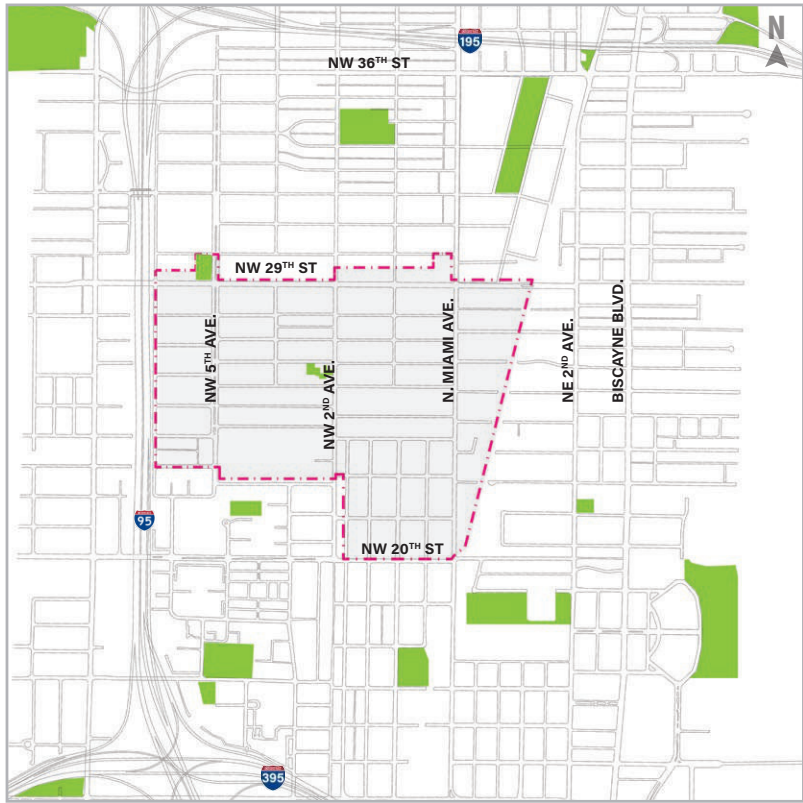
- EXISTING GARAGE
- PROPOSED GARAGE
- SURFACE LOTS

PARKING



- BIKE RACKS
- FORMAL BICYCLE PARKING
- INFORMAL BICYCLE PARKING (WEEKDAY)

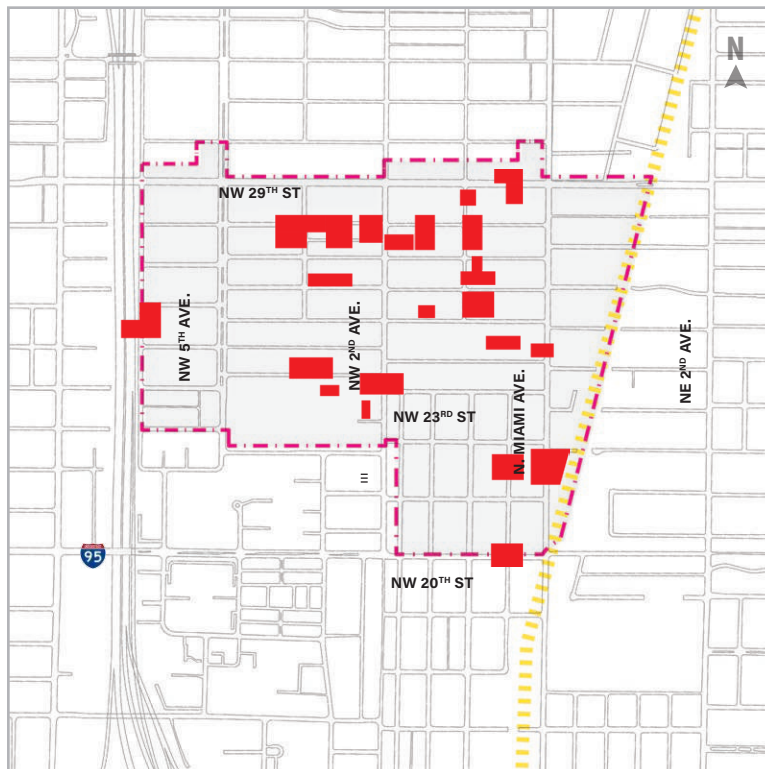
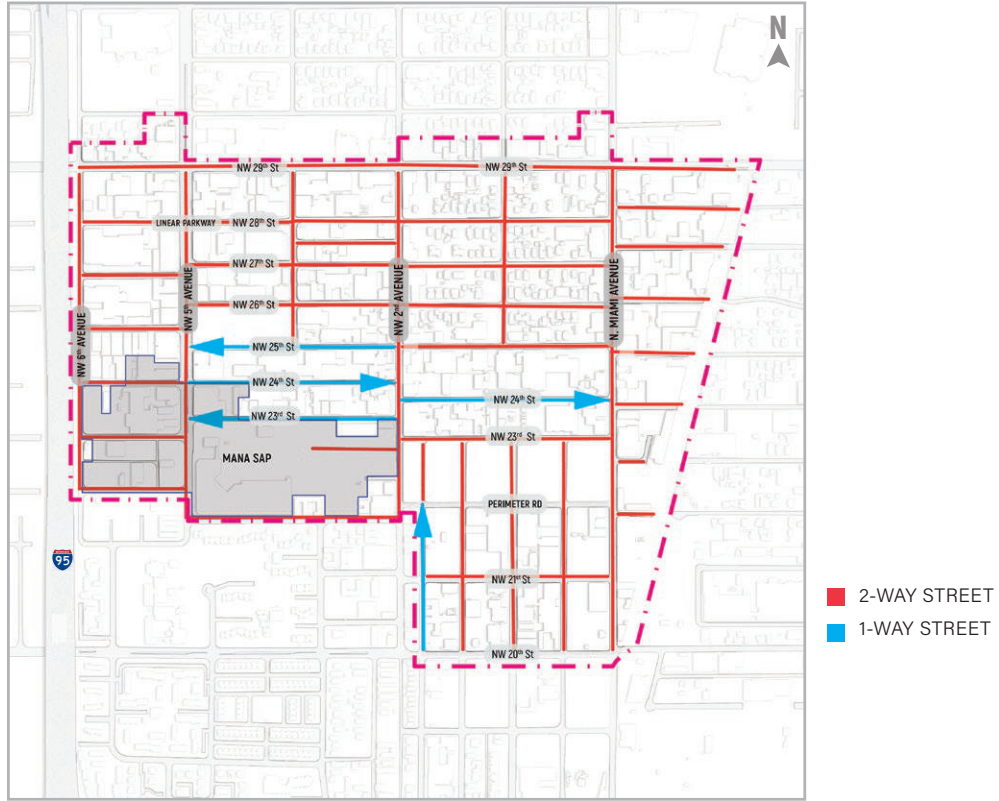
BIKE RACKS

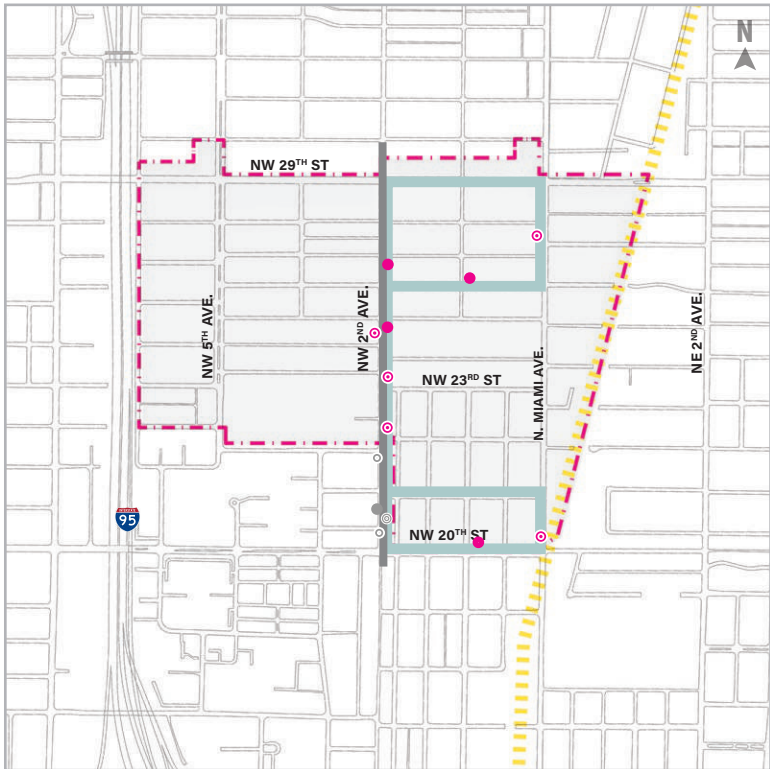


OPEN PUBLIC SPACES



CROSSWALKS

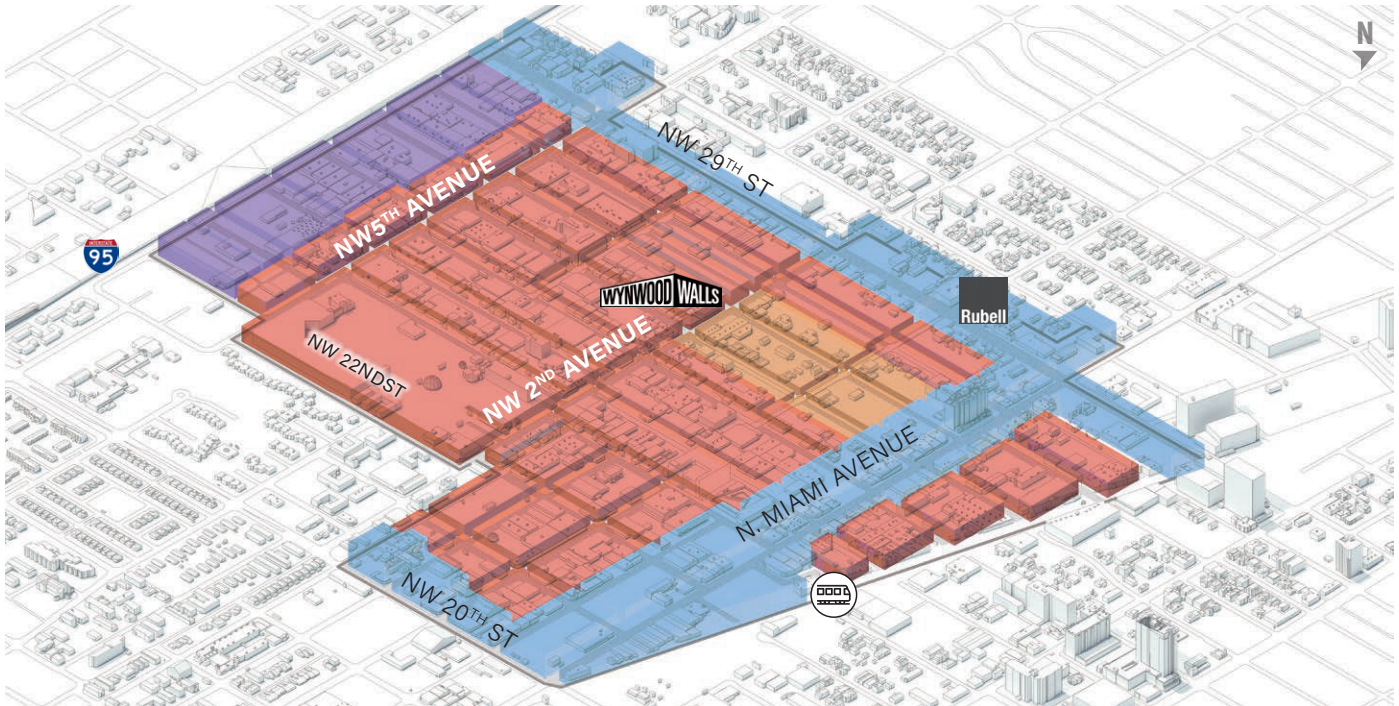




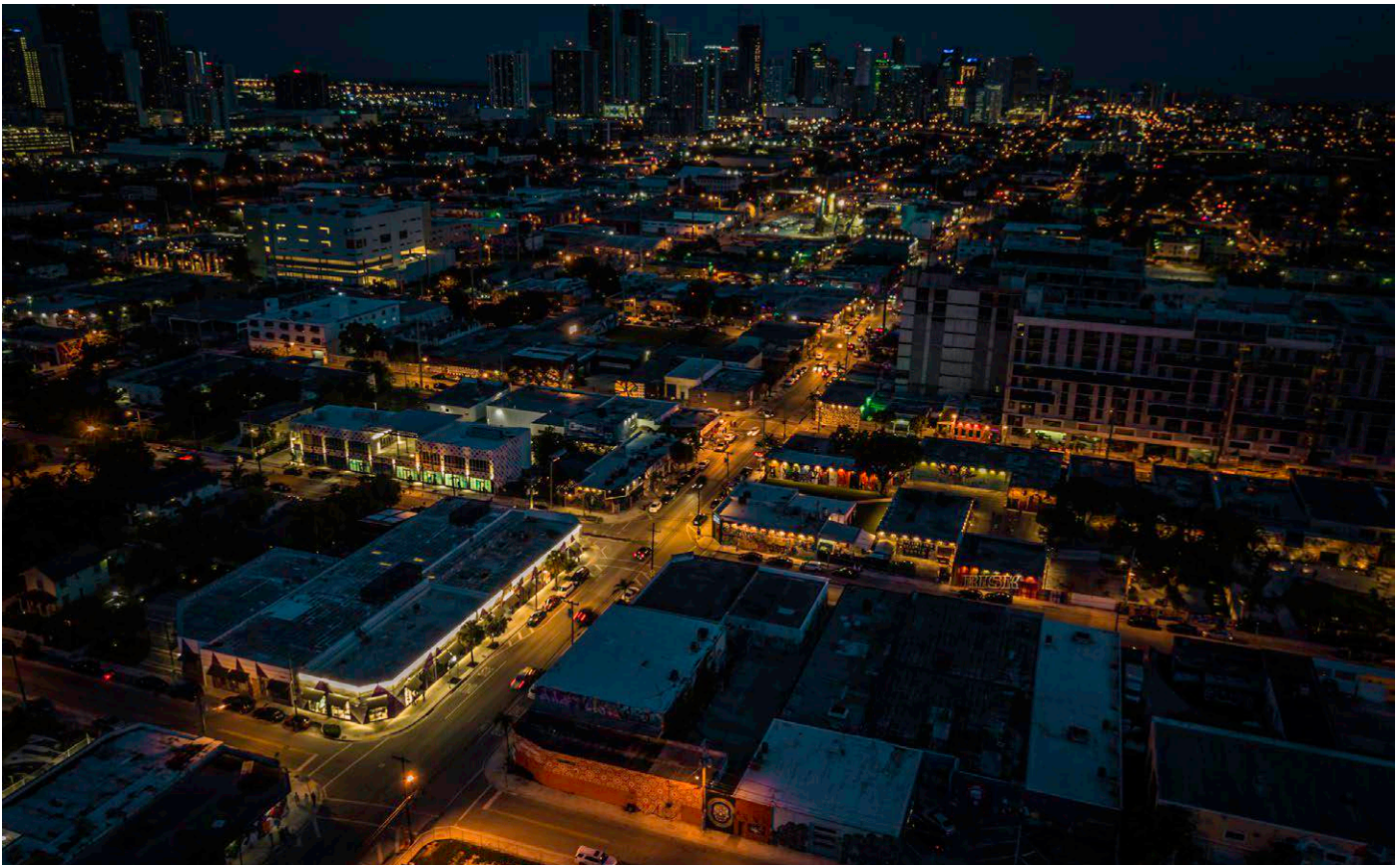
BUS STOPS



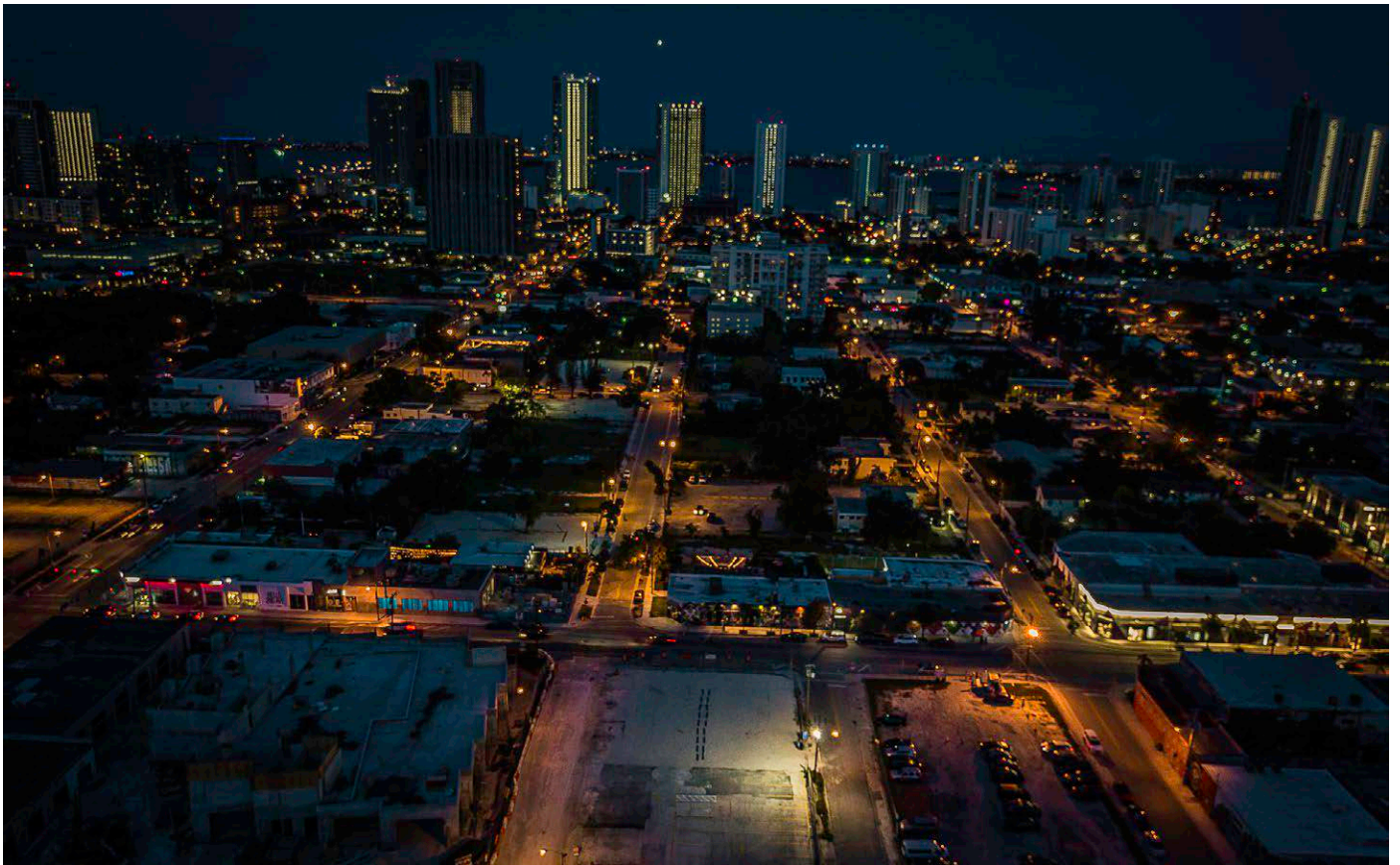
LITTER & RECYCLING BIN LOCATIONS



DEVELOPMENT CAPACITY



NIGHT AERIAL VIEWS OF THE DISTRICT



# // VISUAL STUDIES

ART OR VANDALISM



ARTIST INTERVENTION



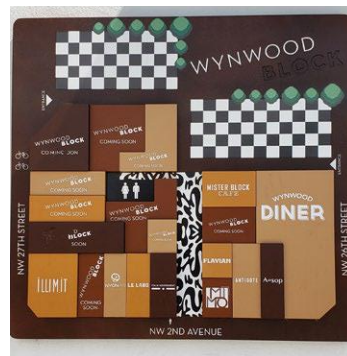
CAMOUFLAGE VS POP



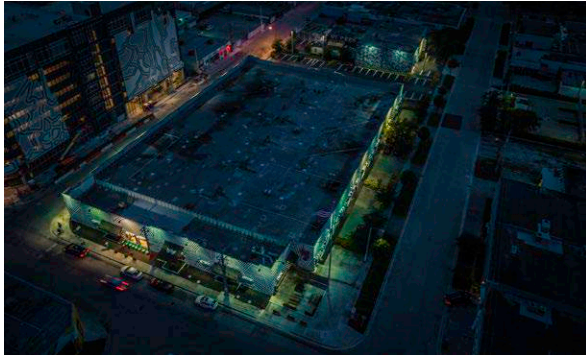
WAY-GUIDING



WAYFINDING - PRIVATE



LACK OF LIGHTING



BUILDING LIGHTING IS MAIN PEDESTRIAN LIGHT SOURCE



PRIVATE SEATING FOR PUBLIC USE



PEDESTRIAN BEHAVIOR



INFORMAL BICYCLE PARKING



## // THOUGHTS AND CONCLUSIONS

### STREET HIERARCHY

#### Which streets are most prominent and how are we showcasing them?

Wider R.O.W.s, heavier vehicular traffic activity, and denser commercial presence mark NW Miami Avenue, NW 2<sup>nd</sup> Avenue, and NW 5<sup>th</sup> Avenue as the site's main corridors. These streets are differentiated by prioritizing open pedestrian space, mobility improvements (particularly cycling infrastructure), and the selection of iconic tree species. Street trees will be organized to not block—or compete with street art.

The NRD-1's designation of the three woonerfs and the increased R.O.W. space of NW 28<sup>th</sup> Street also positions these roads as landmarks within the district. The three woonerfs will be pivotal for the district and Miami as a whole. The woonerf designs will be iconic and emblematic of Wynwood by way of landscape, art, and resilience and provide new opportunity for civic space.

#### What is the strategy for secondary streets in contrast?

The east-west streets, as well as some minor north-south blocks, will be treated as connectors, offering shade and respite for pedestrians. More R.O.W. space will be dedicated to landscaping, opening opportunities for sustainable, and resilient design practices in these blocks. The proposed cycling infrastructure will be supported by east-west connectors to provide a network.

#### How can we use the roads to connect with our neighborhoods?

The FEC Corridor and I-95 are lateral boundaries of the District. NW 5<sup>th</sup> Avenue is a connector to the north areas of Wynwood and the proposed MANA SAP. NW 6<sup>th</sup> Avenue and the west residual space of the FEC Corridor can become connective corridors to engage with our surrounding neighbors. The extensive width of the right of way in these east and west boundaries can be populated with greenery to provide Wynwood with much needed natural areas of respite. They will be Edge Parks directly connecting the NRD-1 to Overtown, Midtown, and the north blocks of Wynwood—and incidentally Allapattah, Edgewater, Downtown, and the rest of the city.

#### How does this hierarchy impact wayfinding?

Arterial streets can provide hierarchy for navigation, because of their density and current resonance with the neighborhood. Strategic street tree selection can enhance and distinguish these arteries from the rest of the roads for further definition. The east-west connectors can have different tree selections.

inventory of existing materials and plants that contribute to Wynwood's unique vernacular. From this inventory we selected a material and planting palette that will reinforce and enhance Wynwood's wild character—with concrete and native species as the core.

#### Which species are we using and why?

Wynwood is a post-industrial landscape dominated by pioneer species who contribute to the neighborhood's wild and raw aesthetic. These plants are ecological entrepreneurs who, like the artists and innovators that pioneered the neighborhood, embody the spirit of the neighborhood. The "Urban Wild" street tree selection is inspired by this landscape. Low-maintenance and drought-tolerant natives with proven durability increase the neighborhood's sustainability while showcasing its character.

Community input yielded a strong interest in providing colorful, flowering trees as part of the Wynwood streetscape. These trees further enforce the character of artistry and vibrancy that Wynwood's famous murals bring. Colorful trees are iconic and can be used along main thoroughfares to reinforce street hierarchy and gateways.

#### How will the streetscape support Wynwood-specific activities?

The distribution of street elements such as benches and parklets, location of bike/pedestrian paths, programming of territtas as terminated vistas and anchor points within the streetscape will enhance street character by providing spaces for the viewing of art, the creation of art, dining, and socializing. Additional pedestrian lighting throughout the district will also enhance pedestrian comfort during nighttime activities and promote safer navigation through areas of the district that previously would have been unfamiliar or unknown to visitors.

The artist community will also be able to collaborate with seating or bench designs and art/sculpture interventions at designated areas within the district.

**TIERRITAS //** Moments where land, air and water meet to create a greener, more resilient neighborhood.

**Type 1** Grove that provides a shady oasis

**Type 2** Parklet urban seating

**Type 3** Bioswales perform as sponges reducing stormwater runoff.

### AESTHETIC CHARACTER

#### What materials and why?

As Wynwood grows and changes, the community worries the artistic, wild, and raw character of the neighborhood will get scrubbed clean. The streetscape master plan aims to preserve this character with several strategies. Our team developed an

## RESILIENCE

### How does the streetscape design improve urban heat and stormwater runoff?

Our analysis, alongside public input, revealed high temperatures dissuade visitors from coming to Wynwood during the summer and typical afternoons. As the impacts of climate change increase Miami's overall temperature, the streetscapes of Wynwood offer opportunities to mitigate urban heat island effect. Through our strategies we will crack open the endless concrete and asphalt to encourage a more porous neighborhood where soil and plants can live, breathe, and cool the local atmosphere. These openings will also improve the retention of stormwater, reducing the neighborhood's contribution to municipal loads, better filtering pollutants, and decreasing flooding/ponding probability. To achieve these goals, we propose 'groves,' 'parklets,' and 'sponges,' collectively known as 'tierritas'.

