



VILLAGE OF KEY BISCAYNE

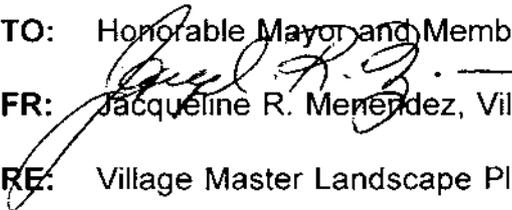
Office of the Village Manager

Village Council

Robert Oldakowski, *Mayor*
Robert L. Vernon, *Vice Mayor*
Enrique Garcia
Steve Liedman
Jorge E. Mendia
Thomas Thornton
Patricia Weinman

DT: June 19, 2006

TO: Honorable Mayor and Members of the Village Council

FR:  Jacqueline R. Menendez, Village Manager

Village Manager
Jacqueline R. Menendez

RE: Village Master Landscape Plan

RECOMMENDATION

The attached report is for informational purposes and will be used to prepare the Master Landscape Plan.

EXPLANATION

The Village contracted with Wallace, Roberts, and Todd (WRT) to prepare a Master Landscape Plan that when implemented will result in landscaping and public spaces which are of the highest quality. The standard we are using is The Ritz Hotel.

The attached report presents an inventory and analysis of the existing condition of all landscaping and public spaces that are owned by the Village. It is a draft progress report. As such, it is not necessary to take any action. The next steps in the process include the following:

1. preparation of a Village wide Master Landscape Plan;
2. preparation of maintenance standards and procedures; and
3. issuance of a Request for Proposals from firms who wish to submit bids to install and maintain the new landscaping

In the fall during the budget process, I will include a line item to fund this project and maintain the new landscaping.



Village of Key Biscayne - Master Landscape Plan

Working Paper 1: DRAFT

Summary Inventory and Evaluation of Landscape

The charge of the Village of Key Biscayne Master Landscape Plan is to establish a comprehensive, world-class landscape 'vision' that will embody the cultural and physical identity of the community's unique Village and natural environments. Simultaneously, the vision must be achievable, practical, and tied to a clear implementation and management program.

The purpose of this phase of the Master Landscape Plan is to gain an understanding of the current landscape through an inventory of existing, planned, and proposed landscapes; and to evaluate, in relative terms, the quality, character, and use of that physical environment.

Our inventory and evaluation process was informed by extensive on-site observation, a review of client-provided data, interviews with VKB staff and community stakeholders, and coordination with ongoing development and planning projects.

Inventory and evaluation focused on landscape character, landscape condition, urban design, infrastructure, and amenities within all Village of Key Biscayne maintained landscapes and streetscapes. To facilitate the process, these landscapes and streetscapes were divided into study zones. The results of our inventory and evaluation are presented in the full report by zone.

Landscape character and conditions in the Village of Key Biscayne vary widely, from new installations in excellent condition to old plantings in poor condition. Upgrades are needed in many of the older plantings. Some maintenance issues, particularly irrigation and fertilization, are of concern, especially in some of the newer plantings. In addition, many plantings include species that are not recommended for this barrier island environment. Lastly, irrigation is not evident in many of the older areas and rights-of-ways throughout the Village.

Significant plantings were damaged during the 2005 hurricanes, with many trees and palms toppled; some were removed and replacements are needed. Others were reset, but in most cases it was done improperly and will need to be repaired—or the trees removed. Many of the trees which remain will need follow-up remedial care such as corrective pruning and fertilization.

The current condition of the Village Green—though functional for recreation—does not achieve the quality of design and maintenance indicative of the community's signature green space. Plant materials within the Village Green are generally in good condition, though sparse and placed seemingly at random. There are gaps in the plantings where trees have been removed and some remaining trees are in need of remedial treatment. Playing fields are dry due to improper irrigation system clock management.

Philadelphia
Coral Gables
Dallas
Lake Placid
San Diego
San Francisco



The elements within the Village Civic Center establish a distinct area, but the design and implementation of the landscape components do not create a cohesive, integrated Civic environment. As a result, fine tuning of the Civic Center zone plantings should be undertaken to unify the area's landscape.

Although the Village Civic Center area is relatively new—having been constructed and landscaped within the last few years—the landscaping is in only fair condition, showing some symptoms of irrigation and fertilization problems. In addition, there are some gaps in the plantings which need to be filled.

The Crandon Boulevard streetscape is under renovation to improve safety and aesthetics on this important Village 'Main' street. To accomplish this, local governments are implementing the "Crandon Boulevard Master Plan." Improvements include intersection realignment, hardscape, streetscape plantings, signage, and utilities. Since this is a newly-approved streetscape improvement project, the report does not evaluate in detail its design elements.

New landscaping around the Key Biscayne Community School shows symptoms of fertilization problems and is not receiving enough water to maintain proper growth. The older areas of the school are well-maintained but in need of upgrading. Irrigation does not appear to be working on the east side of the property.

The library landscape represents a more botanical garden/park environment than a typical municipal planting and must be maintained as such. It is in good condition, but needs some post-storm upgrades. The post office is in extremely poor condition and is in need of extensive repairs and upgrades.

The Village Beach Park has many good plantings, but incurred significant storm damage, leaving large gaps in the plantings that need to be in-filled. There is evidence of irrigation issues, which has caused some decline in turf and shrub conditions. Significant upgrading is needed.

The condition of the pocket parks is highly variable. Some have new landscaping (Mashta Island bridge and Canal Hacienda Vista Park) and are in good condition other than storm damage. Others (Knollwood Drive Vista Park and Mariner Drive Vista Park) are in very poor condition and in need of extensive upgrades. The Key Biscayne Yacht Club plantings are in good condition, but could use some upgrading. The BellSouth easement incurred significant storm damage and is in need of extensive repairs. Irrigation is inconsistent, and in many places systems are not in place or not functional. The landscaped areas along Harbor Drive are watered by water truck.

The street tree plantings are also variable. Some appear to have been replanted in the 1990's and are doing well, especially the live oaks and gumbo limbos. The coconut palm plantings, although mostly older, are generally doing well. Those



June 7, 2006

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streets with tree species which incurred significant storm damage (i.e., pigeon plum, silver trumpet) need many replacements to fill gaps left by tree removals; replacement using alternative species is recommended. In many areas, private landscaping encroaches into the rights-of-ways and there is no space for public street tree plantings.

Most of the cul-de-sacs and traffic circles have new plantings in good condition. A few need upgrading. Irrigation systems in most cul-de-sacs are in disrepair.

The usage of mulch is variable. Some plantings have red mulch, others have natural-color mulch, and some are not mulched. This needs to be made more consistent. Also, the usage of concrete traffic bumps by private interests is common and may need to be addressed.



Memorandum

To: Jud Kurlancheek
Director of Building, Zoning and
Planning
Village Hall
88 West McIntyre Street
Key Biscayne, FL 33149

(305) 365-8908

vkbbzp@aol.com

Date: June 7, 2006

From: M Del Giudice
Senior Associate, WRT

Ref. No. 4807-01

Project: VKB Master Landscape Plan

Pages: 1

Re: Task 2:
Working Paper :
Inventory and Analysis

CC:

The attached report documents WRT's efforts to inventory and evaluate the Village of Key Biscayne's public realm landscape environment, in accordance with our Master Landscape Plan Scope of Services, Task 2.

The report has three distinct elements:

- Introduction: Identifies the context and study area, and objectives, purpose, and process that guided the effort,
- Summary of the Existing Conditions: Plant character and Quality, Urban design and Infrastructure, and Site Amenities (lights, benches, signage, etc.)
- Appendix:
 - An in-depth technical evaluation of all plants
 - An technical evaluation of irrigation systems

To document, evaluate, and illustrate the diverse and extensive landscape elements resulted in a lengthy report.

As a result, we will be presenting to the VKB Council an abbreviated summary of the report's key findings, and introduce potential landscape opportunities and next steps.

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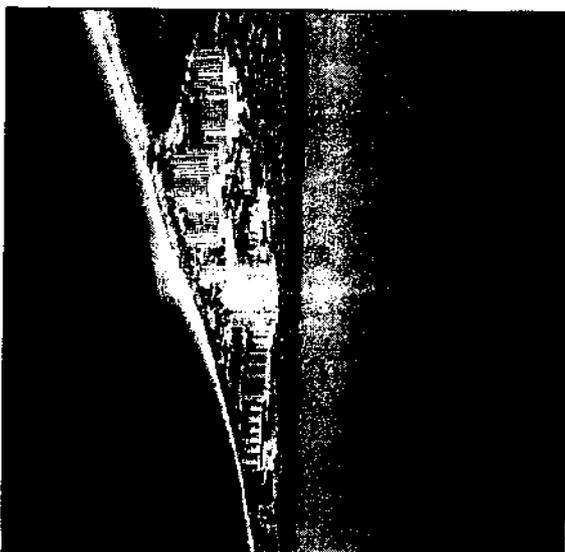
- Objective
- Purpose
- Process
- Context
- Study Area
- Summary of Issues

EXISTING CONDITIONS

- Inventory and Analysis Summary

APPENDIX

- Evaluation of Existing Landscape Conditions
- Evaluation of Existing Irrigation



INTRODUCTION



INTRODUCTION

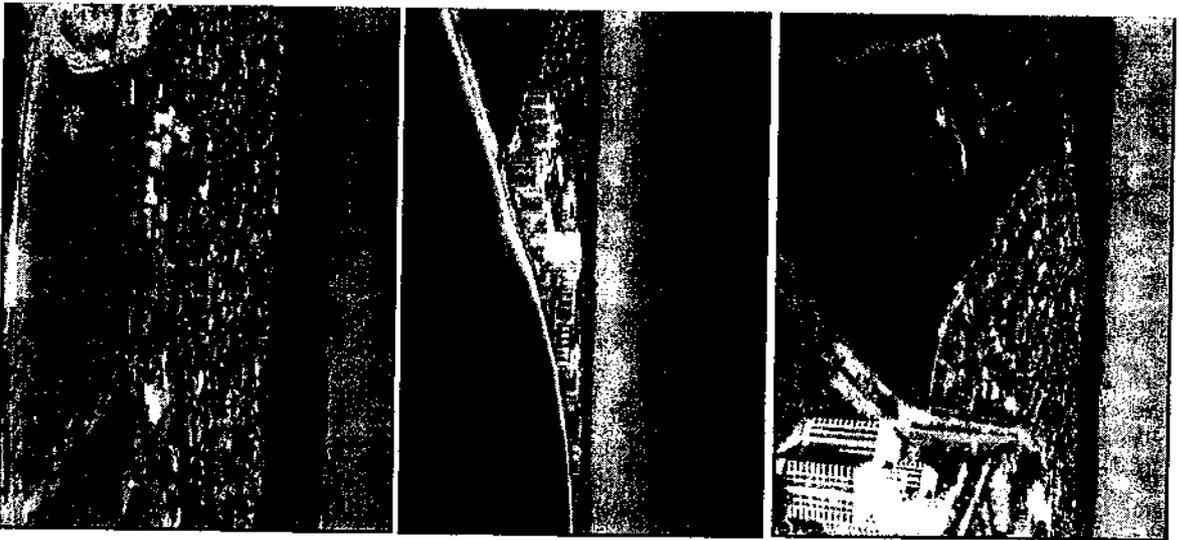
Master Landscape Plan
Working Paper I

Objective

The charge of the Village of Key Biscayne Master Landscape Plan is to establish a **comprehensive world-class landscape 'vision'** that will embody the cultural and physical identity of the community's unique village and natural environments. Simultaneously, the vision must be achievable, practical and tied to a clear implementation and management program.



June 2006



Purpose:

The purpose of the this phase of the Master Landscape Plan is twofold:

- To gain an understanding of the current Village through an inventory of existing, planned, and proposed landscapes, and
- To *evaluate*—in relative terms—the *quality, character, and use* of that physical environment.

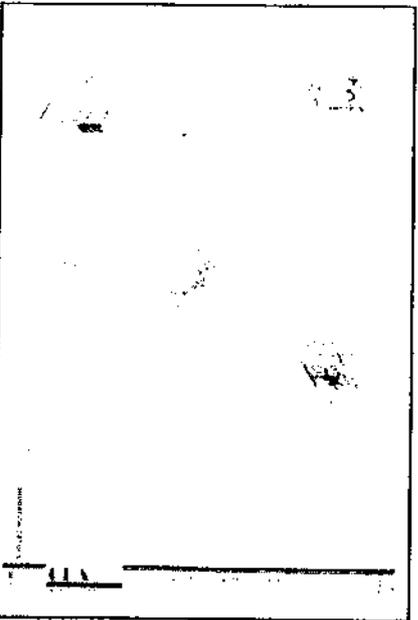
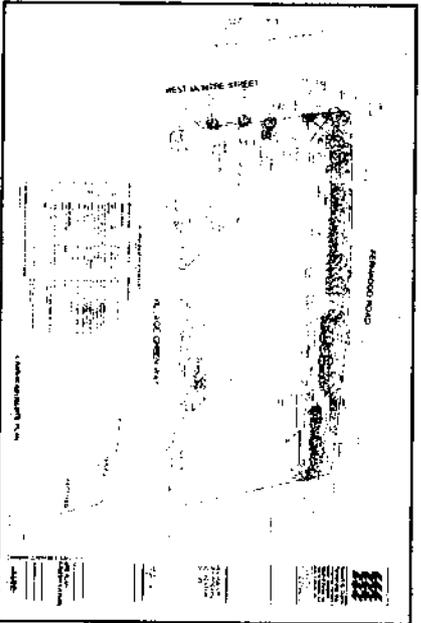
INTRODUCTION

Master Landscape Plan
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Process:

The inventory and evaluation process was informed by extensive on-site observation and reconnaissance, and:

- A review of client-provided data, reports and documents
- Interviews and meetings with VKB staff and community stakeholders, and
- Coordination with various ongoing development and planning projects.

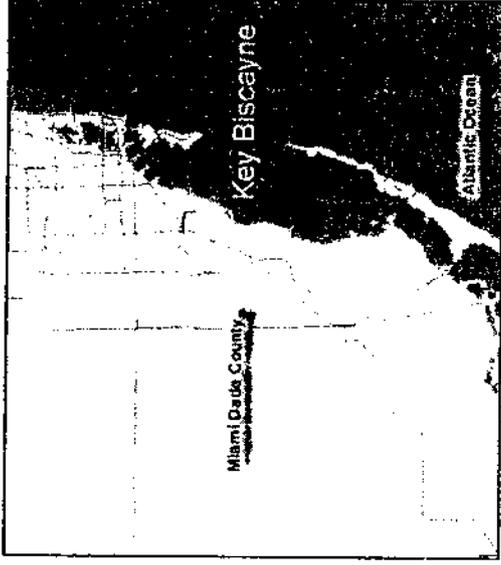


Our close proximity to metropolitan Miami-Dade County allows us to enjoy the best of both worlds: a sense of separateness as a serene, secure island sanctuary coupled with convenient access to services, activities and amenities on the mainland.

From the 2020 Vision Plan



INTRODUCTION

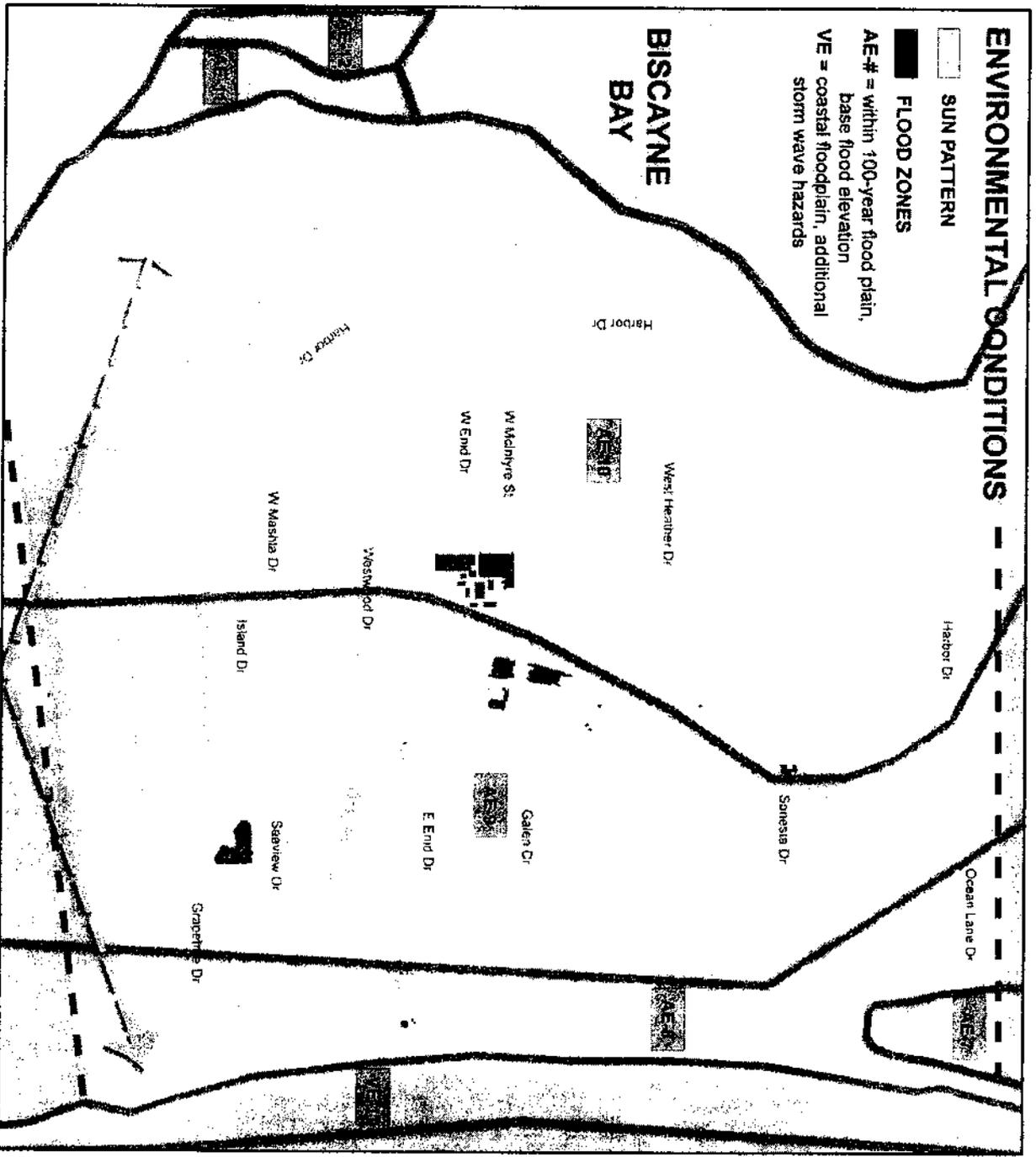


Our relaxed island style is evident in our people, our active lifestyles, and our shared enjoyment of living "across the bridge" in a close-knit, nurturing community. The Village is a vibrant and interactive place made more interesting by our cultural diversity, neighborliness and commitment to fellowship and community spirit.

From the 2020 Vision Plan

INTRODUCTION

Master Landscape Plan
Working Paper 1



June 2006

Summary Of Issues:

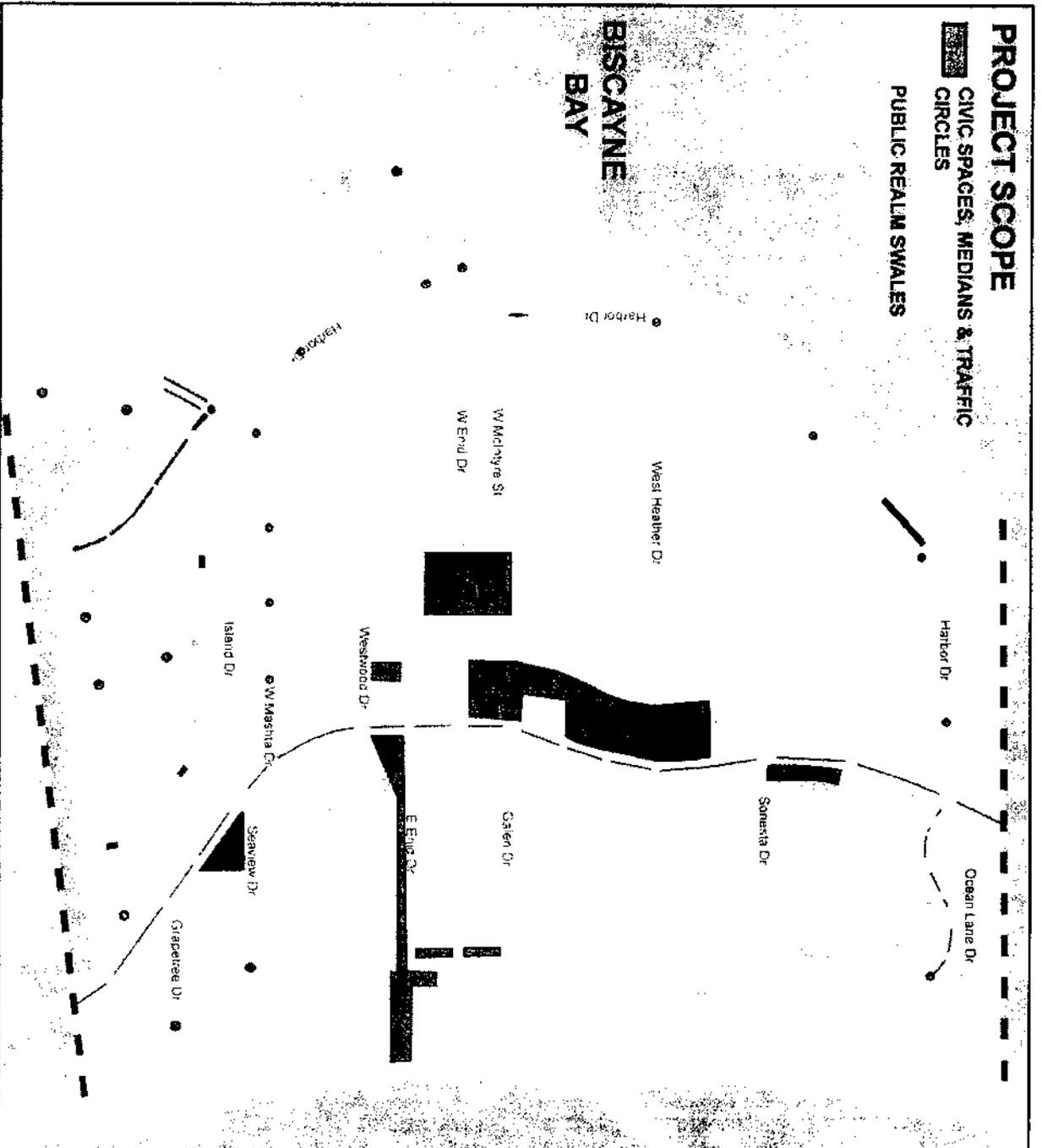
The inventory and evaluation process focused on the following physical elements:

- Landscape Character & Condition
- Urban Design & Infrastructure
- Amenities



INTRODUCTION

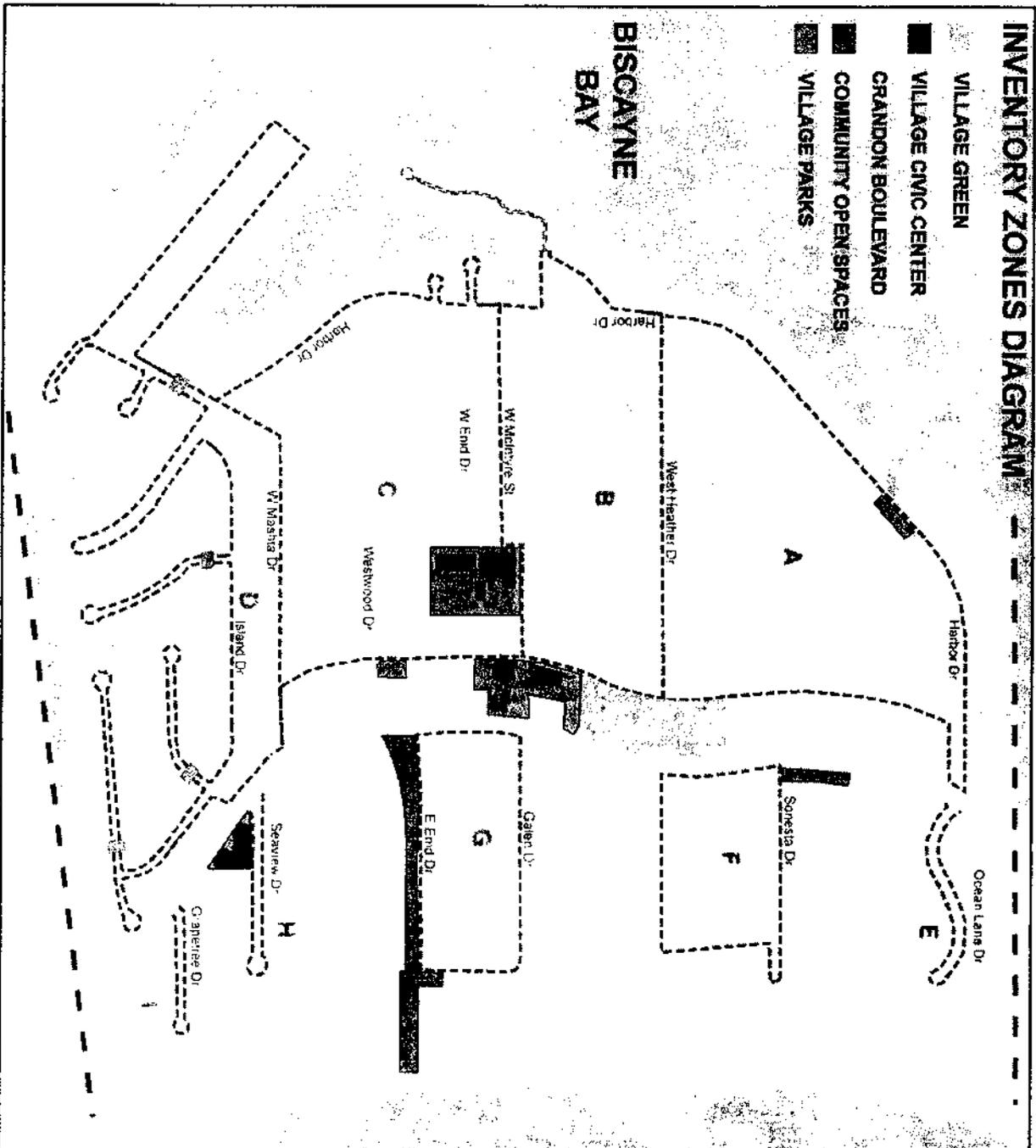
Master Landscape Plan
Working Paper 1



June 2006



- Study Zones
- Village Green
 - Village Civic Center
 - Crandon Boulevard
 - Key Biscayne
 - Community School
 - Library
 - Post Office
 - Village Beach Park
 - Pocket & Vista Parks
 - Streets & Cul-de-sacs



EXISTING CONDITIONS



EXISTING CONDITIONS

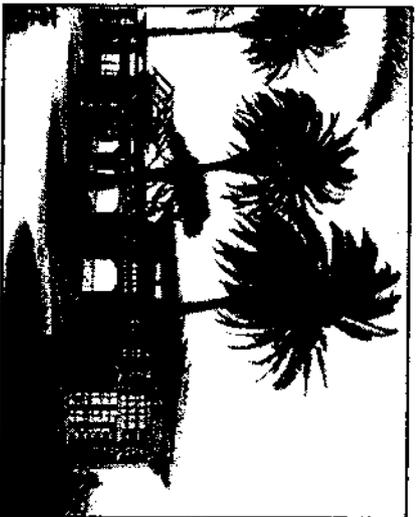
Village Green: Landscape Character & Condition

The **Village Green** (a.k.a. **Tree Farm Park**) is the largest *public* green space within the Village and its location makes it the most prominent, iconic landscape within the Village:

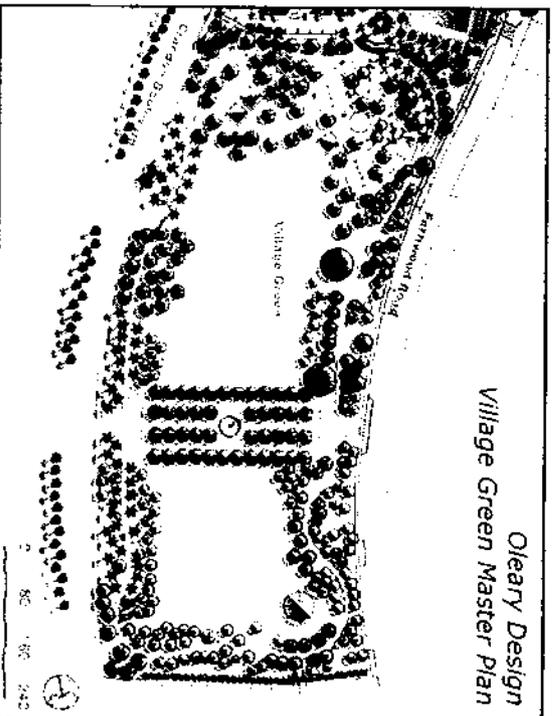
This public environment serves as the community's Village commons, outdoor event space, and central recreation environment.

As such, this premier landscape should physically express/represent the unique identity and character that is the Village.

Its current condition—though functional for recreation—does not achieve the quality of design and maintenance indicative of the community's **signature** green space.



*Images of signature
community parks*



EXISTING CONDITIONS

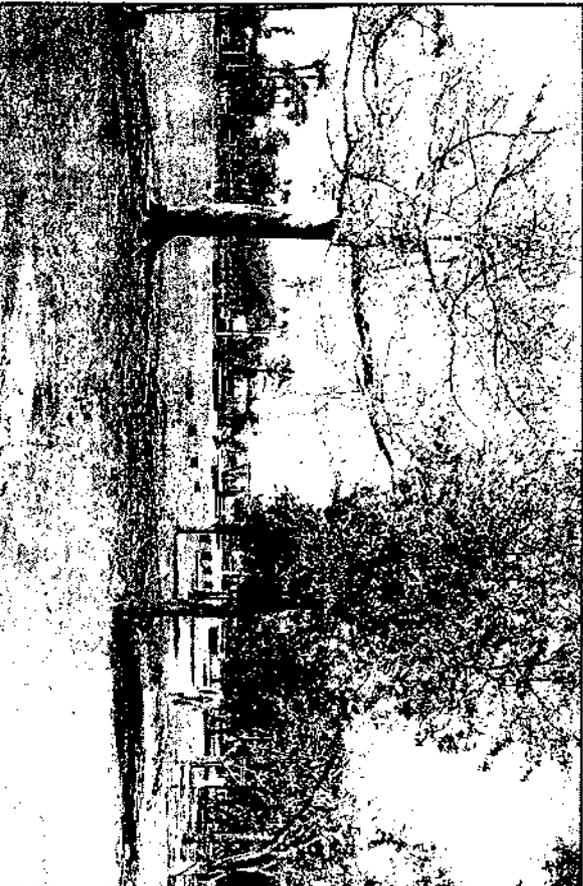
Village Green: Landscape Character & Condition

- Plant species and locations feel random—except for the Coconut and Kapok (Witness) trees, which have historical significance in this space.
- Vegetation does little to define space.
- Tree canopy coverage—in the non-recreation areas—is less than 30%.
- More shade is needed.
- Vegetative screening along the north boundary is minimal, resulting in views of adjacent buildings that interrupt the park setting..