The streetscape design also proposes a continuous permeable verge comprised of pervious concrete and bonded rubber mulch over a bed of structural soil. We propose structural soil from building façade at the foundation to the back of curb.

### How are our trees selected and positioned to increase hurricane resistance?

We've developed several strategies to increase storm resiliency to include the selection of storm-resilient tree species (particularly natives), providing ample space below ground for tree root growth, structural soil, specification standards to ensure well-structured trees are selected, maintenance and pruning standards that improve structural integrity, and organizational strategies that help break wind such as clustering trees.

### How will we reduce our impact on landfills?

In the effort to maintain Wynwood's post-industrial aesthetic, we propose the recycling of on-site materials, not only to maintain character but also to reduce impacts on local landfills. Creative material reuse opens opportunities to employ local artists in the development of site furnishings and art interventions.

### How does the streetscape improve social connectivity?

Social resiliency is not to be overshadowed by environmental resiliency. The creation of small areas of respite such as the tierritas and Edge Parks in a neighborhood dramatically lacking in public parks provides opportunities for social interactions vital to any healthy, livable neighborhood.

## MOBILITY

### How do we improve pedestrian conditions?

As an immediate response to the industrial urban fabric with extensive blocks and under-dressed intersections, we increased crosswalks throughout and introduced mid-block crossings in blocks 600 feet long or larger. Wherever possible, we expanded the curbs at major intersections, to reduce the distance of a pedestrian crossings.

We also decided to use our new pedestrian markings as leverage for wayfinding. You know you are crossing the streets of Wynwood if the white bars are angled and intersected.

The NRD-1 section for NW 28<sup>th</sup> Street was adjusted to provide more shade on the pedestrian realm. The median was 'divided and relocated' to the sidewalk edge as an increased verge to provide large planters, benches and an increased walkable area. This move also promotes restaurant spillage and a more comfortable pedestrian experience.

### How do we improve cycling conditions & connect to other bike networks?

Wynwood Walks is our comprehensive approach to connect Wynwood and its vicinity through a network of pathways Edge Parks, woonerfs, and a wellness loop. Sharrows are proposed on roads with limited width for a formal bike lane and of speed limit of 25mph maximum. Protected bike paths wherever possible and full width bike path markings for wayfinding and visibility.

### WYNWOOD WALKS //

**Woonerfs:** A living street designed primarily with the interest of pedestrians and cyclists in mind. NW 3<sup>rd</sup> Avenue, NW 1<sup>st</sup> Avenue, NW 1<sup>st</sup> Place.

**Linear Parkways:** Streets with oversized landscape medians that can serve as public open space, corridors with landscape art, and other urban amenities. NW 28<sup>th</sup> Street & NW 5<sup>th</sup> Avenue.

**Bicycle Corridors:** Streets with designated bicycle lanes that create a network within the District.

**Edge Parks:** Linear BIKE-PED only active park that revitalizes and activates NW 6<sup>th</sup> Avenue and the FEC Corridor with amenities that improve public wellness and connection to nature.

**Wellness Loop:** an enhanced pedestrian loop that links Wynwood's network of pathways, Edge Parks, woonerfs, and linear parks to increase walkability in the District and promote an active lifestyle.

### How do we promote transit and rideshare? How can we reconsider parking spaces?

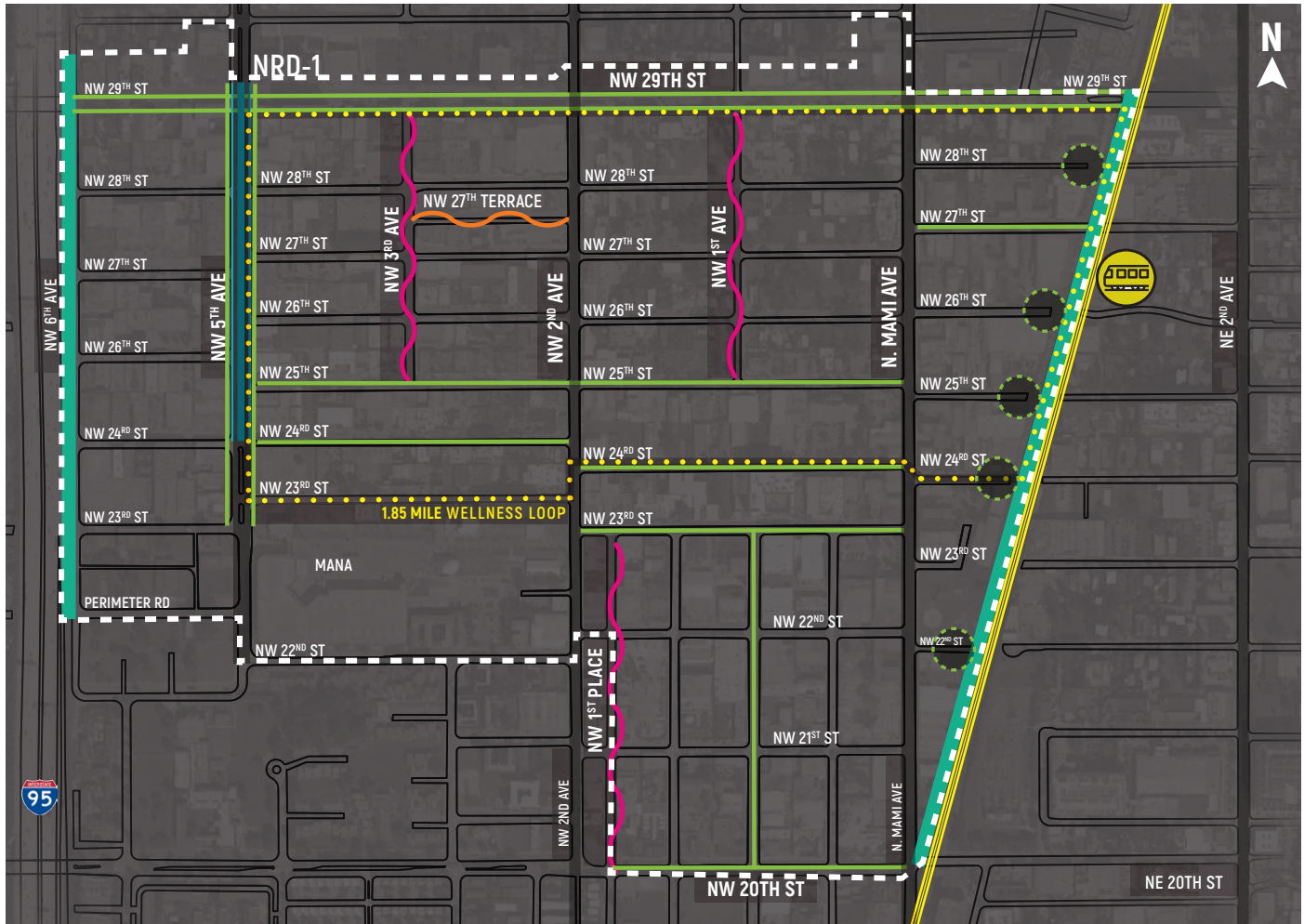
We learned that parking and loading, especially loading is important to this community. So, we decided to limit parking replacement to expanded curbs, mid-block crossings, and necessary visibility triangles. We are introducing planters and landscape in other ways to reduce disturbance of operations.

Even on roads that primarily accommodate pedestrians and bicyclists like woonerfs, we maintained an adequate amount of loading and ride/share drop-off areas.

The streetscape design also proposes a continuous permeable verge comprised of pervious concrete and bonded rubber mulch over a bed of structural soil. We propose structural soil from building façade at the foundation to the back of curb.

# WYNWOOD WALKS

CONNECTING WYNWOOD THROUGH A NETWORK OF PATHWAYS, EDGE PARKS, WOONERFS + WELLNESS LOOP



## WOONERFS



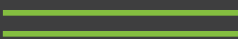
## LINEAR PARKWAYS



## STREET-END PARKS (PLAY STREETS)



## BICYCLE CORRIDORS



## EDGE PARKS



## WELLNESS LOOP



## LANDSCAPE

Prior to the emergence of Wynwood and the industrial history of the area; the abandonment of warehouses and various buildings, nature through the years had taken over and grown in the most unlikely of places, creating an interesting landscape with an urban wild character feel to it. Our observations divide the vision of the landscape into three different types that will respect the character of the place, revitalize the district, and provide with more shade for the people that now live, work and play in the District and reduce the urban heat islands throughout.

## COLORFUL

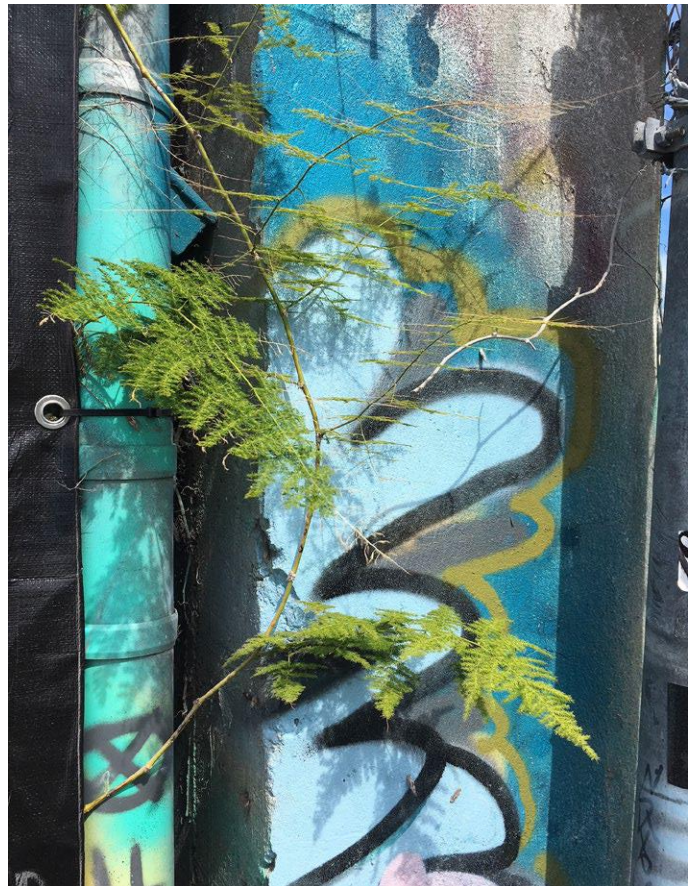
The bright colors of Wynwood's street art entice visitors into the neighborhood. By accentuating Wynwood's gateways with colorful flowering trees, the neighborhood is further branded as a vibrant tropical community while establishing a sense of entry into a unique neighborhood. In place of the standard alley of a single species that provides color only three weeks out of the year, Wynwood's colorful streetscape would feature multiple species of flowering trees providing a variety of color year-round and increasing biodiversity. To not compete with the neighborhood's iconic murals and to reinforce the gateway intent, this typology would be limited to certain boundary streets.

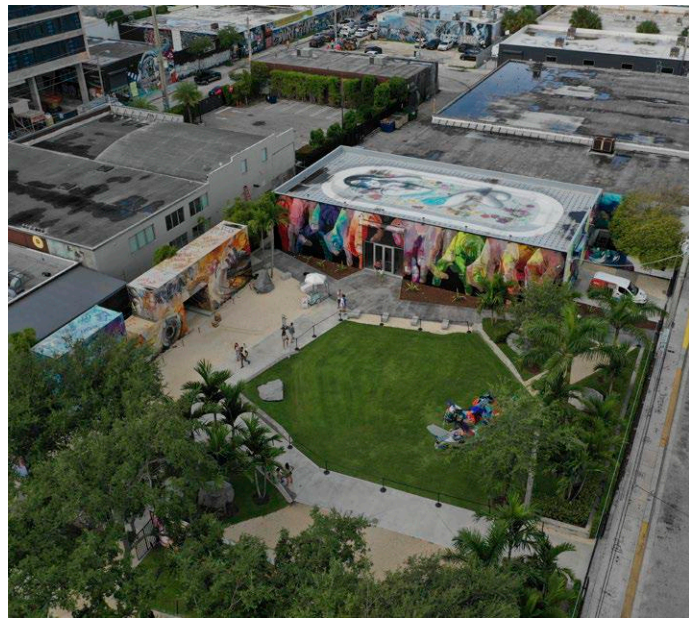
## WEIRD & WHIMSICAL

Where else can a streetscape be allowed to be unusual if not Wynwood? In a neighborhood where the norm is always questioned, where innovators and artists are constantly reinterpreting and pushing the envelope, we propose select streets where the weird and the whimsical can take the stage. This includes trees with sensorial qualities like fragrance or taste, trees of unusual variegation and texture, and trees with absurd form and flower. Comprised of local and exotic trees, this palette reflects the cosmopolitan nature of Wynwood which has now become a player in the global art scene and which attracts great cultural diversity.

## URBAN WILD

Largely abandoned and derelict, the Wynwood of the 1990s and 2000s was an urban frontier pioneered by artists and innovators who cultivated the neighborhood into the cultural hub we know today. The abandoned lots and post-industrial landscapes of former Wynwood also attracted pioneer plants whose resilient nature allowed them to survive drought and flood in the cracks and crevices and along chain link fences. Not only do these maintenance-free plants help mitigate stormwater runoff and urban heat island effect but they also feed into the wild Wynwood aesthetic that made coming here 10 years ago feel like an adventure. As Wynwood rapidly develops how can we keep the wild and raw vernacular alive? Can we develop a plant palette informed by Wynwood's spontaneous vegetation (eliminating any troublesome species) and then deploy these low-key plants with high-style design?







# PUBLIC ENGAGEMENT REPORT

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Public Meetings Summary  
Questionnaire  
Boards  
Conclusions

# // PUBLIC MEETINGS SUMMARY

As part of the planning process, ArquitectonicaGEO led three publicly advertised community gatherings and participated on numerous Wynwood Business Improvement District (BID) Board meetings. All mentioned meetings were public, in which Wynwood stakeholders, business owners, residents, and neighboring communities were invited to take part and share concerns, ideas, and opinions with the intention to gather as much information and data as possible and best address the issues and challenges that will serve the District in the present and the future as the District continues to grow and evolve.

## TAKEAWAYS

**SEPTEMBER 11, 2018**

### COMMUNITY MEETING

LOCATION: WYNWOOD BID OFFICE

(Led by: Michelle Cintron and Ben Hutchens of ArquitectonicaGEO)

#### PRIORITIZE THE PEDESTRIAN SAFETY OVER THE CAR

This means:

- Wider sidewalks with benches and litter bins
- More shade trees over palm trees
- Less clutter
- Fewer cars
- Better crosswalks
- More street lights

Strategies for making sidewalks wider:

- Changes to public R.O.W.
  - » Remove one-lane of on-street parking
  - » Remove one-travel lane and convert to one-way streets
- Changes to private property
  - » Impose additional setback requirements in exchange for increased development capacity for specific streets.
  - » Ten foot (10') setbacks already required for new construction in T5 and T6.

#### BETTER SOLUTIONS FOR CAR CIRCULATION

This includes:

- Designated drop-off and pick-up locations for rideshare
- Prioritizing traffic on the boundary streets (N. Miami Avenue, NW 5<sup>th</sup> Avenue, NW 29<sup>th</sup> Street and NW 20<sup>th</sup> Street) and limiting traffic on interior streets
- Encourage rideshare
- Integrate transit with the design concept

People who work in Wynwood expressed some concern that changing traffic patterns could create more of a burden on

traffic. Most attendees get to Wynwood by car.

#### MORE TREES AND INFORMAL SEATING

This means:

- Large trees
- Stormwater run-off solutions that use bioswales
- Parklets with seating and plantings in the parking lane
- Benches
- Flexible outdoor spaces
- Partner with private properties to create green space

How Parklets work:

The City recently adopted an ordinance to build parklets. Parklets are public spaces which are an extension of the sidewalk and are built within the parking lane.

Parklets are permitted on streets which are twenty-five miles per hour (25mph) in urban areas.

Fees must be paid upfront to build the parklet, and additional fees are paid for daily usage of parking spaces.

This was a top priority of attendees.

#### MAINTAIN WYNWOOD'S INDUSTRIAL/ARTISTIC CHARACTER

This includes:

- More artistic interventions/public art
- Designing the street trees for compatibility with the buildings
- Art shouldn't be obscured by tree plantings
- Avoid crowding the sidewalk with too many plantings
- Using more industrial materials
- Limiting bulb-outs or planting beds in the parking lanes that have more of a residential feel

#### OTHER COMMENTS

- Attendees prioritized street improvements as follows:
  1. N. Miami Avenue and NW 2<sup>nd</sup> Avenue
  2. NW 5<sup>th</sup> Avenue
  3. NW 29<sup>th</sup> Street
- Attendees want more bicycle infrastructure, but this was not a priority because most people do not access Wynwood by bicycle. In fact, Wynwood is more of a destination, than a neighborhood and has few residential communities with good access to Wynwood.
- Design to limit opportunities for litter and dumping.

# KEY ELEMENTS

## Safety + Mobility /

- Improve street lighting
- Wider sidewalks
- Better crosswalks
- Improve bike network
- Street hierarchy

## Resiliency /

- Add more shade trees

## Social Connectivity /

- Enhance the pedestrian experience
- Add more informal seating

## Identity /

- Maintain Wynwood's industrial/artistic character
- Implementation of a wayfinding strategy
- Materiality consistency
- Sense of Place

## MAIN TOPICS

### TOPIC 1 / PRIORITIZING PEDESTRIAN SAFETY OVER THE CAR

What are you most concerned about regarding pedestrian safety in Wynwood?

What improvements would you most like to see made?

### TOPIC 2 / BETTER SOLUTIONS FOR CAR CIRCULATION

What are your greatest concerns about car traffic patterns in Wynwood? How can rideshare traffic be improved?

What should be done to address these concerns?

### TOPIC 3 / MORE TREES AND INFORMAL SEATING

Where should shade trees be added in Wynwood?

Where is the greatest opportunity for more informal seating and flexible outdoor spaces?

Where are the best locations for parklets?

### TOPIC 4 / MAINTAIN WYNWOOD'S CURRENT INDUSTRIAL CHARACTER

What are the most important elements that contribute to Wynwood's industrial character?

What elements could be added to strengthen this character?

### TOPIC 5 / STREET PRIORITIES

What streets are in most need of the improvements we've discussed?

## NOVEMBER 13, 2018 COMMUNITY CONVERSATIONS

WYNWOOD BID OFFICE

The community was invited to a series of sessions to discuss the District in further detail by dividing it into **Zones A, B, C and the Woonerfs.**



## COMMUNITY RESPONSES

### ZONE A

- Lots of trucks in N. Miami Avenue traveling at high speed
- NW 24<sup>th</sup> Street & NW 25<sup>th</sup> Street 'dead end' on N. Miami Avenue
- FEC leases the area adjacent to the rail to the businesses so they can use it for parking. Can it be a park? Some businesses have added a turnaround at the end of the road
- Add more public transportation-new metro stop/loop? Bus routes
- Urban Garden- Incentive- from the city? D. Snow supported
- Ben Hutchens noted car accident prone intersections on the plan
- When there is street parking on both sides and parking on both sides is being used, traffic backs-up
- On-street parking helps retail
- Others prefer to remove on-street parking so we have wider sidewalks
- Need more pedestrian crosswalks on N. Miami Avenue

- Explore how the OMNI CRA and the Flagler trail interact with the FEC area
- Intersection of N. Miami Avenue, 20<sup>th</sup> and 29<sup>th</sup> Street are gateway opportunities
- Wayfinding – use lighting (or color) like the Miami Design District
- We mentioned we will likely populate N. Miami Avenue with upright color trees—community was supportive. Because some stakeholders are worried about retail sign visibility

**ZONE B**

- Lighting is necessary
- Right turn on NW 24<sup>th</sup> Street into NW 2<sup>nd</sup> Avenue then to continue to the next segment of NW 24<sup>th</sup> Street
- Look at the paseo proposed by Wynwood 24
- Rideshare locations to be discussed with Miami Parking Authority
- Add crosswalks on 2<sup>nd</sup> Avenue
- People speed in the morning
- Loading zone from NW 24<sup>th</sup> Street - NW 36<sup>th</sup> Street
- Maybe loading zones can be time monitored
- More shade trees
- Bury power lines if possible
- Add benches and parklets on e/w (NW 25<sup>th</sup> Street) at the end of the woonerfs
- 27<sup>th</sup> terrace should be pedestrian
- Miami 21 – 70% requirement of façade of base building requirements
- Fire hydrants clearance, sight triangle, and other power lines are opportunities for parklets??
- Stakeholders want EZ mulch alternatives on the verge
- Prefer permeable concrete vs. pavers
- Incentive of parklets in place of parking spaces, develop a strategy to see if the MPA will give up spots?
- On the south side of NW 2<sup>nd</sup> Avenue there is more opportunity for parklets
- Get rideshare locations on the perimeter off of NW 2<sup>nd</sup> Avenue
- Stormwater ponding on an areas sketched on map
- Finish floor issue- new projects have to be 4" above curb to satisfy change of elevation on the verge with the planter
- Consider raised crosswalks

**ZONE C**

- Study MANA connections
- Sterling Bay Office building 10 stories - has a retail paseo that connects 26<sup>th</sup> and 27<sup>th</sup> Street
- NW 28<sup>th</sup> Street can be a linear park but we can move the median to the sides instead of what is shown on the NRD section , but only west of 5<sup>th</sup> Avenue?

- NW 6<sup>th</sup> Avenue can be a linear park, but there could be a future off ramp to 29<sup>th</sup> Street
- Residential areas and office areas in this Zone
- North of NW 28<sup>th</sup> Street has taller buildings, possibly residential
- Reconsider the median
- NW 5<sup>th</sup> Avenue - some stakeholders think that it will not be used, others think it could be a park or it can hold the bike lane (Barcelona) and or Art exhibits sculptures.
- Maybe don't need bike lanes on both sides of NW 5<sup>th</sup> Avenue
- Stakeholder said NW 5<sup>th</sup> Avenue will be more heavily used in the future so it should not reduce to two lanes
- Owners want to use the extra space on the sidewalk (on NW 5<sup>th</sup> Avenue) for retail spill-out
- Use native planting
- We want the smaller power lines to go away
- Miami 21- tree mitigation requirements for urban areas is 'impossible' the City said you could mitigate in upper floors and that there are ways around it
- Sabal palms are a good opportunity
- Art potential on the trees
- NW 5<sup>th</sup> Avenue should be included in the trolley route
- Crosswalks are a good opportunity for art
- Streetscape will become an ordinance
- How will the streetscape be funded? County and City can collaborate - General funds? Impact Fee? Public Benefits Fund? Friends of Fifth?
- The NW 5<sup>th</sup> Avenue median can be considered connectivity, a capital improvement project that ties to Overtown, Allapatah...
- Linear park on NW 28<sup>th</sup> Street between NW 5<sup>th</sup> and 3<sup>rd</sup> Avenue
- NW 6<sup>th</sup> Avenue is Wynwood's Billboard

**WOONERFS**

- NW 1<sup>st</sup> Avenue - more green space
- There is a paseo on NW 25<sup>th</sup> Street
- One vs two lane (one lane!!!)
- 150 units/acre
- Make another meeting for woonerfs
- Lennar project
- Mock up - block area and make traffic go one way for a bit to see the effect
- Art, programmatic opportunity in the landscape (skate board, cool outdoor programs, activities related to the landscape)

**DECEMBER 11, 2018  
PUBLIC EVENT**

LOCATION: WYNWOOD YARD

(Led by: Michelle Cintron and Ben Hutchens of ArquitectonicaGEO)

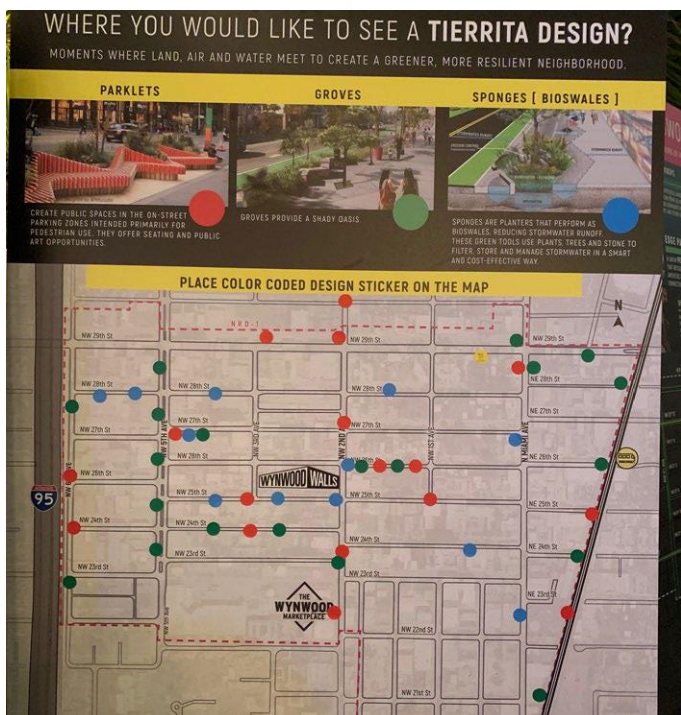
The Wynwood Master Plan initial concept ideas were shared with the community at a public event held at Wynwood Yards.

As guests arrived, they were able to review a series of display boards which summarized comments from the previous community meeting #2 and described ideas for Wynwood Walls, tierrita design for bioswales and stormwater filtration, and recurring themes for materiality and geometric form. Some of the boards asked participants to rank design concepts and indicate their preference for where designs should be located.

The program began at 6:30pm when the City of Miami welcomed guests and the design team began their presentation. Michelle Cintron and Ben Hutchens from ArquitectonicaGEO, explained the project's purpose and scope and then described their design process and initial ideas. While they spoke, the artists from Chalk and Brush, drew the main ideas on a 5' x 5' canvas. This engagement tool memorialized the design ideas for the Master Plan in a style that really fit Wynwood's the graffiti art aesthetic.

After the presentation, guests enjoyed live music and had another chance to comment on the boards, ask the team questions and look at the menu of potential street trees according to the categories: weird and whimsical, urban wild, and color. The artists continued to work and add new comments from informal discussions that evening.

Commissioner Ken Russell attended the event and explained how he envisions Wynwood as having living streets with trees and streetscape designs to make it more enjoyable. Others commented that they looked forward to more walkable streets with more trees. Priorities included more vegetation and space for pedestrians to relax and enjoy Wynwood. These comments support the ideas presented at the public event and, in general, participants were quite satisfied with the initial design concepts.



# // QUESTIONNAIRE

During public outreach activities, a set of strategic questions were distributed at the different public meetings/workshops to gather information.

## SURVEY / PUBLIC OUTREACH

**PUBLIC ENGAGEMENT QUESTIONNAIRE**  
Map on the last page for reference

- Circle any + all that apply to you:**
  - I live in Wynwood
  - I work in Wynwood
  - I own property in Wynwood
  - I run a business in Wynwood
  - I visit Wynwood
  - Other: \_\_\_\_\_
- How often do you come to Wynwood?**
  - Daily
  - Weekly
  - Biweekly
  - Monthly
  - Rarely
- What time of day are you usually in Wynwood?** (Please circle any that apply to you)
  - Mornings
  - Afternoons
  - Evenings
- How do you usually travel to + from Wynwood?** (Please circle any that apply to you)
  - by car
  - by bus
  - on foot
  - via rideshare apps
  - by bike
  - other: \_\_\_\_\_
- Keeping Wynwood's current artistic + industrial style is:**
  - very important to me
  - not important to me
  - i'm undecided
- Which of the options below do you think Wynwood needs more of?**
  - bike lanes
  - wide sidewalks/planting
- From the list below, please circle any components you think Wynwood needs more of.**
  - shade from trees
  - bike lanes
  - bus stop shelters
  - bike racks
  - public benches
  - artistic interventions
  - litter bins
  - street lights

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WYNWOOD STREETScape MASTER PLAN

**Public Engagement Questionnaire**

- Which do you find the most useful in Wynwood?**
  - centralized parking garages
  - on-street parking
  - both
- I think that Wynwood's sidewalks are:**
  - too narrow
  - too wide
  - fine the way they are
- I think that Wynwood has:**
  - too many street trees
  - too few street trees
  - the right amount of street trees
- Do you consider Wynwood to be bike friendly?**
  - Yes
  - No
  - N/A
- Crossing NW 2nd Ave by foot is** (please circle one):  easy  I haven't tried  challenging
- Crossing N Miami Ave by foot is** (please circle one):  easy  I haven't tried  challenging
- Crossing NW 5th Ave by foot is** (please circle one):  easy  I haven't tried  challenging
- Which of the streets listed below do you feel need the most improvements, + why?**  
(Please circle two + explain why!)
  - NW 5th Ave
  - NW 2nd Ave
  - NW 29th St
  - N Miami Ave
  - Other

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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WYNWOOD STREETScape MASTER PLAN

**Public Engagement Questionnaire**

- What do you like about Wynwood?**  
\_\_\_\_\_
- What do you dislike about Wynwood?**  
\_\_\_\_\_
- How do you envision Wynwood looking in 10 years?**  
\_\_\_\_\_

The space below is for any additional comments, questions, +/or concerns you might have!  
Thank you!

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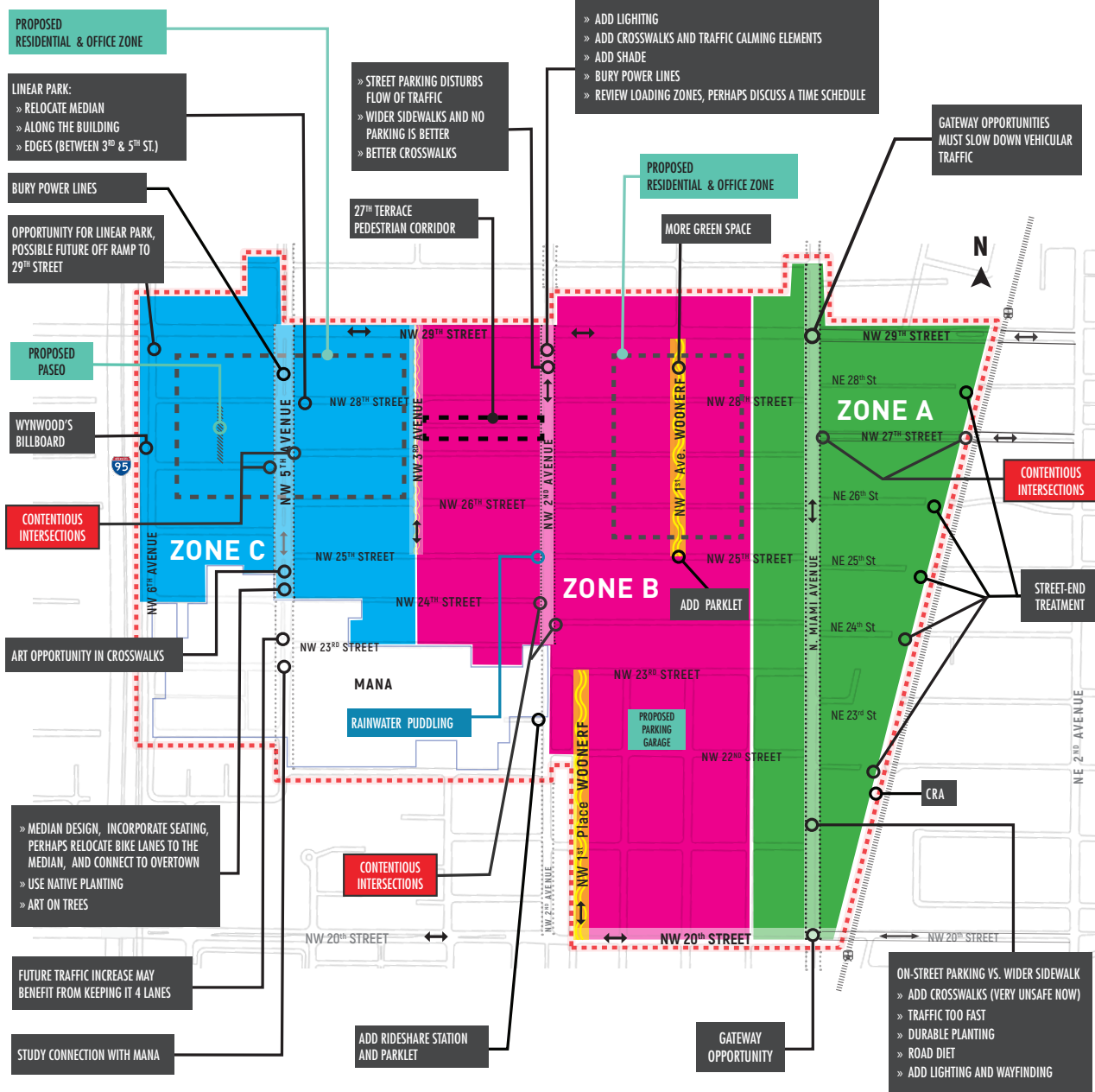
WYNWOOD STREETScape MASTER PLAN



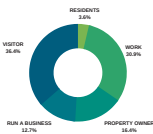
# // BOARDS

## COMMUNITY INPUT

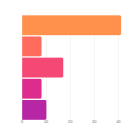
INFORMATION COLLECTED FROM 2 COMMUNITY MEETINGS + SURVEYS



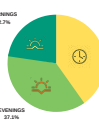
**WHO**



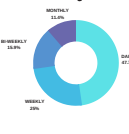
**GETTING THERE**



**TIME OF DAY**



**VISIT FREQUENCY**



**IMPORTANT TO**

- 01 Keep the artistic + industrial style
- 02 Wider sidewalks + green spaces / shade
- 03 Vehicular traffic management
- 04 Pedestrian emphasis + safety

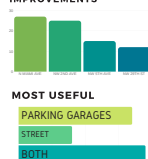
**COMPONENTS NEEDED**



**CONSENSUS IS THAT**

- TOO FEW STREET TREES / SHADE
- NOT BIKE FRIENDLY
- PREFER 1-WAY STREETS
- PREFER SHADE TREES OVER PALMS
- WANTS PARKLETTES, RAINWATER/STORMWATER PLANTING, BIODESHARE IN ADDITION TO PARKING/LOADING ZONES
- LEAK OF PEDESTRIAN CROSSINGS
- VEHICULAR TRAFFIC - UNSAFE DRIVING
- SIDEWALKS TOO NARROW / POORLY MAINTAINED

**NEEDS THE MOST IMPROVEMENTS**



# DESIGN CONCEPTS

## FORM FINDING

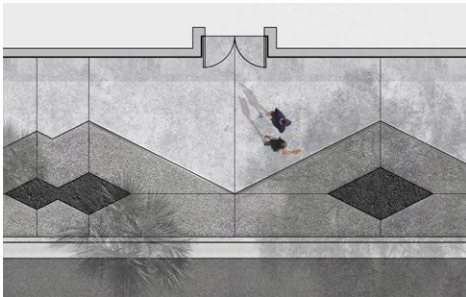


MATERIALS AND GEOMETRIES PRESENT IN THE DISTRICT HELP TO INFORM DESIGN LANGUAGE AND APPROACH.



## LANDSCAPE ELEVATION

PLANT SELECTIONS TO VARY ALONG STREET FRONTAGE TO ENHANCE VISUAL INTEREST AND CREATE A LANDSCAPE WITH TOPOGRAPHY.



## MATERIALITY



### BRUSHED CONCRETE

WYNWOOD WAS BUILT AROUND THIS READILY AVAILABLE AND LOCAL MATERIAL (THEY MANUFACTURE CONCRETE WITHIN THE DISTRICT). THE INTENT IS TO CONTINUE ITS USE IN THE STREETScape AND REINFORCE WYNWOOD'S INDUSTRIAL IDENTITY.



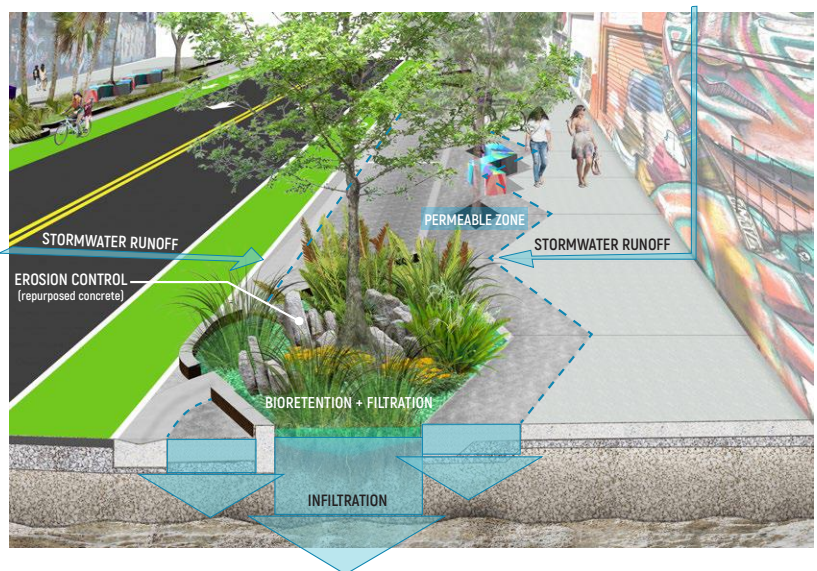
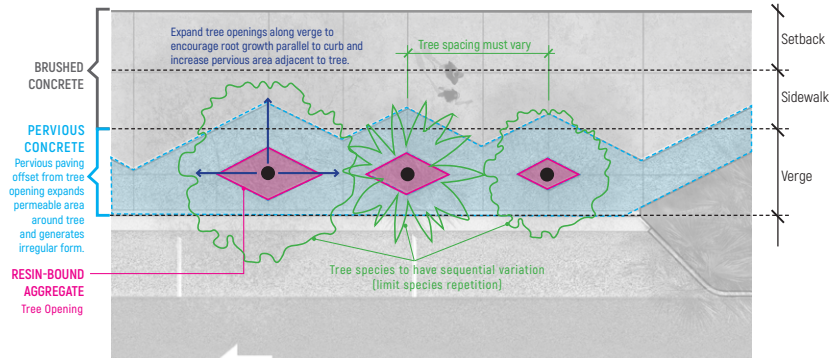
### PERVIOUS CONCRETE

CAST IN PLACE CONCRETE WITH ONLY LARGE AGGREGATES ALLOWS WATER TO FLOW THROUGH THE PAVING, HELPING REDUCE STORMWATER RUNOFF. WATER UNDER THE PAVING THEN BECOMES AVAILABLE TO TREE ROOTS, GETS FILTERED THROUGH THE SOIL SUBSTRATES AND WORKS TO RECHARGE THE WATER TABLE AT A SLOWER MORE NATURAL RATE.



### RESIN-BOUND AGGREGATE

PERVIOUS PAVEMENT CAST IN PLACE AROUND TREE TRUNKS WITH THE ABILITY TO "BREAK-AWAY", ALLOWING TREE TRUNKS TO EXPAND AND GROW WITHOUT DAMAGING THE TREE.



## STORMWATER PLANTERS/BIOFILTRATION

STORMWATER PLANTERS OR BIO-SWALES USE LANDSCAPE AS INFRASTRUCTURE WHERE OPEN PLANTERS CAPTURE AND STORE STORMWATER RUNOFF IRRIGATING PLANTS AND ALLOWING WATER TO PERCOLATE NATURALLY INTO THE GROUND REDUCING STRESS ON THE GREATER STORMWATER DRAINAGE NETWORK IN THE DISTRICT.

# WHERE YOU WOULD LIKE TO SEE A TIERRITA DESIGN?

MOMENTS WHERE LAND, AIR AND WATER MEET TO CREATE A GREENER, MORE RESILIENT NEIGHBORHOOD.

## PARKLETS



CREATE PUBLIC SPACES IN THE ON-STREET PARKING ZONES INTENDED PRIMARILY FOR PEDESTRIAN USE. THEY OFFER SEATING AND PUBLIC ART OPPORTUNITIES.



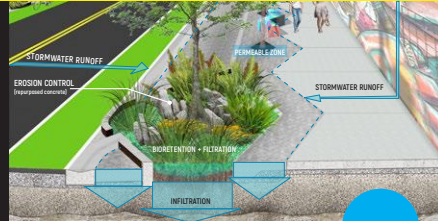
## GROVES



GROVES PROVIDE A SHADY OASIS.



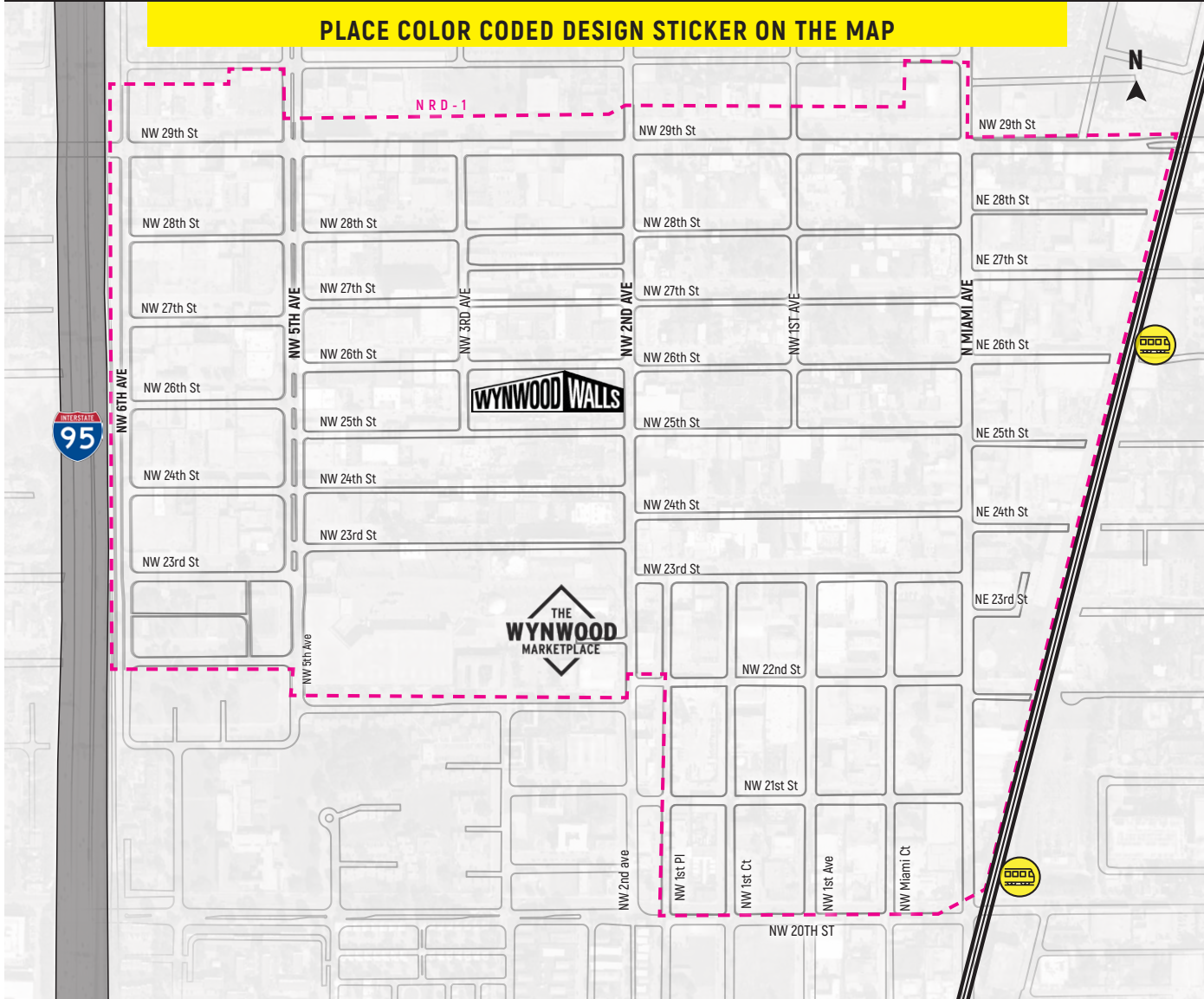
## SPONGES [ BIOSWALES ]



SPONGES ARE PLANTERS THAT PERFORM AS BIOSWALES, REDUCING STORMWATER RUNOFF. THESE GREEN TOOLS USE PLANTS, TREES AND STONE TO FILTER, STORE AND MANAGE STORMWATER IN A SMART AND COST-EFFECTIVE WAY.



### PLACE COLOR CODED DESIGN STICKER ON THE MAP



# // CONCLUSIONS



TYPICAL RIGHT-OF-WAY CONDITION AS PER NRD-1

PLACE A STICKER BELOW ANY **ADDITIONAL** USES YOU WOULD LIKE TO SEE WITHIN THE PARKING + LOADING ZONE.

- RAINGARDEN / STORMWATER PLANTER**: Stormwater planters are planting areas designed to absorb, filter, and reduce stormwater runoff from adjacent streets and sidewalks.
- LARGE TREE PLANTERS**: A tree pit is a planter with trees and shrubs, parking spaces and loading zones, or an urban tree canopy in an urban environment.
- RIDESHARE / DROP OFF - PICK UP**: A zone designated specifically for app based pick-up and drop-off.
- PARKLETTES**: Parkettes create additional space in the on-street parking zone, reserved primarily for pedestrian use.



Summary of Questionnaires and Community Input Boards during the September meeting:

We received 33 completed surveys from people who attended the meeting, 30 of these surveys expressed their desire for more street trees, more shade, and green spaces in Wynwood.

The majority of people voted for parklets and raingarden/stormwater planters in addition to parking/loading zones.

18 people said they preferred 1-way streets that provided more space for pedestrians and vegetation.

Out of the 56 people that interacted with the map board, 8 people say they walk into Wynwood... this seems like a higher number than we expected?

17 people voted for shade from canopy, and only 4 people voted for palms and storefront visibility.



# TREE INVENTORY

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Existing Tree Inventory Key Location Map

Existing Tree Inventory List

Zone A

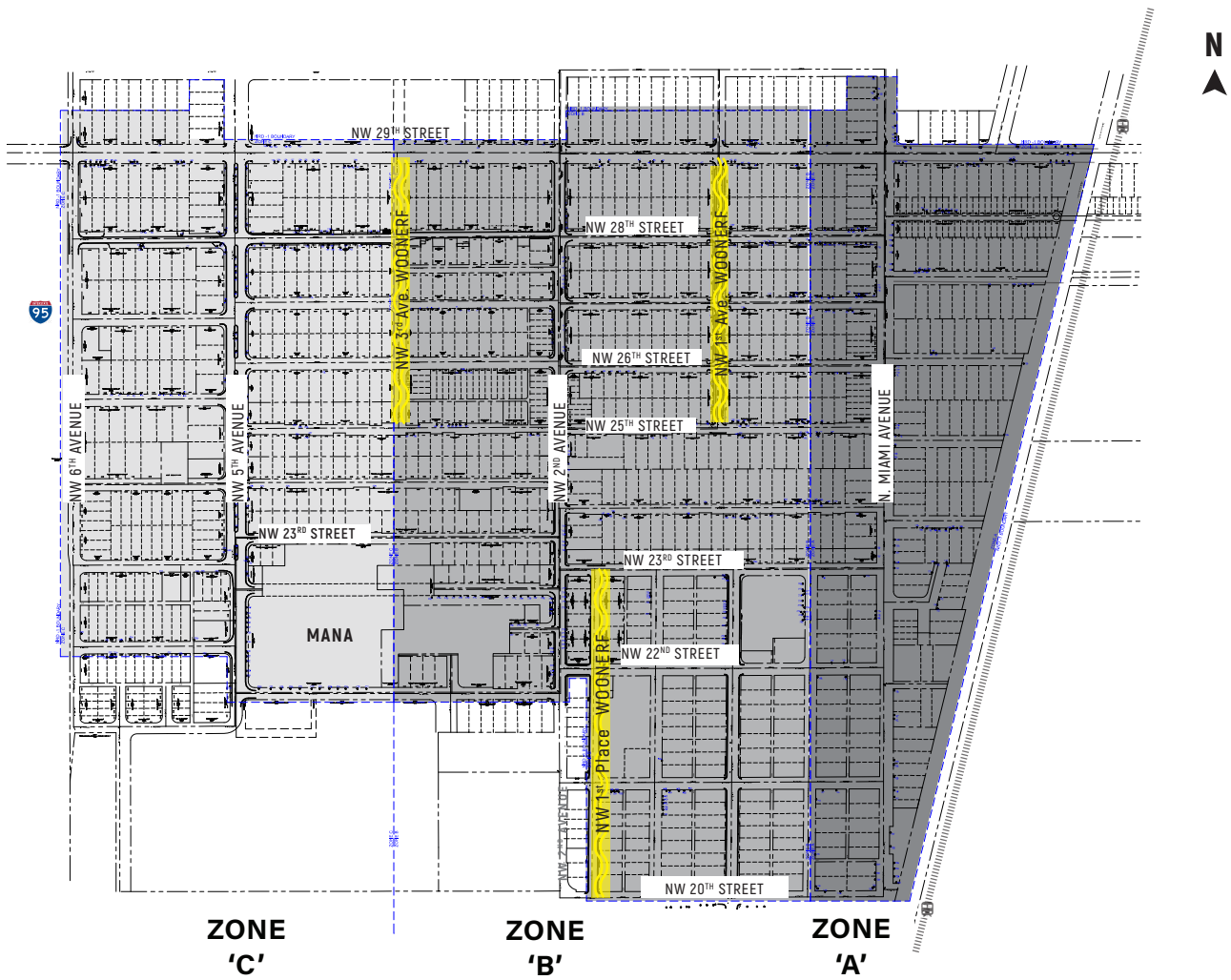
Zone B

Zone C

# // EXISTING TREE INVENTORY KEY LOCATION MAP

The tree inventory is divided into 3 main zones: Zone A, Zone B, and Zone C. The following lists contain the name of the species, the size, spread, and their current conditions and observations.

'Zoom in' on Tree Inventory Map/Lists to see tree key numbers.