EXISTING CONDITIONS

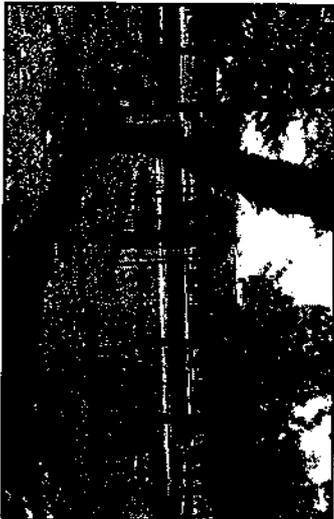
Village Green: Landscape Character & Condition



EXISTING CONDITIONS

Village Green: Urban Design & Infrastructure

- Pedestrian circulation :
 - Pathway locations and widths are generally compatible with everyday park use.
 - Good access to desired locations
 - Generally good inter-connectivity
- The Promenade is scaled for event use—when not in use the corridor feels un-inviting.
- The Stage area (north end of the park) gets minimal non-event use due to lack of site amenities, such as seating.
- Overhead power lines run along the west boundary of Village Green, resulting in visual clutter and poor street tree growth in several locations.
- Utility boxes are visible (un-screened) along edges of Village Green and Promenade.
- Storage of soccer goals at north end of park creates visual clutter and contributes to tree damage.
- Stormwater drainage problems were not evident during site reconnaissance.



EXISTING CONDITIONS

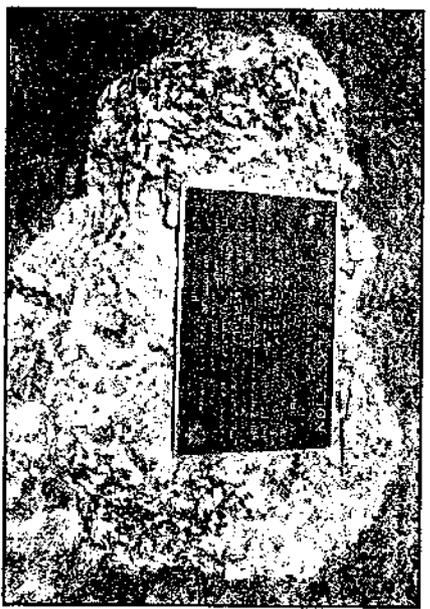
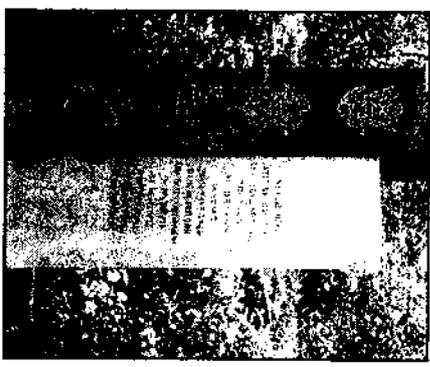
Village Green: Amenities

Hardscape

- Pathways are predominantly Asphalt, with surface-color variations resulting from repairs.
- Coral colored concrete unit pavers are used at entry points and throughout the Promenade.

Signage/Wayfinding

- Granite War Memorial; historic markers—Bronze plaques on “natural” limestone boulder bases; and wooden posts with metal instructional signs.
- Absence of entrance or wayfinding signs that identify the park as the “Village Green” or “Tree Farm Park.”

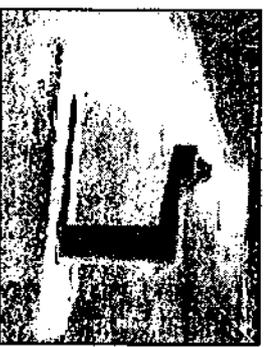
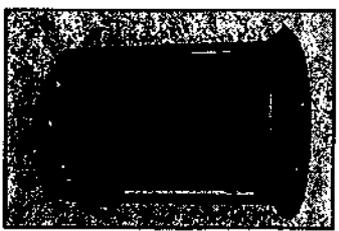


EXISTING CONDITIONS

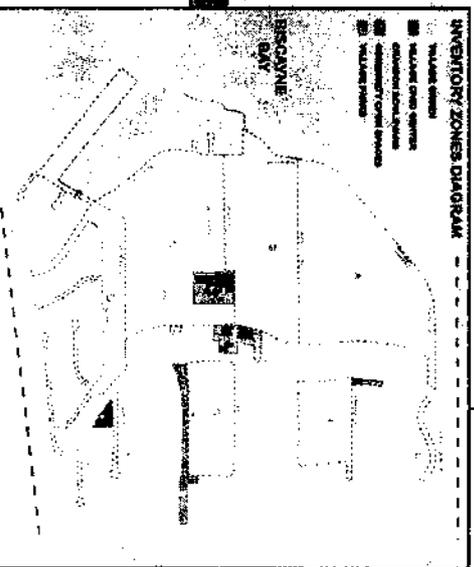
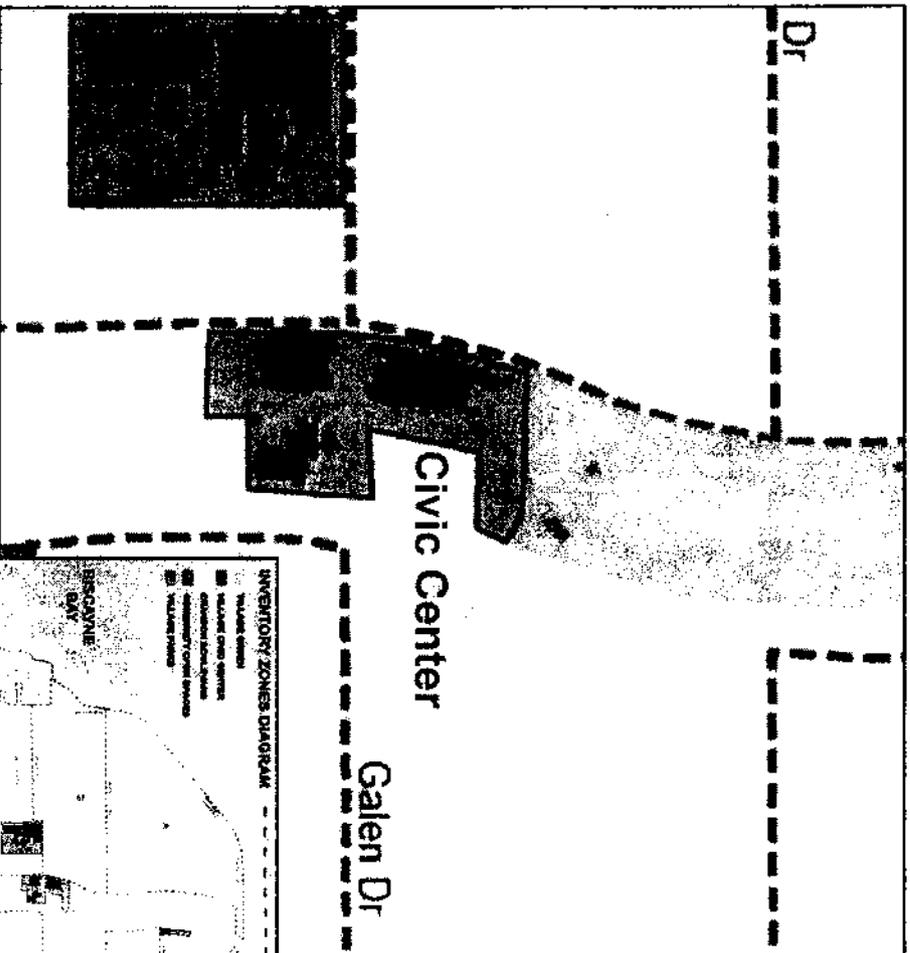
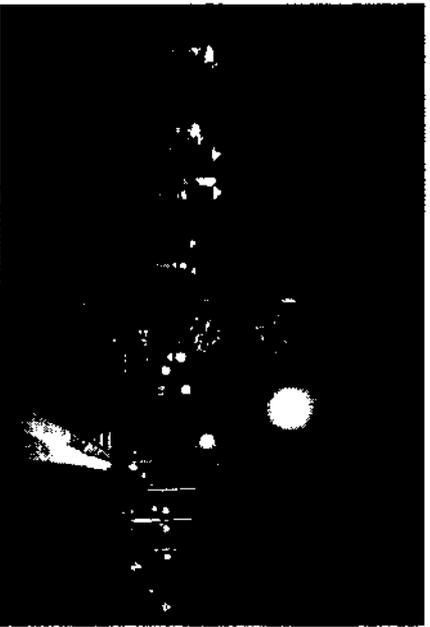
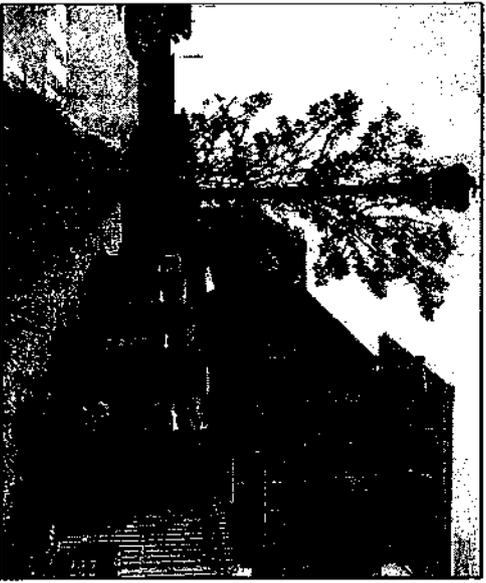
Village Green: Amenities

Fixtures and Furnishings

- Village standard furnishings are used in the Village Green:
 - Benches: Victor Stanley C-10 model, wood with black painted metal.
 - Trash Receptacles: Landscape Forms Scarborough Litter Receptacle in black.
 - Light Fixtures: Lumec Traditional Globe Series L23/L50 Luminaire mounted on 9-foot Spring Hill Capistrano cast aluminum post, painted black.
 - Drinking Fountains: Concrete cantilever
- Extant non-standard fixtures/furnishings:
 - Temporary aluminum one-level bleacher seating near athletic field area
 - Flagpoles at war memorial near Crandon Blvd.
- Inadequate seating opportunities along perimeter pathways.
- Significant site furnishings damage evident during reconnaissance.
- Approximately 30% of extant lighting not functioning.
- The illuminated fountain animates the park at night.



Village Civic Center



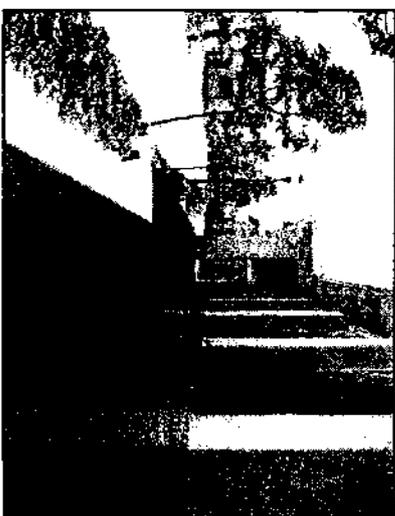
EXISTING CONDITIONS

Village Civic Center: Landscape Character & Condition

The municipal 'heart' of the Village, residents come to the Village Civic Center for recreation, entertainment, and government support.

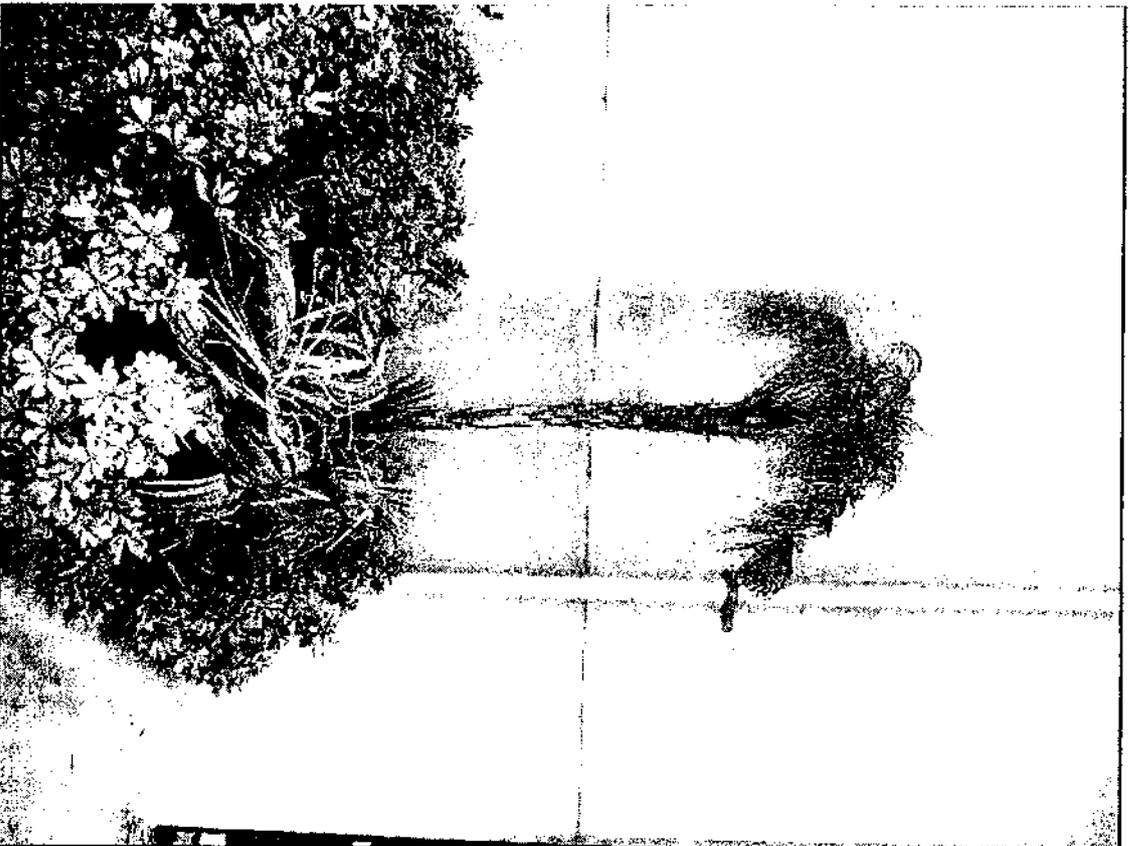
The Civic Center is composed of buildings, public spaces, and inter-connected streetscapes that together establish a *distinct* area.

- The key elements of the Civic Center are the Village Hall, Fire Station, Community Center, oval/fountain area, surrounding streets, and surface parking lots.
- The Civic Center is new construction—all completed within the last 10 years.
 - Plants are immature due to new construction.
 - Inconsistent plant species between civic buildings.
 - Some species are not adapting to sites—harsh conditions, improper irrigation, etc.
 - The east side of the Community Center building and adjacent bike rack areas are sparsely planted and/or lack foundation plantings.



EXISTING CONDITIONS

Village Civic Center: Landscape Character & Condition



EXISTING CONDITIONS

Master Landscape Plan
Working Paper I

Village Civic Center: Urban Design & Infrastructure

- Pedestrian and vehicular circulation work well. Visibility is good at critical vehicular/pedestrian conflict zones (intersections/crosswalks).
- The scale and pattern of the streetscape elements create a pedestrian-friendly environment.
- The scale and configuration of the McIntyre Street oval space suggests it was designed as an event space. Empty of people, it appears arid.
- The fountain/artwork is a destination lacking the human-scale amenities that encourage visitors on non-event days.
- Seating within the Civic Center area is minimal, with the only benches observed within the McIntyre Street oval.
- East/west overhead utility lines exist in parts of the civic center.
- No stormwater drainage problems observed.



WRT

June 2006

EXISTING CONDITIONS

Village Civic Center: Amenities

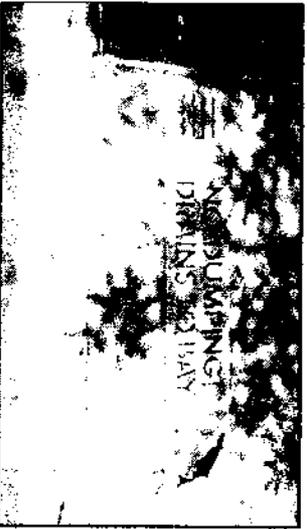
Hardscape

- Pavement:
 - All surfaces are new and in good condition.
 - Coral-colored concrete and concrete unit pavers, and burgundy/black cobblestone are the primary materials used as paving hardscape.
 - Some of the side streets and the Village Hall parking lot are asphalt.

- Art/Fountain:
 - The tile surfaces are in good condition, but the unique pattern/color tiles could be a long-term maintenance/repair issue.
 - The art fountains do not have standard drains and filters, which will be a maintenance and water-quality issue.

Signage

- Signage throughout the civic center is minimal. Street signs are standard metal with u-frame posts.
- **Decorative wayfinding signage was not observed.** The Village Civic Center is not identified by gateway signage.
- All storm drain inlets are labeled to help educate and prevent dumping.

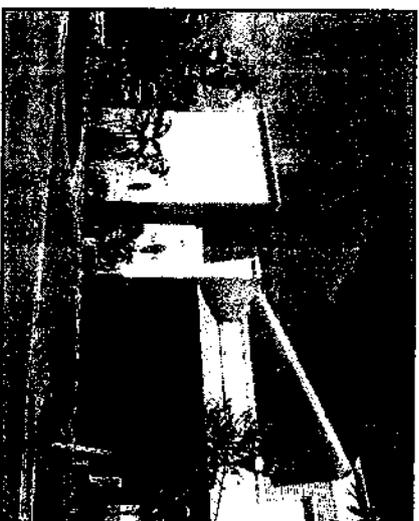


EXISTING CONDITIONS

Village Civic Center: Amenities

Fixtures and Furnishings

- Blue powder-coated bike racks and exposed aluminum bike racks are mismatched near community center.
 - Blue bike racks are Village standard TimberForm Cycloops original painted blue.
- **No benches were observed, except for the built-in stone benches in the oval/fountain area.**
- **No litter receptacles were observed.**
- Matching decorative, pedestrian scale light fixtures line the streets throughout the civic center. Light fixtures used are the Village standard.
- Light levels at night are very high. The Civic Center is the most noticeable area of the Village at nighttime. Noticeable light-trespass from the Civic Center to neighboring properties was evidenced during site reconnaissance.
- **All streetlights were observed illuminated at 1:00 in the afternoon.**



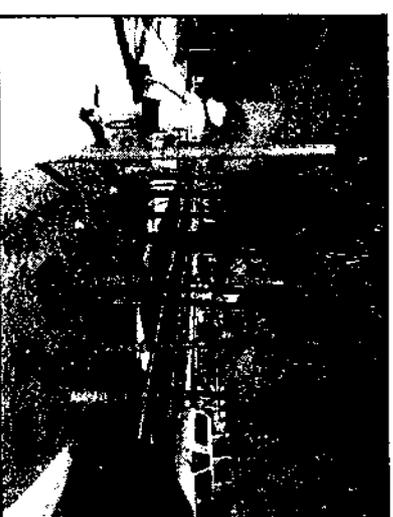
EXISTING CONDITIONS

Crandon Boulevard: Landscape Character & Condition

Crandon Boulevard is the Village's "Main Street," and serves as the primary thoroughfare through Key Biscayne. It is traveled by everyone who lives in or visits the Village. To improve safety and aesthetics on this important Village street, local governments are implementing the "Crandon Boulevard Master Plan." Improvements include intersection realignment, hardscape, streetscape plantings, signage, and utilities.

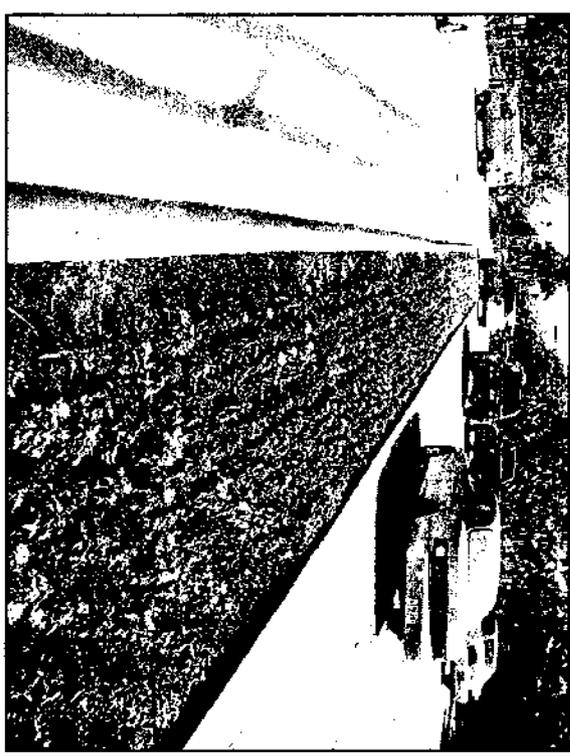
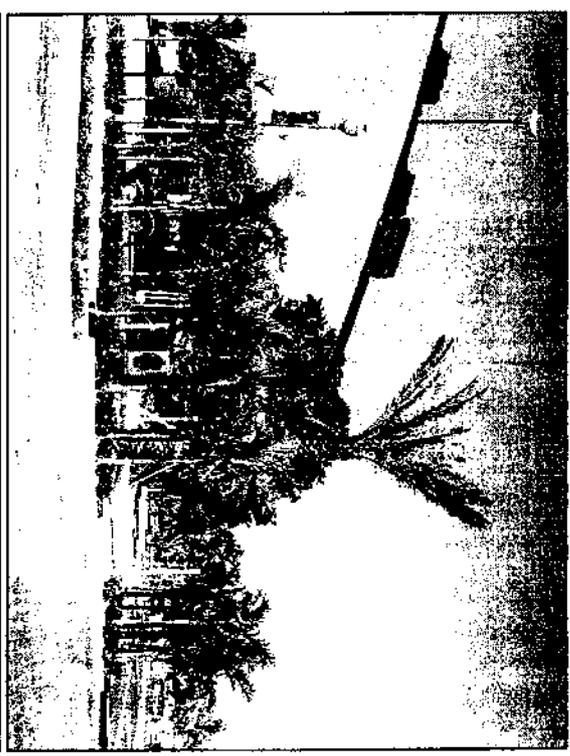
At the time of this inventory, improvements are halfway complete. The final phase of construction begins August 2006, and will renovate the Boulevard from West McIntyre Drive to Bill Baggs State Park. This inventory focuses primarily on improved Crandon Boulevard.

- Large annual planting beds require seasonal replacement and frequent irrigation, fertilization, and maintenance.
- Clusters of palms and shrubs at intersections may create visibility issues at critical pedestrian/vehicle conflict zones.
- Live Oak street trees planted along improved Crandon Boulevard should supply much needed tree canopy when they mature.
- Augmentation of existing coconut palm plantings successfully enhances the island aesthetic, and provides an attractive reference to the island's history.



EXISTING CONDITIONS

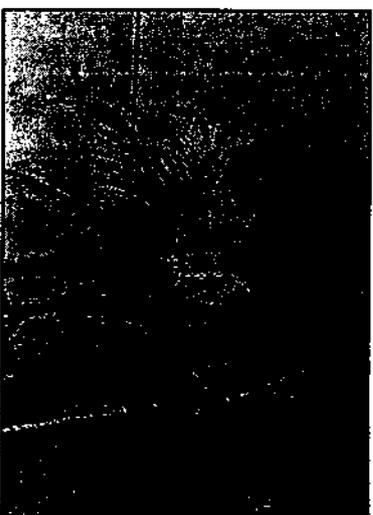
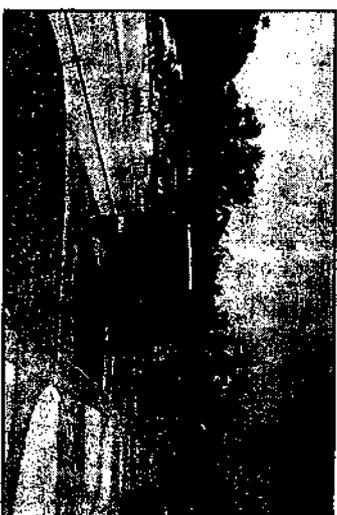
Crandon Boulevard: Landscape Character & Condition



EXISTING CONDITIONS

Crandon Boulevard: Urban Design & Infrastructure

- The scale of vehicular and pedestrian circulation is improved, with better pedestrian crossings, continuous sidewalks, and enhanced traffic calming devices such as textured crosswalks and reduced corner radii.
- New on-street parking is located adjacent to the Village Green. The parking spaces are extra wide, which establishes a distinct clear-zone from on-going traffic. However, on site visits we did see confused parking patterns—combined angled and parallel parking within similar sections of the Boulevard.
- Stormwater drainage functions properly. However, Crandon Boulevard stormwater is piped directly to discharge points at Pines Canal and Canal Hacienda—any litter or pollutant runoff eventually reaches Biscayne Bay.
- Overhead utility lines cross and/or parallel Crandon Boulevard in several locations. In some cases the lines conflict with trees.



EXISTING CONDITIONS

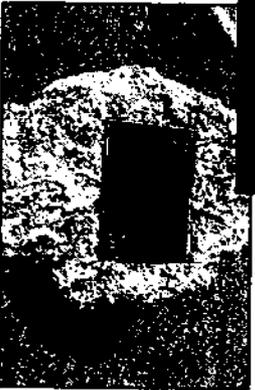
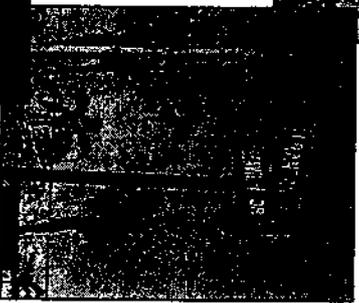
Crandon Boulevard: Amenities

Hardscape

- A palette of hardscape materials are used along Crandon Boulevard to define zones and create visual interest. They consist of:
 - Wave Patterned, coral-colored concrete sidewalks with alternating textured finishes,
 - Burgundy/black concrete unit paver crosswalks/intersections,
 - Asphalt travel lanes, and
 - Grey concrete curb & gutters.

Signage

- A new "**Village of Key Biscayne**" gateway—including coral rock sign and flags—is near completion at the Village's north boundary.
- Decorative banners mounted on light posts line the Boulevard.
- New illuminated street signs, crosswalk signals, and traffic signals increase safety along the Boulevard.
- Intersections without traffic signals have standard, utilitarian metal signage with metal u-posts.
- Permanent wayfinding signage was not observed.
- Historic markers on limestone bases are present near the sidewalk at a few points along the boulevard.



EXISTING CONDITIONS

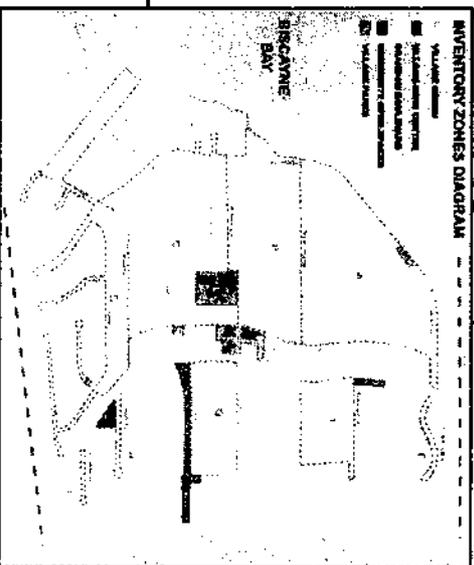
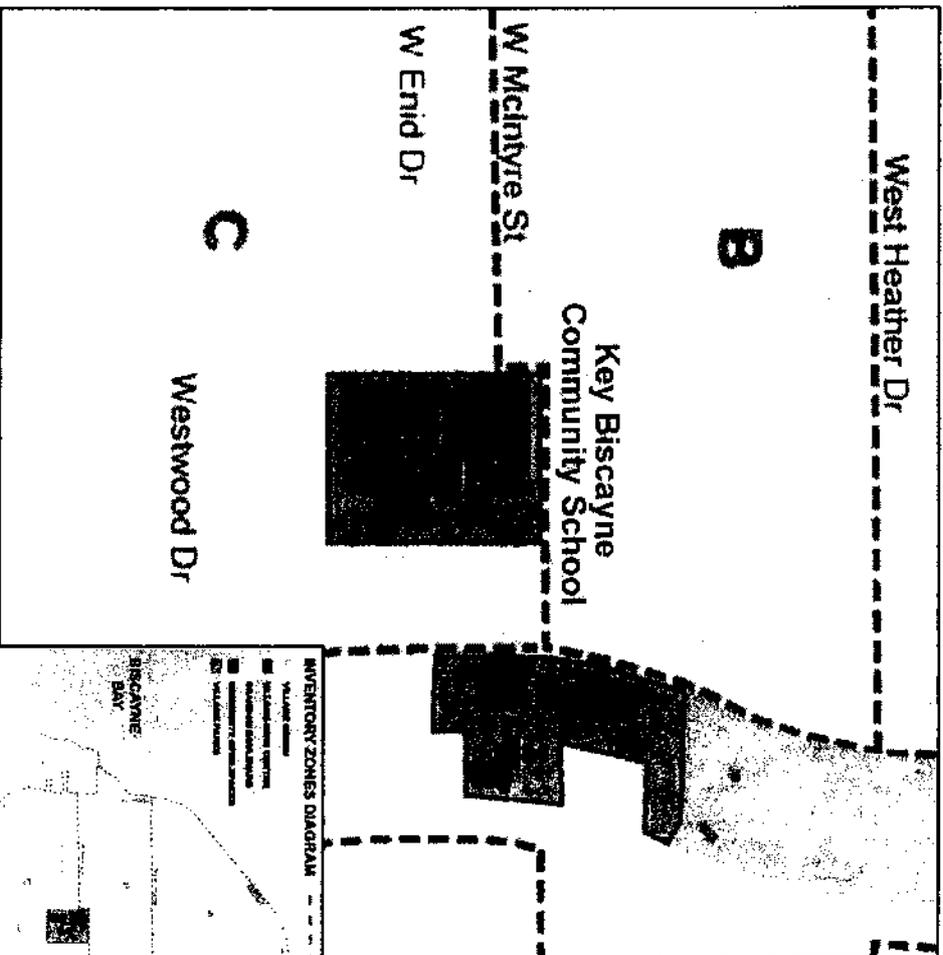
Crandon Boulevard: Amenities

Fixtures and Furnishings

- The Crandon Boulevard Master Plan established standard fixtures and furnishings, which are consistent with the style of other Village standard furnishings.
 - Benches: Landscape Forms Plainwell in dark green painted metal.
 - Trash Receptacles: Landscape Forms Scarborough Litter Receptacle in dark green.
 - Newspaper Racks: Adshel newspaper rack in dark green
 - Bicycle Racks: TimberForm Bollard Cycloops model 2172-01-E in dark green.
 - Pet Waste Stations: Dogipot Pet Station in dark green.
 - Light Fixtures: These are installed and maintained by Florida Power & Light Company, and will be painted dark green per Master Plan.
- New bus shelters—consistent in scale and design with Village architecture—provide an increased level of comfort for transit riders. Shelter from the elements and seating are important additions to the streetscape.
- About 10% of the street lights along Crandon Boulevard are not working.
- Street signs at intersections without traffic signals are difficult to read at night, especially on the southern half of the boulevard.