# // EXISTING TREE INVENTORY LIST / ZONE A

**TOTAL NUMBER OF TREES IN ZONE A** **214**

Unknown Tree Species: 5 / Dead Trees: 3 / Recommended for Removal: 47

	SPECIES COMMON NAME LIST	#
1	Areca Palm	4
2	Australian Pine	2
3	Black Olive	26
4	Brazilian Pepper	3
5	Canary Island Date Palm	1
6	Christmas Palm	1
7	Coconut Palm	6
8	Crape Myrtle	11
9	Dahoon Holly	5
10	Ficus Alii	1
11	Florida Thatch Palm	1
12	Foxtail Palm	2
13	Frangipani	1
14	Golden Shower Tree	1
15	Green Buttonwood	4
16	Gumbo Limbo	15
17	Indian Rosewood	2
18	Italian Cypress	6
19	Lawson Cypress	2
20	Lead Tree	5
21	Live Oak	3
22	Mahogany	7
23	Mast Tree	1
24	Montgomery Palm	28
25	Orange Geiger	2
26	Pigeon Plum	1
27	Queen Palm	9
28	Royal Palm	19
29	Royal Poinciana	6
30	Rubber Tree	1
31	Sabal Palm	1
32	Solitaire Palm	7
33	Triangle Palm	2
34	Verawood	2
35	Weeping Fig	14
36	Wild Tamarind	1
37	Woman's Tongue	2
38	Yellow Trumpet Tree	1
	<b>Total</b>	<b>206</b>



TREE # ZONE A	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
1	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
2	Golden Shower Tree	<i>Cassia fistula</i>	6-17	Good	15-29	10-24
3	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
4	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
5	<b>Verawood</b>	<b><i>Bulnesia arboria</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
6	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
7	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
8	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
9	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
10	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
11	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
12	Canary Island date Palm	<i>Phoenix canariensis</i>	18+	Good	15-29	10-24
13	Coconut Palm	<i>Cocos nucifera</i>	6-17	Good	15-29	10-24
14	Coconut Palm	<i>Cocos nucifera</i>	6-17	Good	15-29	10-24
15	Coconut Palm	<i>Cocos nucifera</i>	6-17	Good	15-29	10-24
16	Yellow Trumpet Tree	<i>Tabebuia aurea</i>	6-17	Good	15-29	10-24
17	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
18	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
19	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
20	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
21	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
22	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
23	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
24	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
25	<b>Royal Palm</b>	<b><i>Roystonea regia</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
26	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
27	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
28	<b>Royal Palm</b>	<b><i>Roystonea regia</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
29	<b>Royal Palm</b>	<b><i>Roystonea regia</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
30	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
31	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
32	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
33	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
34	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
35	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
36	Crape Myrtle	<i>Lagerstroemia sp.</i>	6-17	Good	15-29	10-24
37	Crape Myrtle	<i>Lagerstroemia sp.</i>	6-17	Good	15-29	10-24
38	Crape Myrtle	<i>Lagerstroemia sp.</i>	6-17	Good	15-29	10-24
39	Crape Myrtle	<i>Lagerstroemia sp.</i>	6-17	Good	15-29	10-24
40	Crape Myrtle	<i>Lagerstroemia sp.</i>	6-17	Good	15-29	10-24
41	Crape Myrtle	<i>Lagerstroemia sp.</i>	6-17	Good	15-29	10-24
42	Crape Myrtle	<i>Lagerstroemia sp.</i>	6-17	Good	15-29	10-24
43	Crape Myrtle	<i>Lagerstroemia sp.</i>	6-17	Good	15-29	10-24
44	Crape Myrtle	<i>Lagerstroemia sp.</i>	6-17	Good	15-29	10-24

TREE # ZONE A	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
45	Crape Myrtle	<i>Lagerstroemia sp.</i>	6-17	Good	15-29	10-24
46	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
47	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
48	Italian Cypress	<i>Cupressus sempervirens</i>	<6	Good	<15	<10
49	Italian Cypress	<i>Cupressus sempervirens</i>	<6	Good	<15	<10
50	Italian Cypress	<i>Cupressus sempervirens</i>	<6	Good	<15	<10
51	Italian Cypress	<i>Cupressus sempervirens</i>	<6	Good	<15	<10
52	Italian Cypress	<i>Cupressus sempervirens</i>	<6	Good	<15	<10
53	Italian Cypress	<i>Cupressus sempervirens</i>	<6	Good	<15	<10
54	<b>Weeping Fig</b>	<b><i>Ficus benjamina</i></b>	<b>18+</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
55	<b>Weeping Fig</b>	<b><i>Ficus benjamina</i></b>	<b>18+</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
56	Areca Palm	<i>Dyopsis lutescens</i>	cluster	Good	<15	10-24
57	Areca Palm	<i>Dyopsis lutescens</i>	cluster	Good	<15	10-24
58	Green Buttonwood	<i>Conocarpus erectus</i>	6-17	Good	15-29	10-24
59	Green Buttonwood	<i>Conocarpus erectus</i>	6-17	Good	15-29	10-24
60	Green Buttonwood	<i>Conocarpus erectus</i>	6-17	Good	15-29	10-24
61	Green Buttonwood	<i>Conocarpus erectus</i>	6-17	Good	15-29	10-24
62	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	10-24
63	<b>Lawson Cypress</b>	<b><i>Chamaecyparis lawsoniana</i></b>	<b>6-17</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
64	<b>Lawson Cypress</b>	<b><i>Chamaecyparis lawsoniana</i></b>	<b>6-17</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
65	<b>Rubber Tree</b>	<b><i>Ficus elastica</i></b>	<b>6-17</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
66	Foxtail Palm	<i>Wodyetia bifurcata</i>	<6	Good	15-29	<10
67	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	<15	<10
68	<b>Foxtail Palm</b>	<b><i>Wodyetia bifurcata</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
69	Areca Palm	<i>Dyopsis lutescens</i>	cluster	Good	<15	<10
70	Black Olive	<i>Bucida buceras</i>	<6	Good	15-29	<10
71	Black Olive	<i>Bucida buceras</i>	<6	Good	15-29	<10
72	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
73	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	25+
74	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
75	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	25+
76	<b>Weeping Fig</b>	<b><i>Ficus benjamina</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
77	<b>Weeping Fig</b>	<b><i>Ficus benjamina</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
78	<b>Weeping Fig</b>	<b><i>Ficus benjamina</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
79	Solitaire Palm	<i>Ptychosperma elegans</i>	<6	Good	15-29	<10
80	<b>Weeping Fig</b>	<b><i>Ficus benjamina</i></b>	<b>18+</b>	<b>Remove</b>	<b>30+</b>	<b>25+</b>
81	<b>Dead</b>	<b>Dead</b>		<b>Remove</b>		
82	<b>Weeping Fig</b>	<b><i>Ficus benjamina</i></b>	<b>18+</b>	<b>Remove</b>	<b>30+</b>	<b>25+</b>
83	<b>Unknown</b>	N/A	<6	Good	<15	<10
84	<b>Unknown</b>	N/A	<6	Good	<15	<10
85	<b>Unknown</b>	N/A	<6	Good	<15	<10
86	Mast Tree	<i>Polyalthia longifolia</i>	<6	Good	15-29	<10
87	<b>Unknown</b>	N/A	<6	Good	<15	<10
88	<b>Unknown</b>	N/A	<6	Good	<15	<10

TREE # ZONE A	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
89	Queen Palm	<i>Syagrus romanzoffiana</i>	6-17	Good	15-29	10-24
90	Brazilian Pepper	<i>Schinus terebinthifolius</i>	18+	Good	30+	25+
91	Gumbo Limbo	<i>Bursera simaruba</i>	<6	Good	<15	<10
92	Areca Palm	<i>Dypsis lutescens</i>	cluster	Good	<15	<10
93	Coconut Palm	<i>Cocos nucifera</i>	<6	Good	<15	10-24
94	Solitaire Palm	<i>Ptychosperma elegans</i>	<6	Good	15-29	<10
95	Solitaire Palm	<i>Ptychosperma elegans</i>	<6	Good	15-29	<10
96	Solitaire Palm	<i>Ptychosperma elegans</i>	<6	Good	15-29	<10
97	Solitaire Palm	<i>Ptychosperma elegans</i>	<6	Good	15-29	<10
98	Solitaire Palm	<i>Ptychosperma elegans</i>	<6	Good	15-29	<10
99	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
100	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
101	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
102	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
103	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
104	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	<10
105	Weeping Fig	<i>Ficus benjamina</i>	18+	Good	15-29	25+
106	Florida Thatch Palm	<i>Thrinax radiata</i>	<6	Good	<15	<10
107	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	<10
108	Gumbo Limbo	<i>Bursera simaruba</i>	<6	Good	<15	<10
109	Frangipani	<i>Plumeria sp.</i>	<6	Good	<15	<10
110	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
111	Coconut Palm	<i>Cocos nucifera</i>	6-17	Good	15-29	10-24
112	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
113	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
114	Verawood	<i>Bulnesia arborea</i>	<6	Good	<15	<10
115	Gumbo Limbo	<i>Bursera simaruba</i>	<6	Good	<15	<10
116	Gumbo Limbo	<i>Bursera simaruba</i>	<6	Good	<15	<10
117	<b>Dead</b>	<b>Dead</b>				
118	<b>Woman's Tongue</b>	<b><i>Albizia lebbek</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>25+</b>
119	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	15-29	10-24
120	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
121	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
122	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
123	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
124	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
125	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
126	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
127	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
128	Queen Palm	<i>Syagrus romanzoffiana</i>	6-17	Good	<15	10-24
129	Ficus Alii	<i>Ficus maclellandii</i>	<6	Good	<15	<10
130	Sabal Palm	<i>Sabal Palmetto</i>	6-17	Good	<15	10-24
131	Brazilian Pepper	<i>Schinus terebinthifolius</i>	6-17	Good	<15	10-24
132	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24

TREE # ZONE A	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
133	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
134	Black Olive	<i>Bucida buceras</i>	18+	Good	15-29	10-24
135	Live Oak	<i>Quercus virginiana</i>	<6	Good	15-29	10-24
136	<b>Live Oak</b>	<b><i>Quercus virginiana</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
137	<b>Live Oak</b>	<b><i>Quercus virginiana</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
138	<b>Brazilian Pepper</b>	<b><i>Schinus terebinthifolius</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
139	Royal Poinciana	<i>Delonix regia</i>	<6	Good	<15	<10
140	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	30+	10-24
141	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	<10
142	<b>Royal Palm</b>	<b><i>Roystonea regia</i></b>	<b>6-17</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
143	<b>Royal Palm</b>	<b><i>Roystonea regia</i></b>	<b>6-17</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
144	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	30+	10-24
145	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	<10
146	<b>Queen Palm</b>	<b><i>Syagrus romanzoffiana</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>&lt;10</b>
147	<b>Lead Tree</b>	<b><i>Leucaena leucocephala</i></b>	<b>6-17</b>	<b>Remove</b>	<b>30+</b>	<b>25+</b>
148	<b>Queen Palm</b>	<b><i>Syagrus romanzoffiana</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>15-29</b>	<b>&lt;10</b>
149	<b>Queen Palm</b>	<b><i>Syagrus romanzoffiana</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>15-29</b>	<b>&lt;10</b>
150	<b>Queen Palm</b>	<b><i>Syagrus romanzoffiana</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>15-29</b>	<b>&lt;10</b>
151	<b>Queen Palm</b>	<b><i>Syagrus romanzoffiana</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>15-29</b>	<b>&lt;10</b>
152	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
153	Coconut Palm	<i>Cocos nucifera</i>	6-17	Good	15-29	10-24
154	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
155	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	<15	<10
156	Solitaire Palm	<i>Ptychosperma elegans</i>	<6	Good	15-29	<10
157	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
158	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
159	wild tamarind	<i>Lysiloma latisiliquum</i>	6-17	Good	15-29	10-24
160	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
161	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
162	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
163	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
164	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
165	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
166	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	<10
167	Pigeon Plum	<i>Coccoloba diversifolia</i>	<6	Good	<15	<10
168	Black Olive	<i>Bucida buceras</i>	6-17	Good	30+	10-24
169	Black Olive	<i>Bucida buceras</i>	6-17	Good	30+	10-24
170	Triangle Palm	<i>Dypsis decaryi</i>	6-17	Good	15-29	<10
171	Triangle Palm	<i>Dypsis decaryi</i>	6-17	Good	15-29	<10
172	<b>Woman's Tongue</b>	<b><i>Albizia lebbek</i></b>	<b>18+</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
173	<b>Australian Pine</b>	<b><i>Casuarina equisetifolia</i></b>	<b>6-17</b>	<b>Remove</b>	<b>30+</b>	<b>10-24</b>
174	<b>Australian Pine</b>	<b><i>Casuarina equisetifolia</i></b>	<b>6-17</b>	<b>Remove</b>	<b>30+</b>	<b>10-24</b>
175	Dahoon Holly	<i>Ilex cassine</i>	<6	Good	15-29	<10
176	Dahoon Holly	<i>Ilex cassine</i>	<6	Good	15-29	<10

TREE #	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
177	Dahoon Holly	<i>Ilex cassine</i>	<6	Good	15-29	<10
178	Dahoon Holly	<i>Ilex cassine</i>	<6	Good	15-29	<10
179	Holly	<i>Ilex cassine</i>	<6	Good	15-29	<10
180	<b>Royal Poinciana</b>	<b><i>Delonix regia</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
181	Orange Geiger	<i>Cordia sebestena</i>	<6	Good	<15	<10
182	Royal Poinciana	<i>Delonix regia</i>	<6	Good	<15	<10
183	<b>Royal Palm</b>	<b><i>Roystonea regia</i></b>	<b>6-17</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
184	Royal Poinciana	<i>Delonix regia</i>	<6	Good	15-29	<10
185	Royal Poinciana	<i>Delonix regia</i>	<6	Good	<15	<10
186	Royal Poinciana	<i>Delonix regia</i>	<6	Good	<15	<10
187	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
188	Gumbo Limbo	<i>Bursera simaruba</i>	<6	Good	<15	<10
189	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	15-29	10-24
190	Queen Palm	<i>Syagrus romanzoffiana</i>	6-17	Good	15-29	10-24
191	Queen Palm	<i>Syagrus romanzoffiana</i>	6-17	Good	15-29	10-24
192	<b>Weeping Fig</b>	<b><i>Ficus benjamina</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
193	Black Olive	<i>Bucida buceras</i>	6-17	Goodw	15-29	10-24
194	<b>Lead Tree</b>	<b><i>Leucaena leucocephala</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
195	Black Olive	<i>Bucida buceras</i>	6-17	Good	30+	10-24
196	<b>Weeping Fig</b>	<b><i>Ficus benjamina</i></b>	<b>18+</b>	<b>Remove</b>	<b>30+</b>	<b>10-24</b>
197	Orange Geiger	<i>Cordia sebestena</i>	<6	Good	<15	<10
198	Christmas Palm	<i>Adonidia merrellii</i>	<6	Good	<15	<10
199	<b>Lead Tree</b>	<b><i>Leucaena leucocephala</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
200	<b>Indian rosewood</b>	<b><i>Dalbergia sissoo</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
201	<b>Indian rosewood</b>	<b><i>Dalbergia sissoo</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
202	<b>Lead Tree</b>	<b><i>Leucaena leucocephala</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
203	<b>Dead</b>	<b>Dead</b>				
204	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	30+	25+
205	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	30+	25+
206	<b>Weeping Fig</b>	<b><i>Ficus benjamina</i></b>	<b>6-17</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
207	<b>Weeping Fig</b>	<b><i>Ficus benjamina</i></b>	<b>6-17</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
208	<b>Royal Palm</b>	<b><i>Roystonea regia</i></b>	<b>6-17</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
209	<b>Royal Palm</b>	<b><i>Roystonea regia</i></b>	<b>6-17</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
210	<b>Royal Palm</b>	<b><i>Roystonea regia</i></b>	<b>6-17</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
211	Crape Myrtle	<i>Lagerstroemia sp.</i>	6-17	Good	15-29	10-24
212	<b>Weeping Fig</b>	<b><i>Ficus benjamina</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
213	<b>Weeping Fig</b>	<b><i>Ficus benjamina</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
214	<b>Lead Tree</b>	<b><i>Leucaena leucocephala</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>

# // EXISTING TREE INVENTORY LIST / ZONE B

**TOTAL NUMBER OF TREES IN ZONE B**      **309**

Unknown Tree Species: 1 / Dead Trees: 1 / Previously Removed: 5  
 Recommended for Removal: 14

	SPECIES COMMON NAME LIST	#
1	Avocado	1
2	Bishopwood	1
3	Black Ironwood	1
4	Black Olive	17
5	Bottle Palm	2
6	Brazilian Beautyleaf	1
7	Brazilian Pepper	1
8	Bridal Veil	1
9	Christmas Palm	15
10	Coconut Palm	6
11	Crape Myrtle	23
12	Dahoon Holly	2
13	Florida Thatch Palm	5
14	Foxtail Palm	3
15	Golden Shower Tree	2
16	Green Buttonwood	8
17	Gumbo Limbo	9
18	Laurel Fig	1
19	Live Oak	23
20	Mahogany	14
21	Mango	1
22	Mexican Fan Palm	1
23	Montgomery Palm	47
24	Norfolk Island Pine	3
25	Orange Geiger	6
26	Pigeon Plum	3
27	Pink Trumpet Tree	2
28	Pongam	3
29	Pygmy Date Palm	8
30	Queen Palm	1
31	Royal Palm	22
32	Sabal Palm	23
33	Sacred Fig	1
34	Silk Floss Tree	1
35	Silver Buttonwood	6
36	Simpson's Stopper	11
37	Solitaire Palm	6
38	Spindle Palm	1
39	Strangler Fig	4
40	Tropical Almond	6
41	Umbrella Tree	1
42	Weeping Fig	3
43	Woman's Tongue	4
44	Yellow Trumpet Tree	2
	<b>Total</b>	<b>302</b>



TREE # ZONE B	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
1	Laurel Fig	<i>Ficus microcarpa</i>	6-17	Good	15-30	10-24
2	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
3	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
4	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
5	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
6	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
7	<b>Silver Buttonwood</b>	<b><i>Conocarpus erectus var. sericeus</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
8	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	<15	10-24
9	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	<15	10-24
10	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	<15	10-24
11	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	<15	10-24
12	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	<15	10-24
13	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
14	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
15	<b>Brazilian Pepper</b>	<b><i>Schinus terebinthifolius</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
16	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
17	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
18	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
19	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
20	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
21	Black Olive	<i>Bucida buceras</i>	6-17	Good	30+	25+
22	Black Olive	<i>Bucida buceras</i>	6-17	Good	30+	25+
23	Black Olive	<i>Bucida buceras</i>	6-17	Good	30+	25+
24	Black Olive	<i>Bucida buceras</i>	6-17	Good	30+	25+
25	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	30+	25+
26	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	<15	<10
27	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	<15	<10
28	Live Oak	<i>Quercus virginiana</i>	6-17	Good	30+	25+
29	Live Oak	<i>Quercus virginiana</i>	6-17	Good	30+	25+
30	Strangler Fig	<i>Ficus aurea</i>	6-17	Good	15-29	25+
31	Strangler Fig	<i>Ficus aurea</i>	6-17	Good	15-29	25+
32	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	25+
33	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	25+
34	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	10-24
35	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	10-24
36	Orange Geiger	<i>Cordia sebestena</i>	<6	Good	15-29	<10
37	<b>Orange Geiger</b>	<b><i>Cordia sebestena</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>15-29</b>	<b>&lt;10</b>
38	Orange Geiger	<i>Cordia sebestena</i>	<6	Good	15-29	<10
39	Orange Geiger	<i>Cordia sebestena</i>	>6	Good	15-29	<10
40	<b>Orange Geiger</b>	<b><i>Cordia sebestena</i></b>	<b>&gt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
41	Black Olive	<i>Bucida buceras</i>	18+	Good	30+	25+
42	<b>Black Olive</b>	<b><i>Bucida buceras</i></b>	<b>18+</b>	<b>Remove</b>	<b>30+</b>	<b>25+</b>

TREE # ZONE B	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
43	Montgomery Palm	<i>Veitchia montgomeryana</i>	>6	Good	15-29	<10
44	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	25+
45	<b>Bottle Palm</b>	<b><i>Hyophorbe lagenicaulis</i></b>	<b>6-17</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
46	<b>Bottle Palm</b>	<b><i>Hyophorbe lagenicaulis</i></b>	<b>6-17</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
47	Black Olive	<i>Bucida buceras</i>	6-17	Good	30+	25+
48	Black Olive	<i>Bucida buceras</i>	6-17	Good	30+	25+
49	Black Olive	<i>Bucida buceras</i>	6-17	Good	30+	25+
50	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
51	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
52	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
53	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
54	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
55	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
56	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
57	Mango	<i>Mangifera indica</i>	<6	Good	<15	<10
58	<b>Dead</b>	<b>Dead</b>	<b>&lt;6</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
59	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
60	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
61	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
62	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
63	Silver Buttonwood	<i>Conocarpus erectus var. sericeus</i>	6-17	Good	15-29	10-24
64	Silver Buttonwood	<i>Conocarpus erectus var. sericeus</i>	6-17	Good	15-29	10-24
65	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
66	Montgomery Palm	<i>Veitchia montgomeryana</i>	6-17	Good	15-29	10-24
67	<b>Christmas Palm</b>	<b><i>Adonia merrellii</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>15-29</b>	<b>&lt;10</b>
68	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
69	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
70	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
71	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
72	Silver Buttonwood	<i>Conocarpus erectus var. sericeus</i>	6-17	Good	15-29	10-24
73	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
74	Silver Buttonwood	<i>Conocarpus erectus var. sericeus</i>	6-17	Good	15-29	10-24
75	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
76	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
77	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
78	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
79	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
80	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
81	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
82	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
83	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
84	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10

TREE # ZONE B	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
85	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
86	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
87	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
88	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
89	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
90	Simpson's Stopper	<i>Myrcianthes fragrans</i>	<6	Good	<15	<10
91	Simpson's Stopper	<i>Myrcianthes fragrans</i>	<6	Good	<15	<10
92	Simpson's Stopper	<i>Myrcianthes fragrans</i>	<6	Good	<15	<10
93	Simpson's Stopper	<i>Myrcianthes fragrans</i>	<6	Good	<15	<10
94	Simpson's Stopper	<i>Myrcianthes fragrans</i>	<6	Good	<15	<10
95	Simpson's Stopper	<i>Myrcianthes fragrans</i>	<6	Good	<15	<10
96	Simpson's Stopper	<i>Myrcianthes fragrans</i>	<6	Good	<15	<10
97	Simpson's Stopper	<i>Myrcianthes fragrans</i>	<6	Good	<15	<10
98	Pongam	<i>Pongmia pinnata</i>	6-17	Good	<15	<10
99	Pongam	<i>Pongmia pinnata</i>	6-17	Good	<15	<10
100	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
101	Tropical Almond	<i>Terminalia catappa</i>	6-17	Good	15-29	10-24
102	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
103	Solitaire Palm	<i>Ptychosperma elegans</i>	<6	Good	15-29	<10
104	Solitaire Palm	<i>Ptychosperma elegans</i>	<6	Good	15-29	<10
105	Solitaire Palm	<i>Ptychosperma elegans</i>	<6	Good	15-29	<10
106	Coconut Palm	<i>Cocos nucifera</i>	6-17	Good	15-29	10-24
107	Coconut Palm	<i>Cocos nucifera</i>	6-17	Good	15-29	10-24
108	Live Oak	<i>Quercus virginiana</i>	<6	Good	15-29	10-24
109	Avocado	<i>Persea americana</i>	18+	Good	30+	10-24
110	Weeping Fig	<i>Ficus benjamina</i>	18+	Good	30+	10-24
111	Orange Geiger	<i>Cordia sebestena</i>	<6	Good	15-29	<10
112	Christmas Palm	<i>Adonidia merrellii</i>	<6	Good	15-29	<10
113	Christmas Palm	<i>Adonidia merrellii</i>	<6	Good	<15	<10
114	Christmas Palm	<i>Adonidia merrellii</i>	<6	Good	15-29	<10
115	Christmas Palm	<i>Adonidia merrellii</i>	<6	Good	15-29	<10
116	Christmas Palm	<i>Adonidia merrellii</i>	<6	Good	<15	<10
117	Christmas Palm	<i>Adonidia merrellii</i>	<6	Good	15-29	<10
118	Christmas Palm	<i>Adonidia merrellii</i>	<6	Good	15-29	<10
119	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	30+	25+
120	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
121	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
122	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	25+
123	<b>Woman's Tongue</b>	<b><i>Albizia lebbek</i></b>	<b>18+</b>	<b>Remove</b>	<b>30+</b>	<b>25+</b>
124	Sacred Fig	<i>Ficus religiosa</i>	18+	Good	15-29	10-24
125	Strangler Fig	<i>Ficus aurea</i>	6-17	Good	30+	25+
126	Live Oak	<i>Quercus virginiana</i>	18+	Good	15-29	25+

TREE # ZONE B	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
127	Weeping Fig	<i>Ficus benjamina</i>	6-17	Good	<15	10-24
128	<b>Umbrella Tree</b>	<b><i>Schefflera actinophylla</i></b>	<b>18+</b>	<b>Remove</b>	<b>15-29</b>	<b>25+</b>
129	Queen Palm	<i>Syagrus romanzoffiana</i>	6-17	Good	15-29	10-24
130	Florida Thatch Palm	<i>Thrinax radiata</i>	<6	Good	<15	<10
131	Christmas Palm	<i>Adonidia merrellii</i>	6-17	Good	15-29	<10
132	Black Olive	<i>Bucida buceras</i>	18+	Good	15-29	25+
133	Brazilian Beautyleaf	<i>Calophyllum inophyllum</i>	6-17	Good	15-29	10-24
134	Pongam	<i>Pongmia pinnata</i>	18+	Good	15-29	25+
135	Tropical Almond	<i>Terminalia catappa</i>	6-17	Good	15-29	10-24
136	Tropical Almond	<i>Terminalia catappa</i>	6-17	Good	15-29	10-24
137	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	10-24
138	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	10-24
139	golden shower Tree	<i>Cassia fistula</i>	6-17	Good	15-29	10-24
140	golden shower Tree	<i>Cassia fistula</i>	6-17	Good	15-29	10-24
141	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
142	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
143	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
144	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
145	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
146	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
147	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
148	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
149	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
150	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
151	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
152	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
153	Silver Buttonwood	<i>Conocarpus erectus var. sericeus</i>	<6	Good	15-29	<10
154	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
155	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
156	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
157	Live Oak	<i>Quercus virginiana</i>	<6	Good	15-29	<10
158	pink trumpet Tree	<i>Tabebuia heterophylla</i>	6-17	Good	15-29	10-24
159	pink trumpet Tree	<i>Tabebuia heterophylla</i>	6-17	Good	15-29	10-24
160	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	10-24
161	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	10-24
162	Yellow Trumpet Tree	<i>Tabebuia aurea</i>	6-17	Good	15-29	<10
163	Yellow Trumpet Tree	<i>Tabebuia aurea</i>	6-17	Good	15-29	10-24
164	Gumbo Limbo	<i>Bursera simaruba</i>	18+	Good	15-29	25+
165	Tropical Almond	<i>Terminalia catappa</i>	6-17	Good	15-29	10-24
166	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
167	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
168	Pigeon Plum	<i>Coccoloba diversifolia</i>	<6	Good	15-29	<10

TREE # ZONE B	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
169	Pigeon Plum	<i>Coccoloba diversifolia</i>	<6	Good	15-29	<10
170	Tropical Almond	<i>Terminalia catappa</i>	6-17	Good	15-29	10-24
171	Simpson's Stopper	<i>Myrcianthes fragrans</i>	<6	Good	<15	<10
172	Simpson's Stopper	<i>Myrcianthes fragrans</i>	<6	Good	<15	<10
173	Simpson's Stopper	<i>Myrcianthes fragrans</i>	<6	Good	<15	<10
174	Florida Thatch Palm	<i>Thrinax radiata</i>	<6	Good	<15	<10
175	Florida Thatch Palm	<i>Thrinax radiata</i>	<6	Good	<15	<10
176	Florida Thatch Palm	<i>Thrinax radiata</i>	<6	Good	<15	<10
177	Florida Thatch Palm	<i>Thrinax radiata</i>	<6	Good	<15	<10
178	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
179	<b>Mahogany</b>	<b>Swietenia mahagoni</b>	<b>18+</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
180	Mexican Fan Palm	<i>Washingtonia robusta</i>	6-17	Good	15-29	<10
181	Bridal Veil	<i>Caesalpinia granadillo</i>	<6	Good	15-29	10-24
182	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	25+
183	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	25+
184	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	25+
185	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	25+
186	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
187	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
188	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
189	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
190	Silk Floss Tree	<i>Chorisia speciosa</i>	6-17	Good	15-29	10-24
191	<b>Unkown</b>	N/A				
192	Black Olive	<i>Bucida buceras</i>	6-17	Good	<15	10-24
193	Strangler Fig	<i>Ficus aurea</i>	18+	Good	30+	25+
194	Woman's Tongue	<i>Albizia lebeck</i>	6-17	Good	15-29	10-24
195	Previously Removed	N/A				
196	Previously Removed	N/A				
197	Previously Removed	N/A				
198	Previously Removed	N/A				
199	Previously Removed	N/A				
200	<b>Bishopwood</b>	<b>Bischofia javanica</b>	<b>18+</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
201	Black Olive	<i>Bucida buceras</i>	18+	Good	15-29	10-24
202	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	10-24
203	Live Oak	<i>Quercus virginiana</i>	<6	Good	<15	<10
204	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	<15	10-24
205	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
206	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
207	Black Ironwood	<i>Krugiodendron ferreum</i>	<6	Good	15-29	<10
208	<b>Woman's Tongue</b>	<b>Albizia lebeck</b>	<b>&lt;6</b>	<b>Remove</b>	<b>15-29</b>	<b>&lt;10</b>
209	Tropical Almond	<i>Terminalia catappa</i>	6-17	Good	15-29	10-24
210	Pigeon Plum	<i>Coccoloba diversifolia</i>	<6	Good	15-29	<10

TREE # ZONE B	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
211	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
212	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
213	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
214	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
215	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
216	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
217	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
218	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
219	Foxtail Palm	<i>Wodyetia bifurcata</i>	<6	Good	15-29	<10
220	Foxtail Palm	<i>Wodyetia bifurcata</i>	<6	Good	15-29	<10
221	Foxtail Palm	<i>Wodyetia bifurcata</i>	<6	Good	15-29	<10
222	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
223	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
224	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
225	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
226	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
227	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	30+	25+
228	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	30+	25+
229	<b>Weeping Fig</b>	<b><i>Ficus benjamina</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
230	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	30+	25+
231	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	30+	25+
232	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
233	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
234	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
235	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
236	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
237	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
238	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
239	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
240	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
241	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
242	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
243	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
244	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
245	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
246	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
247	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
248	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
249	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
250	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
251	Live Oak	<i>Quercus virginiana</i>	18+	Good	15-29	10-24
252	Live Oak	<i>Quercus virginiana</i>	18+	Good	15-29	10-24

TREE # ZONE B	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
253	Coconut Palm	<i>Cocos nucifera</i>	6-17	Good	15-29	10-24
254	Coconut Palm	<i>Cocos nucifera</i>	6-17	Good	15-29	10-24
255	Coconut Palm	<i>Cocos nucifera</i>	6-17	Good	15-29	10-24
256	Norfolk Island Pine	<i>Araucaria heterophylla</i>	6-17	Good	15-29	<10
257	Norfolk Island Pine	<i>Araucaria heterophylla</i>	6-17	Good	15-29	<10
258	Norfolk Island Pine	<i>Araucaria heterophylla</i>	6-17	Good	15-29	<10
259	Christmas Palm	<i>Adonidia merrellii</i>	<6	Good	15-29	<10
260	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	15-29	10-24
261	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	15-29	10-24
262	Spindle Palm	<i>Hyophorbe verschaffeltii</i>	6-17	Good	<15	<10
263	Coconut Palm	<i>Cocos nucifera</i>	6-17	Good	15-29	10-24
264	Solitaire Palm	<i>Ptychosperma elegans</i>	<6	Good	15-29	<10
265	Solitaire Palm	<i>Ptychosperma elegans</i>	<6	Good	15-29	<10
266	Solitaire Palm	<i>Ptychosperma elegans</i>	<6	Good	15-29	<10
267	Montgomery Palm	<i>Veitchia montgomeryana</i>	<6	Good	15-29	<10
268	Christmas Palm	<i>Adonidia merrellii</i>	<6	Good	15-29	<10
269	Royal Palm	<i>Roystonea regia</i>	6-17	Good	30+	10-24
270	Royal Palm	<i>Roystonea regia</i>	6-17	Good	30+	10-24
271	Pygmy Date Palm	<i>Phoenix roebelinii</i>	<6	Good	<15	<10
272	Pygmy Date Palm	<i>Phoenix roebelinii</i>	<6	Good	<15	<10
273	Royal Palm	<i>Roystonea regia</i>	6-17	Good	30+	10-24
274	Royal Palm	<i>Roystonea regia</i>	6-17	Good	30+	10-24
275	Royal Palm	<i>Roystonea regia</i>	6-17	Good	30+	10-24
276	Pygmy Date Palm	<i>Phoenix roebelinii</i>	<6	Good	<15	<10
277	Pygmy Date Palm	<i>Phoenix roebelinii</i>	<6	Good	<15	<10
278	Pygmy Date Palm	<i>Phoenix roebelinii</i>	<6	Good	<15	<10
279	Royal Palm	<i>Roystonea regia</i>	6-17	Good	30+	10-24
280	Pygmy Date Palm	<i>Phoenix roebelinii</i>	<6	Good	<15	<10
281	Pygmy Date Palm	<i>Phoenix roebelinii</i>	<6	Good	<15	<10
282	Pygmy Date Palm	<i>Phoenix roebelinii</i>	<6	Good	<15	<10
283	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	10-24
284	Christmas Palm	<i>Adonidia merrellii</i>	<6	Good	15-29	<10
285	Christmas Palm	<i>Adonidia merrellii</i>	<6	Good	15-29	<10
286	Christmas Palm	<i>Adonidia merrellii</i>	<6	Good	15-29	<10
287	Christmas Palm	<i>Adonidia merrellii</i>	<6	Good	15-29	<10
288	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	10-24
289	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
290	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
291	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
292	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
293	Dahoon Holly	<i>Ilex cassine</i>	<6	Good	<15	<10
294	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10

TREE # ZONE B	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
295	Dahoon Holly	<i>Ilex cassine</i>	<6	Good	<15	<10
296	Crape Myrtle	<i>Lagerstroemia sp.</i>	<6	Good	<15	<10
297	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
298	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
299	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
300	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
301	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
302	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
303	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
304	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
305	Live Oak	<i>Quercus virginiana</i>	<6	Good	15-29	<10
306	Live Oak	<i>Quercus virginiana</i>	<6	Good	15-29	<10
307	Live Oak	<i>Quercus virginiana</i>	<6	Good	15-29	<10
308	Live Oak	<i>Quercus virginiana</i>	<6	Good	15-29	<10
309	Woman's Tongue	<i>Albizia lebbbeck</i>	<6	Good	15-29	<10

# // EXISTING TREE INVENTORY LIST / ZONE C

**TOTAL NUMBER OF TREES IN ZONE B** **261**

Unknown Tree Species: 22 / Dead Trees: 0  
 Previously Removed: 11 / Recommended for Removal: 21

	SPECIES COMMON NAME LIST	#
1	Areca Palm	1
2	Australian Pine	2
3	Bishopwood	1
4	Black Olive	7
5	Bottlebrush	3
6	Brazilian Pepper	2
7	Coconut Palm	1
8	Foxtail Palm	5
9	Golden Shower Tree	5
10	Green Buttonwood	17
11	Gumbo Limbo	13
12	Live Oak	11
13	Mahogany	30
14	Mango	1
15	Moringa	1
16	Northfolk Island Pine	1
17	Orange Geiger	14
18	Paradise Tree	2
19	Pigeon Plum	2
20	Pink Trumpet Tree	8
21	Queen Palm	1
22	Royal Palm	8
23	Royal Poinciana	1
24	Sabal Palm	77
25	Solitaire Palm	2
26	Strangler Fig	1
27	Tropical Almond	5
28	Wax Myrtle	1
29	Weeping Fig	1
30	Wild Tamarind	2
31	Woman's Tongue	2
	<b>Total</b>	<b>228</b>



TREE # ZONE C	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
1	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
2	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
3	<b>Golden Shower Tree</b>	<b><i>Cassia fistula</i></b>	<b>6-17</b>	<b>Remove</b>	<b>&lt;15</b>	<b>10-24</b>
4	<b>Golden Shower Tree</b>	<b><i>Cassia fistula</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>25+</b>
5	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
6	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
7	<b>Unknown</b>	N/A	18+	Good	30+	25+
8	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
9	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
10	<b>Unknown</b>	N/A	18+	Good	30+	25+
11	<b>Unknown</b>	N/A	6-17	Good	15-29	10-24
12	Paradise Tree	<i>Simaruba glauca</i>	6-17	Good	15-29	10-24
13	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
14	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
15	<b>Unknown</b>	N/A	18+	Good	30+	25+
16	<b>Sabal Palm</b>	<b><i>Sabal palmetto</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>15-29</b>	<b>&lt;10</b>
17	<b>Sabal Palm</b>	<b><i>Sabal palmetto</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>15-29</b>	<b>&lt;10</b>
18	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
19	<b>Gumbo Limbo</b>	<b><i>Bursera simaruba</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>&lt;10</b>
20	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
21	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
22	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
23	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
24	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
25	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
26	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
27	Wild Tamarind	<i>Lysiloma latisiliquum</i>	18+	Good	30+	25+
28	<b>Unknown</b>	N/A	6-17	Good	15-29	10-24
29	Wild Tamarind	<i>Lysiloma latisiliquum</i>	6-17	Good	15-29	10-24
30	<b>Unknown</b>	N/A	6-17	Good	15-29	25+
31	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
32	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
33	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
34	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
35	Golden Shower Tree	<i>Cassia fistula</i>	6-17	Good	15-29	10-24
36	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
37	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
38	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
39	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
40	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
41	<b>Unknown</b>	<b>N/A</b>	<b>&lt;18</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
42	<b>Unknown</b>	N/A	18+	Good	30+	25+
43	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
44	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24

TREE # ZONE C	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
45	<b>Unknown</b>	N/A	6-17	Good	15-29	10-24
46	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
47	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
48	<b>Sabal Palm</b>	<b><i>Sabal palmetto</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
49	<b>Sabal Palm</b>	<b><i>Sabal palmetto</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
50	<b>Unknown</b>	N/A	18+	Good	30+	25+
51	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
52	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
53	Previously Removed	N/A				
54	Previously Removed	N/A				
55	Previously Removed	N/A				
56	Previously Removed	N/A				
57	Previously Removed	N/A				
58	Previously Removed	N/A				
59	Previously Removed	N/A				
60	Previously Removed	N/A				
61	Previously Removed	N/A				
62	Previously Removed	N/A				
63	Previously Removed	N/A				
64	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
65	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
66	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
67	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
68	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
69	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
70	<b>Sabal Palm</b>	<b><i>Sabal palmetto</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
71	<b>Black Olive</b>	<b><i>Bucida buceras</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
72	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	10-24
73	<b>Orange Geiger</b>	<b><i>Cordia sebestena</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
74	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
75	<b>Orange Geiger</b>	<b><i>Cordia sebestena</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
76	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
77	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
78	<b>Orange Geiger</b>	<b><i>Cordia sebestena</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
79	Gumbo Limbo	<i>Bursera simaruba</i>	<6	Good	<15	<10
80	Gumbo Limbo	<i>Bursera simaruba</i>	<6	Good	<15	<10
81	Pigeon Plum	<i>Coccoloba diversifolia</i>	<6	Good	<15	<10
82	Gumbo Limbo	<i>Bursera simaruba</i>	<6	Good	<15	<10
83	Gumbo Limbo	<i>Bursera simaruba</i>	<6	Good	<15	<10
84	Pigeon Plum	<i>Coccoloba diversifolia</i>	<6	Good	<15	<10
85	<b>Orange Geiger</b>	<b><i>Cordia sebestena</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
86	Orange Geiger	<i>Cordia sebestena</i>	<6	Good	<15	<10
87	Orange Geiger	<i>Cordia sebestena</i>	<6	Good	<15	<10
88	Orange Geiger	<i>Cordia sebestena</i>	<6	Good	15-29	<10

TREE # ZONE C	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
89	Orange Geiger	<i>Cordia sebestena</i>	<6	Good	15-29	<10
90	Orange Geiger	<i>Cordia sebestena</i>	<6	Good	15-29	<10
91	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
92	Orange Geiger	<i>Cordia sebestena</i>	<6	Good	15-29	10-24
93	Orange Geiger	<i>Cordia sebestena</i>	<6	Good	15-29	10-24
94	Orange Geiger	<i>Cordia sebestena</i>	<6	Good	15-29	10-24
95	Orange Geiger	<i>Cordia sebestena</i>	<6	Good	15-29	10-24
96	Orange Geiger	<i>Cordia sebestena</i>	<6	Good	15-29	10-24
97	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
98	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
99	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
100	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
101	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
102	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
103	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
104	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
105	Strangler Fig	<i>Ficus aurea</i>	6-17	Good	15-29	10-24
106	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
107	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
108	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
109	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
110	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
111	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
112	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
113	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
114	Green Buttonwood	<i>Conocarpus erectus</i>	<6	Good	15-29	<10
115	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	10-24
116	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	10-24
117	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10
118	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10
119	Bottlebrush	<i>Callistemon sp.</i>	6-17	Good	15-29	10
120	Bottlebrush	<i>Callistemon sp.</i>	6-17	Good	15-29	10
121	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
122	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
123	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
124	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	30+	25+
125	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
126	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
127	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	<15	<10
128	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	<15	<10
129	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
130	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	10-24
131	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	10-24
132	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24

TREE # ZONE C	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
133	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
134	Areca Palm	<i>Dypsis lutescens</i>	6-17	Good	15-29	10-24
135	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
136	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
137	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	<10
138	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	<10
139	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	<10
140	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	<10
141	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
142	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
143	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	<10
144	Live Oak	<i>Quercus virginiana</i>	6-17	Good	15-29	<10
145	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	<10
146	Foxtail Palm	<i>Wodyetia bifurcata</i>	<6	Good	<15	<10
147	Foxtail Palm	<i>Wodyetia bifurcata</i>	<6	Good	<15	<10
148	Foxtail Palm	<i>Wodyetia bifurcata</i>	<6	Good	<15	<10
149	Foxtail Palm	<i>Wodyetia bifurcata</i>	<6	Good	<15	<10
150	Foxtail Palm	<i>Wodyetia bifurcata</i>	<6	Good	<15	<10
151	Pink Trumpet Tree	<i>Tabebuia heterophylla</i>	6-17	Good	15-29	10-24
152	Pink Trumpet Tree	<i>Tabebuia heterophylla</i>	6-17	Good	15-29	10-24
153	Royal Palm	<i>Roystonea regia</i>	18+	Good	15-29	10-24
154	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
155	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
156	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
157	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
158	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
159	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
160	Royal Palm	<i>Roystonea regia</i>	6-17	Good	15-29	10-24
161	Pink Trumpet Tree	<i>Tabebuia heterophylla</i>	6-17	Good	15-29	10-24
162	Pink Trumpet Tree	<i>Tabebuia heterophylla</i>	6-17	Good	15-29	10-24
163	Pink Trumpet Tree	<i>Tabebuia heterophylla</i>	6-17	Good	15-29	10-24
164	Pink Trumpet Tree	<i>Tabebuia heterophylla</i>	6-17	Good	15-29	10-24
165	Pink Trumpet Tree	<i>Tabebuia heterophylla</i>	6-17	Good	15-29	10-24
166	Pink Trumpet Tree	<i>Tabebuia heterophylla</i>	6-17	Good	15-29	10-24
167	Golden Shower Tree	<i>Cassia fistula</i>	6-17	Good	15-29	10-24
168	Golden Shower Tree	<i>Cassia fistula</i>	6-17	Good	15-29	10-24
169	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
170	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
171	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
172	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
173	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
174	Paradise Tree	<i>Simaruba glauca</i>	6-17	Good	15-29	10-24
175	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
176	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24

TREE # ZONE C	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
177	<b>Unknown</b>	N/A	18+	Good	30+	25+
178	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	15-29	25+
179	<b>Unknown</b>	N/A	18+	Good	30+	25+
180	<b>Unknown</b>	N/A	18+	Good	15-29	25+
181	<b>Unknown</b>	N/A	18+	Good	15-29	25+
182	<b>Unknown</b>	N/A	18+	Good	15-29	25+
183	<b>Unknown</b>	N/A	18+	Good	15-29	25+
184	<b>Unknown</b>	N/A	18+	Good	15-29	25+
185	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
186	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
187	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
188	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
189	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
190	<b>Woman's Tongue</b>	<b><i>Albizia lebbek</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
191	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
192	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
193	<b>Mahogany</b>	<b><i>Swietenia mahagoni</i></b>	<b>6-17</b>	<b>Remove</b>	<b>15-29</b>	<b>10-24</b>
194	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
195	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
196	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
197	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
198	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
199	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
200	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
201	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
202	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
203	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
204	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
205	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
206	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	15-29	10-24
207	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
208	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
209	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
210	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
211	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
212	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
213	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
214	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
215	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
216	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
217	Mahogany	<i>Swietenia mahagoni</i>	6-17	Good	15-29	10-24
218	Woman's Tongue	<i>Albizia lebbek</i>	6-17	Good	15-29	10-24
219	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	30+	25+
220	Bishopwood	<i>Bischofia javanica</i>	6-17	Good	15-29	10-24

TREE # ZONE C	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	HEIGHT (FEET)	SPREAD (FEET)
221	<b>Unknown</b>	N/A	<6	Good	<15	<10
222	<b>Unknown</b>	N/A	<6	Good	<15	<10
223	<b>Unknown</b>	N/A	<6	Good	<15	<10
224	Solitaire Palm	<i>Ptychosperma elegans</i>	<6	Good	<15	<10
225	Solitaire Palm	<i>Ptychosperma elegans</i>	<6	Good	<15	<10
226	Queen Palm	<i>Syagrus romanzoffiana</i>	6-17	Good	15-29	10-24
227	<b>Unknown</b>	N/A	6-17	Good	<15	<10
228	<b>Unknown</b>	N/A	6-17	Good	15-29	25+
229	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
230	Black Olive	<i>Bucida buceras</i>	6-17	Good	15-29	10-24
231	Coconut Palm	<i>Cocos nucifera</i>	<6	Good	<15	<10
232	Gumbo Limbo	<i>Bursera simaruba</i>	6-17	Good	15-29	10-24
233	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
234	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
235	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
236	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
237	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	<15	10-24
238	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
239	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
240	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
241	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
242	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
243	Sabal Palm	<i>Sabal palmetto</i>	6-17	Good	15-29	10-24
<b>244</b>	<b>Brazilian Pepper</b>	<b><i>Schinus terebinthifolius</i></b>	<b>6-17</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
245	Bottlebrush	<i>Callistemon sp.</i>	18+	Good	15-29	10-24
246	Black Olive	<i>Bucida buceras</i>	18+	Good	15-29	25+
247	Mahogany	<i>Swietenia mahagoni</i>	18+	Good	15-29	25+
248	Mango	<i>Mangifera indica</i>	18+	Good	15-29	25+
249	Tropical Almond	<i>Terminalia catappa</i>	6-17	Good	30+	25+
250	Australian Pine	<i>Casuarina equisetifolia</i>	6-17	Good	30+	10-24
251	Australian Pine	<i>Casuarina equisetifolia</i>	6-17	Good	15-29	10-24
252	Tropical Almond	<i>Terminalia catappa</i>	6-17	Good	30+	25+
<b>253</b>	<b>Weeping Fig</b>	<b><i>Ficus benjamina</i></b>	<b>18+</b>	<b>Remove</b>	<b>15-29</b>	<b>25+</b>
254	Norfolk Island Pine	<i>Araucaria heterophylla</i>	6-17	Good	30+	10-24
<b>255</b>	<b>Brazilian Pepper</b>	<b><i>Schinus terebinthifolius</i></b>	<b>6-17</b>	<b>Remove</b>	<b>?</b>	<b>10-24</b>
<b>256</b>	<b>Moringa</b>	<b><i>Moringa oleifera</i></b>	<b>6-17</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
<b>257</b>	<b>Wax Myrtle</b>	<b><i>Myrica cerifera</i></b>	<b>&lt;6</b>	<b>Remove</b>	<b>&lt;15</b>	<b>&lt;10</b>
258	Royal Poinciana	<i>Delonix regia</i>	6-17	Good	15-29	10-24
259	Tropical Almond	<i>Terminalia catappa</i>	6-17	Good	15-29	10-24
260	Tropical Almond	<i>Terminalia catappa</i>	6-17	Good	30+	25+
261	Tropical Almond	<i>Terminalia catappa</i>	6-17	Good	30+	25+

## TOTAL NUMBER OF TREES IN ZONES A, B + C

780

SPECIES COMMON NAME LIST	QUANTITY	SPECIES COMMON NAME LIST	QUANTITY
1 Areca Palm	5	39 Pigeon Plum	6
2 Australian Pine	4	40 Pink Trumpet Tree	10
3 Avocado	1	41 Pongam	3
4 Bishopwood	2	42 Pygmy Date Palm	8
5 Black Ironwood	1	43 Queen Palm	11
6 Black Olive	50	44 Royal Palm	49
7 Bottlebrush	1	45 Royal Poinciana	7
8 Bottle Palm	2	46 Rubber Tree	1
9 Brazilian Beautyleaf	1	47 Sabal Palm	101
10 Brazilian Pepper	6	48 Sacred Fig	1
11 Bridal Veil	1	49 Silk Floss Tree	1
12 Canary Island Date Palm	1	50 Silver Buttonwood	6
13 Christmas Palm	16	51 Simpson's Stopper	11
14 Coconut Palm	13	52 Solitaire Palm	15
15 Crape Myrtle	34	53 Spindle Palm	1
16 Dahoon Holly	7	54 Strangler Fig	5
17 Ficus Alii	1	55 Triangle Palm	2
18 Florida Thatch Palm	6	56 Tropical Almond	11
19 Foxtail Palm	10	57 Umbrella Tree	1
20 Frangipani	1	58 Verawood	2
21 Golden Shower Tree	8	59 Wax Myrtle	1
22 Green Buttonwood	29	60 Weeping Fig	18
23 Gumbo Limbo	37	61 Wild Tamarind	3
24 Indian Rosewood	2	62 Woman's Tongue	8
25 Italian Cypress	6	63 Yellow Trumpet Tree	3
26 Lawson Cypress	2		
27 Lead Tree	5	<b>Sub-Total # of Trees (Zone A, B, C)</b>	<b>752</b>
28 Laurel Fig	1	<i>Unknown Tree Species</i>	<i>28</i>
29 Live Oak	37	<b>Grand Total # of Trees (Zone A, B, C)</b>	<b>780</b>
30 Mahogany	51		
31 Mango	2	<i>Total Dead Trees</i>	<i>4</i>
32 Mast Tree	1	<i>Total Trees Recommended for Removal</i>	<i>82</i>
33 Mexican Fan Palm	1	<b>Grand total trees to be removed from the district</b>	<b>86</b>
34 Montgomery Palm	75		
35 Moringa	1		
36 Norfolk Island Pine	4		
37 Orange Geiger	22		
38 Paradise Tree	2		