Key Biscayne Community School

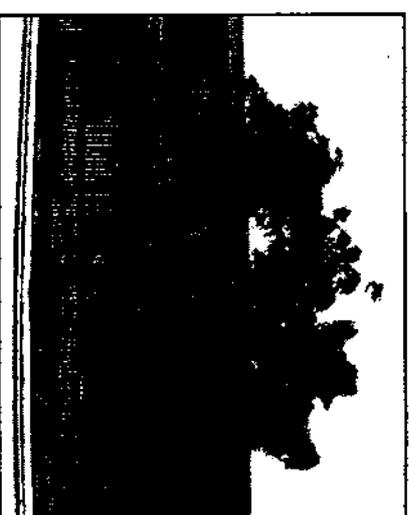


EXISTING CONDITIONS

Master Landscape Plan
Working Paper I

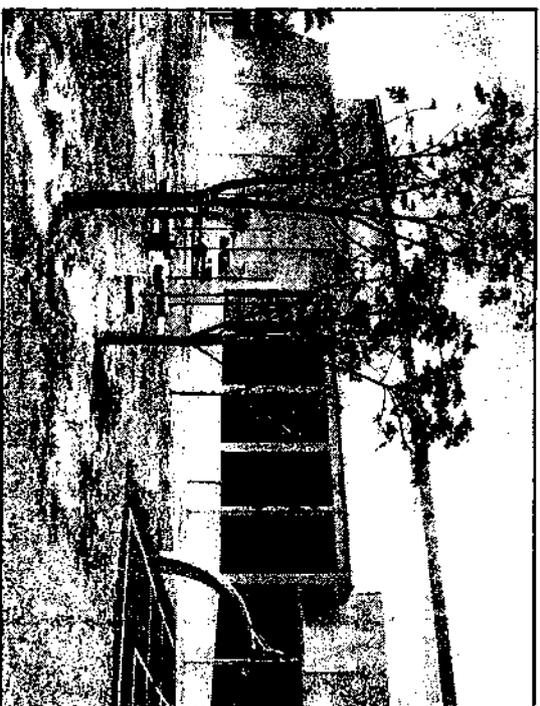
Key Biscayne Community School: Landscape Character & Condition

- Additions to the school over time have resulted in a fragmented, inconsistent landscape throughout the school property.
- The landscape is suffering from inappropriate maintenance and some poor plant selections. Some plantings are old and leggy, others are pruned into unnatural shapes, and some are newly planted.
- Shade trees are sparse, damaged, or missing throughout the school property.
- Uncontrolled foot traffic has reduced many sod or mulch areas to bare soil. Circulation improvements are needed to help reduce creation of "cow paths."
- The courtyards are the most inviting outdoor spaces due to shaded seating. However, plantings are sparse and unnaturally pruned.



EXISTING CONDITIONS

Key Biscayne Community School:
Landscape Character & Condition



EXISTING CONDITIONS

Key Biscayne Community School: Amenities

Hardscape

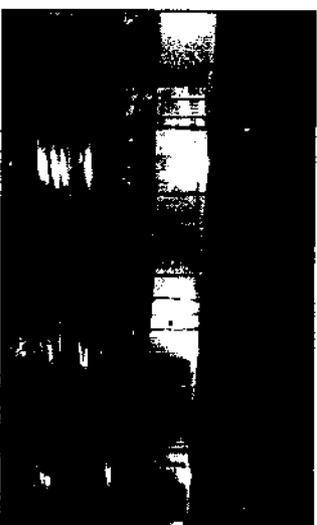
- Consists of standard grey concrete and one concrete unit paver courtyard.
- Overall, hardscape is well maintained. A few places show visible patching.

Signage

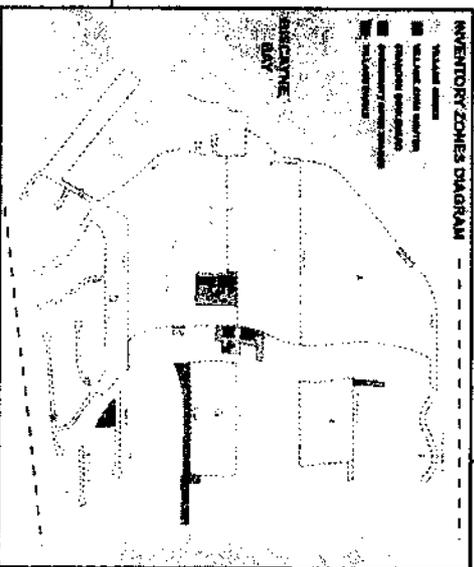
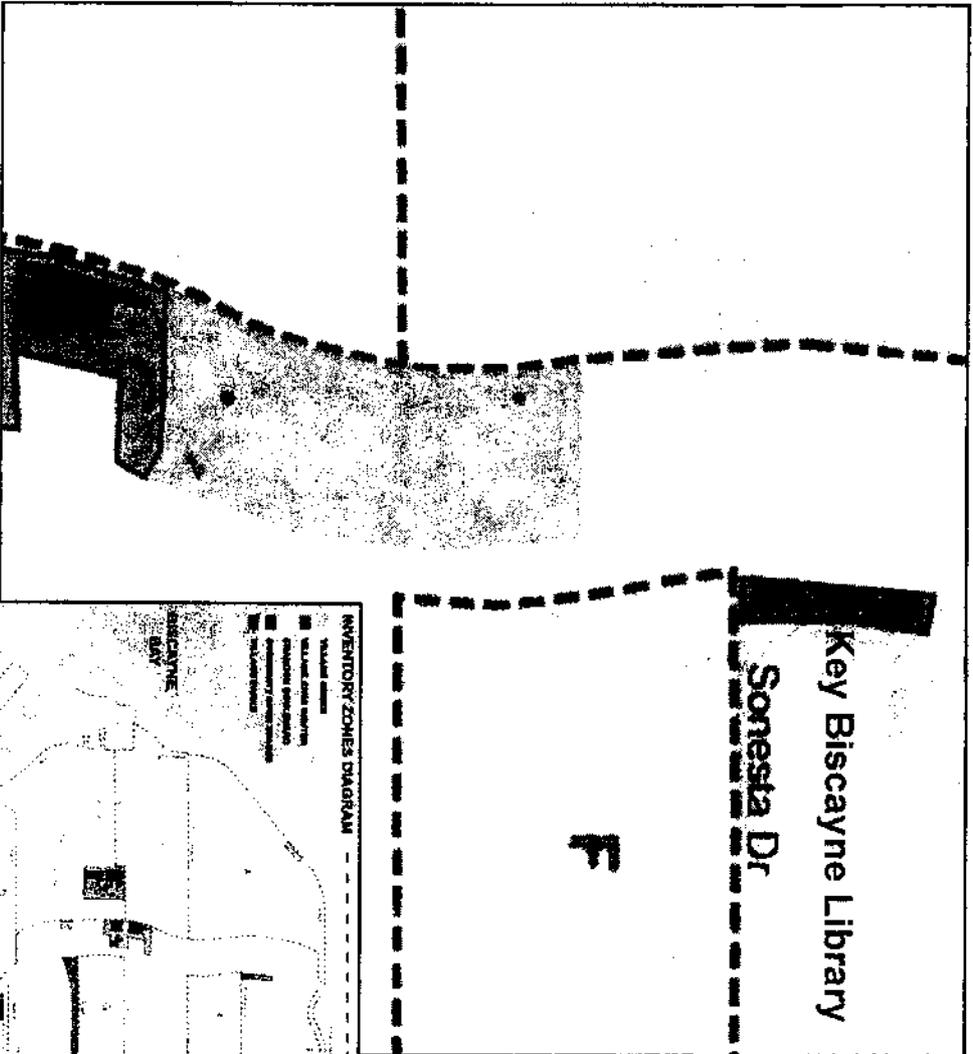
- There is no identification signage along West Enid Road or Ridgewood Road, other than the 'school zone' speed limit signs.

Fixtures and Furnishings

- Benches and tables are not consistent, or consistent with Village standard furnishings.
- Bike racks are Village standard model, but bare aluminum finish rather than blue.
- Fences are in good condition and are painted a consistent dark green throughout.
- Nighttime lighting levels are high. Light trespass was observed from neighboring properties.



Key Biscayne Library



EXISTING CONDITIONS

Key Biscayne Library: Landscape Character & Condition

- Community groups have volunteered their time and resources to enhance the library landscape.
- The library landscape has a tropical, botanical garden aesthetic, with a wide variety of plant species and a naturalistic pond.
- The maintenance requirements for the current plantings are much higher than other Village-maintained landscapes.
- In some areas, foot traffic and/or erosion has worn away turfgrass, exposing bare soil and tree roots.



EXISTING CONDITIONS

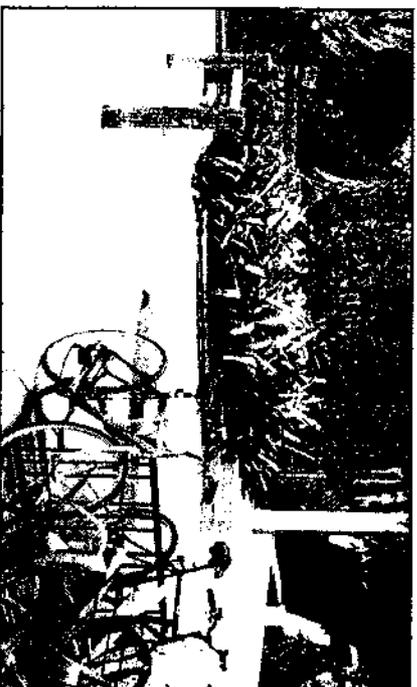
Key Biscayne Library: Amenities

Hardscape

- Standard concrete paths and a tan concrete unit paver entrance plaza are in fair condition, with some blemishes and cracks.
- The standard concrete has a cold feeling that is not consistent with the library 'garden' atmosphere.

Signage

- Includes signage on building, a parking lot entrance sign, and a historical bronze plaque on limestone base.

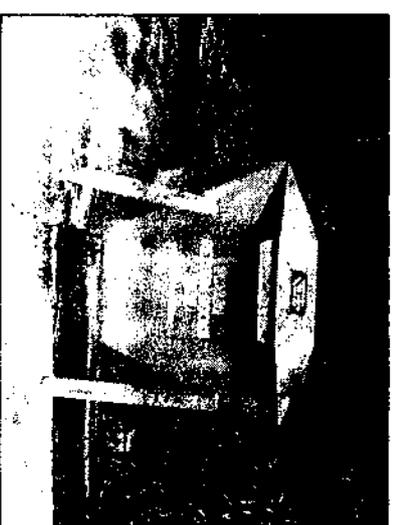
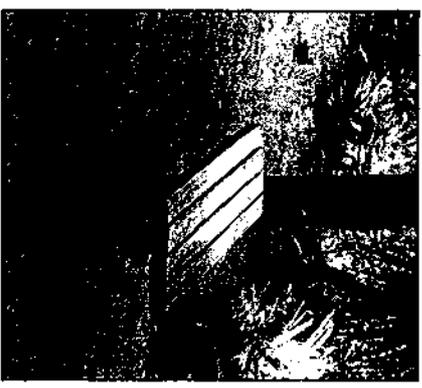
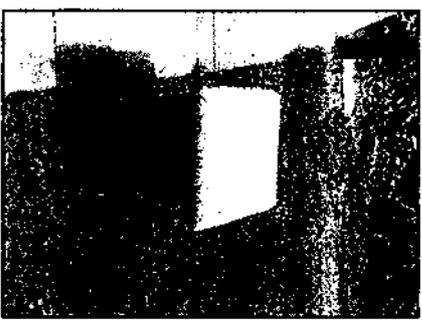


EXISTING CONDITIONS

Key Biscayne Library: Amenities

Fixtures and Furnishings:

- Furnishings are inconsistent, with classical stone benches placed near modern wooden benches in some locations.
- Fixtures and furnishings should be integrated and adapted to reflect the botanical garden atmosphere of the library grounds.
- The book return receptacle is dented and rusted in places. The bollards in front of it are leaning and have chipped paint.
- Light fixtures are utilitarian and not consistent with the garden aesthetic. They do match the building architecture, and appear to be original.



EXISTING CONDITIONS

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U.S. Post Office: Landscape Character & Condition

- The post office grounds are in poor condition.
- Missing plants, exposed/eroded soil, bare roots, mismatched pavement, and leaning bollards make this landscape an eyesore.
- Soil erosion on turf slopes has exposed roots and wires.
- A complete overhaul of this landscape should be undertaken.



EXISTING CONDITIONS

U.S. Post Office: Amenities

Hardscape

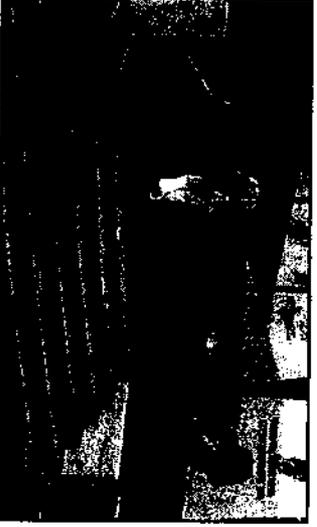
- All pedestrian surfaces (entrance stairway, plaza) are cracked, broken, stained, or mismatched. There are many trip-hazards within the paved area.
- The front entrance of the building is not ADA-accessible. Post office patrons in wheelchairs or with walkers must enter the building through the parking garage elevator in the back of the building.

Signage

- L'Esplanade sign that faces Crandon Boulevard is damaged.

Fixtures and Furnishings

- Light bollards are in poor condition.
- Mailboxes near the parking parking garage exit are in good condition.
- Flagpole and flag are in good condition.

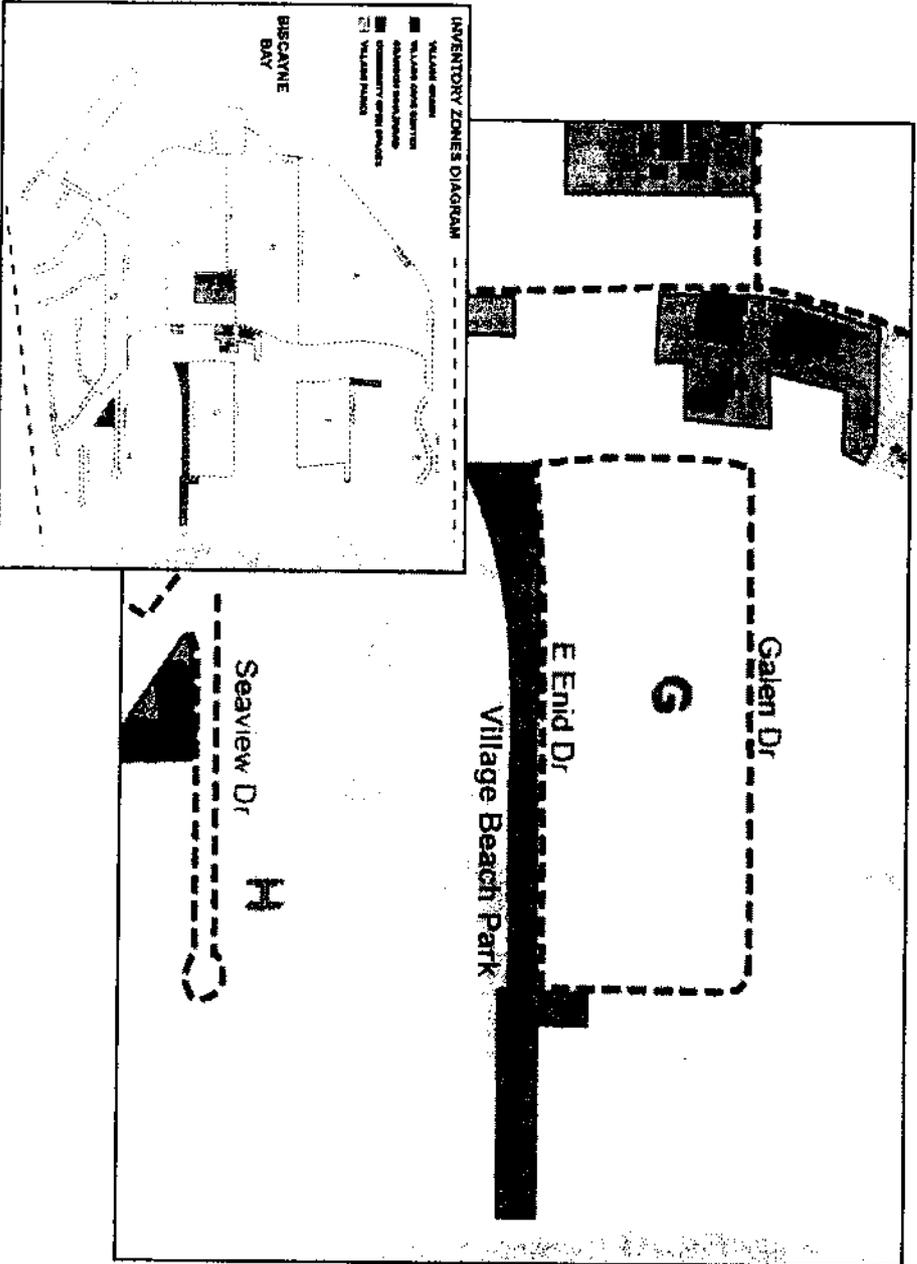


EXISTING CONDITIONS

Master Landscape Plan
Working Paper I

Village Beach Park

The Village Beach Park provides a functional community amenity and a beach access point, but is suffering from inadequate maintenance and some poorly-designed spaces.



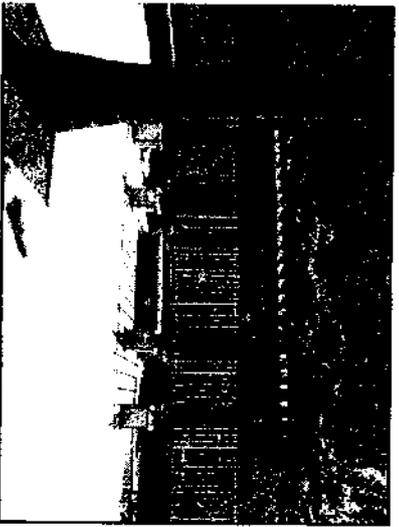
EXISTING CONDITIONS

Village Beach Park: Entrance Area

This area includes the spaces that are outside the gated park area, but are still part of the Village Beach Park.

Landscape Character & Condition

- The formal raised deck area has royal palms planted in beds surrounded by decorative, colored concrete. One palm is missing.
- The trellised area near the security booth, just outside the fence, is uninviting with its fence backdrop, bare trellis, and single backless bench. Shade and foliage is severely needed in this area.



Urban Design & Infrastructure

- The raised deck space appears to have been designed with no intended program use other than as a visual terminus to East Enid Drive.

EXISTING CONDITIONS

Village Beach Park: Interior Landscape

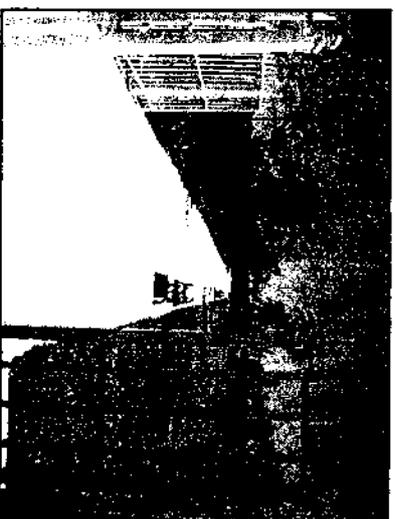
This area includes a sidewalk, interactive play fountain, open lawn, and edge plantings surrounded by fence on three sides.

Landscape Character & Condition

- Tree canopy covers less than 10% of this area. Solitaire palms and damaged wild tamarinds do little to shade the sidewalk and benches.
- Along the south park boundary, the plantings in front of the fence are sparse and poorly maintained. Groundcover and shrubs are in very poor condition, and do not buffer views from the park to the fence and neighboring property.
- Poorly maintained and damaged plantings along the north park boundary should be improved for aesthetics and to fully block views to the parking lot.

Urban Design & Infrastructure

- The open lawn area provides space for community events.



EXISTING CONDITIONS

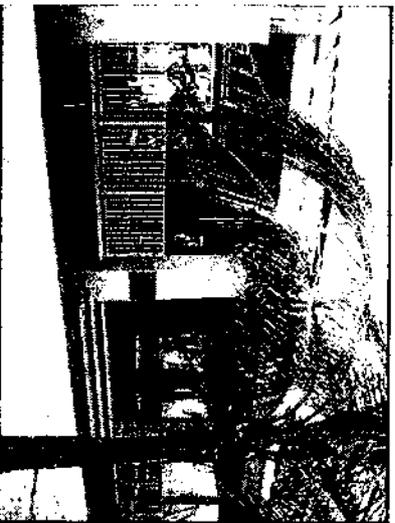
Village Beach Park: Pavilion Area

Landscape Character & Condition

- Plantings surrounding the pavilion are largely dead or missing.
- There are severe drainage problems in the planting beds surrounding the pavilion, with standing water evident in after several weeks without rain.

Urban Design & Infrastructure

- There are no benches or tables within the pavilion, which makes its programmed use unclear.



EXISTING CONDITIONS

Village Beach Park: Park Space adjacent to Beach Dunes

Landscape Character & Condition

- The small hedge along the sidewalk discourages visitors from using the lawn space.
- There are not enough coconut trees to provide comfortable shade.
- No seating is provided.
- A bike rack is located in the grass near the beach dunes. Its use has resulted in trampled grass and exposed bare sand.

Urban Design & Infrastructure

- This space could be an enjoyable, shaded area with views to the beach. The current landscape does not support this use.



EXISTING CONDITIONS

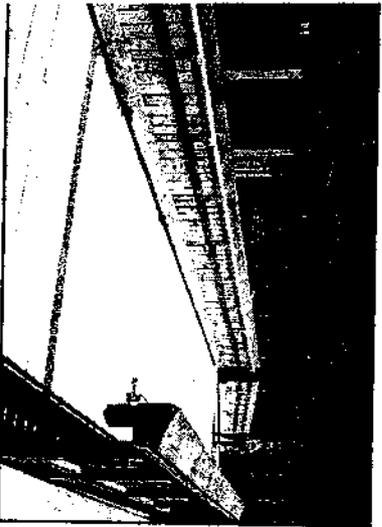
Village Beach Park: Amenities

Hardscape

- Most concrete is in fair condition, with some discoloration.
- Concrete bands around coral-colored concrete unit pavers are worn and weedy in places.
- Bridge materials are not consistent; discolored from repair work.

Signage

- Signage is limited to a few metal signs painted with park and beach rules.
- There is no decorative park entrance sign.

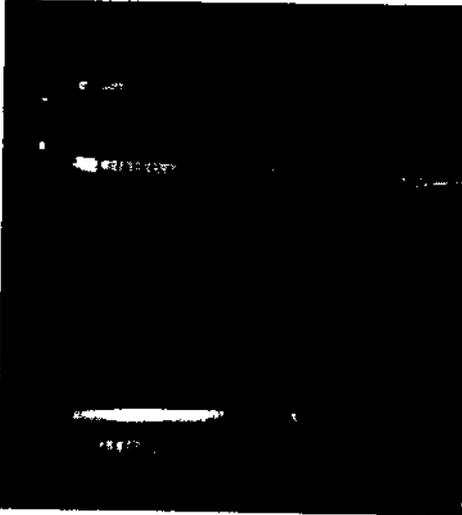
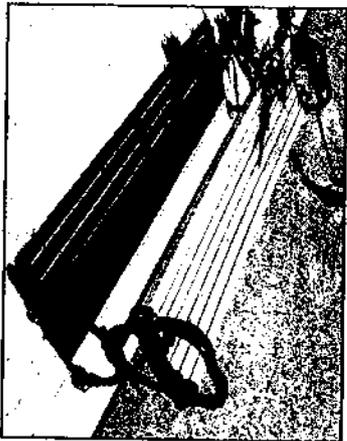
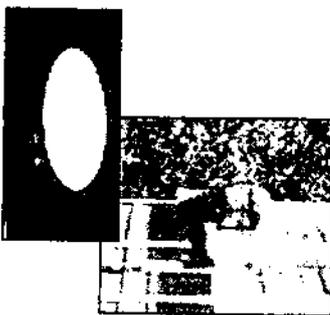


EXISTING CONDITIONS

Village Beach Park: Amenities

Fixtures and Furnishings

- A Village standard bike rack (painted black) is present at the park entrance. On the opposite end of the park near the beach there is a bare aluminum bike rack that does not match the Village standard.
- Benches and trash receptacles match the Village standard :Victor Stanley C-7 backless bench in wood/black metal
- Benches are few, and placed in non-conversational arrangements.
- Benches and tables are not present in the pavilion.
- About 50% of the up-lights on royal palm trees are not working.
- Light bollards and wall mounted fixtures are mismatched.



EXISTING CONDITIONS

East Enid Lake Park: Landscape Character & Condition

This pocket park is not meeting its full potential as a pedestrian oasis along Crandon Boulevard.

- Most plantings at the park are sparse and in decline. Plantings lack variety of species, size, and features.
- Sea Grape trees and Coconut palms are in good condition, and could serve the park well if augmented by additional groundcovers, shrubs, and trees. Currently, these specimens do not provide enough shade to encourage park use.
- Plantings in the raised bed near Crandon, though new, do not enhance the park atmosphere or provide shade for people waiting for the bus.
- The pond is not attracting visitors. Edge condition, water color, and visible garbage (though in small amounts) detract from what could be a desirable community amenity.
- Turfgrass goes directly up to the pond edge. For this type of pond edge treatment to be visually appealing, it requires a level of maintenance that is not currently evident. This edge treatment also encourages park users to step into the pond, as there is not a physical or implied barrier to the water.



EXISTING CONDITIONS

East Enid Lake Park: Landscape Character & Condition

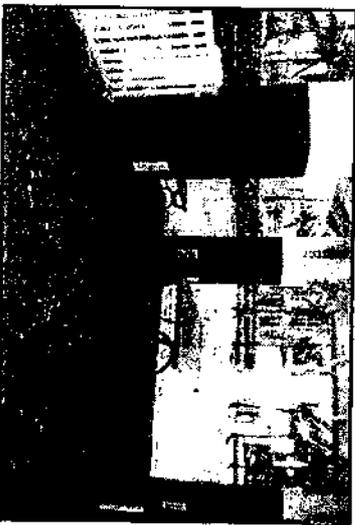
- The color of the water is an unnatural blue color similar to that commonly seen at theme parks. This implies poor water quality to visitors and does not serve the positive image of Key Biscayne.
- The sloped area on the south side of the pond is not an appropriate location for turfgrass as it is difficult (and dangerous) to mow.
- Scaevola coming over the fence from the Ocean Club on the southeast edge of the pond gives an unkempt appearance to this part of the water's edge.
- The retaining wall on the southeast edge is an unattractive grey concrete, which gives the pond an 'urban' rather than 'island' aesthetic.



EXISTING CONDITIONS

East Enid Lake Park: Urban Design & Infrastructure

- Successful passive-use park elements are present, but improvement is needed to make this a special place for Village residents and visitors.
- The park edge is used as a bus stop, while the park interior is used primarily by iguanas, ducks, and other wildlife. No visitors were observed within the park on numerous site visits.
- The pavilion provides an attractive shaded seating area over the water. If the pond and surrounding landscape are improved, this pavilion would be a pleasant viewing area.
- The randomness—and disassociated—location of the pavilion's seating and table detract from its appearance.
- The white painted metal railing makes it difficult to see through to the water when seated in the pavilion. If the railing was painted dark green or black it would alleviate this problem, while still serving its intended purpose.



EXISTING CONDITIONS

East Enid Lake Park: Amenities

Hardscape

- Pavement consists of red cast-in-place concrete and coral concrete unit pavers. It is in good condition, though soiled by wildlife droppings in some areas.
- Seat walls are painted red stucco with a rounded keystone cap. The seat walls form planters on three sides and break away in places to expose turfgrass edges and slopes. This design, while providing a variety of places to sit, does not provide conversational seating arrangements.
- The breaks in the seat walls create unattractive turf edges and slopes that are difficult to maintain. As a result, turf on the sloped areas is dry, weedy, and sparse.
- The pavilion floor is soiled by wildlife droppings. Regular cleaning in this area is absolutely necessary, or people will not use this space.



EXISTING CONDITIONS

East End Lake Park: Amenities

Signage

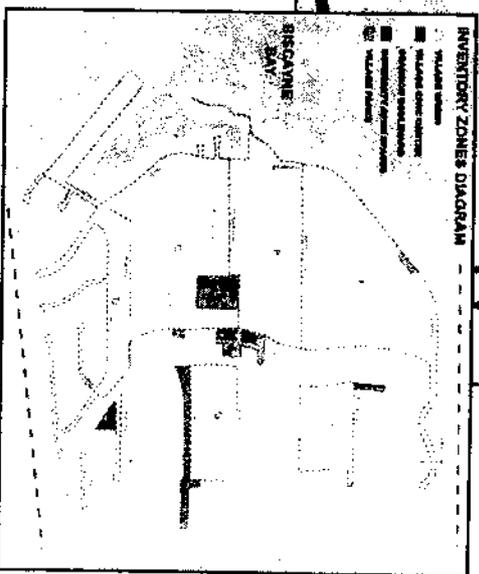
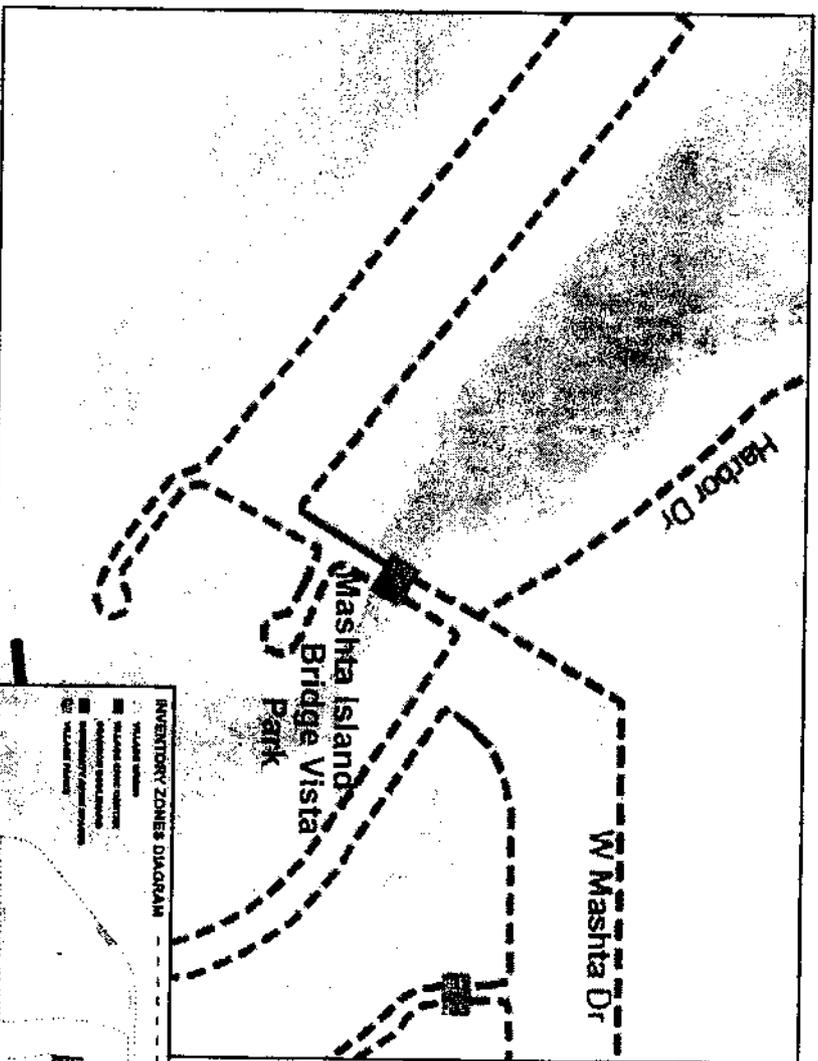
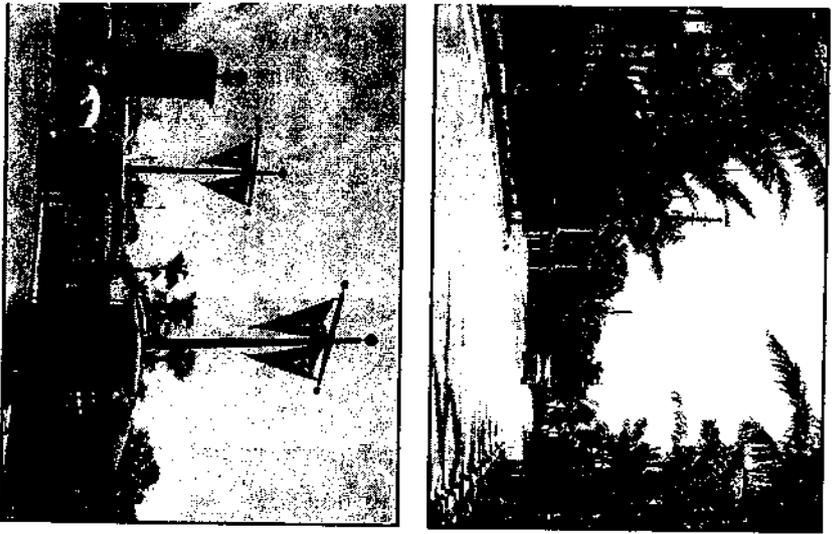
- There is no entrance or identification signage at the park.

Fixtures and Furnishings

- Two Village standard backless benches, one table in same product line and finishes, and two Village standard trash cans are the only furnishings at the park.
- The sparse furnishings are set in non-functional arrangements. Benches in conversational seating arrangements are needed.
- The pavilion and fountain are lit at night. On the night of observation, the fountain was turned off, though lit.
- The park receives light from street lights on Crandon Boulevard.

EXISTING CONDITIONS

Mashta Island Bridge Vista Park



June 2006

EXISTING CONDITIONS

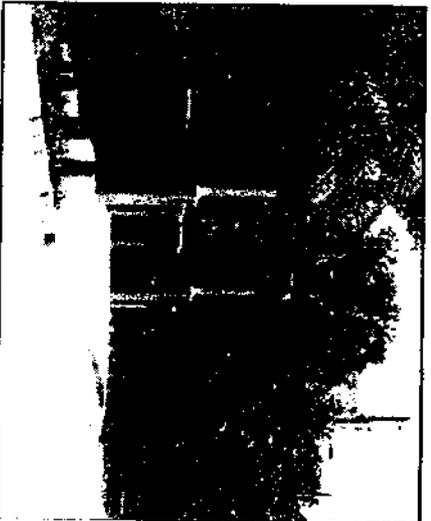
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Mashta Island Bridge Vista Park: Landscape Character & Condition

- Plantings are newly installed and in good condition. Some of the plants chosen are fairly high maintenance for this location.
- Park elements have a consistent theme/style and work well together.

Urban Design & Infrastructure

- The park is in good condition, but is rarely used as anything other than a transition space or fishing area. If benches and/or tables were provided, the park might receive increased use.
- An overhead utility line begins at the southern end of the vista park.



EXISTING CONDITIONS

Mashta Island Bridge Vista Park: Amenities

Hardscape

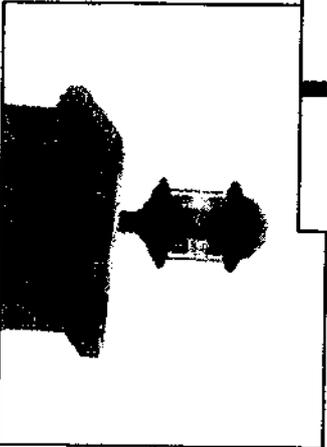
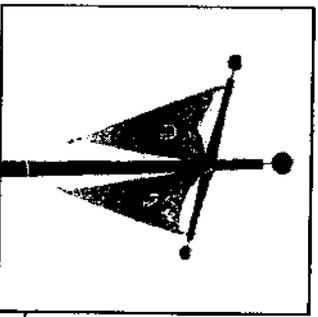
- Hardscape is in good condition, consisting of coral concrete, concrete unit pavers, and asphalt.

Signage

- The "Mashta Island" concrete entrance sign is in good condition, but not in keeping with other signage throughout the Village.
- Decorative banner signs are compatible with those used along Crandon Boulevard, though slightly different in form.
- Bronze Village symbol and dedication/memorial plaques are present on bridge structures.

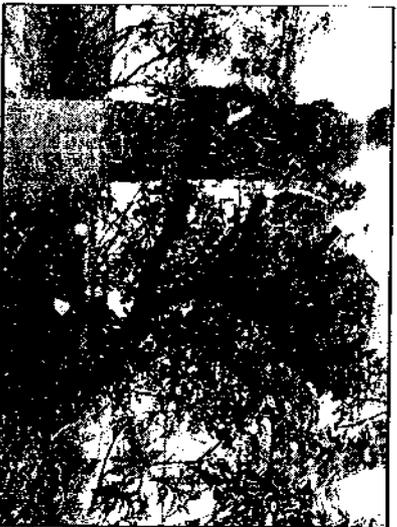
Fixtures and Furnishings

- Village standard trash cans are present on the bridge.
- No benches or tables are present.
- The bridge area is lit at night. Light fixtures have a nautical feel that is appropriate for the park location.
- The "Mashta Island" entrance sign light is not working.



EXISTING CONDITIONS

Bellsouth Easement Park



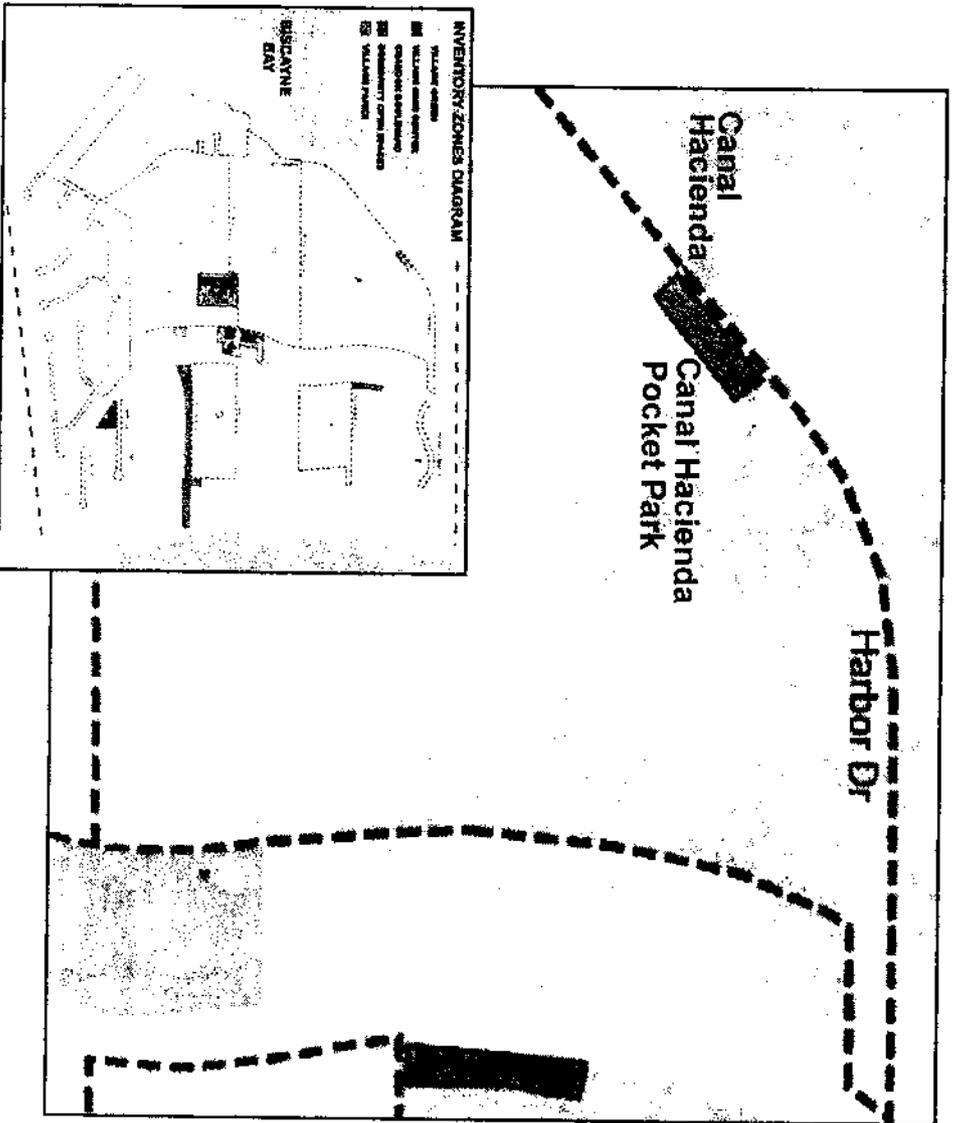
- This pocket park is suffering from maintenance neglect and inappropriate plant species selection. Plantings are sparse, toppled, and have an overall poor appearance.
- Furnishings consist of a single bench on a small concrete unit paver plaza. The plants around the plaza are leggy or missing. As a result, the unattractive, white concrete wall behind the plaza is visible. Weeds grow up through the cracks in the pavers.
- There is no tree canopy covering the plaza or sidewalk.
- Soil is bare in most places and is washing over the sidewalk. Mulch is desperately needed.

EXISTING CONDITIONS

Master Landscape Plan
Working Paper I

Canal Hacienda Pocket Park

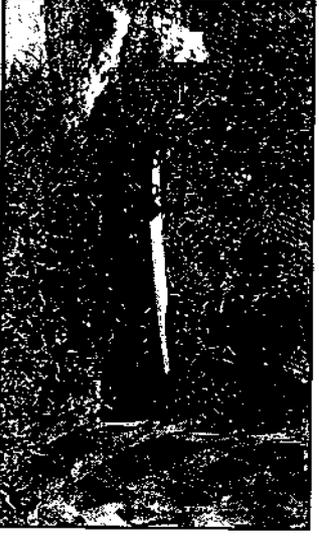
This park is located in the right of way between Canal Hacienda and Harbor Drive.



EXISTING CONDITIONS

Canal Hacienda Pocket Park

- Planting appears to be recent and in good condition.
- Turfgrass is patchy.
- The 'pocket park' consists of two Village standard backless benches, a small plaza made of pink concrete unit pavers, planting beds, and sidewalks.
- No welcome sign or other signage is present.
- Nighttime visibility is good.



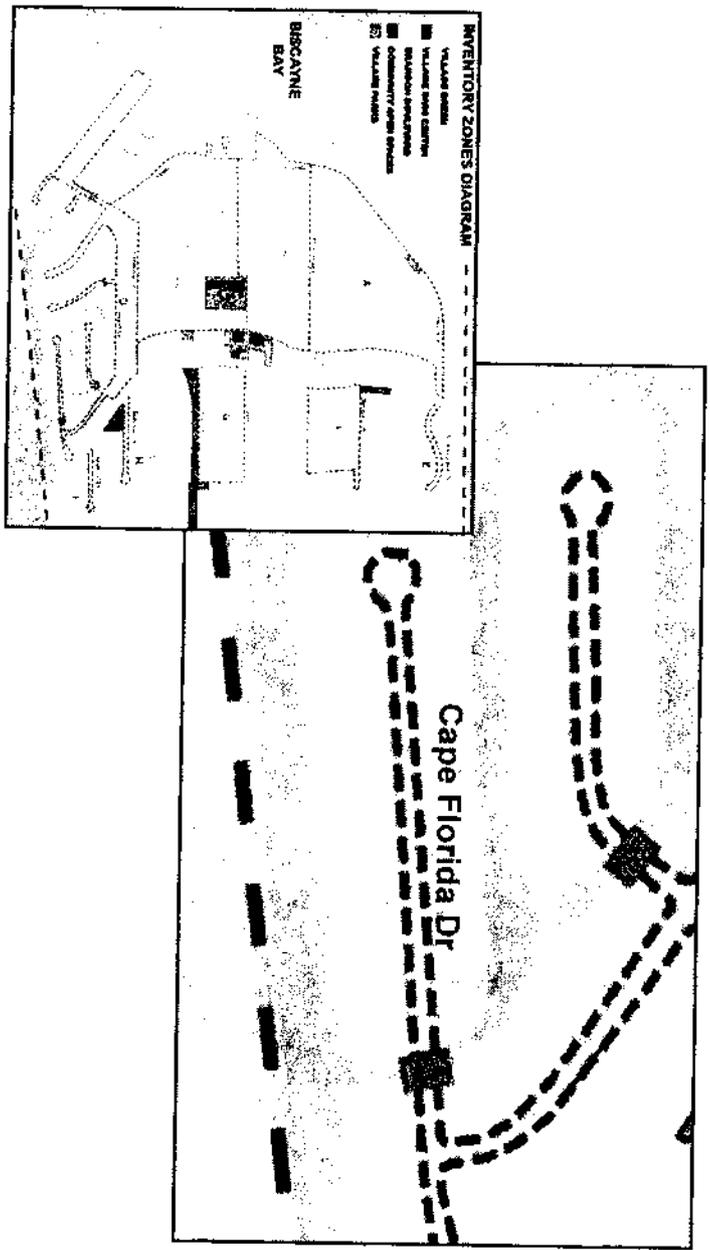
EXISTING CONDITIONS

Cape Florida Drive East Vista Park

Covered in Zone D, streets and cul-de-sacs.

Cape Florida Drive South Vista Park

This 'vista park' consists of plantings in the right of way spanning Pines Canal along Cape Florida Drive.



EXISTING CONDITIONS

Cape Florida Drive South Vista Park

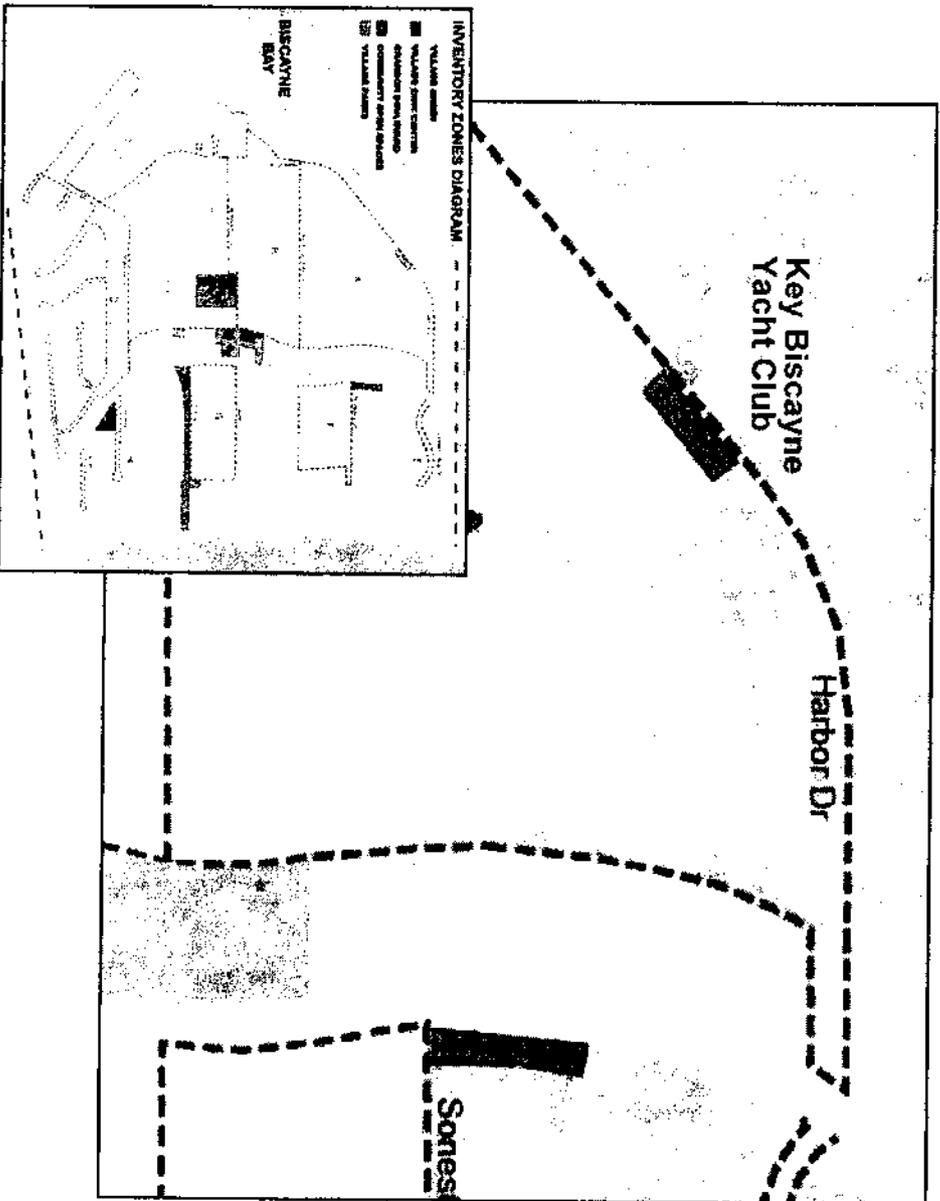
- No improvements are visible, save some poorly maintained plantings.
- No sidewalk is present.
- Views to the water are limited due to overgrown, unkempt vegetation.
- During inventory, nearby homeowner mentioned that he and a neighbor wondered if they could replant it.



EXISTING CONDITIONS

Key Biscayne Yacht Club Entrance

Identified by the Village as a Village maintained area.



EXISTING CONDITIONS

Key Biscayne Yacht Club Entrance

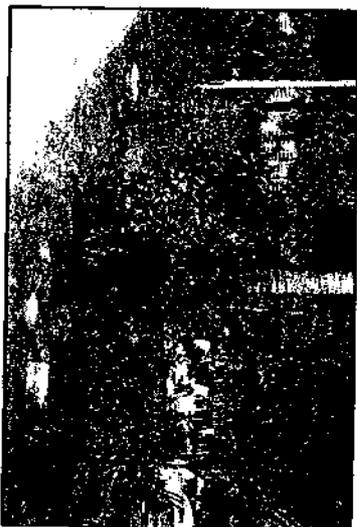
- The entrance plantings are a bit overgrown and in need of trimming. Overall appearance is good, except for a misplaced Bottle Palm in the entrance median. It is out of scale with the nearby palms, and is likely to be run over in its current location.
- Power lines cross directly over the entrance.
- Fixtures and furnishings are consistent with those of the Yacht Club.
- Pointed white concrete wheel stop stones line the edges of the entrance. These are a hazard to vehicles and can result in punctured tires.
- The chain link fence to the north of the entrance is damaged, bent, and does not match the black painted metal fence at the entrance.



EXISTING CONDITIONS

Knollwood Drive Vista Park

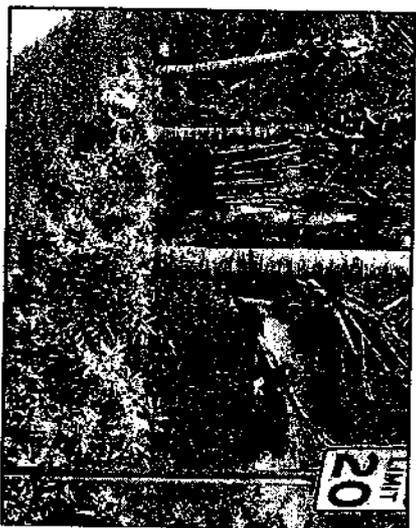
Within the right of way that spans Pines Canal along Knollwood Drive.



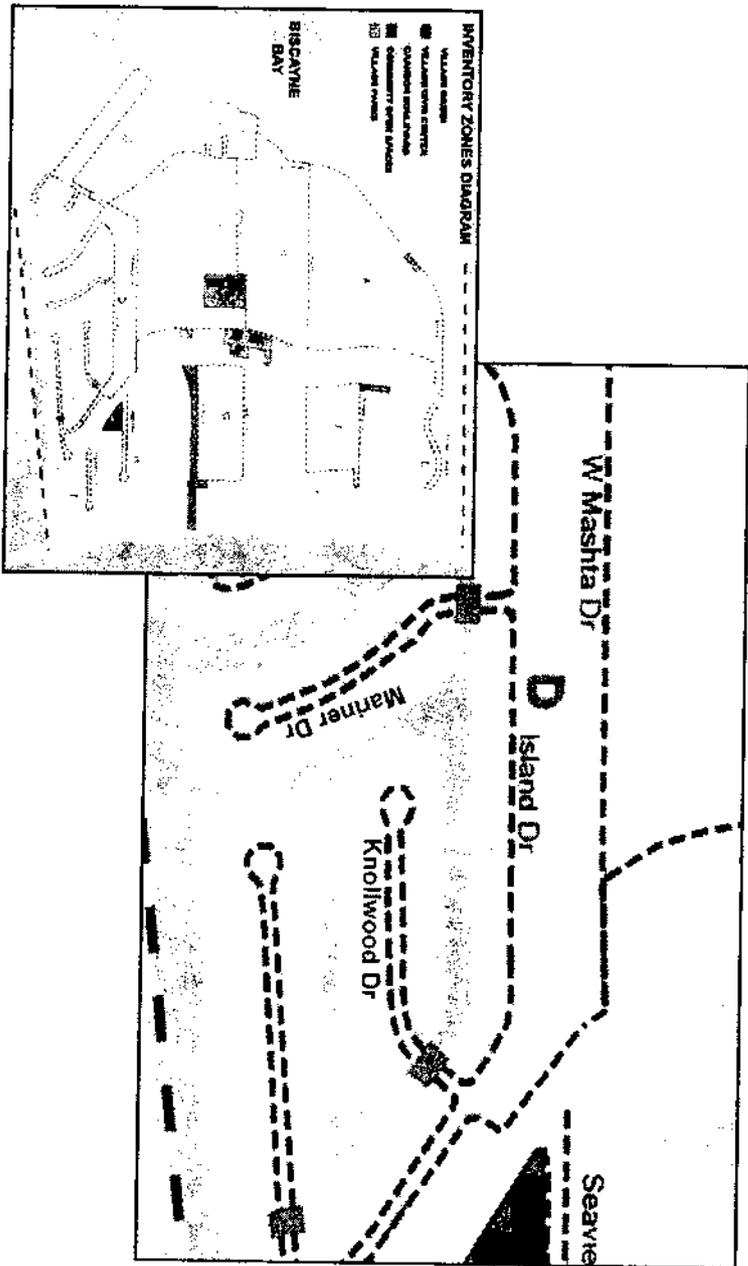
Knollwood Drive Vista Park

Mariner Drive Vista Park

Within the right of way that spans Pines Canal along Mariner Drive.



Mariner Drive Vista Park



EXISTING CONDITIONS



Knollwood Drive Vista Park

Knollwood Drive Vista Park

- No improvements or fixtures are visible, and no sidewalk is present.
- The vegetation is sparse in places and overgrown in others.
- Miscellaneous debris is present in the planting areas.



Mariner Drive Vista Park

Mariner Drive Vista Park

- Planting appears to be relatively recent, with some pattern visible.
- No sidewalk is present.
- A wooden fence runs along the western boundary of the vista park.
- Pointed, white concrete wheel stops are present.
- The vegetation is moderately overgrown.

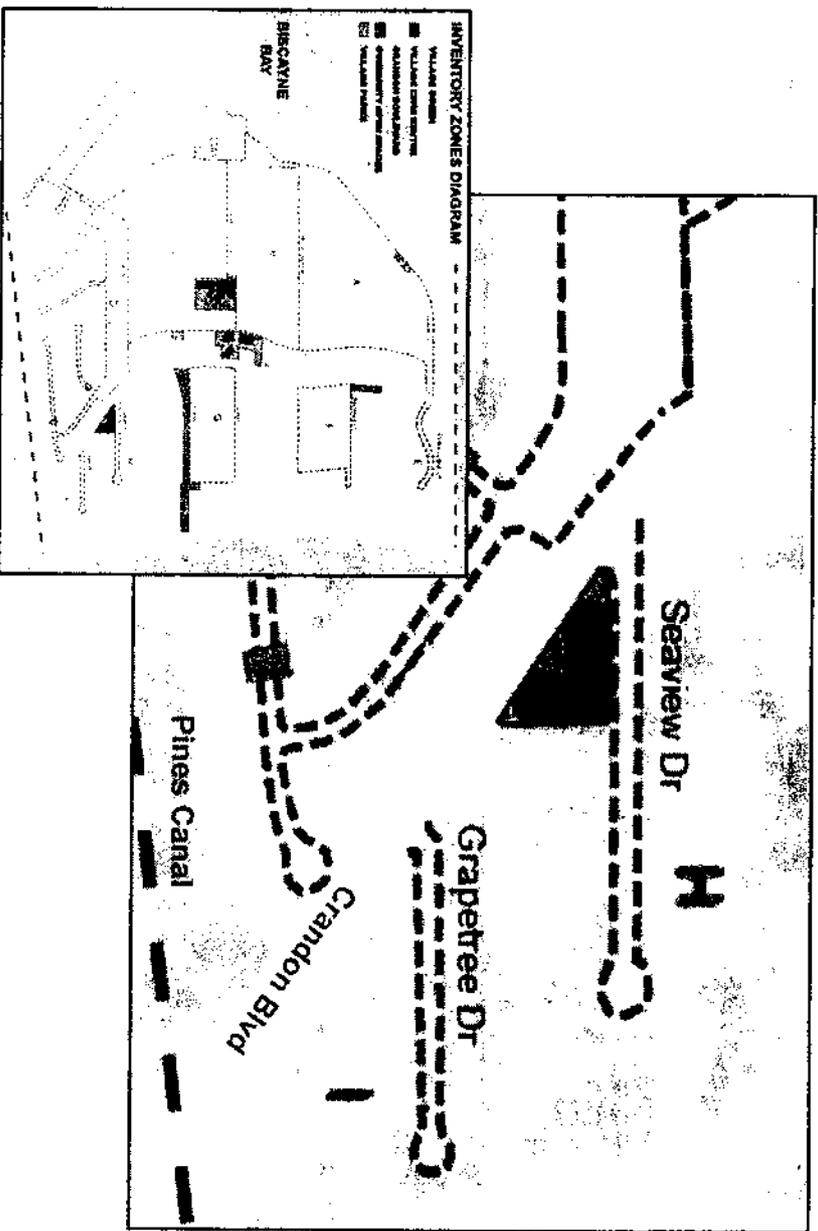
EXISTING CONDITIONS

Pines Canal Vista Park

Located between Pines Canal and Crandon Boulevard.

Sea View Drive Vista Park

Covered in Seaview Drive inventory, streets and cul-de-sacs.