# MASTER PLAN

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**THIS SECTION SERVES FOR ILLUSTRATIVE PURPOSES ONLY. FOR MORE INFORMATION GO TO WYNWOOD STREETScape MASTER PLAN VOLUME 1**

## **Master Plan Location Map**

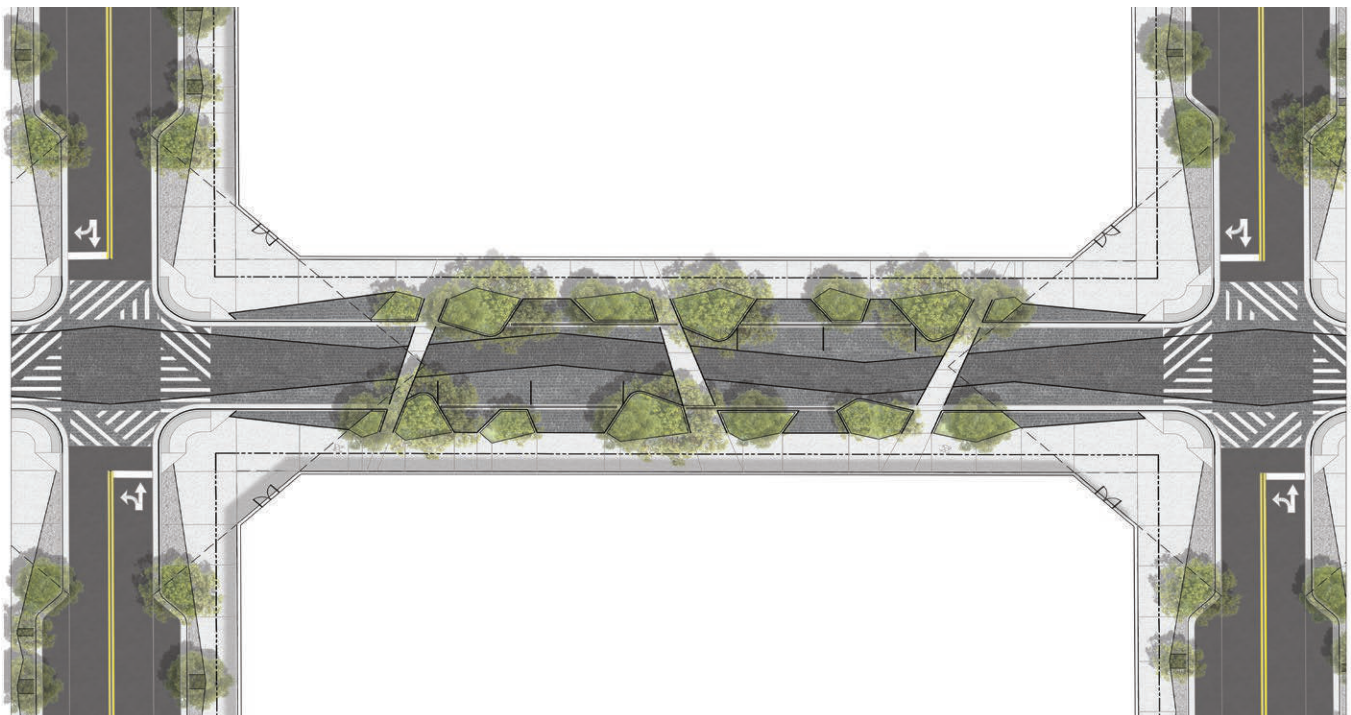
- Street Type 4A - NW 1<sup>st</sup> Avenue Woonerf
- Street Type 4B - NW 1<sup>st</sup> Place Woonerf
- Street Type 5 - NW 6<sup>th</sup> Avenue
- Street Type 6 - North Miami Avenue
- Street Type 7 - NW 2<sup>nd</sup> Avenue
- Street Type 8 - NW 28<sup>th</sup> Street
- Street Type 9 - NW 29<sup>th</sup> Street
- Street Type 10 - NW 5<sup>th</sup> Avenue
- Street Type 13 - FEC Corridor