EXISTING CONDITIONS

Pines Canal Vista Park

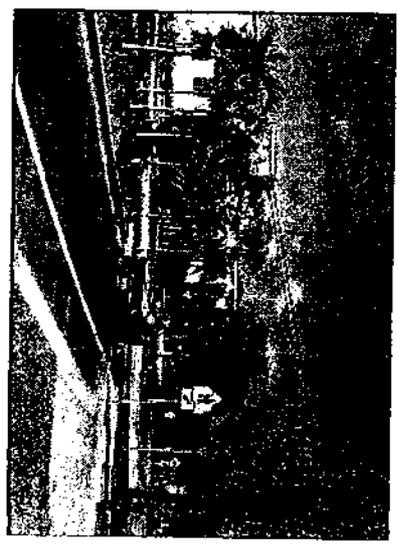
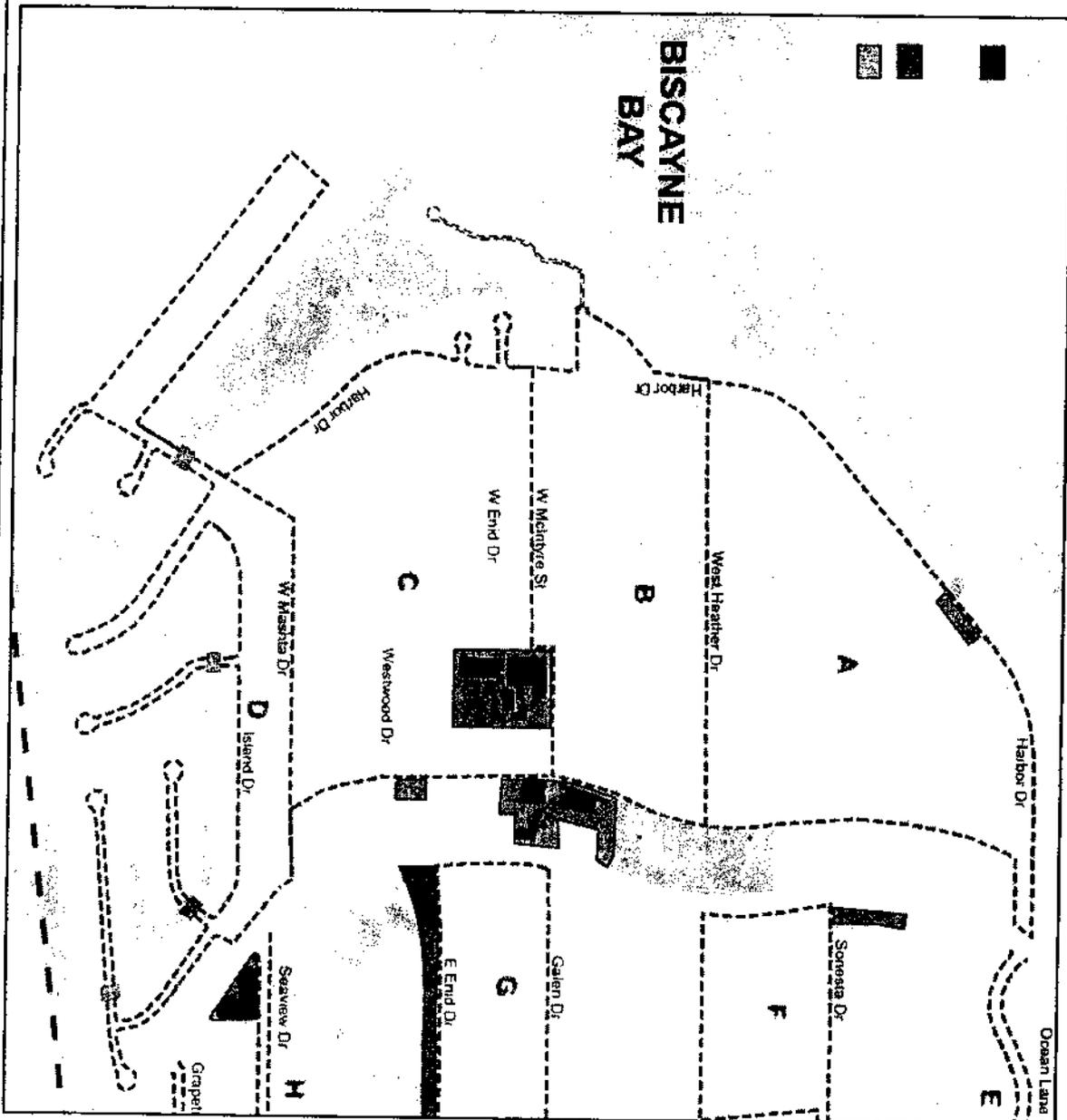
- This vista park has not been constructed. Plans for this vista park have been abandoned by the Village.
- Per the Crandon Boulevard Master Plan invasive/exotic plants will be removed from this area and it will be maintained as a natural area.



EXISTING CONDITIONS

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Streets and Cul-de-sacs: Zones A - D



June 2006



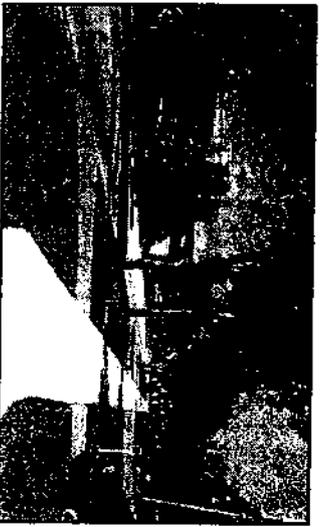
EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone A

Collector and Significant Streets: Harbor Drive, West Heather Drive, and Fernwood Road

- These streets have all had recent traffic calming improvements, which distinguishes them from other streets in this zone.
- They all lack a unified streetscape appearance and have gaps in street tree plantings.

- Tree canopy coverage ranges between 10% and 30%. Some areas of these streets have no tree canopy coverage at all.
- Each has a sidewalk on one side.
- Overhead utility lines along streets and intersections conflict with streetscape plantings in about 20% of this zone.



EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone A

Collector and Significant Streets: Harbor Drive, West Heather Drive, and Fernwood Road

Harbor Drive

- Median plantings give Harbor Drive a unique identity among other streets in this zone. However, there is not a streetscape concept that unites the median plantings with the right-of-way plantings.
- NW right-of-way drainage swales have exposed soil in places due to vehicles parking there.
 - Parking on swales compacts soil, flattens swale grading, and reduces drainage capacity.
 - Water pools outside the swales after rain events, flooding parts of Harbor Drive.
- Hedge plantings within the right-of-way adjacent to the Yacht Club appear to have successfully prevented parking within drainage swales.
 - Swales behind the hedges in this area are in good condition.
- Some conflicts with overhead utility lines that cross Harbor Drive at Fernwood.



EXISTING CONDITIONS



Streets and Cul-de-sacs: Zone A **Collector and Significant Streets: Harbor Drive, West Heather Drive, and Fernwood Road**

West Heather Drive

- Homeowner landscapes extend into the right-of-way in most places along this street. It is difficult to tell street trees from private landscapes.

Fernwood Road

- On street parking adjacent to the Village Green.
- Utility lines in the east street right-of-way conflict with trees in some locations.
- Many of the streetscape trees and plants are damaged.



EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone A

Neighborhood Streets

- Some of these streetscapes have unique appearances, but overall these streets exhibit similar trends.
- All of these streets have vehicles parking within the street right-of-way, which makes the grass patchy in places.
- Homeowner landscapes extend into the street right-of-way in many cases. With the exception of Woodcrest Road, the drainage swale areas on most streets are small to non-existent.
- Some street signs are damaged or missing.
- Overhead utility lines along streets and intersections conflict with streetscape plantings in about 20% of this zone.

Notable Items

- Glenridge Road has unified, exceptional street trees, with canopy coverage that exceeds 50%.
- Woodcrest Road and Cranwood Road have canopy coverage exceeding 50%, but street tree plantings are inconsistent.
- Hampton Lane and Harbor Court have unified coconut street tree plantings with few gaps.
- All other streets have inconsistent street tree plantings with frequent gaps.



EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone B

Collector and Significant Streets: Harbor Drive, West McIntyre Street, and Fernwood Road



- Harbor Drive and Fernwood Road had recent traffic calming improvements, while West McIntyre Street has not.
- They all lack a unified, consistent streetscape appearance and have gaps in street tree plantings.
- Tree canopy coverage ranges greatly between 10% and 50%. Some areas of these streets have no tree canopy coverage at all, while others have high percentage of tree canopy coverage.
- Each has a sidewalk on one side.
- Overhead utility lines along streets and intersections conflict with streetscape plantings in about 20% of this zone.

EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone B

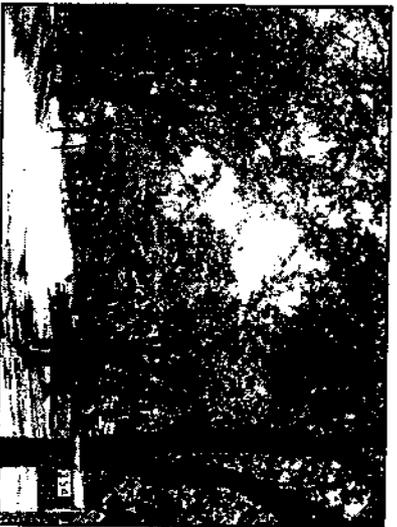
Collector and Significant Streets: Harbor Drive, West McIntyre Street, and Fernwood Road

Harbor Drive

- Right-of-way drainage swales on the west side of the street have exposed soil in places due to vehicles parking there.
- Parking on swales compacts soil, flattens swale grading, and reduces drainage capacity.
- Water pools outside the swales after rain events, flooding parts of Harbor Drive.
- Median plantings give Harbor Drive a unique identity among other streets in this zone. However, there is not a streetscape concept that unites the median plantings with the right-of-way plantings.



EXISTING CONDITIONS



Streets and Cul-de-sacs: Zone B **Collector and Significant Streets: Harbor Drive, West McIntyre Street, and Fernwood Road**

West McIntyre Street

- Street tree plantings between Harbor Drive and Ridgewood Road are consistent, unified, and have canopy coverage above 50%.
- Streetscape between Ridgewood Road and Fernwood is inconsistent, with tree canopy coverage less than 20%.
- Traffic calming improvements and streetscape improvements are needed to help distinguish this significant Village street.



Fernwood Road

- On street parking adjacent to the Village Green.
- Utility lines in the east street right-of-way conflict with trees in some locations.
- Many of the streetscape trees and plants are damaged.



EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone B

Neighborhood Streets

- Some of these streetscapes have unique appearances, but overall these streets exhibit similar trends.
- All of these streets have vehicles parking within the street right-of-way, which makes the grass patchy in places.
- Homeowner landscapes extend into the street right-of-way in many cases. Drainage swale size varies greatly in this zone, and Woodcrest Road was flooded after a significant rain event upon observation.
- Some street signs are damaged or missing.
- Overhead utility lines along streets and intersections conflict with streetscape plantings in about 20% of this zone.



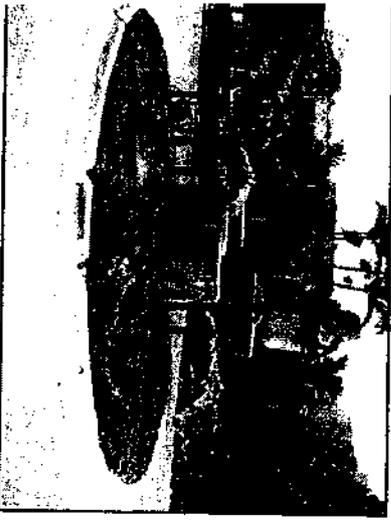
EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone B

Neighborhood Streets

Notable Items

- Redwood Lane has tree 50% canopy coverage over half of the street, and the other half of the street has less than 10%. This gives the street a fragmented streetscape aesthetic.
- Sabal Palm Drive, Hampton Lane, and Allendale Road have unified palm plantings, though with minor inconsistencies.
- Warren Lane has street trees that are immature. Currently there are few gaps and these trees show good streetscape potential.
- Ridgewood Road has consistent Gumbo Limbo street trees with few gaps, but the open canopy of these trees does not create much shade on the street.
- Glenridge Road has unified, exceptional street trees, with canopy coverage that exceeds 50%.
- Woodcrest Road has canopy coverage exceeding 50% on the northern half of the street, but street tree plantings are inconsistent.
- Harbor Point Drive has a lush, manicured streetscape that is consistent throughout. The high intensity of maintenance suggests that this is a privately maintained street.
- All other streets have inconsistent street tree plantings with frequent gaps.



EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone C

Collector and Significant Streets: Harbor Drive, Fernwood Road, West Wood Drive, and East Enid Drive

- Harbor Drive has recent traffic calming improvements, while the others have not.
- With the exception of West Enid Drive, streets in this group lack a unified, consistent streetscape appearance and have gaps in street tree plantings.
- Tree canopy coverage ranges greatly between 10% and 50%. Some areas of these streets have no tree canopy coverage at all, while others have high percentage of tree canopy coverage.
- Each has a sidewalk on one side, although West Enid Drive only has sidewalk between Woodcrest Road and Fernwood Road.
- Overhead utility lines along streets and intersections conflict with streetscape plantings in about 20% of this zone.



EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone C

Collector and Significant Streets: Harbor Drive, Fernwood Road, West Wood Drive, and East Enid Drive

Harbor Drive

- Right-of-way drainage swales on the west side of the street have exposed soil in places due to vehicles parking there.
- Parking on swales compacts soil, flattens swale grading, and reduces drainage capacity.
- Water pools outside the swales after rain events, flooding parts of Harbor Drive.
- Median plantings give Harbor Drive a unique identity among other streets in this zone. However, there is no streetscape concept that unites the median plantings with the right-of-way plantings.
- Roundabout with fountain present at intersection with Mashta Drive.



EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone C

Collector and Significant Streets: Harbor Drive, Fernwood Road, West Wood Drive, and East Enid Drive

Fernwood Road

- Streetscape is inconsistent.

West Wood Drive

- Most street trees are missing, so canopy coverage is less than 10%.
- Lacks a unified streetscape.
- Standing water was observed.

West Enid Drive

- Coconut street tree plantings help to unify West Enid Drive as it bends around the Key Biscayne Community School.
- Sidewalk does not extend the full length of the road.



EXISTING CONDITIONS



Streets and Cul-de-sacs: Zone C

Neighborhood Streets

- Some of these streetscapes have unique appearances, but overall these streets exhibit similar trends.
- All of these streets have vehicles parking within the street right-of-way, which makes the grass patchy in places.
- Homeowner landscapes extend into the street right-of-way in many cases. Drainage swale size varies greatly in this zone.
- Some street signs are damaged or missing.
- Overhead utility lines along streets and intersections conflict with streetscape plantings in about 20% of this zone.

Notable Items

- Harbor Lane has a cohesive streetscape of coconut street trees.
- Glenridge Road has unified street trees, with canopy coverage that exceeds 50%.
- Ridgewood Road has consistent Gumbo Limbo street trees with few gaps, but the open canopy of these trees does not create much shade on the street.
- Warren Lane and Allendale Road have many damaged or missing street trees.
- All other streets have inconsistent street tree plantings with frequent gaps

EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone D

Collector and Significant Streets: West Mashta Drive, Harbor Drive, and Island Drive

- All have had recent traffic calming improvements, except for Harbor Drive.
- With the exception of West Mashta Drive, streets in this group lack a unified, consistent streetscape appearance and have some gaps in street tree plantings.
- Tree canopy coverage ranges between 10% and 30%.
- West Mashta Drive is the only street in this group that has a sidewalk.
- Overhead utility lines along streets and intersections conflict with streetscape plantings in about 5% of this zone.



EXISTING CONDITIONS



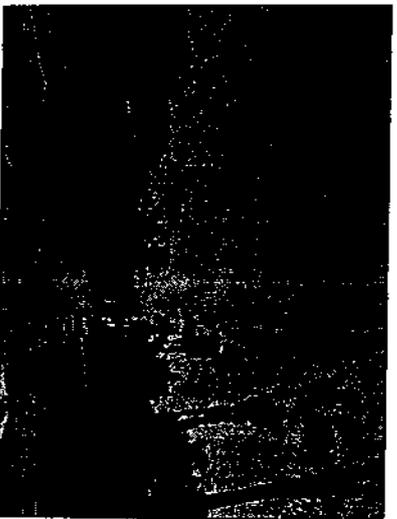
Streets and Cul-de-sacs: Zone D
Collector and Significant Streets: West Mashta Drive, Harbor Drive, and Island Drive

West Mashta Drive

- Sidewalk on one side of the road.
- Colorful median and traffic circle plantings give this street a unique character.
- Tree canopy coverage ranges between 10% and 30% and street tree plantings are unified.
- Character of street becomes less formal to the south of Harbor Drive. Palms line the street in this area, and are inconsistent in places.
- Soil is exposed in places where vehicular parking occurs.

Harbor Drive

- A brick sign structure sits in the Harbor Drive median where Harbor Drive and Mashta Drive intersect. This structure does not have any lettering or signage.



EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone D

Collector and Significant Streets: West Mashta Drive, Harbor Drive, and Island Drive

Harbor Drive

- A wide median spans the length of Harbor Drive south of West Mashta Drive. This streetscape condition is unique to the neighborhoods west of Crandon Boulevard, which gives this street a recognizable identity.
- The plantings within the medians contain a variety of species that require high maintenance.
- Many of these specimens are overgrown and not sufficient with the upscale character of the homes along the street.
- Despite the wide medians and ample planting room, tree canopy coverage on this street is between 10% and 20%.
- Large utility boxes are visible within the street median.

Island Drive

- Has been improved with traffic calming trays.
- Inconsistent character throughout, with no unified streetscape concept.

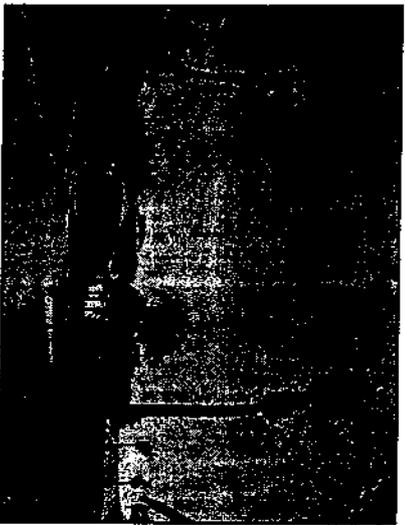


EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone D

Neighborhood Streets

- Some of these streetscapes have unique appearances, but overall these streets exhibit similar trends.
- All of these streets have vehicles parking within the street right-of-way, which makes the grass patchy in places.
- Homeowner landscapes extend into the street right-of-way in many cases. Drainage swale size varies greatly in this zone.
- Some street signs are damaged or missing.
- Overhead utility lines along streets and intersections conflict with streetscape plantings in about 30% of this zone.



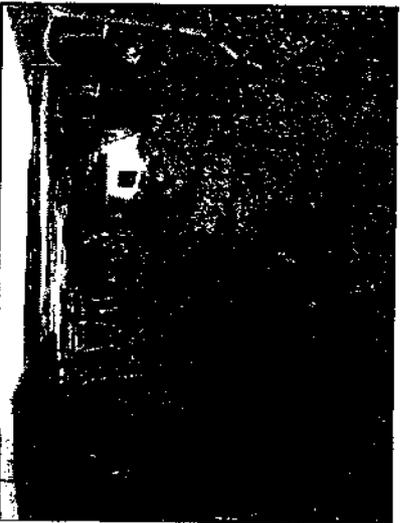
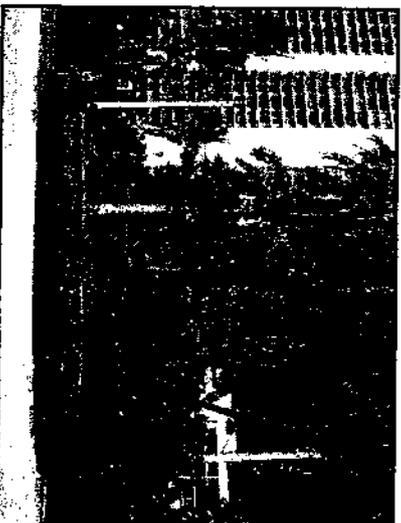
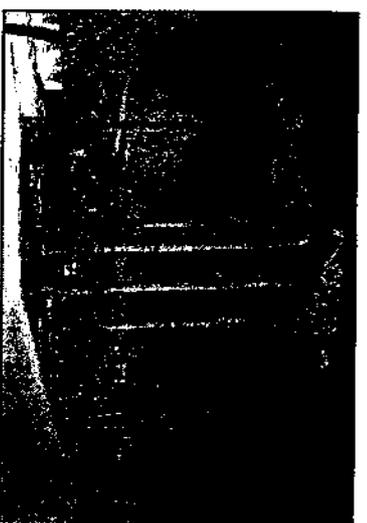
EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone D

Neighborhood Streets

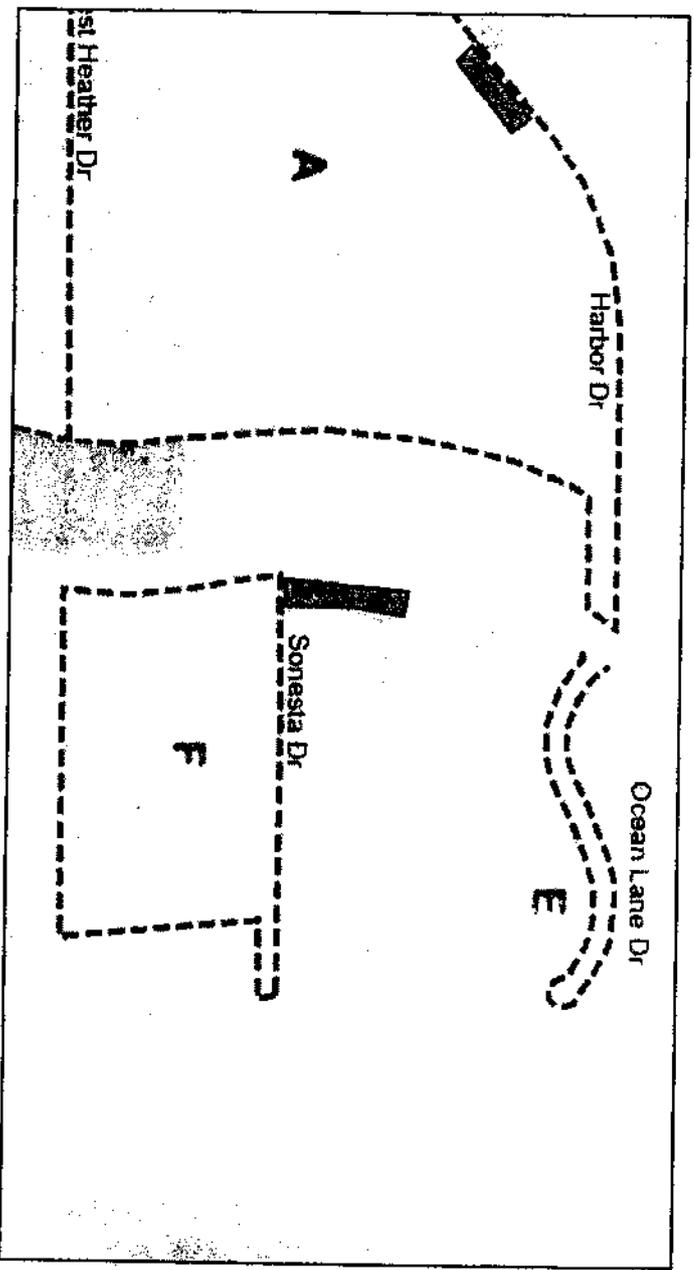
Notable Items

- Mashta Island is missing street trees in most places, with the exception of North Mashta Drive east of West Mashta Drive and the coconut trees on Mashta Place.
- Most streets in Mashta Island retain water/flood after rain events.
- North Mashta Drive has 50% tree canopy coverage, but the streetscape and cul-de-sac median plantings are extremely inconsistent.
- Cape Florida Drive streetscape is extremely inconsistent. Street trees are difficult to distinguish from private plantings. Cul-de-sac medians at either end of the street do not complement each other, and are suffering from neglect.
- Knollwood Drive has a marginally consistent streetscape of coconut trees.
- Mariner Drive has consistent coconut street tree plantings, but the cul-de-sac understory plantings are overgrown and leggy.
- All streets in this group lack unique streetscape identity.



EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone E



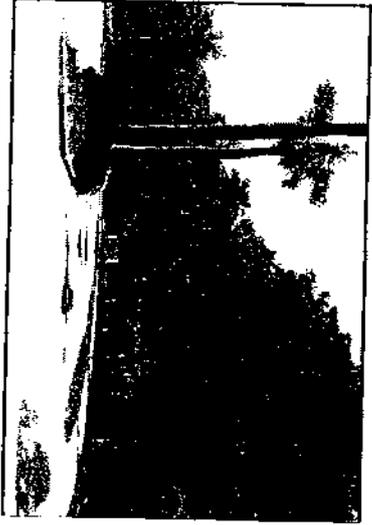
EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone E

Ocean Lane Drive:

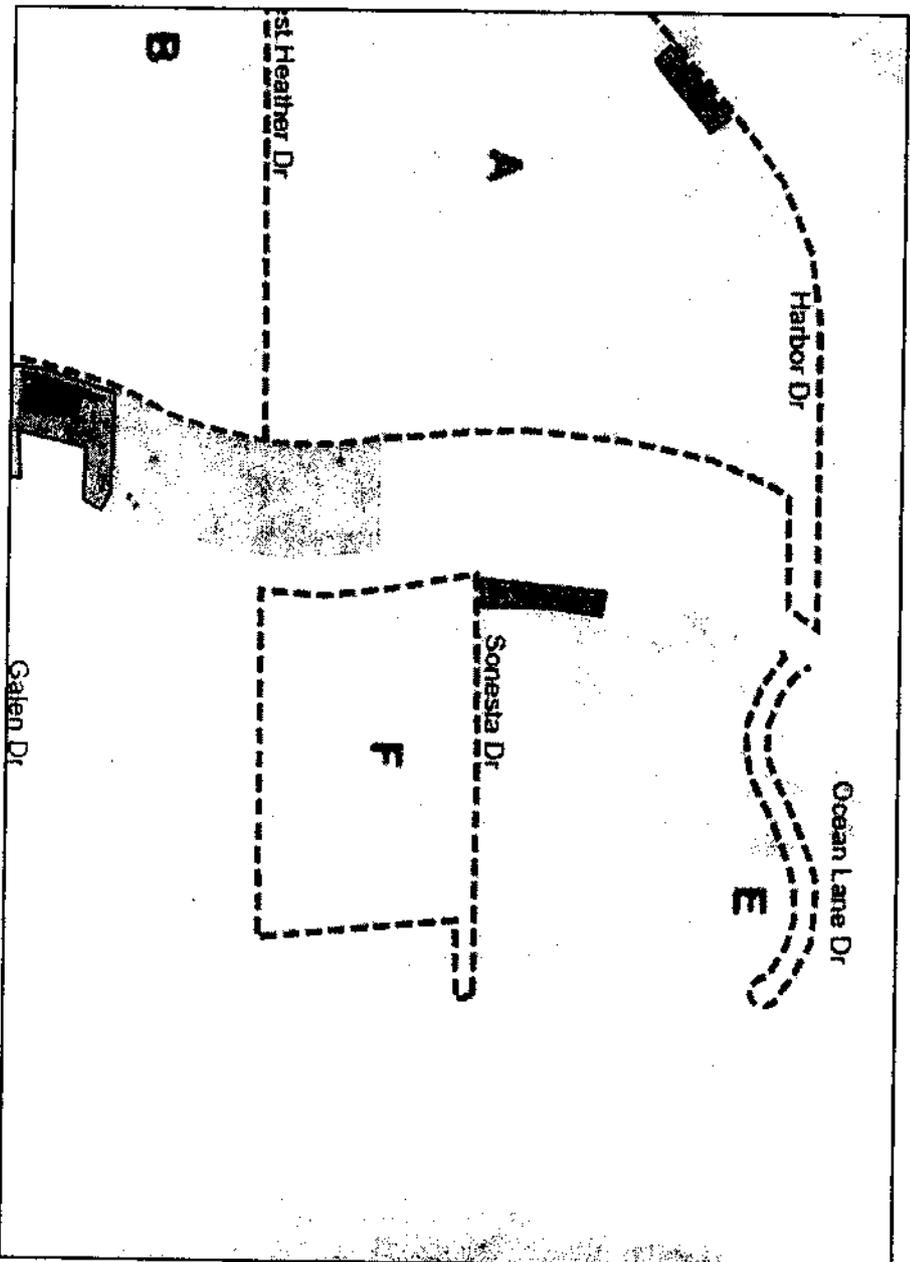
Though this street has planted medians and some landscape upgrades, Ocean Lane Drive does not realize its full streetscape potential. Plantings lack unity along the right-of-way, and the medians (especially the cul-de-sac median) are planted at random with many ubiquitous species. A unified planting concept along Ocean Lane Drive would clearly improve this streetscape.

- Each private development has different streetscape plantings along Ocean Lane Drive. While it is desirable for each development to reflect their identity in their entrance landscape, this should not detract from the overall streetscape environment of Ocean Lane Drive.
- Each development has planted their own street trees, with the exception of the Commodore Club right-of-way, which has Mahogany trees planted by the Village.
- Canopy covers less than 20% of the street and about 40% of the sidewalks.
- Sidewalks line both sides of the street.



EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone F



EXISTING CONDITIONS

Master Landscape Plan
Working Paper I

Streets and Cul-de-sacs: Zone F

- Streetscapes in this zone need some improvement.
- Homeowner landscape plantings dominate this zone, and in many cases overlap into the street right-of-way.
- Tree canopy over the street is at about 20% coverage throughout the zone, except East Heather Drive, where the coverage is over 50%.
- Sidewalks are at a minimum in this zone. East Heather Drive and Sonesta Drive are the only streets with sidewalks, and they are just on one side of the street.



EXISTING CONDITIONS



Streets and Cul-de-sacs: Zone F Sonesta Drive

- A utility line/easement borders the south side of the street, with a sidewalk underneath. This limits possibilities for street tree plantings here.
- Coconut trees border the south side of the street. They are up-lit at nighttime.
- A 7-8' ficus hedge borders the north side of the street.



East Heather Drive

- Canopy coverage exceeds 50%. Bordered by mahogany and sabicu trees in good condition. Mahogany trees are up-lit at night.
- Sidewalk borders the south side of the street, and is well shaded by tree canopy.
- Traffic control tray present mid-street.



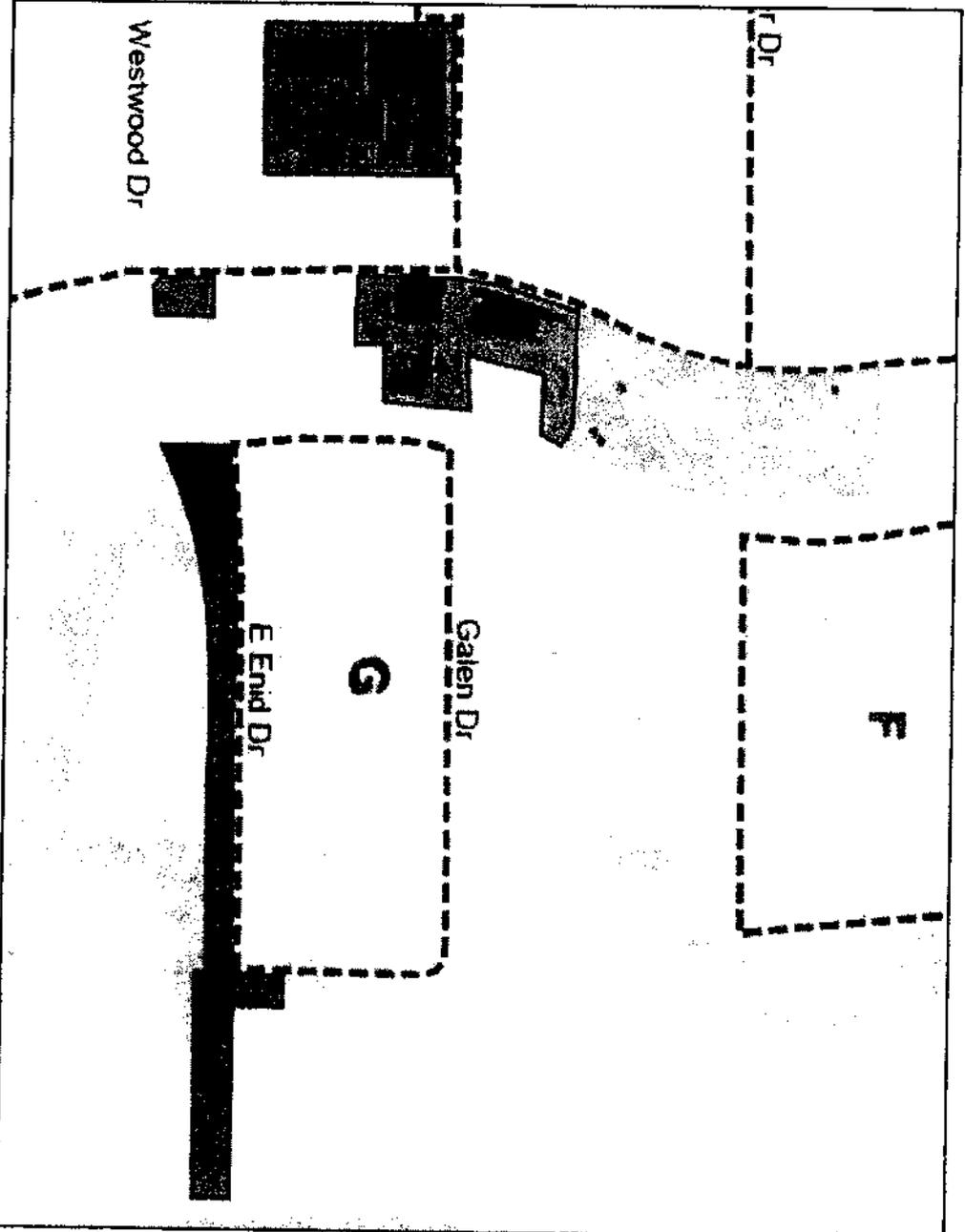
Caribbean Road, Gulf Road, Atlantic Road, and Pacific Road

- These streets are all without sidewalks. Homeowner plantings overlap into the street right-of-way.
- It is difficult to discern street tree plantings from homeowner landscape plantings. There are many gaps in street tree plantings.

EXISTING CONDITIONS

Master Landscape Plan
Working Paper I

Streets and Cul-de-sacs: Zone G



EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone G

- Streetscapes in this zone work well to unify the 'neighborhood' and reinforce the island feel.
- Coconuts are the dominant street tree in this zone, so canopy coverage over the streets is low.
- Sidewalks in good repair line both sides of all streets in this zone, except the west side of Ocean Drive.
- Drainage problems were not observed.
- Signage consists of painted metal street and traffic control signs on metal u-posts.



EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone G

East Enid Drive

- Traffic control improvements consist of the following:
 - Tray present at mid-street
 - Curbs
 - On-street parking
- The south side of East Enid Drive is lined by coconuts that are uplit at night. Maintenance is good. Also on this side of the street a wide, pink concrete unit paver pathway leads from the East Enid Lake Park to the Village Beach Park. Village standard benches. The combination of the wide walkway, shade, and benches create a successful pedestrian corridor.
- Street trees (mahogany trees) on the north side of East Enid Drive appear to have suffered pretty extensive hurricane damage. Many trees are missing or damaged.

Sunrise Drive and Galen Drive

- Coconut street tree plantings create a recognizable image for this 'neighborhood'.
- White wheel control stones are placed randomly along these streets.



EXISTING CONDITIONS



Streets and Cul-de-sacs: Zone G Ocean Drive

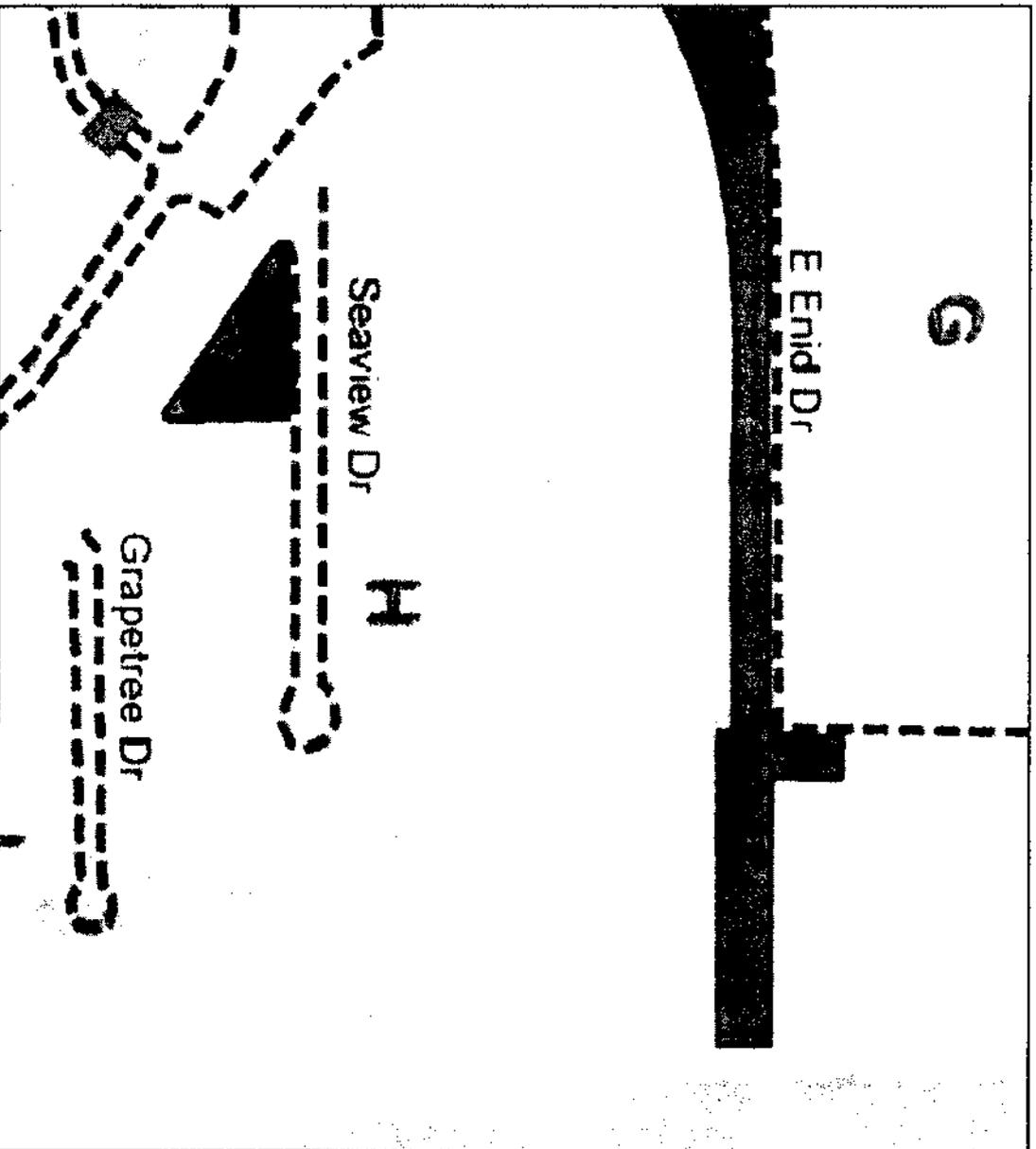
- The east side of Ocean Drive has Queen Palm/Ixora Hedge plantings that are commonly seen throughout Miami, and perhaps overused.
- The west side of Ocean Drive has off-street parking for the Bahia Mar condominiums. This area is maintained by the Village, is in good condition, and is consistent with the landscape around the rest of the Bahia Mar condominium property.
- Curbs are present along Ocean Drive and surround the off-street parking areas.



EXISTING CONDITIONS

Master Landscape Plan
Working Paper I

Streets and Cul-de-sacs: Zone H



EXISTING CONDITIONS

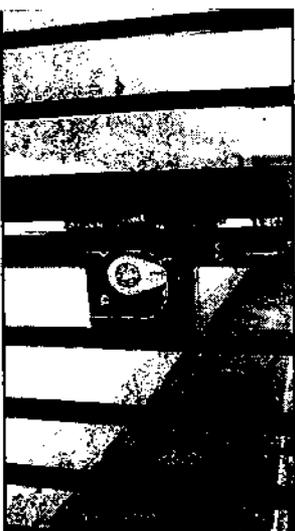
Streets and Cul-de-sacs: Zone H

Seaview Drive:

- Improvements are needed along Seaview Drive to realize its full streetscape potential.
- The street has sidewalks on both sides of the street and is lined by beautifully uniform coconut trees, but other improvements are needed to visually engage pedestrians and drivers.
- Streetscape elements do not address valuable community amenities on Seaview Drive (Post Office, Beach Access Corridor)



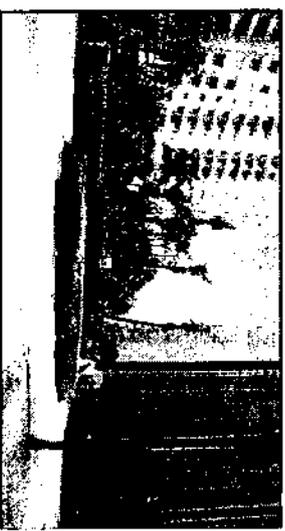
The present beach access corridor (as mapped in the Village of Key Biscayne 2020 Vision Plan) does not welcome community members to the waterfront. Instead, it greets them with a confusing gated entrance (with lock, though unlocked on day of observation) that appears to lead to public condominium property. Beach access identification signage is not present. This access corridor does not send a welcoming message to Village of Key Biscayne community members, visitors, or island guests.



EXISTING CONDITIONS

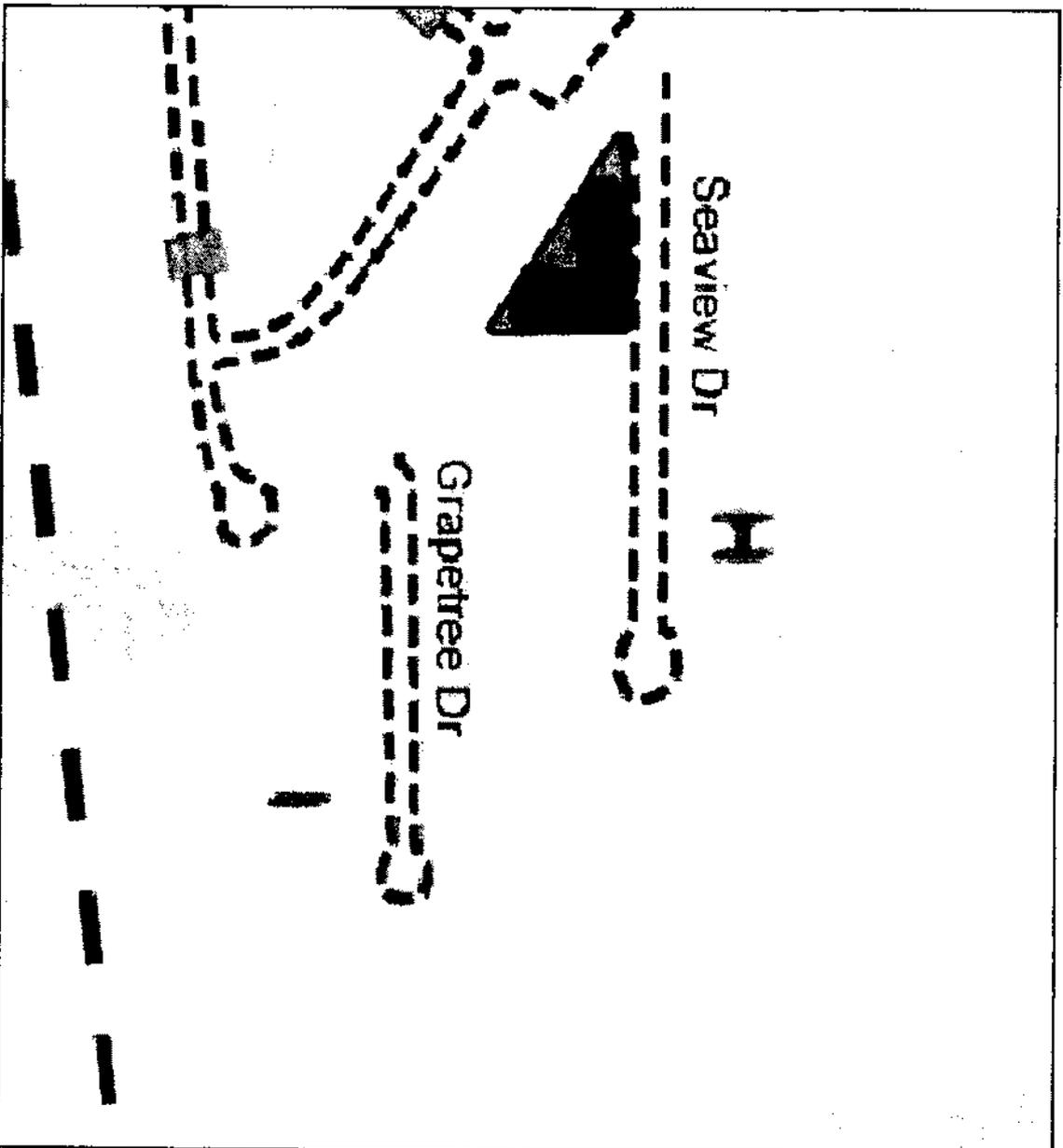
Streets and Cul-de-sacs: Zone H

- Streetscape plantings lack variety and consist of sheared hedges and coconut trees lining both sides of the street. More variety is needed in understory plantings.
- Coconut trees are up-lit at night.
- A utility line crosses Crandon Boulevard and grounds at the west end of Seaview Drive.
- On-street parking is not present, though right-of-ways are sufficiently wide to accommodate it.
- The cul-de-sac at the end of Seaview Drive needs improvement.
- Plant species in the cul-de-sac median are ubiquitous to Miami-Dade
- Specimens are over-sheared and all the same height, though there is more than one species present. Variety in plant material height is needed to add visual interest to the terminus of Seaview Drive.



EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone I



EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone I

Grapetree Drive:

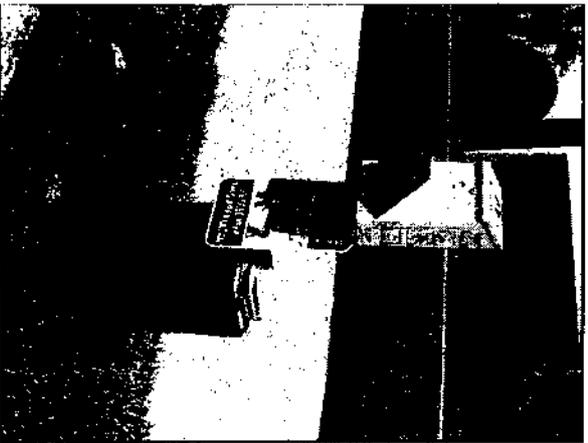
- The Grapetree Townhomes 'neighborhood' centers on Grapetree Drive, making the success of this streetscape particularly important.
- Good streetscape framework is present (sidewalks, street trees, traffic control devices, on-street parking), but improvements are needed to augment this neighborhood's 'center'.
- Streetscape plantings on Grapetree Drive are uniform in species (Sea Grape Trees), but specimens vary significantly in size, form, and condition. Canopy covers less than 20% of street and sidewalks.
- Sidewalks flank both sides of the street. Pavement is patchy and varies in color throughout.
- Traffic control improvements consist of the following
 - Tray present at mid-street
 - On-street parking
 - White wheel control 'stones'



EXISTING CONDITIONS

Streets and Cul-de-sacs: Zone I

- A pet waste station is present along the street to encourage dog owners to clean up after their pet.
- The cul-de-sac at the end of Grapetree Drive is consistent with Mar Azul landscape, but is not consistent with the Grapetree Drive 'neighborhood' image. However, the recent paver upgrades within the cul-de-sac are consistent with the cobblestone pavement throughout Key Biscayne.
 - Plant species in the cul-de-sac median are ubiquitous to Miami-Dade
 - Specimens are leggy and over-sheared, and turf is patchy



APPENDIX



**VILLAGE OF KEY BISCAYNE
HORTICULTURAL INVENTORY**



SUMMARY

Existing landscape conditions in the Village of Key Biscayne vary widely, from brand new installations in excellent condition to old plantings in poor condition. Upgrades are needed in many of the older plantings. Some maintenance issues, particularly irrigation and fertilization, are of concern, especially in some of the newer plantings. There is no irrigation in many of the older areas and rights-of-ways.

Many plantings were damaged during the 2005 hurricanes. Many trees and palms toppled; some were removed and replacements are needed. Others were reset, but in most cases it was done improperly and will need to be repaired, or the trees removed. Many of the trees which remain will need follow-up remedial care such as corrective pruning and fertilization. The areas around Mashta Island Incurred flooding from storm surge, causing salt burn and physical damage to the plantings. Some replacements have been made, but more will likely be needed.

The Village Green is in good general condition except for storm damage to trees and palms. There are also some irrigation issues apparent. There are gaps in the plantings where trees have been removed and some remaining trees are in need of remedial treatment.

The areas around the Village Civic Center are relatively new, having been constructed and landscaped within the last one to two years. Landscaping in these areas is in fair condition, showing some symptoms of irrigation and fertilization issues. There are some gaps in the plantings which need to be filled.

Master Landscape Plan
Horticultural Inventory

The areas along Crandon Boulevard from the Village entrance to the Village Green are currently under construction, including all new landscaping, which is currently in good condition. The areas of Crandon Boulevard from the Village Green to Bill Baggs State Park are variable: The medians have relatively new plantings in good condition. The rights-of-ways have older plantings which contain some older trees in good condition, but poor turf and few shrubs. Upgrades and more consistent plantings are needed along the rights-of-ways.

The Village Beach Park has some good plantings, but incurred significant storm damage, leaving lots of gaps in the plantings. There is evidence of irrigation issues, which has caused some decline in turf and shrub conditions. Some upgrading is needed.

The condition of the pocket parks is highly variable. Some have new landscaping (i.e., Mashta Island bridge and Canal Hacienda Vista Park), and are in good condition other than storm damage. Others (i.e. Knollwood Drive Vista Park and Mariner Drive Vista Park) are in very poor condition, and in need of extensive upgrades.

The Key Biscayne Yacht Club plantings are in good condition, but could use some upgrading.

The BellSouth easement incurred significant storm damage and is in need of extensive repairs.

New landscaping around the Key Biscayne Community School shows symptoms of irrigation and fertilization issues. Some plant replacements are needed. The older areas of the school are well-maintained but in need of upgrading.

The library is more like a botanical garden/park than a typical municipal planting and must be maintained as such. It is in good condition, but needs some post-storm upgrades.

The post office is in extremely poor condition and is in need of extensive repairs and upgrades.

The street tree plantings are also variable. Some appear to have been replanted in the 1990's and are doing well, especially the live oaks and gumbo limbos. The coconut palm plantings, although mostly older, are generally doing well. The streets with tree species which incurred significant storm damage (i.e., pigeon plum, silver trumpet) need many replacements to fill gaps left by tree removals; replacement using alternative species is recommended. In many areas, private landscaping encroaches into the rights-of-ways and there is no space for public street tree plantings.

Most of the cul-de-sacs and traffic circles have new plantings in good condition. A few need upgrading.

The usage of mulch is variable. Some plantings have red mulch, others have natural-color mulch, and some are not mulched. This needs to be made more consistent. Also, the usage of concrete traffic bumps by private interests is common and may need to be addressed.

VILLAGE GREEN

This area is a mixed use park, with playing fields, tot lots, walking paths, and benches. It has historical significance, with several memorials and interpretive signs. There is a mixture of old and new plantings, including one large, old kapok tree, Ceiba pentandra, and numerous newer plantings of other species in the Bombacaceae family. Most other tree plantings consist of coconut palms and native hardwoods.

Central Area of Village Green

The central area of the Village Green is playing fields. They are well-maintained and frequently used.

There is a promenade through the center of the park, between the two playing fields.

Species	Condition	Comments
Mahogany	Fair	Storm Damage

The promenade is lined with mahogany trees on both sides, and in two strips down the center. Some trees are older than others, but none are larger than about 12 inches in trunk diameter. There is a fair amount of limb damage caused by storms. Several trees are staked-up, having been reset following toppling in the storms. They were not properly reset, as their rootballs are above grade and air pockets are present. They do not appear to have been root-pruned. Their long-term survival and structural stability is questionable.

There is a war memorial on the east end of the promenade, flanked by a planting which includes the following:

Species	Condition	Comments
Silver Trumpet Tree (1)	Fair	Leaning
Peregrina hedge in back	Fair to Good	
Wild Coffee hedge in front	Fair to Good	



Storm Damage



Improperly Reset Mahogany

**Master Landscape Plan
Horticultural Inventory**

On the west side of the promenade there are numerous silver trumpet trees, many of which have previously toppled and are staked up. Their long-term survival and structural stability is doubtful.

North Side of Village Green
At the north end of the Village Green, a walking path is shaded by the following:

Species	Condition	Comments
Live Oak	Good	
Gumbo Limbo	Good	
Pink Trumpet	Fair-Good	Storm Damage

Along the northern boundary of the park, there is a border planting of

Species	Condition	Comments
Pigeon Plum	Fair to Good	Storm Damage

Gaps in the planting suggest that some were lost during the storms. Several are staked up and do not appear to have been properly reset, as their rootballs are above grade and there are some air pockets beneath. A few trees are slightly leaning toward the north, with their root plates partially lifted. The trees which have toppled will probably survive, but will be prone to toppling again.

There are scattered plantings of

Species	Condition	Comments
Senegal Date Palm	Fair	Sparse, Weak, Leaning
Cabbage Palm	Good	
Mahogany	Good	Storm Damage
Seagrape (1northwest corner)	Fair	Private Property?
Kapok (2 young trees)	Good.	



Staked Silver Trumpet Trees



Pigeon Plum Border

Master Landscape Plan
 Horticultural Inventory

One mahogany tree has a large leader broken out, which is still resting on the power lines. Another mahogany tree has limbs which are rubbing the power lines. These limbs need to be removed as soon as possible by crews who are certified in line clearance.

East Side of Village Green

Along the eastern edge of the park there are scattered tree plantings amongst St. Augustine turf. The turf is in fair condition and the trees are as follows:

Species	Condition	Comments
Bismarck Palm	Good	
Crape Myrtle	Good	
Geiger Tree	Fair	1 with circling roots
Coconut	Good	
Copperpod (1)	Poor	Severe Storm Damage
Silver Trumpet	Fair to Poor	Many Toppled/Reset
Orchid Tree	Poor	Storm Damage
Mahogany	Fair	Storm Damage
Gumbo Limbo	Good	Minor Storm Damage
Bombracaceae Collection		
Baobab (1 young tree)	Fair	Toppled; not properly reset, but could be corrected
Red Silk-Cotton Tree	Good	
Shaving Brush Tree	Good	
Floss Silk Tree	Good	



Limb on Wire

Master Landscape Plan
Horticultural Inventory

South Side of Village Green
This area has scattered tree and shrub plantings amongst St. Augustine turf. The turf is dry and weedy.

Around the restroom building there are

Species	Condition	Comments
Cocoplum Hedge	Fair to Good	Sparse Areas and Gaps
Podranea vine	Good	On trellis, screening utilities

Tree plantings include

Species	Condition	Comments
Coconut Palm	Good	Young and Old Trees
Mahogany	Good	Young and Older
Live Oak (1) in tot lot	Good	Trees- Minor Storm Damage
	Poor	Young Trees
		Root Problem
Gumbo Limbo	Fair to Good	
Rainbow Eucalyptus (1)	Poor	Severe Storm Damage



Dry, Weedy Turf

West Side of Village Green
Tree plantings near the promenade include:

Species	Condition	Comments
Kapok (1)	Fair	Historic Tree
Kapok (1)	Good	Young Tree



Master Landscape Plan
Horticultural Inventory

By the sidewalk:

Species
Manila Tamarind (2) Condition
Poor

Comments
Severe Trunk and
Limb Damage/Decay

By the tot lot:

Royal Poinciana (3)
Cabbage Palm Poor
Good

Dead/Dying

Scattered tree plantings:

Species
Coconut Palm Condition
Good
Live Oak Good
Pongam Fair

Comments
Storm damage; some leaning,
all cut back
Storm damage;
Staked up

Silver Trumpet Fair to Poor
Pink Trumpet Fair to Good
Satinleaf (1) Fair
Paurotis Palm (3 new)
Geiger Tree (few) Fair to Good

Minor Storm Damage
Nutritional deficiencies
Some Toppled



Manila Tamarind

VILLAGE CIVIC CENTER

This area includes the Village Hall, Fire Station, Community Center, oval/fountain area, and surrounding streets and parking lots. Virtually all of the buildings and landscaping are relatively new. Most landscaping has been present for two years or less. Many plants show symptoms which suggest past and/or current irrigation problems. Conditions suggest that irrigation was initially provided at high rates, causing soil setting, compaction, and leaching of nutrients. More recently, it appears that water application rates and coverage have been inconsistent, probably due to broken heads or lines. Some of the shrub and ground cover plantings have some gaps which need to be filled. Most of the palms are nutritionally-deficient, although a recent fertilizer application has been provided.

Oval/Fountain Area

This area contains a planting around the perimeter of the fountain area. Plantings include:

Species	Condition	Comments
Royal Palm	Good	Minor Storm Damage
Variegated Pittosporum	Poor	In Decline
Cocoplum	Fair	Sparse
Cardboard Plant	Poor	In Decline
Liriope 'Evergreen Giant'	Good	

Symptoms suggest there may have been some past irrigation issues, as outlined in the general description above.

McIntyre Drive

Along this street are cut-outs along the edges of the sidewalks. The following species have been used:



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Species	Condition	Comments
Live Oak	Good	
Lantana 'Gold Mound'	Fair to Good	Variable
Liriope 'Evergreen Giant'	Fair to Poor	Spotty
Croton	Fair to Good	Variable
Cardboard Plant.	Fair to Good	Variable

These plants are in slightly variable condition, but most are performing fairly well. There are some gaps where replacements/fill-ins are needed. The liriope is particularly spotty. Conditions suggest past irrigation issues, as outlined in the general description above.

At the intersection of McIntyre Drive and Village Green Drive:

Species	Condition	Comments
Medjool Date Palm (4)	Good	Stunting Beginning

Stunting of the new growth is characteristic of nutritional deficiencies, which can be corrected and prevented with a proper fertilization program. This is imperative for this species.

Village Green Drive
The street is lined with

Species	Condition	Comments
Mahogany	Good	Still Young

One tree in front of the Community Center is defoliated and loose in the ground. Large circling roots are apparent at or just below the soil surface.



Mahogany with Circling Roots

Master Landscape Plan
Horticultural Inventory

Additional tree plantings include:

Species	Condition	Comments
Veitchia Palm	Fair	Nutritional Deficiencies

Ground covers beneath the trees and palms include:

Species	Condition	Comments
Variegated pittosporum	Fair to Good	
Liriope 'Evergreen Giant'	Fair to Good	
Lantana	Fair to Good	
Fakahatchee Grass	Fair to Good	Dry

The cul-de-sac at the end of the road contains:

Species	Condition	Comments
Bismarck Palm (1 large)	Good	
Bismarck Palm (4 small)	Fair to Good	Some Topped; Need to straighten and loosen guy straps
Variegated Pittosporum	Good	
Cardboard Plant	Good	

Village Hall
In front of the building

Species	Condition	Comments
Cocoplum Hedge	Good	Heavy Shade
Variegated Pittosporum	Good	Heavy Shade

These hedges are currently in good condition, but continual shade could lead to sparse and leggy growth habits.



Bismarck Palms



Master Landscape Plan
Horticultural Inventory

At each end of the north side are planters with

Species	Condition	Comments
Veitchia Palm	Fair	Nutritional Deficiencies
Bougainvillea	Good	

On the east side of the building, there is a planter with

Veitchia Palm	Fair	Nutritional Deficiencies
Philodendron 'Xanadu'	Fair	Die-out from fungal rot

On the west side of Village Hall,

Species	Condition	Comments
St. Augustine turf	Poor	Dry, Chlorotic
Mahogany	Good	
Coconut Palm	Good	Relocated
Silver Buttonwood	Fair to Good	
Cardboard Plant	Fair to Good	
Bird-of-Paradise	Fair to Good	
Liriope 'Evergreen Giant'	Poor	In Decline

Corner planter:

Veitchia Palm	Fair	Nutritional Deficiencies
Philodendron 'Xanadu'	Poor	Sections Rotted Out



Philodendron 'Xanadu' with
Die-out from Fungal Rot

Master Landscape Plan
Horticultural Inventory

The parking lot on the south side is primarily composed of native species. Trees and palms include:

Species	Condition	Comments
Cabbage Palm	Good	
Mahogany	Good	
Coconut Palm	Good	
Veitchia Palm	Fair	Nutritional Deficiencies

Hedges and Shrubs include:

Silver Buttonwood	Good	
Seagrape	Good	
Variegated Pittosporum	Good	
Cocoplum	Good	
Locust-Berry	Good	
Crinum Lily	Good	Specimens
(Asian and 'Queen Emma')		

Ground Covers include:

Philodendron 'Burle Marx'	Good	
Lantana 'Gold Mound'	Good	
Liriope 'Evergreen Giant'	Poor	



Master Landscape Plan
Horticultural Inventory

Fire Station

At the front entrance are the following plantings:

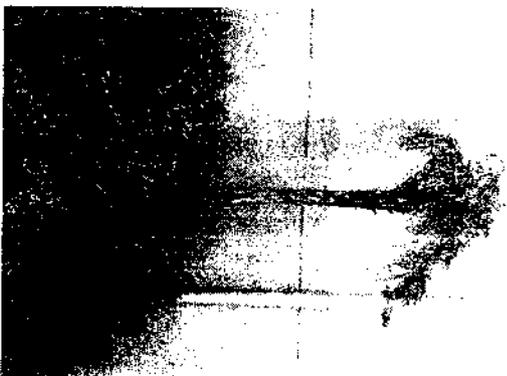
Species	Condition	Comments
Paurotis Palm	Fair	Nutritional Deficiencies
European Fan Palm	Good	Specimens
Dwarf Schefflera Hedge	Good	
Variegated Pittosporum Hedge	Good	
Duranta 'Gold Mound'	Good	
Heliconia psittacorum	Fair	Dry/Nutritional Def's
Bromeliads	Fair	Not Well-Established

On the east side the plantings include:

Species	Condition	Comments
Paurotis Palm	Fair	Nutritional Deficiencies
Veitchia Palm	Fair	Nutritional Deficiencies
Variegated Pittosporum	Good	
Duranta 'Gold Mound'	Good	
Croton	Good	
Locust-Berry	Good	
Bush Allamanda	Fair to Poor	Dry/leggy/stressed
Screwpine	Good	Specimen
Purple Bougainvillea	Fair	Old Planting

On the north side of the building:

Species	Condition	Comments
Veitchia Palm	Fair	Nutritional Deficiencies
Macho Fern	Fair to Good	Dry/Need Pruning



Paurotis Palm with
Nutritional Deficiencies



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Shell Ginger	Fair	Dry/Wind Damaged Improperly Pruned Susceptible to Nutritional Problems
Heliconia psittacorum	Fair	

On the west side, in front of the Council Chamber:

Species	Condition	Comments
Foxtail Palm (2)	Good	Still Young
Bush Allamanda	Poor	Leggy/past irrigation Problems?
Bird-of-Paradise	Fair	Dry/Need Pruning

In the parking lot:

Species	Condition	Comments
Cabbage Palm	Good	
Paurotis Palm	Poor	Severe Nutritional Deficiencies
Silver Butonwood	Good	
Brazilian Beautyleaf	Good	
Madagascar Olive	Good	
Ixora 'Nora Grant'	Good	
Lantana 'Gold Mound'	Good	
Bush Allamanda	Fair	Nutritional Deficiencies Needs Pruning
Creeping Fig on Bldg.	Good	



Wind Damaged Shell Ginger



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Outside the parking lot, facing the street:

Species	Condition	Comments
Veitchia Palm	Fair	Nutritional Deficiencies
Dwarf Schefflera	Good	
Bird-of-Paradise	Fair to Good	
Hibiscus	Good	Susceptible to mealybugs

Community Center
On the south/entry side:

Species	Condition	Comments
Veitchia Palm	Fair	Nutritional Deficiencies
Silver Buttonwood Hedge	Good	
Cocoplum Hedge	Good	Dry Stunted/In Decline
Variegated Liriope	Poor	
Bird-of-Paradise	Poor	

On the east side, there are small planters at the base of each column, each of which contains creeping fig vines. The plants are not performing well. The soils are dry and rocky, and there is a lot of foot traffic damage. Bubbler heads are present but may not be working properly.

Species	Condition	Comments
Creeping Fig	Poor	In Decline/Trampled



Creeping Fig in Decline

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On the east side, by the bicycle racks:

Species	Condition	Comments
St. Augustine turf	Fair to Poor	Trampled
Bird-of-Paradise	Fair to Poor	Trampled
Silver Buttonwood Hedge	Good	Gaps

By the pool area:

Species	Condition	Comments
Confederate Jasmine	Good	On Fence/Need to be Trained
Bougainvillea	Good	
Crinum Lily	Good	
Green Buttonwood	Good	
Coconut Palm	Good	



Confederate Jasmine in need of Training

On the west side there appear to be irrigation problems. The St. Augustine turfgrass is very dry, with some chinch bug infestation. The bed lines are very irregular.

Species	Condition	Comments
St. Augustine Turf	Poor	Irrigation Problems
Variegated Liriope	Poor	Stunted/In Decline
Variegated Pittosporum	Fair	Tip Burn/Toxicity?
Bird-of-Paradise	Fair	Dry
Velthechia Palm	Fair	Nutritional Deficiencies
Silver Buttonwood	Fair to Good	
Philodendron 'Xanadu'	Fair	Chlorotic/Full Sun
Cocoplum Hedge	Fair to Poor	Dieback due to root rot
Coconut Palm	Good	



Irregular Bed Lines and Chinch Bugs in Turfgrass



CRANDON BOULEVARD

Crandon Boulevard is the main thoroughfare through Key Biscayne's business district. The northern end is currently under renovation and much of it is still incomplete. Irrigation, lighting, and curbing construction are still underway. The landscaping which is present has been very recently installed.

The landscaping in the southern portion of Crandon Boulevard consists primarily of shrubs and ground covers in the curbed medians. The sides of the road have some scattered tree and palm plantings amongst St. Augustine grass.

Village of Key Biscayne Entrance (Entrance to South Harbor Drive)

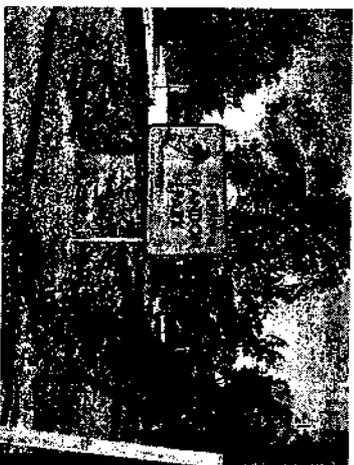
The first part of the median planting is intended to blend in with existing native trees including:

Species	Condition	Comments
Seagrape	Good	Older, pre-existing
Coconut Palm	Good	Older, pre-existing

New plantings include:

Species	Condition	Comments
Mahogany	Good	New
Wild Tamarind	Good	New
Cabbage Palm	Good	New
Gumbo Limbo	Good	New
Cocoplum	Good	New

Sod and mulch are still needed.



Entrance Area Planting

There are also new native tree plantings on the east side of Crandon Boulevard, adjacent to the "Bike Route" sign. They include:

Species	Condition	Comments
Mahogany	Good	New
Cabbage Palm	Good	New
Wild Tamarind	Good	New

In the center of the first median coconut plantings begin and there is a mixture of old, pre-existing palms and new installations (relocations?). Around the old sign area, there is an old planting of the following:

Species	Condition	Comments
Cat Palm	Poor	Old/Full Sun
Dwarf Scheffera	Fair to Poor	Old
St. Augustine	Poor	Old; weeds/chinch bugs

From the sign down to Harbor Drive, the plantings consist entirely of coconut palms and one very large bed of pentas. The rest of the planting is incomplete.

On the west side of Crandon Boulevard, adjacent to the first median, there is a new fence with Ficus 'Green Island' plantings in front. The east side is incomplete.

At the corner of Crandon Boulevard and South Harbor Drive/Ocean Lane Drive, new plantings include the following:

Species	Condition	Comments
Solitaire Palm	Good	A few palm aphids
Indian Hawthorn	Good	
Simpson's Stopper	Good	Mixed with existing condo plantings



**Master Landscape Plan
Horticultural Inventory**

South Harbor Drive/Ocean Lane to Key Colony
New plantings continue and include the following:

Species	Condition	Comments
Solitaire Palm	Good	New
Indian Hawthorn	Good	New
Majesty Palm	Fair to Good	Old; 1 with trunk wound
Veitchia Palm	Fair to Poor	Old, by condo gate 1 dead, 1 w/severe nutritional deficiencies, 1 OK
Medjool Date Palm (1)	Fair (relocation?)	Nutritional deficiencies beginning
Pentas	Good	New
Coconut Palm	Good	New

Key Colony to Sonesta

This entire area is still under construction. There are some coconut palms (good condition) in the median and old sod (poor condition) on the sides.

Sonesta to Ritz Carlton

Most of this area is still under construction. One section of the median contains older coconut palms (good condition) and St. Augustine grass (fair to good condition). In the median across from the Village Green promenade, impatiens were present, but at the end of their season. Change-outs are needed.

The new cut-outs by the Village Green have new St. Augustine grass, which is very dry, as irrigation is not yet working. There is also a strip of new sod along the edge of the sidewalk by the Village Green. It was installed above grade and is very dry (poor condition).



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At the south end of the Village Green, near the bank, one pre-existing seagrape tree has incurred severe root damage during construction, and limb/leader damage during the hurricanes. It is in very poor condition and can be expected to decline.

Ritz Carlton to McIntyre
The medians contain the following plant material:

Species	Condition	Comments
Impatiens	Poor	Seasonal Change-Out
Plumbago	Good	More Natural Pruning
Crown-of-Thorns	Good	Recommended
Wax Jasmine	Good	More Natural Pruning
		Recommended



Damaged Sea Grape

McIntyre to Enid
The medians contain the following plants:

Species	Condition	Comments
Crown-of-Thorns	Good	Needs Pruning;
Philodendron 'Burle Marx'	Good	A little chlorotic and sunscalded; full sun
Spider Lily	Undesirable	Old plantings resprouting
Impatiens	Poor	Seasonal Change-Out



Damaged Sea Grape

On the east side of Crandon Boulevard are the following:

Species	Condition	Comments
St. Augustine turfgrass	Fair	



Master Landscape Plan
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Coconut Palm	Good	
Live Oak	Good	Young Trees
Umbrella Tree	Good	Prohibited Species

On the west side of Crandon Boulevard, there is only some old St. Augustine grass.

Enid to East Enid
Medians:

Species	Condition	Comments
Wax Jasmine	Good	More Natural Pruning Recommended
Impatiens	Poor	Seasonal Change-Out

East Side of Crandon Boulevard:

Species	Condition	Comments
St. Augustine turfgrass	Poor	Old
Chinese Fan Palm	Fair	

West Side of Crandon Boulevard by shopping center:

Species	Condition	Comments
Queen Palm	Very Poor	Old/Stressed
Silver Buttonwood (2)	Good	Old Specimens
Live Oak (1)	Good	Young Tree
Solitaire Palm	Good	
Coconut Palm (1)	Good	
St. Augustine Turfgrass	Poor	Old/Weeds



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East End to Wood
Median:

Species	Condition	Comments
Philodendron 'Burle Marx'	Good	Seasonal Change-Out
Impatiens	Poor	

Wood to Mashta
Median:

Species	Condition	Comments
Coconut	Good	Seasonal Change-Out
Plumbago	Good	
Impatiens	Poor	
St. Augustine	Fair to Good	

Sides:

Species	Condition	Comments
St. Augustine turfgrass	Fair to Poor	Old

Mashta to Knollwood
Medians:

Species	Condition	Comments
Crown-of-Thorns	Good	Seasonal Change-Out
Wax Jasmine	Good	
Impatiens	Poor	

Sides:

Species	Condition	Comments
St. Augustine turfgrass	Poor	Old



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Knollwood to The Towers
 Medians:

Species	Condition	Comments
Cocunut	Good	
Plumbago	Good	
Impatiens	Poor	Seasonal Change-Out

Sides:

Species	Condition	Comments
Seagrape	Fair to Good	Old Specimens with Some storm damage
St. Augustine turfgrass	Fair to Poor	Old

The Towers to Bill Baggs State Park
 Medians:

Species	Condition	Comments
Seagrape	Fair to Good	Old Specimens with Some storm damage
Cocunut	Good	
Bougainvillea	Fair to Good	
Impatiens	Poor	Seasonal Change-Out

East Side:

Species	Condition	Comments
Seagrape	Fair to Good	Old Specimens with Some storm damage
St. Augustine turfgrass	Poor	Old

West Side:

Bare/Weeds to Fenceline. Vista Park #3, Pines Canal, behind.



KEY BISCAYNE COMMUNITY SCHOOL

Landscaping here is a mixture of old and new plantings. The older part of the school has older plantings, and the new section of the school has new plantings. There are some native plantings in the interior courtyard areas. The older plantings are not very diverse, but existing plants are in fair to good condition. The new planting has many more species, but many show stress symptoms typical of "transplant stress" and irrigation issues. It appears as though irrigation rates were initially very high, followed by reductions and coverage problems. Soils have settled and compacted, plants show symptoms of nutritional deficiencies, and some have weak root systems.

School Entrance (North Side)
 Plantings in this area are sparse and consist of the following:

Species	Condition	Comments
Cocoplum Hedge	Fair to Good	Some sections OK, Some areas with gaps, Dieback
Solitaire Palm	Good	lots of parrot nests
Canary Island Date Palm (1)	Good	
St. Augustine turf	Fair	

West Side of Old Building

It appears that there may have been some large tree losses due to hurricane damage in this area. One large Benjamin fig tree is in poor condition, and one old poinciana tree is in fair condition. Several large royal palms are in good condition. The St. Augustine turfgrass is in extremely poor condition due to foot traffic.

Species	Condition	Comments
Benjamin Fig	Poor	Old and Storm Damage



Cocoplum Hedge



St. Augustine Turfgrass in Poor Condition



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There is one large courtyard area in between two buildings in which native trees, shrubs, and ground covers have been planted. There are mulched paths and seating areas. This was apparently intended to be a naturalistic native planting, but some non-native species were used. Most the plants are in good condition, but many of the native trees and shrubs have been pruned to shape or round them over into an unnatural form.

Species	Condition	Comments
Live Oak	Good	
Pigeon Plum	Good	
Black Ironwood	Good	
Gumbo Limbo	Good	
Spanish Stopper	Good	
Myrsine	Good	rounded over
Silver Buttonwood	Good	shaped
Cabbage Palm	Good	
Silver Saw Palmetto	Good	
Jamaica Caper	Good	rounded over
Wart Fern	Good	Non-Native
Boston Fern	Good	Non-Native
Mexican Fan Palm	Good	Non-Native Volunteer

New Building

The new building at the southwest corner of the property has all new plantings; they appear to have been in the ground for one year or less. Most plant material is stressed ("transplant stress") and the symptoms suggest past and/or current irrigation issues. The plantings may have been over-watered following installation, then under-watered or inconsistently watered thereafter. Many plants are chlorotic and there are gaps in the plantings where plants have died out.



Unnaturally Pruned Plants



Royal Poinciana	Fair	
Royal Palm	Good	
Japanese Privet	Fair	
Pigeon Plum	Good	Old/Damaged 1 of 3 chlorotic
Wax Jasmine	Fair	Gaps
St. Augustine turf	Poor	Foot Traffic

West Side Entrance
 There are some new plantings mixed with old.

Species	Condition	Comments
Solitaire Palm	Good	
Thatch Palm	Good	
Wart Fern	Good	

Interior Courtyard Areas
 There are a few small planting areas in between the buildings which contain cabbage palms, native shrubs, and native and non-native ground covers.

Species	Condition	Comments
Cabbage Palm	Good	
Pigeon Plum	Fair	Chlorotic
Boston Fern	Fair	
Porterweed	Fair	Non-native species



Master Landscape Plan
Horticultural Inventory

Species	Condition	Comments
Royal Palm	Good	1 stressed
Solitaire Palm	Fair	Chlorotic/Stunted
Live Oak	Fair to Good	2 stressed
Japanese Privet	Fair to Good	Some leaning
Pigeon Plum	Fair	Chlorotic/some toppled
Podocarpus Hedge	Fair	small/some dead
Cocoplum	Fair to Poor	Stressed/Dying Out
Wax Jasmine	Fair	Little Stressed
Pleomele 'Song of India'	Fair to Good	
Crinum Lily	Fair to Good	
Starburst Clerodendrum	Fair to Good	
St. Augustine turfgrass	Fair	Dry Spots/Chinch Bugs Chlorotic/uneven grade



Trees by Playing Fields

Playing Fields Area
There are some new tree plantings and new St. Augustine sod was being installed at the time of my visit. Around the ballfields at the southeast corner, there are large royal palms between the ballfield and the fence on the east and south sides. They are in good condition.

Species	Condition	Comments
Gumbo Limbo	Good	1 damaged
Live Oak	Fair	3 stressed
Coconut	Good	Old Plantings
St. Augustine turfgrass	Good	new
Bermuda (?)	Fair	ball field/weedy
Royal Palm	Good	

Master Landscape Plan
Horticultural Inventory

Area Between Bldg. 4 (new) and Old Building
There is a strip planting here adjacent to the buildings which contains mostly older trees and palms and some new hedges.

Species	Condition	Comments
Cocunut Palm	Good	
Royal Palm	Good	
Pink Trumpet (1)	Fair	Memorial Planting
Bottlebrush (1)	Fair	
Podocarpus (1)	Fair	
Dwarf Schefflera Hedge	Good	
Wart Fern	Fair	
St. Augustine turfgrass	Good	

Tot Lot

There are 3 royal palms and 2 silver trumpets in this area, and no other plantings. One silver trumpet is severely hurricane-damaged, but all other trees and palms are in good condition. A seating bench is located directly beneath the tall royal palms, onto which palm fronds could fall.

Parking Lot

The parking lot contains mahogany trees and a cocoplum hedge around the perimeter. The trees are in good condition except for those which have been hurricane-damaged. There are numerous gaps in the planting. The cocoplum hedge is in good condition except where damaged by the storms. There are gaps in the hedge where trees have been removed.



Damaged Mahogany Tree

East Side Entrance

There is a circular ramped driveway with three royal palms on either side of the school entrance. They are in fair condition with nutritional deficiencies. A dwarf schefflera hedge is planted against the building with a couple of specimen jatrophas. On the north side there is a wax jasmine hedge. At the north end of the planting is a badly storm-damaged mahogany tree. At the south end is a healthy gumbo limbo tree.

Species	Condition	Comments
Royal Palm	Fair	Nutritional Deficiencies
Dwarf Schefflera Hedge	Good	
Wax Jasmine Hedge	Good	
Peregrina Specimens	Fair	
Mahogany	Poor	Storm Damage
Gumbo Limbo	Good	

Streetside Parking Areas

Along Glenridge there are live oak trees (10" diameter) planted in the paver brick parking areas, surrounded by St. Augustine grass. They are in good condition except for some vehicle damage.

Along Enid, there are coconut palms planted in the paver brick/St. Augustine parking areas. They are in good condition.

LIBRARY

The plantings around the library are intensively planted in a botanical garden-like setting. There is a wide diversity of species including a water garden with aquatic plants, native plants, flowering trees, palms, butterfly-attracting plants, flowering shrubs and ground covers. It is generally well-maintained, but is in need of some post-hurricane replacements. This area has very specific maintenance needs and is atypical of a municipal or commercial planting.



Library Landscape

The following is a partial list of species present:

Aquatic/Riparian Species

Bald Cypress
Pond Apple
Weeping Willow
Paurotis Palm
Green Buttonwood
Leather Fern
Iris
Papyrus

Native Species

Gumbo Limbo
Seagrape
Spiny Black Olive (Bahamas)
Spanish Stopper
Lignumvitae
Geiger Tree
Thatch Palm
Beautyberry
Firebush
Porterweed

Miscellaneous Shrubs/Ground Covers

Shell Ginger
Bird-of-paradise
Crinum Lily
Hibiscus
Bromeliads
Begonias
Crotons
Liriope Green & Variegated
Millkweed
Periwinkle
Bowstring Hemp
Amazon Lily
Panama Rose
Hawaiian Ti
Yucca
Ixora
Pleomele 'Song of India'
Caricature Plant
Cast Iron Plant
Kalanchoe
Walking Iris
Zamia spp.

Flowering Trees

Guyana Chestnut
Crape Myrtle
Peregrina
Bridalveil
White Geiger
Floss Silk
Orchid Tree
Yellow Geiger
Queen Crape Myrtle
Copperpod
Powderpuff
Rainbow Eucalyptus
Shaving Brush
Candlestick Cassia
Jacaranda
Golden Shower
Frangipani

Other Hardwood Trees

Mexican Calabash
Black Olive
Japanese Fern
Ailspice

Palms

Bismarck
Triangle
Thatch
Paurotis
Chinese Fan
Christmas/Adonidia
Veitchia sp.
Coconut
Pygmy Date
Spindle
Bottle
Lady
Senegal Date



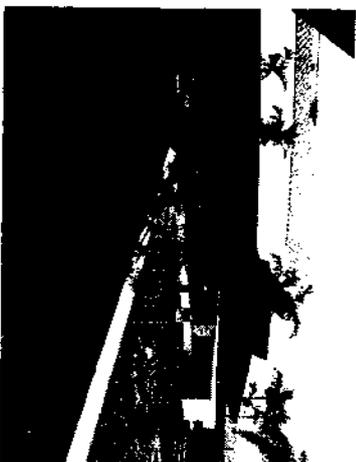
POST OFFICE

The post office plantings are old and in very poor condition. Many plants are dead or dying, or missing altogether. There are wash-outs on the slopes, broken concrete planter borders, tree stumps, and obvious irrigation issues (broken heads, lines, and no water being delivered). There is virtually no plant material here worth salvaging, except for one Senegal date palm and the old seagrape trees in the right-of-way (included in Crandon Boulevard section).

Species	Condition	Comments
Queen Palm	Very Poor	
Benjamin Fig	Fair to Poor	
Solitaire Palm	Fair to Poor	
Senegal Date Palm (1)	Fair to Good	Retain
Pink Trumpet (1)	Fair	
Pygmy Date Palm	Fair to Poor	
Ixora 'Nora Grant' Hedge	Fair to Poor	
Surinam Cherry Hedge	Fair to Poor	
Split-Leaf Philodendron	Poor	
Liriope 'Evergreen Giant'	Poor	
Hibiscus	Poor	
Dwarf Schefflera	Poor	
St. Augustine turfgrass	Very Poor	

VILLAGE BEACH PARK

This is a beach park at the corner of East End and Ocean Drive. The buildings and landscaping appear to be fairly new. There has been some storm damage, as well as some past and/or current irrigation problems (more specific information below). There are tree and shrub plantings near the entrance and along the perimeters, with open lawn areas in the center sections. The beach is on the east side.



Post Office Landscape

Master Landscape Plan
Horticultural Inventory

Front Area

In front near the street is an open St. Augustine turfgrass area. It is dry (no irrigation) and in fair condition. A cocoplum hedge surrounds some utilities.

North of the entrance is an open area with old turf and tree plantings. They are as follows:

Species	Condition	Comments
St. Augustine turfgrass	Poor	Old/Dry/Weeds
Cabbage Palm	Good	
Seagrape	Good	
Senegal Date Palm	Poor	Old/Declining
Royal Palm	Good	
Manila Tamarind (1)	Fair	Some damage/decay, but OK
Variegated Pittosporum Hedge	Fair	Old



Missing Royal Palm
in Formal Planting

Raised Deck Area
On the raised deck area are 16 royal palms in 4' x 4' cut-outs, and hedge material around the border.

Species	Condition	Comments
Royal Palm	Fair	1 dead; others with correctable nutritional deficiencies
Ruellia	Good	
Wax Jasmine	Good	



Possible Missing Plant Location
in Wax Jasmine

It appears as though there may have been trees or palms within the wax jasmine planting at some time in the past (storm damage?).

Entrance
On the south side, west of the guardhouse, there is one old screwpine with severe chlorosis, possibly due to irrigation issues (possibly over-watering and excess water accumulation in the shady corner bed; drainage could be a factor). There are several small geiger trees in fair to good condition.

Interior Section
This area has a walkway to the pavilion/shower buildings, adjacent to the north fence. There is a large open turf area, with plantings along the edges. Plant and soil conditions suggest past and/or present irrigation issues. The turf is rutted and weedy, suggesting that there has been an underground irrigation leak or break; there was no longer any standing water, therefore, the break has probably been repaired. The shrub plantings are generally leggy and stressed, suggesting that they were previously watered at high rates, then at low rates (or none) due to irrigation problems. The plantings include the following:

Species	Condition	Comments
Bougainvillea Hedge	Good	
Liriope 'Evergreen Giant'	Good	
Solitaire Palm (dbl, trpl)	Good	
Crinum Lily	Good	
Cabbage Palm	Good	
Thatch Palm	Good	
Mahogany	Good	
Buttonwood	Good	
Paurois Palm	Fair	Many toppled/staked
Coconut Palm	Good	Nutritional Deficiencies
Seagrape Hedge	Fair	Irrigation Issues
Wax Jasmine	Good	
St. Augustine turfgrass	Fair	Irrigation Issues/Weeds
Wild Tamarind	Poor	Severe Storm Damage
		2 dead, 1 almost dead
		3 to 4 missing



Sea Grape Hedge

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Horticultural Inventory

Pavilion Area
There are plantings around the building perimeters but most have died out, probably due to excess water. There was standing water in the beds on the west side of the pavilion, where there is most likely a broken water line. The beds on the east side are nearly bare.

Species	Condition	Comments
St. Augustine turfgrass	Fair to Poor	Some areas OK, Others weedy
Coconut Palm	Good	
Cocoplum Hedge	Good	Around Utilities
Mahogany (2)	Good	Young Trees
Spider Lily	Good	
Cardboard Plant	Poor	Flooded
Liriope 'Evergreen Giant'	Poor	Flooded/Deep Shade

Area Between the Pavilion and the Beach
There is a walkway to the beach, with hedges along each side and turfgrass in an open area. Some plantings line the north and south perimeters. Those along the south perimeter have largely died out (possibly due to storms, shade, or excess water accumulation), and trash and weeds have accumulated next to the wall.

Species	Condition	Comments
St. Augustine turfgrass	Fair	
Coconut Palm	Good	
Cocoplum Hedge	Fair to Good	Some gaps
Seagrape Hedge	Fair to Good	
Pigeon Plum	Fair to Good	
Spider Lily	Fair to Poor	Many have died out



Flooded Cardboard Plants



Empty Planting Beds



Beach Dunes
 The beach dunes have sea oats and other native vegetation which is managed or overseen by the Florida Department of Environmental Protection.

POCKET PARKS

There are several "pocket parks" in the Village. They are in variable condition ranging from very good to very poor.

East Enid Lake Park
 This park has a small pond surrounded by St. Augustine grass and raised planters. There are numerous ducks and iguanas present. Irrigation is present, but there are some coverage issues.

Plants around the pond include:

Species	Condition	Comments
St. Augustine turfgrass	Fair to Good	Some dry spots/chinch bugs
Seagrape	Good	Uneven grade near planters
Senegal Date Palm	Fair	
Coconut Palm	Good	
Liriope 'Evergreen Giant'	Fair	A few plants only
Beach Naupaka	Fair to Poor	Growing over fence from Ocean Club - needs pruning, but there is no access except by boat



East Enid Lake Park Landscape

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In the raised planter at the corner:

Species	Condition	Comments
Foxtail Palm	Good	Young/New - Dry
Natal Plum	Good	
Crown-of-Thorns	Good	
Red Mulch		

Mashta Island Bridge Vista Park

The plantings in this location are relatively new, but incurred significant damage from tidal surge during the 2005 hurricanes. Most of the plant material is recovering, but some remedial treatment may be needed.

Species	Condition	Comments
Veitchia Palm	Fair	Storm Damage
Cabbage Palm	Good	1 dead
Lantana 'Gold Mound'	Good	
Lantana (white, cv?)	Good	
Cocoplum	Fair	
Variegated Pittosporum	Fair	
Pleomele 'Song of India'	Good	
Mondo Grass	Fair	
Ground Orchid	Fair	
Cardboard Plant	Good	
Peregrina	Fair to Good	
Ficus Hedge	Fair	
Ixora 'Nora Grant'	Fair	
Bougainvillea	Good	Need to trellis onto fence/ rail
St. Augustine turfgrass	Fair	Dry/Poss. chinch bug



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Horticultural Inventory**

Island Drive Vista Park

This planting is in very poor condition. It is a mix of old plantings which have incurred storm damage and have not been well-maintained.

Species	Condition	Comments
Senegal Date Palm	Fair	Nutritional Deficiencies Needs Pruning
Cocunut Palm	Good	
Triangle Palm (1)	Fair	
Cocoplum	Fair to Poor	
Orange Jasmine	Fair to Poor	
Beach Naupaka	Fair to Poor	
Bougainvillea	Fair to Poor	
Croton	Fair to Poor	
White Bird-of-Paradise	Fair to Poor	

Knollwood Vista Park

This planting is in very poor condition. It is a mix of old plantings which have incurred storm damage and have not been well-maintained.

Species	Condition	Comments
Cocunut Palm	Good	1 dead
Seagrape	Fair	
Peregrina	Fair to Poor	
Croton	Fair to Poor	
Hibiscus	Fair to Poor	
Beach Naupaka	Fair to Poor	
Liriope 'Evergreen Giant'	Fair to Poor	
Umbrella Tree	Fair to Poor	Prohibited Species



**Master Landscape Plan
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Mariner Vista Park

This planting is in fair to poor condition. It is a mix of old and new plantings which incurred storm damage. It is generally sparse and not well-maintained.

Species	Condition	Comments
Coconut Palm	Good	
Areca Palm	Poor	
Bougainvillea	Fair to Good	
Pleomele 'Song of India'	Fair to Good	
Swiss Cheese Plant	Poor	

Canal Hacienda Vista Park

This planting is fairly new and in good general condition. It has a seating area and paver bricks.

Species	Condition	Comments
Cabbage Palm	Good	Remove braces
Coontie	Fair	Some rotted out
		Some with scale insects
		Gaps
Ruellia	Good	
St. Augustine turfgrass	Fair	Weeds
Red Mulch		

Pines Canal Vista Park

All plantings in this location are behind the guardrail and chainlink fence. The space between the guardrail and Crandon Boulevard is very narrow and nothing but rocks and weeds. The power lines angle over the north end of the area.



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The area between the fence and the canal is primarily native mangroves and shore-line plants, with weeds and invasive exotic species mixed in. It may simply need to have the weeds and invasive species removed and the remainder managed as a natural area.