# // STREET TYPE 4A - NW 1<sup>ST</sup> AVENUE WOONERF



PROPOSED CONCEPT



# // STREET TYPE 4A - NW 1<sup>ST</sup> AVENUE WOONERF



BEFORE CONDITION



BEFORE CONDITION

# // STREET TYPE 4B - NW 1<sup>ST</sup> PLACE WOONERF



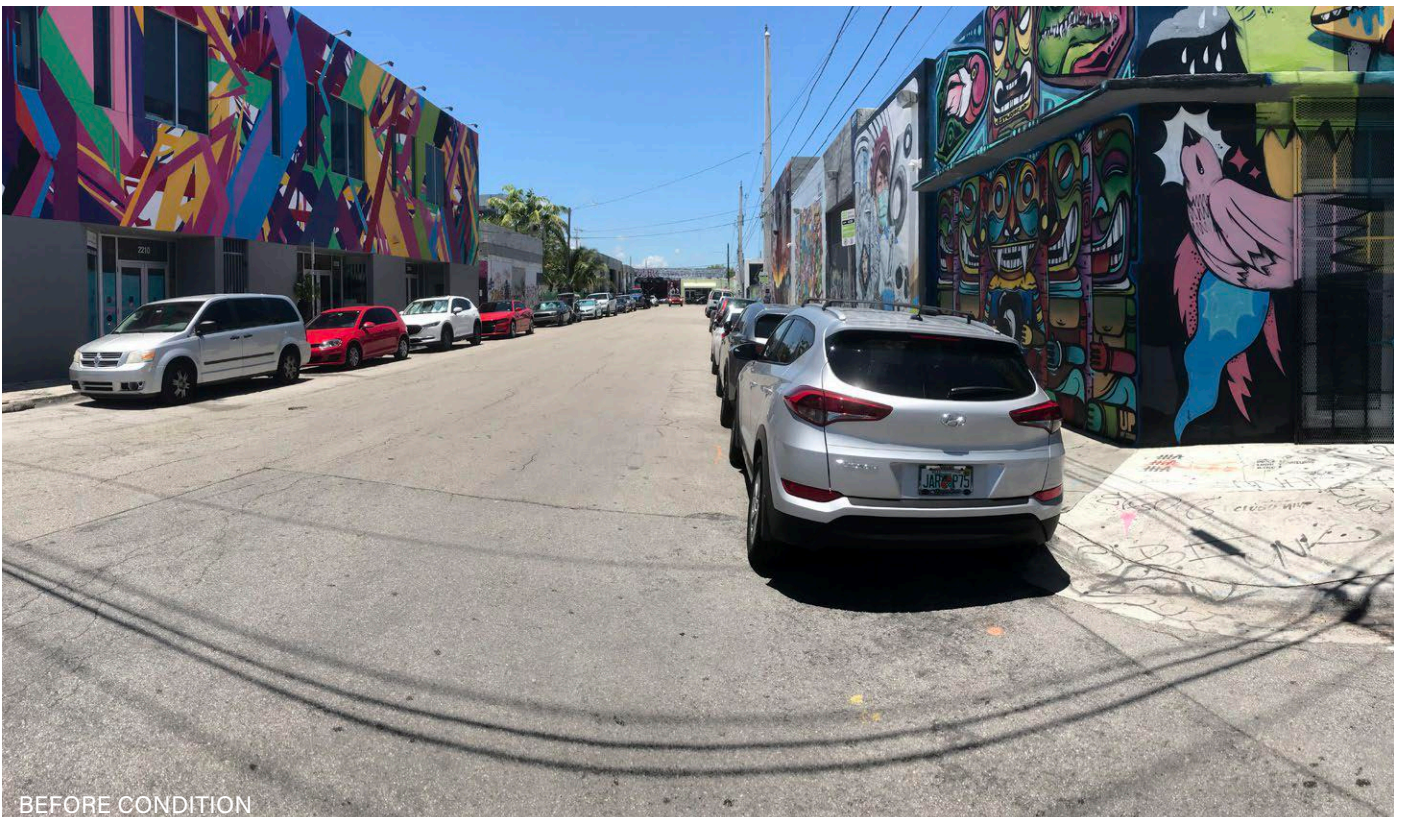
ORIGINAL CONCEPT



# // STREET TYPE 4B - NW 1<sup>ST</sup> PLACE WOONERF



ORIGINAL CONCEPT



BEFORE CONDITION

# // STREET TYPE 4B - NW 1<sup>ST</sup> PLACE WOONERF



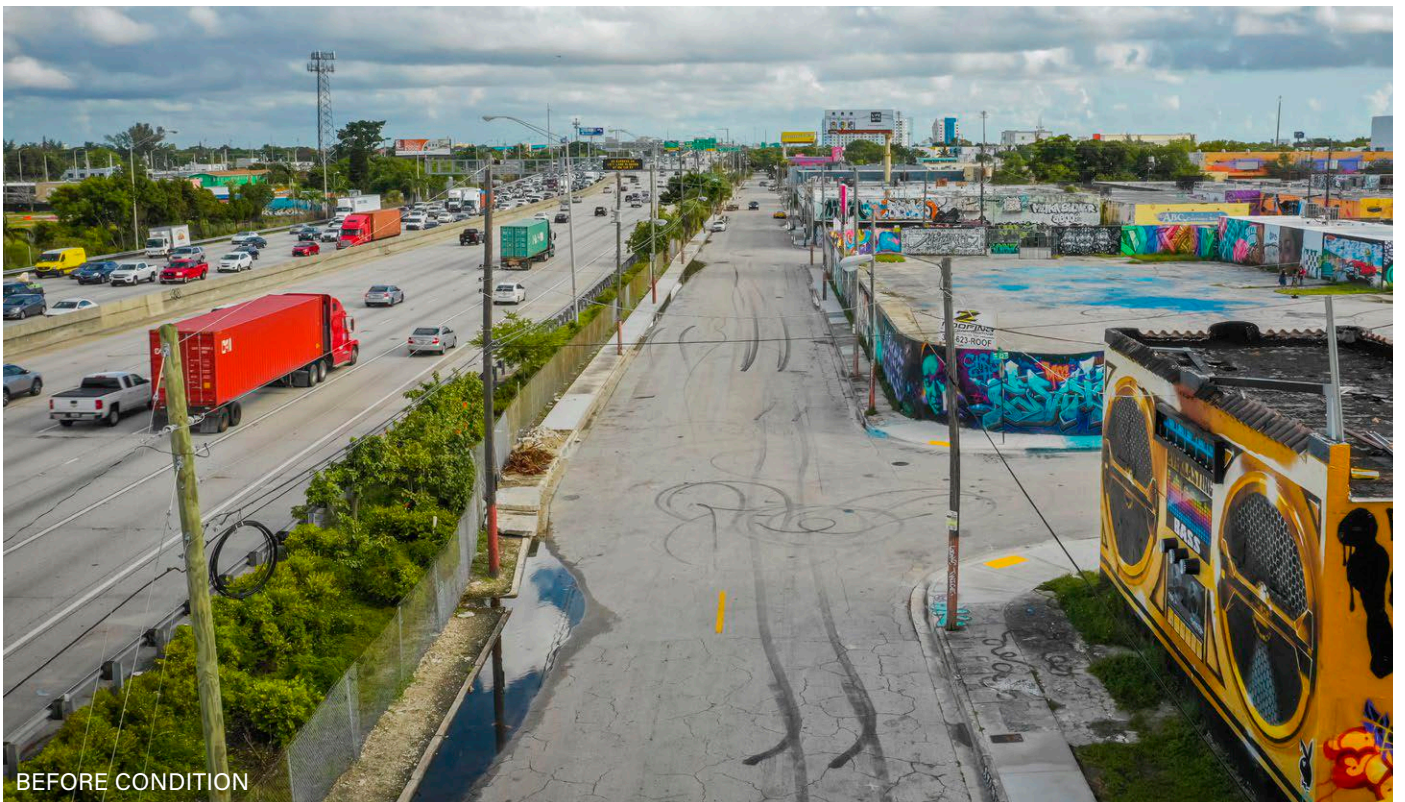
ORIGINAL CONCEPT



# // STREET TYPE 5 - NW 6<sup>TH</sup> AVENUE



ORIGINAL CONCEPT / EDGE PARK



BEFORE CONDITION

# // STREET TYPE 6 - NORTH MIAMI AVENUE



ORIGINAL CONCEPT

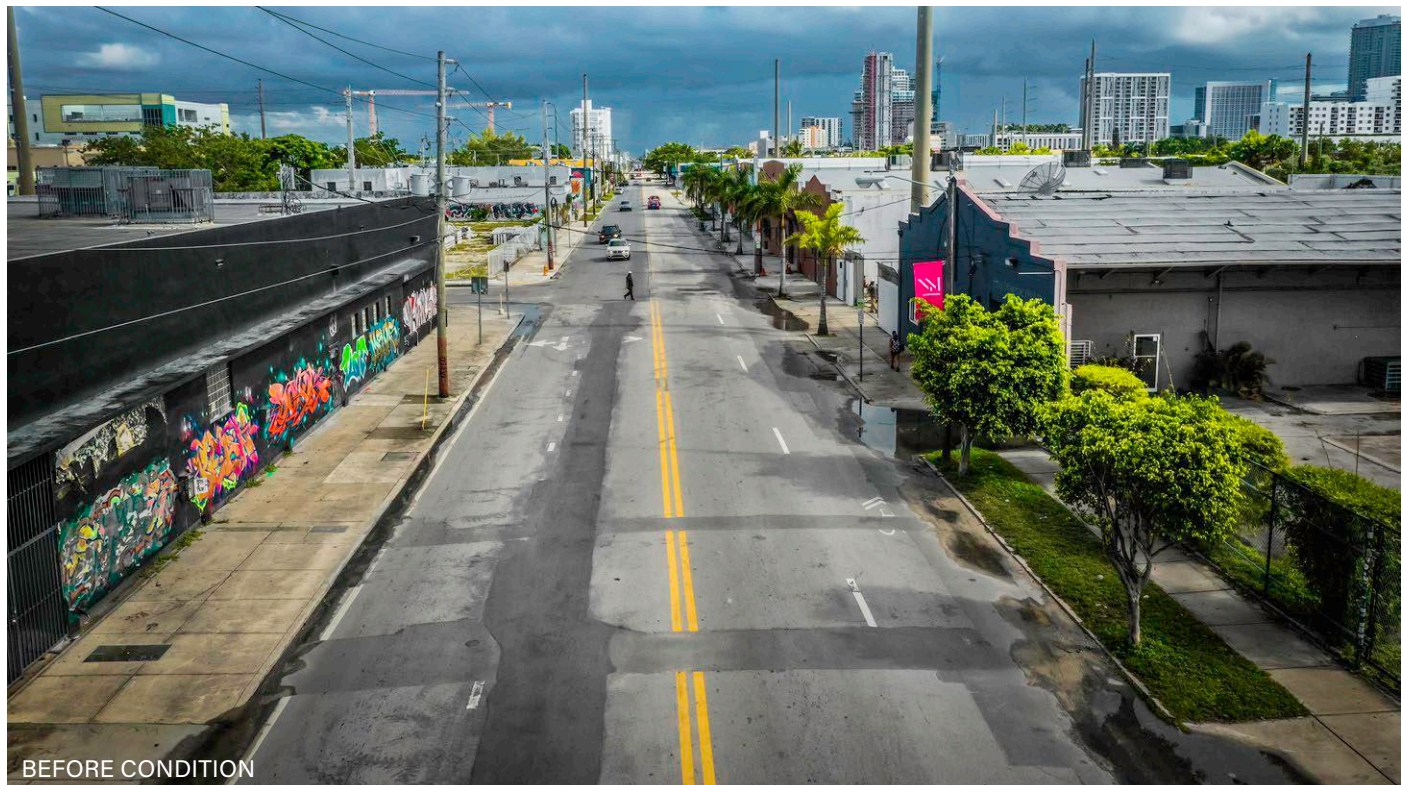


BEFORE CONDITION

# // STREET TYPE 6 - NORTH MIAMI AVENUE



ORIGINAL CONCEPT

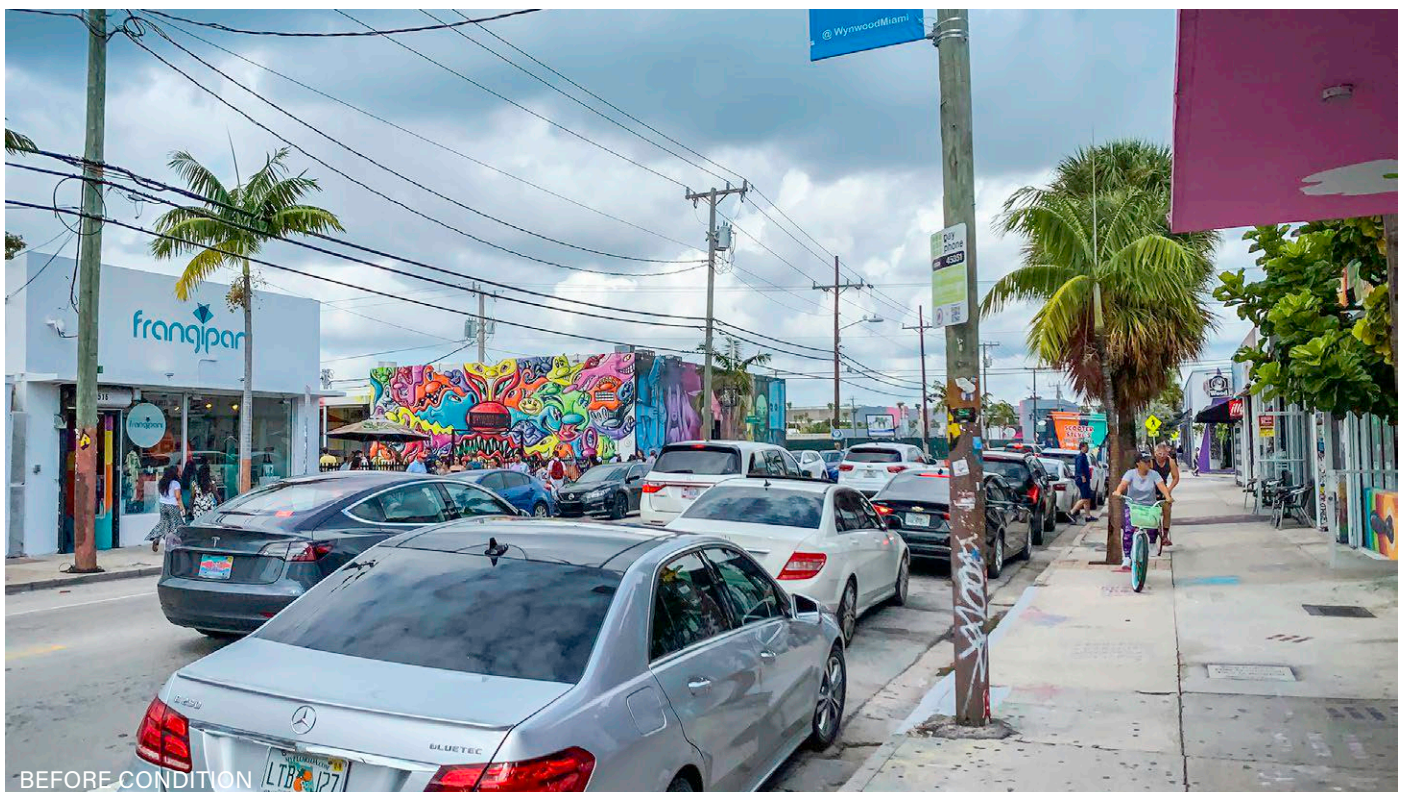


BEFORE CONDITION

# // STREET TYPE 7 - NW 2<sup>ND</sup> AVENUE



PROPOSED CONCEPT

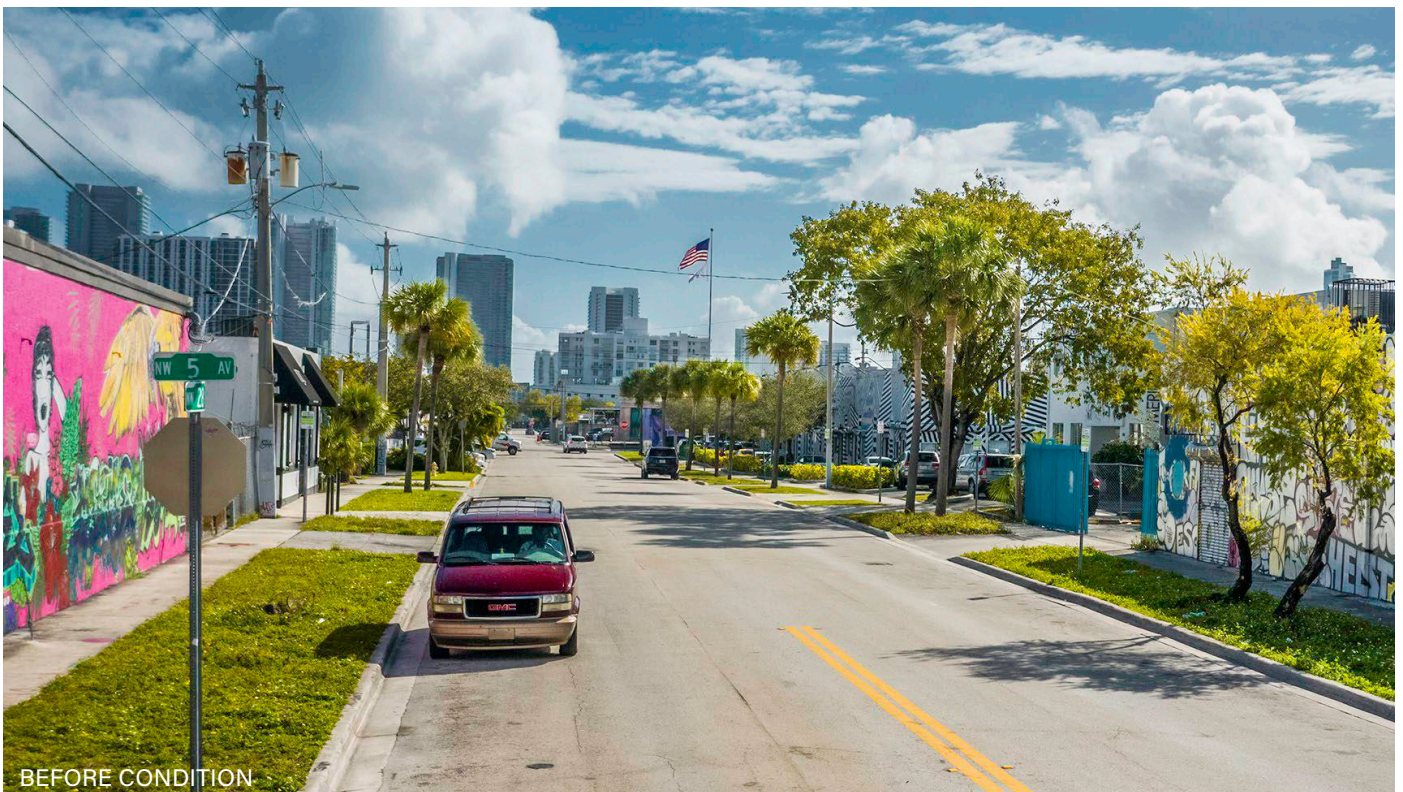


BEFORE CONDITION

# // STREET TYPE 8 - NW 28<sup>TH</sup> STREET



PROPOSED CONCEPT

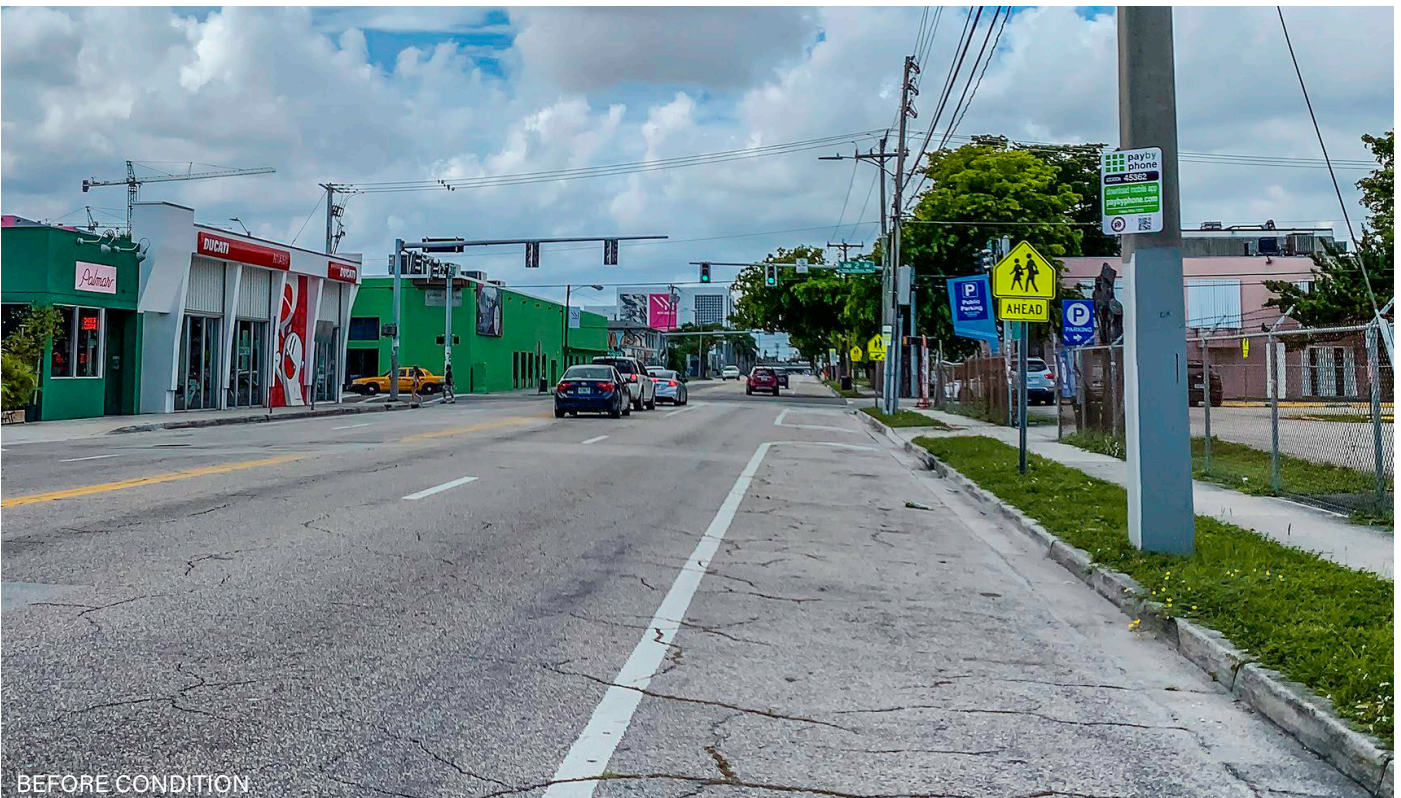


BEFORE CONDITION

# // STREET TYPE 9 - NW 29<sup>TH</sup> STREET



PROPOSED CONCEPT



BEFORE CONDITION

# // STREET TYPE 10 - NW 5<sup>TH</sup> AVENUE



ORIGINAL CONCEPT

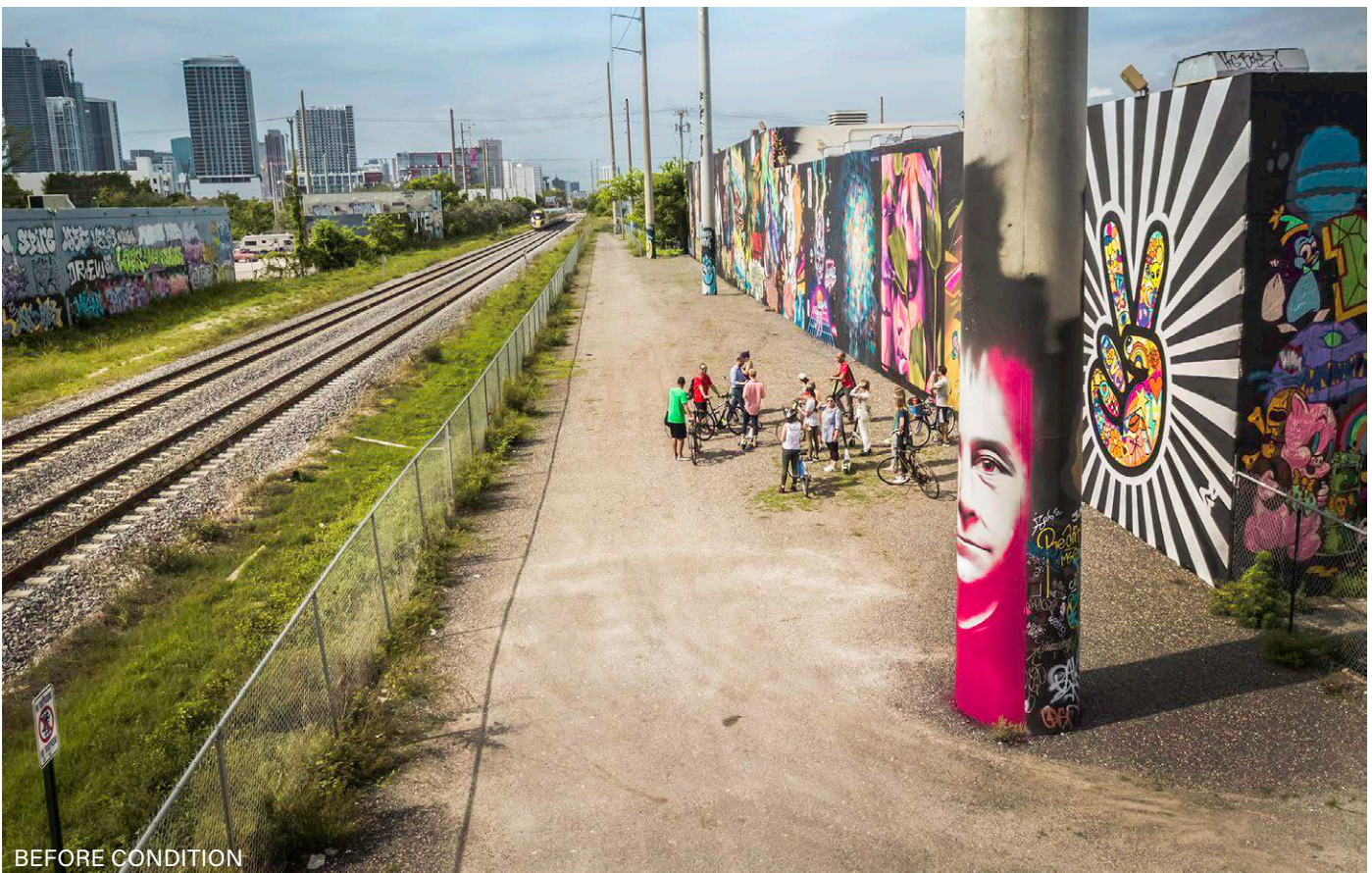


BEFORE CONDITION

# // STREET TYPE 13 - FEC CORRIDOR

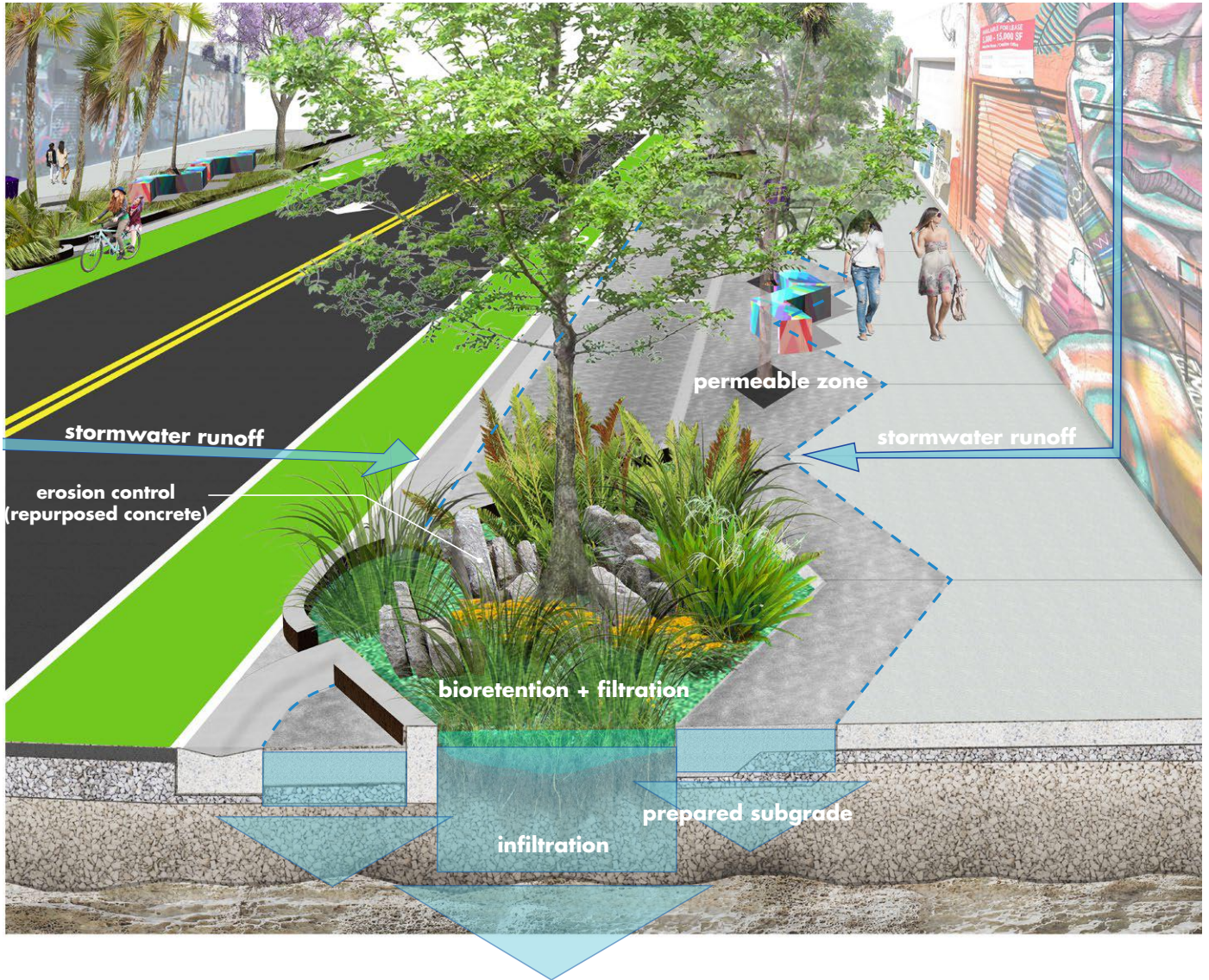


ORIGINAL CONCEPT



BEFORE CONDITION

# // BIOSWALE DETAIL

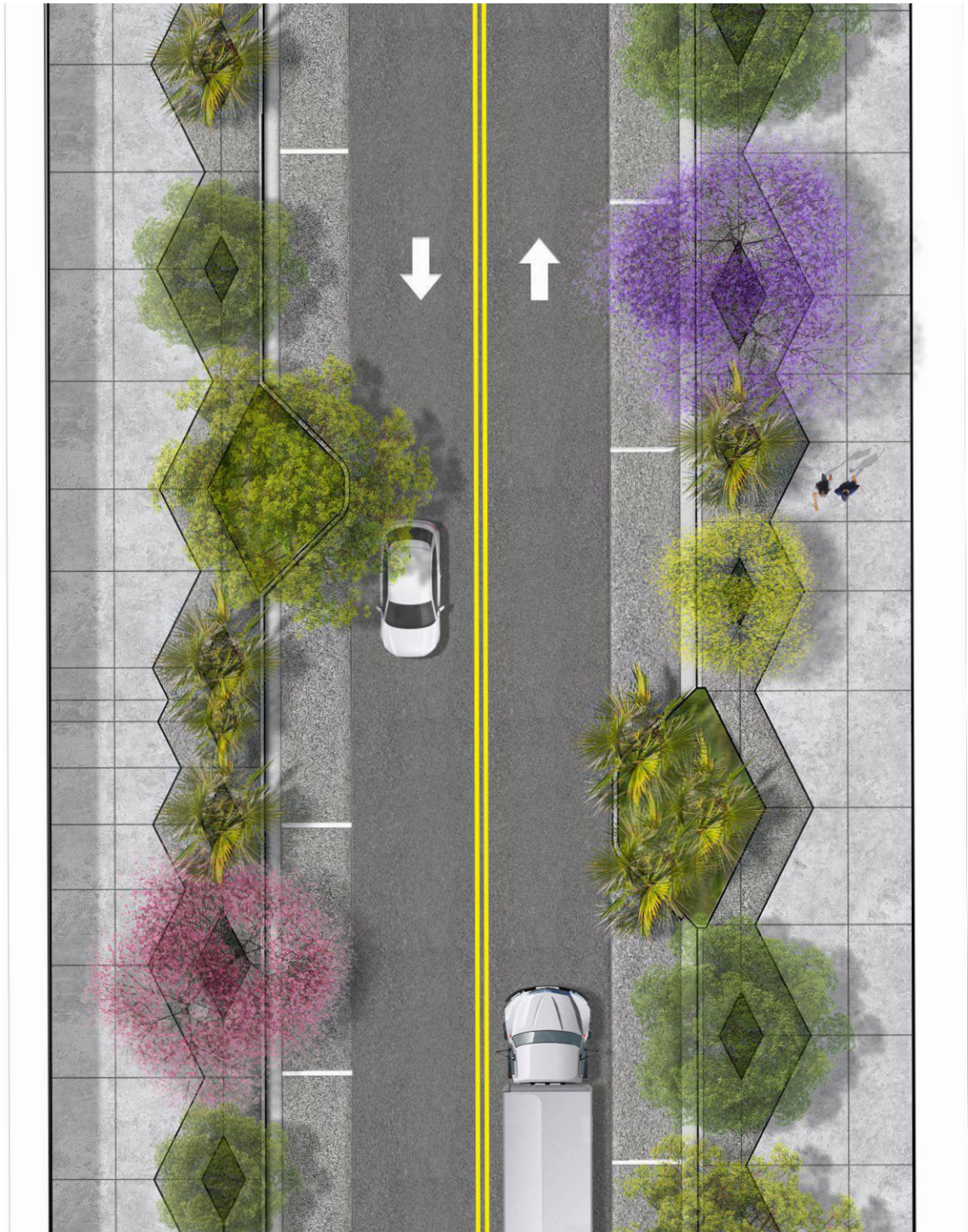


# // INTERSECTION OF NW 5<sup>TH</sup> AVENUE & NW 28<sup>TH</sup> STREET



ORIGINAL CONCEPT

# // TYPICAL STREET



ORIGINAL CONCEPT

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# WAYFINDING

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Overall Strategies  
Strategy 1: Arteries  
Strategy 2: Zones  
Strategy 3: Quadrants  
Signage Recommendations

# // OVERALL WAYFINDING STRATEGIES

The hidden logic, pattern of movement, and public use that characterizes Wynwood served as a basis to the three strategies below.

Per the Wynwood BID's organized digital survey, the Board selected **Strategy 3- Quadrants** as their most preferred option.  
*August 16, 2019*



STRATEGY 1: ARTERIES

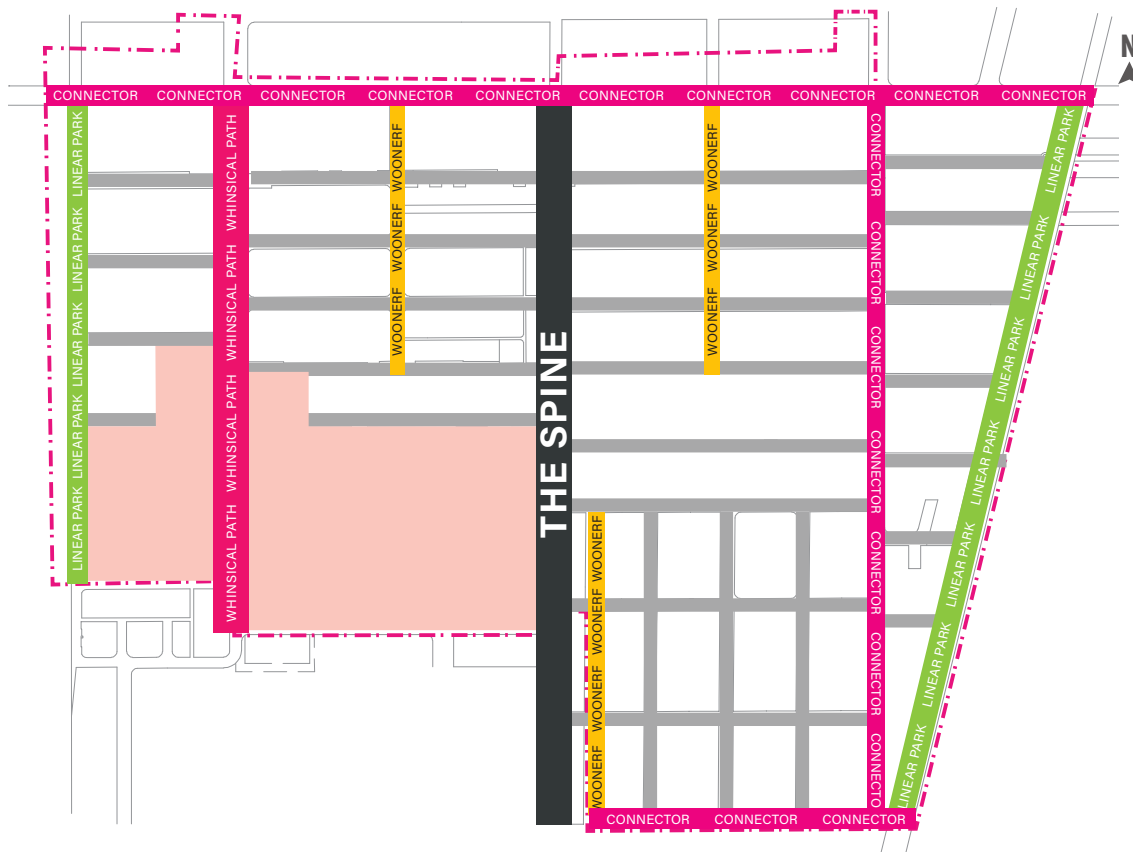


STRATEGY 2: ZONES

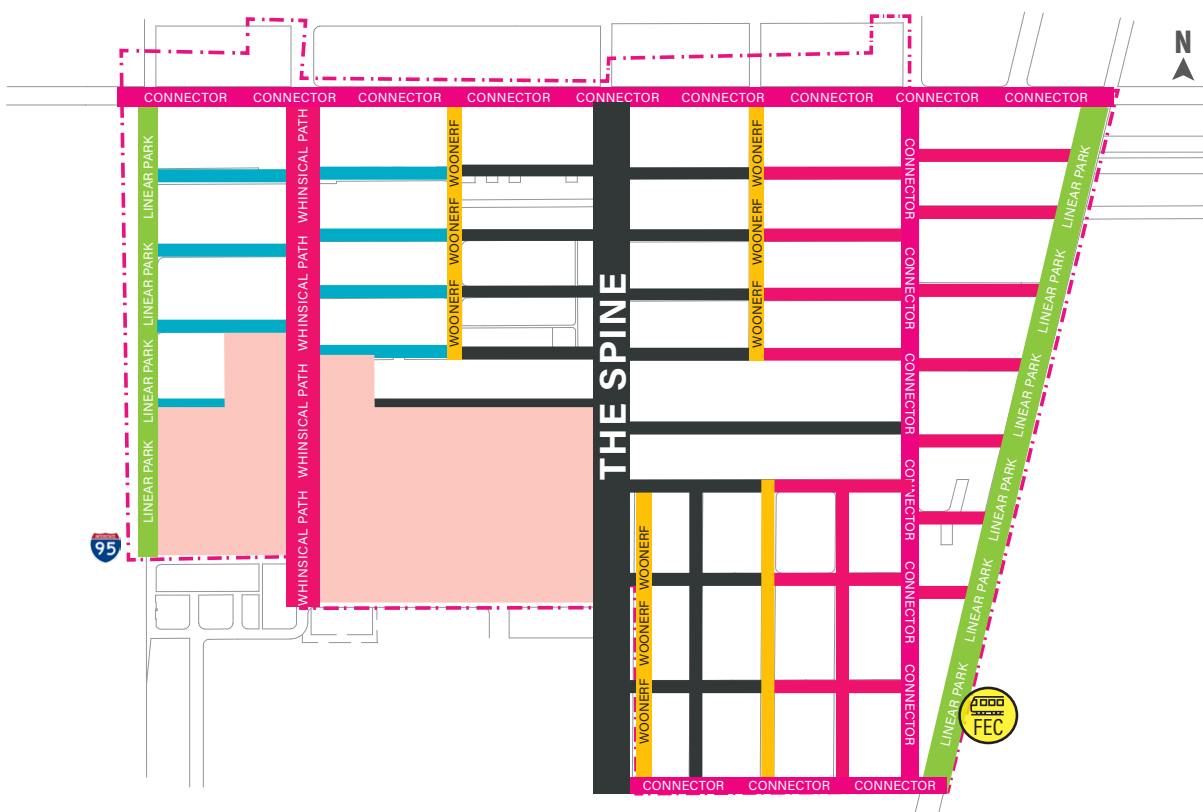


STRATEGY 3: QUADRANTS

# // STRATEGY 1: ARTERIES

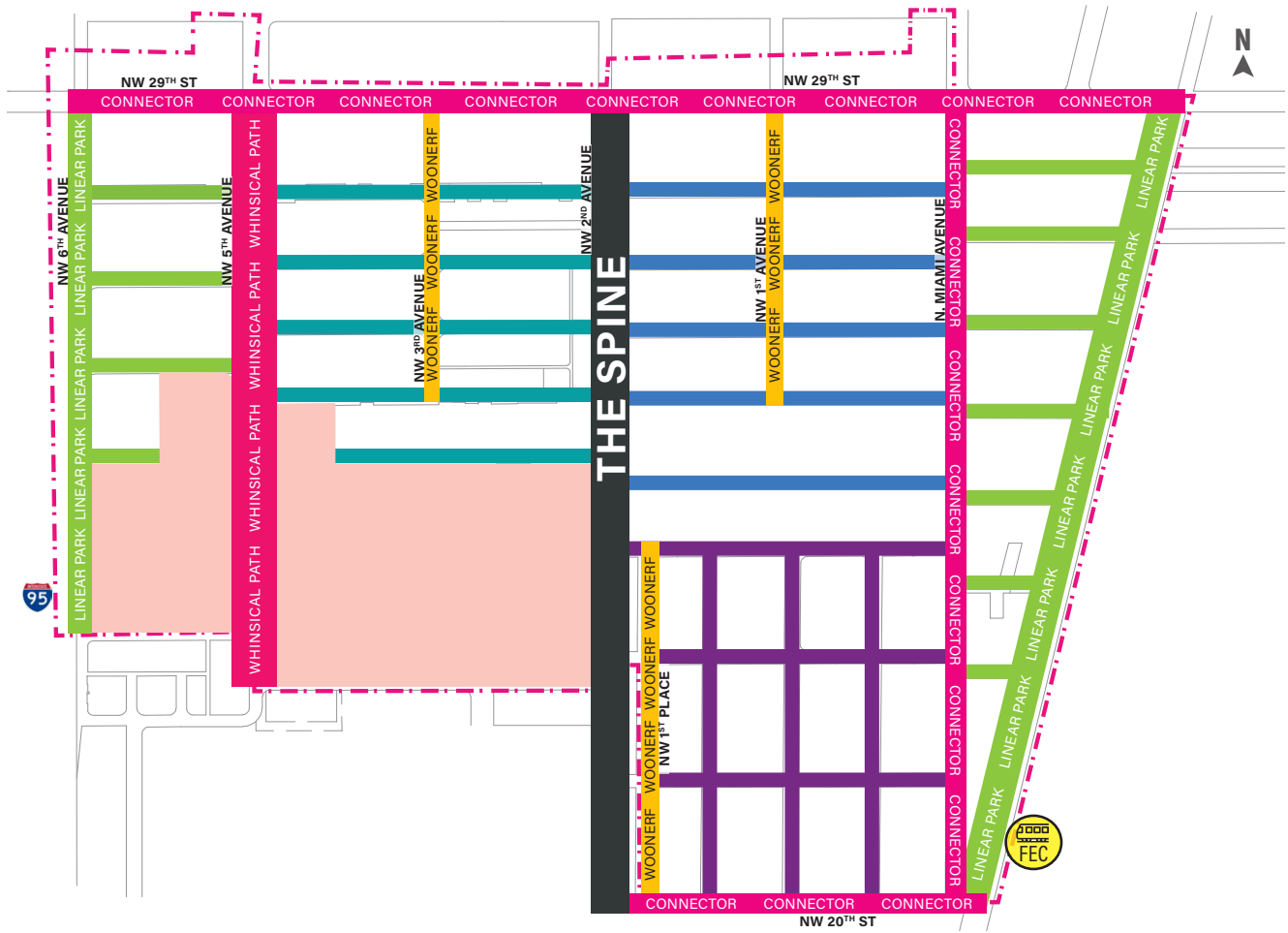


# // STRATEGY 2: ZONES



# // STRATEGY 3: QUADRANTS

[ PREFERRED ]

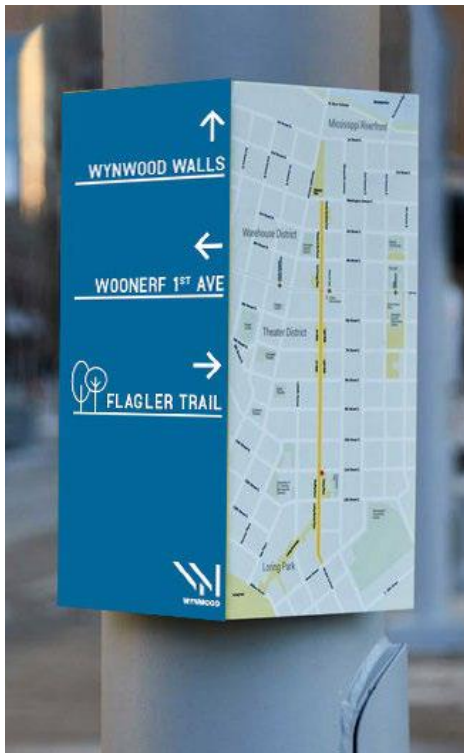


# // SIGNAGE RECOMMENDATIONS

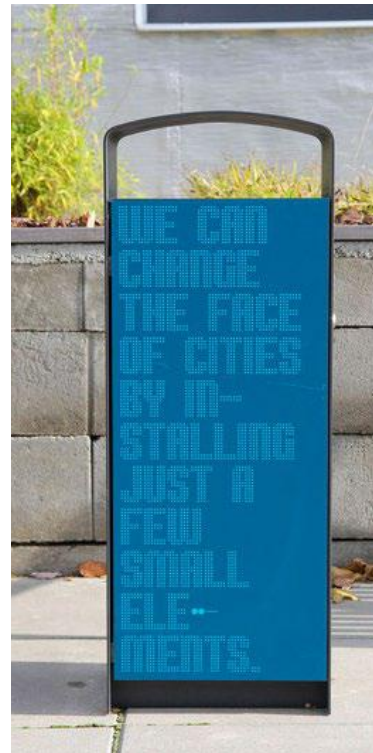
**HYBRID WAYFINDING:** USE HARDSCAPE, UTILITIES, AND FURNISHINGS FOR SIGNAGE.