Species	Condition	Comments
Seagrape	Good	I topped over fence Stump needs to be removed And fence repaired.
Red Mangrove	Good	
Black Mangrove	Good	
White Mangrove	Good	
Strangler Fig	Good	
Necklacepod	Good	
Coconut	Good	Non-Native
Beach Naupaka	Fair	Controlled Species
Brazilian Pepper	Fair	Prohibited Species
Seaside Mahoe	Fair	Prohibited Species



KEY BISCAYNE YACHT CLUB

The front entrance to the Yacht Club is maintained by the Village. There are palm and hedge plantings along the edge of Harbor Drive, and some specimen plantings in front of the guardhouse. On either side of the entrance there are mixed species plantings which are over-grown and need some separation. Shade trees and ficus hedges line outside of the chainlink fence on both sides of the entrance. It is generally well-maintained.

Species	Condition	Comments
Foxtail Palm	Fair	Street Trees
Cocoplum Hedge	Fair	Under Street Trees
Coconut Palm	Good	Near Sidewalk
Brazilian Beautyleaf Tree	Good	Under Powerlines
Ficus Hedge	Good	Against Fence
Christmas/Manila Palm	Good	Specimens
Bottle Palm (1)	Good	Specimen - Very Small
Ixora Hedge	Fair	Old Variety, Old Planting
Macho Fern	Fair to Good	Mixed Planting/Overgrown
Hawaiian TI	Fair	Mixed Planting/Overgrown
Split-Leaf Philodendron	Fair	Mixed Planting/Overgrown
Croton	Fair	Mixed Planting/Overgrown
Impatiens	Poor	Seasonal Change-Out
St. Augustine turfgrass	Fair	Some Weeds



Yacht Club Entrance



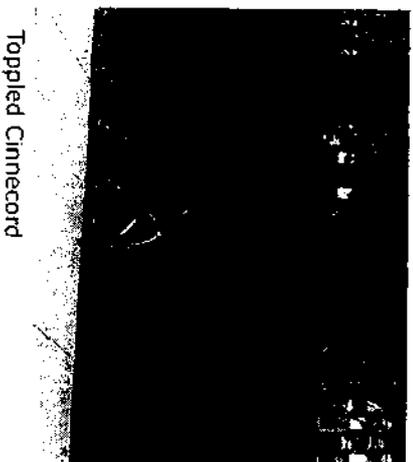
BELLSOUTH EASEMENT

This is an older planting which is generally in poor condition. The trees incurred significant storm damage and there is evidence of past and/or current irrigation issues. Conditions suggest that irrigation had been provided at high rates prior to the storms, then at low rates or none at all after the storms due to damages incurred. There is barely any mulch present; there is mostly bare soil. The paver bricks by the seating area have weeds in the cracks.

Species	Condition	Comments
Peregrina	Fair to Poor	Many toppled or leaning Many chlorotic
Cinnecord	Fair to Poor	Most toppled
Mexican Fan Palm	Good	1 dead
Crinum Lily	Fair	Some Stunted/Chlorotic Some with thrips insects



Dead Mexican Fan Palm



Toppled Cinnecord

STREETS AND CUL-DE-SACS

Most of the Village streets have trees planted in the right-of-way areas and in most cases, each street has a specific "theme" tree species. Except for cul-de-sacs and traffic circles, there are few shrub or ground cover plantings. Many private residences have landscaping up to and within the right-of-way and those are not included in this inventory.

ZONE A

Harbor Drive

Harbor Drive is the main thoroughfare along the western side of the island. It is characterized by plantings of mahogany trees in the right-of-ways, but many are missing. All other right-of-way plantings are private. The traffic circles have palms, native species, and drought-tolerant shrubs/ground covers.

Right-of-Way

Species	Condition	Comments
Mahogany	Fair to Good	Some with storm damage. Many trees missing/gaps.
Royal Poinciana (2)	Fair	Storm Damage
Live Oak (7)	Fair to Good	2 under powerlines
Traffic Circles		
Cabbage Palm	Good	
Croton	Good	
Crown-of-Thorns	Good	
Coontie	Good	Gaps in plantings
Blackbead	Fair	Storm/Vehicle Damage
Traffic Circle at Mashta Drive		
Dwarf Papyrus	Good	Around Fountain



Ferrwood

The right-of-way plantings along Ferrwood consist primarily of pigeon plum trees. Many toppled during the 2005 hurricanes and were improperly reset. The rootballs are partially above grade and many have air pockets beneath. They will be prone to re-topping after stakes are removed. Some trees show stress symptoms and may not survive. There are numerous gaps in the planting.

Species	Condition	Comments
Pigeon Plum	Fair (Range from Good to Poor)	many toppled/ improperly reset gaps in planting

There are plantings adjacent to the Village Green which are relatively new and in good general condition.

Species	Condition	Comments
Pigeon Plum	Good	
Silver Buttonwood Hedge	Good	
Crown-of-Thorns	Good	

Across from 272 Ferrwood is one Senegal date palm in good condition.

Buttonwood Right-of-Way Species	Condition	Comments
Green Buttonwood	Good	Some with storm Damage; few gaps

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Cypress Right-of-Way Species Gumbo Limbo	Condition Good	Comments Few scattered locations
Silver Buttonwood (1) Umbrella Tree (2)	Poor Fair	Prohibited Species
Woodcrest Right-of-Way Species Live Oak	Condition Good	Comments Very few gaps
Hampton Right-of-Way Species Coconut	Condition Good	Comments Some gaps; 1 tree by Greenwood, poss. lightning strike damage Private?
Royal Palm (few)	Good	
Ridgewood Right-of-Way Species Gumbo Limbo Mahogany (1)	Condition Good Good	Comments Many gaps



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Woodcrest Lane Right-of-Way Species Silver Trumpet Gumbo Limbo (2)	Condition Good Good	Comments Few left/Many gaps
Glenridge Right-of-Way Species Live Oak	Condition Good	Comments few if any gaps
Cranwood Right-of-Way Species Live Oak	Condition Good	Comments
Greenwood Right-of-Way Species Silver Buttonwood	Condition Fair	Comments Storm Damage Many gaps
Cabbage Palm Cluster (1)	Good	
Harbor Court Right-of-Way Species Coconut	Condition Good	Comments Few gaps



ZONE B

Harbor Point Drive
 Right-of-Way

Species	Condition	Comments
Royal Palm	Good	Private
Medjool Date Palm	Good	Private
Ficus Hedge	Good	Private
Bougainvillea	Good	Private
Philodendron 'Xanadu'	Good	Private
Liriope 'Evergreen Giant'	Good	Private

Cul-de-Sac – Generally very poor condition, ill-maintained.

Species	Condition	Comments
Veitchia sp. Palm (4 very small)	Fair	
St. Augustine turfgrass	Poor	weeds

Bay Lane
 Right-of-Way

Species	Condition	Comments
Satinleaf	Fair	Storm Damage
	Range from Good to Poor	A few dead

Matheson Drive
 Right-of-Way

Species	Condition	Comments
Pigeon Plum	Good	Some Storm Damage
Coconut	Good	Few gaps
Mango (1)	Good	Private?
Sapodilla (1)	Good	Small/Private



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McIntyre		
Right-of-Way Harbor Drive to Ridgewood	Condition	Comments
Species	Good	Few Gaps
Live Oak		
Right-of-Way Ridgewood to Fernwood		
Species	Condition	Comments
Live Oak -- North Side Only	Fair	Few Gaps
Fernwood		
Right-of-Way West Side		
Species	Condition	Comments
Pigeon Plum	Good	Some Storm Damage Improper Resetting
Right-of-Way Behind Community Center		
Species	Condition	Comments
Mahogany (small)	Good	
Cocoplum Hedge	Good	
Solitaire Palm Clusters	Fair to Good	Some Chlorosis
Right-of-Way by Village Green		
Species	Condition	Comments
Silver Trumpet	Good	
Pigeon Plum	Good	
Crown-of-Thorns	Good	
Silver Buttonwood Hedge	Good	



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Satinwood Right-of-Way Species Coconut	Condition Good	Comments Many gaps
Sabal Palm Right-of-Way Species Cabbage Palm	Condition Good	Comments Some gaps
Allendale Right-of-Way Species Coconut Geiger Tree	Condition Good Fair	Comments Few gaps few trees only
Warren Lane Right-of-Way Species Live Oak	Condition Good	Comments Few if any gaps
Hampton Lane Right-of-Way Species Coconut	Condition Good	Comments Few gaps
Ridgewood Right-of-Way Species Gumbo Limbo	Condition Good	Comments Some gaps



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Woodcrest Right-of-Way Species Live Oak	Condition Good	Comments Few gaps
Glenridge Right-of-Way Species Live Oak	Condition Good	Comments Some gaps
ZONE C West Wood Drive Right-of-Way Species Pigeon Plum	Condition Fair	Comments Storm Damage/ Most missing
West Mashta Drive Right-of-Way Species Mahogany	Condition Good	Comments Some storm damage Some gaps
Traffic Circles at Myrtlewood, Allendale, Woodcrest, and Fernwood Species Buccaneer Palm Bougainvillea	Condition Good Good Good	Comments 1 dead at Fernwood



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 Horticultural Inventory

Traffic Circle between Myrtlewood and Allendale			
Species	Condition	Comments	
Lignumvitae	Good		
Buccaneer Palm	Good		
Bougainvillea	Good		
Coontie	Good	Gaps	
Fernwood			
Right-of-Way			
Species	Condition	Comments	
Pigeon Plum	Fair	Storm Damage	
Coconut (2)	Good	Many gaps	
Glenridge			
Right-of-Way			
Species	Condition	Comments	
Live Oak	Good	Few gaps	
Coconut (2)	Good		
Enid - East of School			
Right-of-Way			
Species	Condition	Comments	
Coconut	Good		
Woodcrest			
Right-of-Way			
Species	Condition	Comments	
Live Oak	Good	Some gaps	



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Enid - South of School Species Coconut	Condition Good	Comments Few gaps
Hampton Lane Right-of-Way Species Pigeon Plum Coconut (2)	Condition Fair Good	Comments Most Missing Private?
Warren Lane Right-of-Way Species Silver Trumpet	Condition Fair	Comments Most Missing
Allendale Right-of-Way Species Pink Trumpet	Condition Fair	Comments Some storm damage Staking/twig dieback Many gaps
Curtiswood Right-of-Way Species Coconut	Condition Good	Comments Some gaps 2 dead Private?
Black Olive (1, large)	Fair to Good	
Sunset Circle Right-of-Way Species Coconut	Condition Good	Comments Many gaps



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Cul-de-Sac
This area is nicely designed and well-maintained. Plantings are atypical of other areas.

Species	Condition	Comments
Canary Island Date	Fair to Good	Minor Stunting
Bottle Palm	Good	
Crinum 'Queen Emma'	Good	
Croton	Good	
Ground Orchid	Good	
Lantana	Good	
Philodendron 'Xanadu'	Good	
Cap Rock and Colite Boulders	Good	

Harbor Circle Right-of-Way	Species	Condition	Comments
	Coconut	Good	Many gaps

Ridgewood Right-of-Way	Species	Condition	Comments
	Gumbo Limbo	Good	Some gaps

Enid - West of School Right-of-Way	Species	Condition	Comments
	Coconut	Good	Some gaps



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Harbor Lane Right-of-Way Species Coconut	Condition Good	Comments Very few gaps
Myrtlewood Right-of-Way Species Green Buttonwood	Condition Fair	Comments Some storm damage Many gaps
ZONE D		
West Mashta Drive Right-of-Way Species Coconut	Condition Good	Comments Some gaps
North Mashta Drive Right-of-Way Species Live Oak Coconut Wild Tamarind Sabicu	Condition Good Good Poor Poor	Comments few storm damage storm damage 1 dead
Cul-de-Sac Species Seagrape	Condition Fair	Comments large old tree Storm damage Vehicle damage
Liriope 'Evergreen Giant' Swiss Cheese Plant	Good Fair	Sunscald



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Horticultural Inventory

Mashta Place Right-of-Way Species Coconut	Condition Good	Comments Few gaps
South Mashta Drive Right-of-Way - North of West Mashta Drive Species Royal Poinciana	Condition Fair	Comments Under power-
lines Copperpod Geiger Royal Palm Pygmy Date Palm	Poor Fair Fair Fair	Under powerlines 1 leaning 1 dead/4 stressed 1 dead
Right-of-Way - South of West Mashta Drive Species Coconut Royal Palm	Condition Good Fair	Comments
Cul-de-Sac Species Cabbage Palm Cocoplum Hedge Seaside Mahoe (large)	Condition Good Poor Fair	Comments Storm damage Private?



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Harbor Drive - South of Mashta Circle
 Right-of-Way - Mostly private landscaping.

Species	Condition	Comments
Mahogany	Good	Many gaps
Coconut	Good	

Medians - Older plantings with outdated design schemes and many fill-ins added over time.

Species	Condition	Comments
Senegal Date Palm	Fair to Good	
Silver Buttonwood	Fair	Many staked up
Cabbage Palm	Good	
Seagrape (1 old tree)	Fair to Good	
Cocoplum Hedge	Good	New
Liriope 'Evergreen Giant'	Good	
Bougainvilleas	Good	
Plumbago	Good	
Croton	Good	
Oyster Plant	Good	Weeds?
St. Augustine turfgrass	Fair	some weeds

Island Drive Right-of-Way Species	Condition	Comments
Mahogany	Fair	Some storm damage
Black Olive (1)	Fair	Many gaps
Verawood (2)	Fair	Storm damage
		Leaning but OK



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Cape Florida Drive - West		
Right-of-Way		
Species	Condition	Comments
Coconut	Good	Many gaps
Cul-de-Sac		
Species	Condition	Comments
Coconut	Good	
Black Olive (1)	Good	
Croton	Good	
Allamanda	Poor	
Liriope 'Evergreen Giant'	Good	Sparse/stressed
Cape Florida Drive - East		
Right-of-Way		
Species	Condition	Comments
Coconut - 1 side only	Good	
Live Oak	Good	Private?
Cul-de-Sac		
Species	Condition	Comments
Senegal Date Palm	Good	Needs Pruning
Croton	Poor	Salt Damage
Variegated Pittosporum	Poor	old/weak/dead sections
Liriope	Good	
St. Augustine turfgrass	Fair	Dry



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Knollwood			
Right-of-Way			
Species	Condition	Comments	
Coconut	Good	1 dead	
Cul-de-Sac			
Species	Condition	Comments	
Senegal Date Palm (2)	Good		
Dwarf Schefflera Hedge	Good		
Croton	Good		
Christmas/Adonidia Palm	Good		
Liriope 'Evergreen Giant'	Good		
Swiss Cheese Plant	Good		
Mariner Drive			
Right-of-Way			
Species	Condition	Comments	
Coconut	Good	1 dead	
Cul-de-Sac			
Species	Condition	Comments	
Seagrape (1 old tree)	Good	Nice Specimen	
Senegal Date Palm	Good		
Coconut	Good		
Allamanda	Poor	stressed/leggy	
Liriope 'Evergreen Giant'	Good		
St. Augustine turfgrass	Fair to Poor	Old/weedy	
Some bare areas/red mulch			



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ZONE E

Ocean Lane Drive
 Right-of-Way

Species
 Mahogany

Condition
 Fair to Good

Comments
 Older trees by
 Island House Condo
 private?

Croton
 Ixora 'Nora Grant' Hedge

Fair
 Fair

Some storm damage
 In between mahoganies
 some old/damaged
 By Ocean Place condo

Medians (7)

Plantings are relatively new and in good general condition.

Species
 Royal Palm

Condition
 Fair to Good

Comments
 Some nutritional deficiency,
 Wind damage, insect
 infestation
 Specimens

Peregrina
 Dwarf Schefflera
 Croton
 Coontie (1)
 Variegated Pittosporum
 Crown-of-Thorns
 Liriope 'Evergreen Giant'
 Podocarpus Hedge
 Duranta 'Gold Mound'
 Red Mulch and Gravel

Good
 Good
 Good
 Good
 Fair
 Good
 Good
 Good
 Good
 Good

old
 new/around utilities



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Horticultural Inventory

ZONE F		
Sonesta Drive		
Right-of-Way		
Species	Condition	Comments
Coconut	Good	Weeds/Border bare adjacent
Ficus Hedge	Fair	To street
		Behind Fence
Seagrape	Good	
Heather Drive - East		
Right-of-Way		
Species	Condition	Comments
Cabbage Palm	Good	
Green Buttonwood Hedge	Good	
Mahogany	Good	
Christmas/Manila Palm	Good	
Coconut	Good	
Sabicu	Fair to Good	1 dead/few stressed
Seagrape	Good	
St. Augustine turfgrass	Fair	
Heather Drive - West		
Right-of-Way		
Species	Condition	Comments
Sabicu	Fair	1 dead, 1 nearly dead, 1 in decline
Wild Tamarind	Fair	Storm Damage
Green Buttonwood	Fair to Good	Some Storm Damage
		Many gaps
Caribbean		
Right-of-Way		



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Horticultural Inventory

Species	Condition	Comments
Gulf Road Right-of-Way Species Coconut	Good	
Gulf Road Right-of-Way Species Green Buttonwood	Condition Fair to Good	Comments 2 topped/reset Still above grade
Pacific Road Right-of-Way Species Mahogany	Condition Good	Comments
Atlantic Road Right-of-Way Species Coconut	Condition Good	Comments

ZONE G

Parking Area by Bahia Mar Condominium
This area is across the street from Village Park. It is consistent with the condominium landscaping and well-maintained.

Species	Condition	Comments
St. Augustine turfgrass	Good	
Coconut Palm	Good	
Date Palm (1)	Fair to Good	



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Senegal Date Palm	Good	
Mexican Fan Palm	Good	
Seagrape Hedge	Good	
Seagrape Specimen	Fair	1 plant shaped
Crinum Lily	Fair to Good	Thrips insects
Philodendron 'Burle Marx'	Good	Needs Pruning
Bougainvillea	Fair	Small
East Enid Drive		
Right-of-Way		
Species	Condition	Comments
Coconut	Good	
Mahogany	Good	
St. Augustine turfgrass	Fair to Good	Many gaps/storm damage
Silver Buttonwood Hedge	Good	
Ixora 'Nora Grant' Hedge	Good	
Cocoplum Hedge	Good	
Seagrape Hedge	Good	
Ocean Drive		
Right-of-Way		
Species	Condition	Comments
Queen Palm	Fair	
Ixora 'Nora Grant' Hedge	Fair	older
St. Augustine turfgrass	Fair	
Sunrise Drive		
Right-of-Way		



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Species	Condition	Comments
Coconut	Good	3 dead
Mexican Fan Palm	Good	
Areca Palm	Fair	
Cat Palm	Fair	Full Sun Stress
Christmas/Manila Palm	Good	
St. Augustine turfgrass	Fair	

Galen Drive
 Right-of-Way

Species	Condition	Comments
Coconut	Good	
Mexican Fan Palm	Good	
Mahogany (1)	Poor	Storm Damage
St. Augustine turfgrass	Fair	

ZONE H

Seaview Drive

Right-of-Way	Species	Condition	Comments
	Coconut	Good	1 dead
	St. Augustine turfgrass	Fair	

Cul-de-Sac

Coconut	Good	
Peregrina	Good	
Variiegated Pittosporum	Fair to Good	older
Ixora 'Nora Grant'	Fair to Good	older
Liriope 'Evergreen Giant'	Fair to Good	older



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ZONE I

Location	Species	Condition	Comments
Grapetree Drive Right-of-Way	Species	Good	
	Seagrape	Good	
	Pigeon Plum	Good	
	St. Augustine turfgrass	Good	1 staked; a few chlorotic
Cul-de-Sac	Coconut	Good	
	Crown-of-Thorns	Fair	Leggy/In Decline
	Liriope 'Evergreen Giant'	Good	
	Dwarf Schefflera	Good	Sheared
	St. Augustine turfgrass	Poor	old/mostly weeds



PLANT SPECIES LIST

Hardwood Trees

Cinnecord	Acacia choriophylla
Baobab	Adansonia digitata
Pond Apple	Annona glabra
Black Mangrove	Avicennia germinans
Orchid Tree	Bauhinia purpurea
Red Silk-Cotton	Bombax ceiba
Black Olive	Bucida buceras
Spiny Black Olive	Bucida spinosa
Verawood	Bulnesia arborea
Gumbo Limbo	Bursera simaruba
Bridalveil	Caesalpinia grandillo
Powderpuff	Calliandra haematocephala
Bottlebrush	Callistemon viminalis
Brazilian Beautyleaf	Calophyllum brasiliense
Jamaica Caper	Capparis cynophallophora
Candlestick Cassia	Cassia alata
Golden Shower	Cassia fistula
Kapok	Ceiba pentandra
Floss-Silk	Chorisia speciosa
Satinleaf	Chrysophyllum oliviforme
Pigeon Plum	Coccoloba diversifolia
Seagrape	Coccoloba uvifera
Green Buttonwood	Conocarpus erectus
Silver Buttonwood	Conocarpus erectus var sericeus
White Geiger	Cordia boissieri
Yellow Geiger	Cordia lutea
Geiger Tree	Cordia sebestena

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Mexican Calabash	<i>Crescentia alata</i>
Royal Poinciana	<i>Delonix regia</i>
Rainbow Eucalyptus	<i>Eucalyptus deglupta</i>
Spanish Stopper	<i>Eugenia foetida</i>
Japanese Fern Tree	<i>Felicium decipiens</i>
Strangler Fig	<i>Ficus aurea</i>
Benjamin Fig	<i>Ficus benjamina</i>
Benjamin Fig Hybrid	<i>Ficus x benjamina</i>
Lignumvitae	<i>Guajacum sanctum</i>
Jacaranda	<i>Jacaranda mimosifolia</i>
Peregrina	<i>Jatropha integerrima</i>
Black Ironwood	<i>Krugiodendron ferreum</i>
Crape Myrtle	<i>Lagerstroemia indica</i>
Queen Crape Myrtle	<i>Lagerstroemia speciosa</i>
White Mangrove	<i>Laguncularia racemosa</i>
Japanese Privet	<i>Ligustrum japonicum</i>
Wild Tamarind	<i>Lysiloma latissiliquum</i>
Sabicu	<i>Lysiloma sabicu</i>
Mango	<i>Mangifera indica</i>
Sapodilla	<i>Manilkara zapota</i>
Madagascar Olive	<i>Noronhia emarginata</i>
Guiana Chestnut	<i>Pachira aquatica</i>
Screwpine	<i>Pandanus utilis</i>
Copperpod	<i>Peltophorum pterocarpum</i>
Allspice	<i>Pimenta dioica</i>
Manila Tamarind	<i>Pithecellobium dulce</i>
Blackbead	<i>Pithecellobium keyense</i>
Frangipani/Plumeria	<i>Plumeria spp.</i>
Pongam	<i>Pongamia pinnata</i>
Shaving Brush	<i>Pseudobombax ellipticum</i>

Master Landscape Plan
Horticultural Inventory

Myrsine
Red Mangrove
Weeping Willow
Queensland Umbrella
Brazilian Pepper
Mahogany
Silver Trumpet
Pink Trumpet
Bald Cypress
Seaside Mahoe
Live Oak

Rapanea punctata
Rhizophora mangle
Salix babylonica
Schefflera actinophylla
Schinus terebinthifolius
Swietenia mahagoni
Tabebuia caralba
Tabebuia heterophylla
Taxodium distichum
Thespesia populnea
Quercus virginiana

Palms

Paurotis Palm
Christmas/Manila Palm
Bismarck Palm
Cat Palm
European Fan Palm
Coconut Palm
Triangle Palm
Areca Palm
Bottle Palm
Spindle Palm
Chinese Fan Palm
Canary Island Date
Medjool Date Palm
Senegal Date Palm
Pygmy Date Palm
Buccaneer Palm
Solitaire Palm

Acoelorrhaphe wrightii
Adonidia merrillii
Bismarckia nobilis
Chamaedorea cataractarum
Chamaerops humilis
Cocos nucifera
Dyopsis decaryi
Dyopsis lutescens
Hyophorbe lagenicaulis
Hyophorbe verschaffeltii
Livistona chinensis
Phoenix canariensis
Phoenix dactylifera 'Medjool'
Phoenix reclinata
Phoenix roebelenii
pseudophoenix sargentii
Ptychosperma elegans



Master Landscape Plan
Horticultural Inventory

Majesty Palm	Ravenala madagascariensis
Lady Palm	Rhapis excelsa
Royal Palm	Roystonea regia
Cabbage Palm	Sabal palmetto
Silver Saw Palmetto	Serenoa repens
Queen Palm	Syagrus romanzoffianum
Thatch Palm	Thrinax radiata
Veitchia Palm	Veitchia winin, Veitchia montgomeryana
Mexican Fan Palm	Washingtonia robusta
Foxtail Palm	Wodyetia bifurcata

Shrubs and Ground Covers

Leather Fern	Acrostichum danaeifolium
Bush Allamanda	Allamanda schottii
Shell Ginger	Alpinia zerumbet
Milkweed	Asclepias curassavica
Cast Iron Plant	Aspidistra elatior
Begonia	Begonia spp.
Bougainvillea	Bougainvillea spectabilis
Purple Bougainvillea	Bougainvillea glabra
Bromeliads	Bromeliaceae, misc. spp.
Locust-Berry	Byrsonima lucida
Beautyberry	Callicarpa americana
Natal Plum	Carissa macrocarpa
Cocoplum	Chrysobalanus icaco
Starburst Clerodendrum	Clerodendrum quadriloculare
Croton	Codiaeum variegatum
Hawaiian Ti	Cordyline terminalis
Crinum-Lily	Crinum asiaticum
Queen Emma Crinum-Lily	Crinum asiaticum 'Queen Emma'



Master Landscape Plan
Horticultural Inventory

Papyrus	Cyperus papyrus
Dwarf Papyrus	Cyperus papyrus 'Nanus'
Duranta 'Gold Mound'	Duranta erecta 'Gold Mound'
Amazon Lily	Eucharis amazonica
Surinam Cherry	Eugenia uniflora
Crown-of-Thorns	Euphorbia millii
Ficus Hedge	Ficus benjamina
Creeping Fig	Ficus repens
Firebush	Hamelia patens
Heliconia	Heliconia psittacorum
Hibiscus	Hibiscus rosa-sinensis
Spider-Lily	Hymenocallis latifolia
Iris	Iris sp.
Ixora 'Nora Grant'	Ixora coccinea 'Nora Grant'
Wax Jasmine	Jasminum volubile
Kalanchoe	Kalanchoe spp.
Lantana	Lantana camara, misc. cv's
Liriope	Liriope muscari 'Evergreen Giant'
Variegated Liriope	Liriope muscari 'Variegata'
Swiss Cheese Plant	Monstera deliciosa
Orange Jasmine	Murraya paniculata
Boston Fern	Nephrolepis exaltata
Macho Fern	Nephrolepis falcata
Mondo Grass	Ophiopogon japonicus
Pentas	Pentas lanceolata
Philodendron 'Burle Marx'	Philodendron 'Burle Marx'
Split-Leaf Philodendron	Philodendron selloum
Philodendron 'Xanadu'	Philodendron 'Xanadu'
Pittosporum	Pittosporum tobira
Variegated Pittosporum	Pittosporum tobira 'Variegata'



Master Landscape Plan
Horticultural Inventory

Pleomele 'Song of Indian'	Pleomele reflexa 'Song of India'
Leadwort	Plumbago auriculata
Podocarpus	Podocarpus macrophyllus
Podranea	Podranea ricasoliana
Wart Fern	Polypodium scolopendria
Wild Coffee	Psychotria nervosa
Indian Hawthorn	Raphiolepis indica
Oyster Plant	Rhoeo spathacea
Panama Rose	Rondeletia leucophylla
Ruellia 'Purple Showers'	Ruellia brittoniana 'Purple Showers'
Bowstring Hemp	Sanseveria trifasciata
Beach Naupaka	Scaevola taccada
Dwarf Schefflera	Schefflera arboricola
Necklacepod	Sophora tomentosa
Ground Orchid	Spathoglottis plicata
Porterweed/Nettleleaf Vervain	Stachytarpheta cayennensis
White Bird-of-Paradise	Strelitzia nicolai
Bird-of-Paradise	Strelitzia reginae
Confederate Jasmine	Trachelospermum jasminoides
Walking Iris	Trimezia martinicensis
Fakahatchee Grass	Tripsacum dactyloides
Periwinkle	Vinca madagascariensis
Yucca	Yucca elephantipes
Coontie	Zamia pumila
Cardboard Plant	Zamia furfuracea
Zamia spp.	Zamia spp.

Master Landscape Plan
Irrigation Inventory

**VILLAGE OF KEY BISCAYNE
IRRIGATION INVENTORY**

June 2006 B-1



**Master Landscape Plan
Irrigation Inventory**

Crandon Blvd.

1. North end: Due for renovation in near future.
2. Middle area from East Enid Drive, south to East Enid Drive: Presently under construction.
3. South end from East Enid Drive south to the Park:
 - a. This area is currently under irrigation. There are many white risers, with spray nozzles, sticking up in the landscape areas next to the pavement. Risers are subject to damage.
 - b. Control is "City" water meter, PVB, and battery operated Nelson control valve.
 - c. Some of the Crandon medians are too wide to receive adequate coverage with just spray heads as currently installed. These medians had just one zone in each median.



Water Truck on Harbor Drive

Cul de Sac - center landscape areas.

1. Generally, the landscape circle in the Cul de Sacs, are fitted with what looks like Netifim drip tubing, and operated with a battery powered Nelson control valve. With the exception of the circles at Sunset Circle and the end of Seaview Drive, the systems are in disrepair.
 - a. Vacuum breakers are broken
 - b. Rain sensors are broken and missing parts.
 - c. Some netifim emitter tubing is on top of ground or sticking out of the ground (obviously having been cut)

Harbor Drive:

1. Harbor Drive - north of West Mashta Drive: There is no irrigation in any of the medians or traffic circles. The area in front of the Yacht Club at the edge of Harbor Drive has no irrigation. Watering of these areas is being done by a City water truck (observed).



Master Landscape Plan
Irrigation Inventory

2. Harbor Drive – south of West Mashta Drive: Medians have marginal irrigation. They consist of spray heads on white risers, some 4" pop-ups in turf areas and battery operated control valves. Coverage for these landscape spaces is not adequate.

West Mashta Drive

- 1 West of Harbor Drive – both sides of the entrance to the island, have irrigation. It appears to be in working order, as the landscape material looks to be in good condition.
- 2 Between Harbor Drive and Crandon Blvd., there are several traffic circles. There is no irrigation in these circles.

Knollwood and