**TECHNOLOGY INTEGRATION:** Mobile-based wayfinding through a branded application with ability to provide navigation as well as information about places of interest, murals, events, etc...

## POLE MOUNTED SIGNAGE



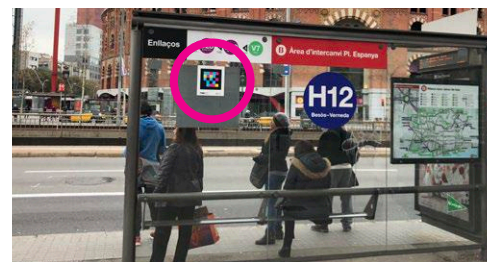
## WAYFINDING WITH COLOR



## INTERCHANGEABLE SIGNAGE



## APPLICATION BASED



## INDUSTRIAL AESTHETIC





# IMPLEMENTATION STRATEGY

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Implementation Plan

Implementation Template Sample

**ARQUITECTONICAGEO**

# // IMPLEMENTATION PLAN

The Wynwood Streetscape Master Plan provides an overall vision for Wynwood’s street design and includes design guidelines for every street within the NRD-1. The Wynwood Streetscape Master Plan will be adopted into the City of Miami’s zoning code and will apply to all future development within the NRD-1. All new private development shall rebuild the right of way abutting their property according to these design standards.

The following report identifies the individual street segments as discreet projects, provides criteria for prioritizing the streets and recommends funding strategies for pay for construction. This implementation plan is intended to address preliminary ideas on the execution of the components of the Wynwood Streetscape Master Plan. This plan does not include cost estimates, which will factor into the evaluation process, but it suggests potential funding sources for the highest priority projects. The City will need to program these improvements to address specific funding separate from this contract.

All recommendations in this report reflect community input, ideas and concerns with additional input from City of Miami Planning department, Capital Improvements and Public Works and the Wynwood Business Improvement District.

## PROJECT BANK

In total there are 36 street segments in the Wynwood District, part of the NRD-1 zoning district. The **PROJECT BANK TABLE**, below, describes the limits of each street segment and identifies it with a unique number. Each project can be referenced by a project ID which includes the letter “S” for east/west streets and “A” for north/south avenues.

Refer to the Route Survey provided for existing conditions including linear feet of segments.

Refer to **NRD-1 Section 8: Wynwood Streetscape Master Plan** for proposed R.O.W. widths and improvements per street including landscape materials, hardscape materials and furnishings.

As an alternative, the projects can be grouped together for evaluation and funding. For example, by quadrant or sub-quadrant, or by corridors.

**PROJECT BANK TABLE**

ID	SEGMENT	FROM	TO
1S	NW 29 <sup>th</sup> Street	FEC Corridor	NW 6 <sup>th</sup> Avenue
2S	NW 28 <sup>th</sup> Street	FEC Corridor	N. Miami Avenue
3S	NW 28 <sup>th</sup> Street	N. Miami Avenue	NW 5 <sup>th</sup> Avenue
4S	NW 28 <sup>th</sup> Street	NW 5 <sup>th</sup> Avenue	NW 6 <sup>th</sup> Avenue
5S	NW 27 <sup>th</sup> Street	FEC Corridor	N. Miami Avenue
6S	NW 27 <sup>th</sup> Street	N. Miami Avenue	NW 5 <sup>th</sup> Avenue
8S	NW 27 <sup>th</sup> Street	NW 5 <sup>th</sup> Avenue	NW 6 <sup>th</sup> Avenue
9S	NW 26 <sup>th</sup> Street	FEC Corridor	N. Miami Avenue
10S	NW 26 <sup>th</sup> Street	N. Miami Avenue	NW 5 <sup>th</sup> Avenue
11S	NW 26 <sup>th</sup> Street	NW 5 <sup>th</sup> Avenue	NW 6 <sup>th</sup> Avenue
12S	NW 25 <sup>th</sup> Street	FEC Corridor	N. Miami Avenue
13S	NW 25 <sup>th</sup> Street	N. Miami Avenue	NW 2 <sup>nd</sup> Avenue
14S	NW 25 <sup>th</sup> Street	NW 2 <sup>nd</sup> Avenue	NW 5 <sup>th</sup> Avenue
15S	NW 24 <sup>th</sup> Street	FEC Corridor	N. Miami Avenue
16S	NW 24 <sup>th</sup> Street	N. Miami Avenue	NW 2 <sup>nd</sup> Avenue
17S	NW 24 <sup>th</sup> Street	NW 2 <sup>nd</sup> Avenue	NW 5 <sup>th</sup> Avenue
18S	NW 24 <sup>th</sup> Street	NW 5 <sup>th</sup> Avenue	NW 6 <sup>th</sup> Avenue
19S	NW 23 <sup>rd</sup> Street	N. Miami Avenue	NW 2 <sup>nd</sup> Avenue
20S	NW 23 <sup>rd</sup> Street	NW 2 <sup>nd</sup> Avenue	NW 5 <sup>th</sup> Avenue
21S	NW 23 <sup>rd</sup> Street	NW 5 <sup>th</sup> Avenue	NW 6 <sup>th</sup> Avenue
22S	NW 22 <sup>nd</sup> Street	FEC Corridor	N. Miami Avenue
23S	NW 22 <sup>nd</sup> Street	N. Miami Avenue	NW 1 <sup>st</sup> Place
24S	NW 21 <sup>st</sup> Street	N. Miami Avenue	NW 1 <sup>st</sup> Place
25S	NW 20 <sup>th</sup> Street	N. Miami Avenue	NW 1 <sup>st</sup> Place
26A	FEC Corridor	NW 29 <sup>th</sup> Street	NW 20 <sup>th</sup> Street
27A	N. Miami Avenue	NW 29 <sup>th</sup> Street	NW 20 <sup>th</sup> Street
28A	NW Miami Ct	NW 23 <sup>rd</sup> Street	NW 20 <sup>th</sup> Street
29A	NW 1 <sup>st</sup> Avenue Woonerf	NW 29 <sup>th</sup> Street	NW 25 <sup>th</sup> Street
30A	NW 1 <sup>st</sup> Avenue	NW 23 <sup>rd</sup> Street	NW 20 <sup>th</sup> Street
31A	NW 1 <sup>st</sup> Ct	NW 23 <sup>rd</sup> Street	NW 20 <sup>th</sup> Street
32A	NW 1 <sup>st</sup> Place Woonerf	NW 23 <sup>rd</sup> Street	NW 20 <sup>th</sup> Street
33A	NW 2 <sup>nd</sup> Avenue	NW 29 <sup>th</sup> Street	NW 22 <sup>nd</sup> Street
34A	NW 3 <sup>rd</sup> Avenue Woonerf	NW 29 <sup>th</sup> Street	NW 25 <sup>th</sup> Street
35A	NW 5 <sup>th</sup> Avenue	NW 29 <sup>th</sup> Street	NW 24 <sup>th</sup> Street
36A	NW 6 <sup>th</sup> Avenue	NW 29 <sup>th</sup> Street	NW 22 <sup>nd</sup> Street
37C	Various Intersection Crosswalks	NW 29 <sup>th</sup> Street	
		NW 28 <sup>th</sup> Street	
		NW 27 <sup>th</sup> Street	
		NW 26 <sup>th</sup> Street	
		NW 25 <sup>th</sup> Street	
		NW 24 <sup>th</sup> Street	
		NW 23 <sup>rd</sup> Street	

# CRITERIA

Each project segment is ranked and prioritized for funding and construction. The rankings are calculated using the list of criteria below which reflect the public’s input and concerns, input from city staff and the BID, and construction feasibility. Each criterion has a maximum value of four (4). Projects are scored according to each criterion and the values earned are added together for a total score and ranking.

- Impact and visibility within the district
- Pedestrian safety and comfort
- Bike infrastructure
- Increasing green space/stormwater management
- Construction feasibility in terms of coordination with planned developments and construction costs related to impact on existing utilities
- Civic space enhancements

CRITERIA	VALUE POINTS
<b>Impact and visibility</b>	
Main Thoroughfare	4
Secondary Thoroughfare or Major Destination	3
Street connects to FEC planned Edge Park	2
Street with No Major Destination	1
<b>Pedestrian safety and comfort</b>	
Narrowing Crossing Distance w/Median	4
Widening Substandard Sidewalk Less than 5' wide	3
Widening Standard Sidewalk, 5' Wide or Greater	2
No Change in Sidewalk Width	1
<b>Bike Infrastructure</b>	
Protected Bike Lanes	4
Bike Lane next to Sidewalk/No Parking Lane	3
Bike Lane next to Parking Lane	2
No Bike Lane	1
<b>Increasing green space/Stormwater management</b>	
Planned Green Space or Park	4
Planned Open Planters or Median	3
Verge 7' or greater	2
Verge less than 7'	1
<b>Construction Feasibility</b>	
Minor Impact on existing utilities and high projected private development per street	4
Major Impact on existing utilities and high projected private development per street	3
Minor Impact on existing utilities and few projected private developments per street	2
Major Impact on existing utilities and few projected private developments per street	1
<b>Civic Space Enhancements</b>	
Woonerf	4
Play Street or Edge Park	3
Widened Sidewalk with Benches and Art	2
Undefined Civic Space	1

## RANKING ORDER

	PROJECTS EARNINGS VALUE POINTS	IMPLEMENTATION TIME FRAME	YEARS
<b>PRIORITY 1</b>	16-22		0-5
<b>PRIORITY 2</b>	10-15		6-10
<b>PRIORITY 3</b>	6-9		11-15

# PRIORITY MATRIX

## WYNWOOD STREETScape MASTER PLAN PROJECT BANK

ID	STREET	FROM	TO	OVERALL IMPACT AND VISIBILITY	PEDESTRIAN SAFETY AND COMFORT	BIKE INFRA- STRUCTURE	GREEN SPACE / STORMWATER MANAGEMENT	CONSTRUCTION FEASIBILITY	CIVIC SPACE ENHANCEMENT	TOTAL VALUE POINTS
1S	NW 29 <sup>th</sup> St.	FEC Corridor	NW 6 <sup>th</sup> Ave.	4	4	2	3	3	2	18
2S	NW 28 <sup>th</sup> St.	FEC Corridor	N. Miami Ave.	2	1	2	1	2	3	11
3S	NW 28 <sup>th</sup> St.	N. Miami Ave.	NW 2 <sup>nd</sup> Ave.	3	3	1	3	3	1	14
4S	NW 28 <sup>th</sup> St.	NW 2 <sup>nd</sup> Ave.	NW 6 <sup>th</sup> Ave.	3	3	1	3	3	2	15
5S	NW 27 <sup>th</sup> St.	FEC Corridor	N. Miami Ave.	1	1	2	1	2	3	10
6S	NW 27 <sup>th</sup> St.	N. Miami Ave.	NW 5 <sup>th</sup> Ave.	1	1	1	1	4	1	9
8S	NW 27 <sup>th</sup> St.	NW 5 <sup>th</sup> Ave.	NW 6 <sup>th</sup> Ave.	1	1	1	1	4	1	9
9S	NW 26 <sup>th</sup> St.	FEC Corridor	N. Miami Ave.	2	1	1	4	2	1	11
10S	NW 26 <sup>th</sup> St.	N. Miami Ave.	NW 5 <sup>th</sup> Ave.	1	1	1	1	4	1	9
11S	NW 26 <sup>th</sup> St.	NW 5 <sup>th</sup> Ave.	NW 6 <sup>th</sup> Ave.	1	1	1	1	4	1	9
12S	NW 25 <sup>th</sup> St.	FEC Corridor	N. Miami Ave.	2	1	1	4	2	3	13
13S	NW 25 <sup>th</sup> St.	N. Miami Ave.	NW 2 <sup>nd</sup> Ave.	1	1	3	1	4	1	11
14S	NW 25 <sup>th</sup> St.	NW 2 <sup>nd</sup> Ave.	NW 5 <sup>th</sup> Ave.	1	1	2	1	4	1	10
15S	NW 24 <sup>th</sup> St.	FEC Corridor	N. Miami Ave.	2	1	1	4	2	3	13
16S	NW 24 <sup>th</sup> St.	N. Miami Ave.	NW 2 <sup>nd</sup> Ave.	1	2	2	1	4	1	11
17S	NW 24 <sup>th</sup> St.	NW 2 <sup>nd</sup> Ave.	NW 5 <sup>th</sup> Ave.	1	1	2	1	1	2	8
18S	NW 24 <sup>th</sup> St.	NW 5 <sup>th</sup> Ave.	NW 6 <sup>th</sup> Ave.	1	1	1	1	2	1	7
19S	NW 23 <sup>rd</sup> St.	N. Miami Ave.	NW 2 <sup>nd</sup> Ave.	1	1	3	1	1	1	8
20S	NW 23 <sup>rd</sup> St.	NW 2 <sup>nd</sup> Ave.	NW 5 <sup>th</sup> Ave.	3	1	1	1	4	2	12
21S	NW 23 <sup>rd</sup> St.	NW 5 <sup>th</sup> Ave.	NW 6 <sup>th</sup> Ave.	3	1	1	1	4	1	11
22S	NW 22 <sup>nd</sup> St.	FEC Corridor	N. Miami Ave.	2	1	1	4	2	3	13
23S	NW 22 <sup>nd</sup> St.	N. Miami Ave.	NW 1 <sup>st</sup> Place	1	1	1	1	2	1	7
24S	NW 21 <sup>st</sup> St.	N. Miami Ave.	NW 1 <sup>st</sup> Place	1	1	1	1	2	1	7
25S	NW 20 <sup>th</sup> St.	N. Miami Ave.	NW 1 <sup>st</sup> Place	1	1	1	1	2	2	8
26A	FEC Corridor	NW 29 <sup>th</sup> St.	NW 20 <sup>th</sup> St.	2	3	4	4	3	3	19
27A	N. Miami Ave.	NW 29 <sup>th</sup> St.	NW 20 <sup>th</sup> St.	4	1	1	1	2	2	11
28A	NW Miami Ct.	NW 23 <sup>rd</sup> St.	NW 20 <sup>th</sup> St.	1	1	1	1	2	1	7
29A	NW 1 <sup>st</sup> Avenue Woonerf	NW 29 <sup>th</sup> St.	NW 25 <sup>th</sup> St.	3	3	1	3	4	4	18
30A	NW 1 <sup>st</sup> Avenue	NW 23 <sup>rd</sup> St.	NW 20 <sup>th</sup> St.	1	1	2	1	2	1	8
31A	NW 1 <sup>st</sup> Ct.	NW 23 <sup>rd</sup> St.	NW 20 <sup>th</sup> St.	1	1	1	1	2	1	7
32A	NW 1 <sup>st</sup> Place Woonerf	NW 23 <sup>rd</sup> St.	NW 20 <sup>th</sup> St.	3	3	1	3	4	4	18
33A	NW 2 <sup>nd</sup> Ave.	NW 29 <sup>th</sup> St.	NW 22 <sup>nd</sup> St.	4	2	1	3	4	2	16
34A	NW 3 <sup>rd</sup> Ave. Woonerf	NW 29 <sup>th</sup> St.	NW 25 <sup>th</sup> St.	3	3	1	3	3	4	17
35A	NW 5 <sup>th</sup> Ave.	NW 29 <sup>th</sup> St.	NW 24 <sup>th</sup> St.	4	2	4	3	4	3	20
36A	NW 6 <sup>th</sup> Ave.	NW 29 <sup>th</sup> St.	NW 22 <sup>nd</sup> St.	1	1	3	4	4	3	16
37T	NW 27 <sup>th</sup> Ter.	NW 3 <sup>rd</sup> Ave.	NW 2 <sup>nd</sup> Ave.	1	4	1	4	4	3	17

## MATERIALS/PRODUCTS UNIT COST

Average wholesale cost based on October 2019 prices. Does not include transportation or installation.

MATERIAL/PRODUCT	MANUFACTURER	COST
<b>Structural Soil</b>	CU-Structural Soil®	\$1.50 - \$3.00 per cubic foot
<b>Pervious Concrete</b>	Homestead Paving	\$6.00 - \$8.00 per square foot
<b>Bonded Rubber Mulch</b>	Easy Mulch	\$9.00 per square foot
<b>Detectable Warning Plate</b>	DURALAST® Detectable Warnings	\$87.32 - \$145.53 per plate
<b>Thermoplastic Road Marking</b> <i>DecoMark® Markings</i>	Ennis-Flint	\$15-\$20 per square foot (installed)
<b>Standard Bench</b> <i>Limpido</i>	mmcité	\$790 - \$1,560 each
<b>“W” Bench</b>	Cuellar Stone	\$3,500 - \$4,000 each
<b>Standard Litter Receptacle</b> <i>Metalco Box Iron 135lt</i>	Architectural Products + Site Furnishings	\$1,882.00 each
<b>Standard Vehicular Light Post</b> <i>Autobahn Series ATB2</i>	FPL Catalogue - AEL	\$1,997 each
<b>Standard Pedestrian Light Post 1</b> <i>LINEA</i>	Hess America	\$3,090 each
<b>Standard Pedestrian Light Post 2</b> <i>ARNE</i>	Landscape Forms	\$1,330 - \$1,635 each
<b>Standard Bike Rack</b> <i>GMZ110 - Gomez - Foundation</i>	mmcité	\$460 each
<b>Parklets</b> <i>Parklets_2.0</i>	Vestre	\$8,200 each
<b>Cycle Track</b> <i>Zebra 13</i>	Zicla®	\$90 each (installed)
<b>4x4x4 Concrete Cobble</b> <i>Tuscany (NW 1st Ave. Woonerf only)</i>	Tremron	\$4.20 per square foot

TREE SIZE	AVERAGE COST PER UNIT
<b>Palm</b>	\$120
<b>Small Tree</b>	\$300
<b>Medium Tree</b>	\$400
<b>Large Tree</b>	\$500
<b>Extra Large/Open Planter Tree</b>	\$700

## FUNDING STRATEGIES

### Build-out can happen in three ways

**(1)** Private developers can fund construction and build-out the streetscape lot by lot for all new developments.

**(2)** The City can develop a funding source and build-out the streets on their own timetable.

**(3)** The City can develop a funding source to advance certain

streets and street segments which they rank as high priority while the remainder of the streets are funded and built by the private sector over time.

*The third scenario is the most viable as it relies on a combination of developer contribution and alternative funding sources to pay for streetscape improvements.*

Ideally, each project will have a designated funding source.

While there is currently no dedicated funding for the streetscape improvements, the City has a variety of options which they can explore to secure funding. They can draw from existing funds, create a new funding source through special taxes, pursue other grants and State of Florida funds or collect private donations. Below is an overview of different funding sources and options.

**Existing Funds**

The City has a variety of funding sources which could, potentially, supplement some of the construction costs for streetscape improvements. The justification for drawing from the City’s existing funds (the general fund and other local taxes and trust funds), is Wynwood’s large jump in property value in the past five years, which has brought the City an additional property tax revenue. A property tax survey from November 2017, provides compelling evidence that Wynwood has had significant growth in property value and ten times more growth than the top five highest value neighborhoods in the city limits. Between 2013 and 2017, property tax revenue grew by \$12M to \$16.9M total taxes collected in 2017. Compared to the Design District whose property taxes grew between 2013 and 2017 by \$1.2M to \$1.9M total taxes collected in 2017. Additionally, Coconut Grove collected just shy of \$1M in total taxes in 2017, compared to Wynwood’s \$16.9M—nearly seventeen times less. This significant jump in tax income should justify the City earmarking a portion of these funds to improve the district. As its most valuable commercial district, the City should continue to invest in Wynwood with their General Fund.

**County Funds**

Similarly, there are County funds which may also be available to supplement construction costs.

Additionally, the BID collects \$1.6M from parking waivers and annual assessments and has potential access to \$1.2M which is set aside for public space through the Public Benefit Trust. A small percentage of this revenue could be used to supplement construction costs as well.

**BID’s current budget:**

Annual Assessments	\$ 800,000
Parking Waivers	\$ 800,000
Public Benefit for Green Space	\$ 1,300,000

**Other funding sources which may be applicable to are:**

- » Local Option Gas Tax
- » Transit Half Cent Surtax
- » Public Benefit Trust Fund
- » Parking Trust
- » Street Bonds Program 1 and 2

**New Funding Options**

- Trust Fund/Pay as You Go

In a pay as you go scenario, the City would rely on developer contributions to build-out streets. The City would collect impact fees from developers to pay for future planned streetscape improvements within the project bank. The BID would hold the funds, much like the Parking Trust Fund or the annual assessment fund. Additionally, all new construction would be required to rebuild sidewalks according to the streetscape portion of the NRD-1 code.

- Tax Exempt Special Assessment Bonds (Community Improvement District)

Another option is for the City to project additional property tax revenue over a 10 to 15 year time horizon and purchase a bond based on this projection. The bond can pay the upfront costs of the streetscape improvements and special impact fees/taxes for property owners would be used to pay off the bond. This option would require a City Commissioner for sponsorship.

**Other Grants**

- Special appropriations from State budget

The City can lobby the State to make special appropriations for the Wynwood streetscape by hiring a lobbyist and legal team to work with the State government in Tallahassee.

- FDOT TAP Grants

The City can apply for FDOT’s Transportation Alternatives Projects grants which provides funds for alternative transportation improvements including bicycle and pedestrian improvements. This is a competitive grant overseen by the Florida Department of Transportation.

- Safe Routes to Schools

This Federal funding source is available for projects that promote walking and bicycling to school through infrastructure improvements.

- FDOT Suntrail Funds

The Shared Use Non-Motorized (SUN) Trail program is a statewide trail system. The program provides funding for the statewide system of paved multi-use trails. It is a refined version of the Florida Greenways and Trails System (FGTS) Plan’s Land Trail Priority network. The FEC line is included in the Suntrail network.

**Private Funds**

Consider working with large landowners to supplement some of the costs for priority 1 projects.

**Funded Projects**

The following two projects are currently funded through City of Miami Capital Improvements.

40-B50821 - NW 29<sup>th</sup> Street Roadway Improvements – N. Miami Avenue to NW 7<sup>th</sup> Avenue – road diet with bike lanes.

40-B193622 - Very Poor Condition Roads, Phase 1 - Outside Priority Drainage Basin - NE 25<sup>th</sup> Street & NE 24<sup>th</sup> Street – between FEC Corridor and N. Miami Avenue resurfacing roadways.

**RECOMMENDATIONS**

Funding for projects with a high priority should be funded within the next 5 years. They should be funded through a combination of funds from the general fund and special funds, fees and taxes. The matrix below suggests potential funding sources for priority one projects.

# // IMPLEMENTATION TEMPLATE SAMPLE

**Project ID:** 3S

**Project Priority:** High

**Project Limits:**

NW 28th Street between  
North Miami Avenue and NW 5th Avenue

**Project Description:**

Streetscape improvements following the adopted Wynwood Landscape and Hardscape design guidelines. To include standard and pervious concrete, bonded rubber mulch, and a variety tree species in diverse sizes to satisfy the guidelines. Drainage will be enhanced by bioswales, etc. Include Urban furnishings, such as lighting posts, benches, trash receptacles, per the guidelines.

**Construction Cost:**

Street trees and installation	\$xxx
Sidewalk materials and installation	\$xxx
Roadway	\$xxx
Furniture cost and installation	\$xxx
Permits	\$xxx
Maintenance of Traffic (MOT)	\$xxx

**Additional Costs:**

Traffic study	\$xxx
FDOT Warrants	\$xxx

**Maintenance Plan and Costs:**

The BID shall maintain the sidewalks and trees for a period of one year after which the property owners will be responsible for daily maintenance. The BID will pressure wash the sidewalks twice a year.

**Implementation Time Horizon:**

Short term, within the next 5 years.

**Funding:**

- Parking surcharge
- General fund
- Transit Half Cent surtax
- Assessments
- Gas tax

**Additional Funding:**

The City will apply for FDOT TAP funding and create a special district tax fund.







*ARQUITECTONICA***GEO**

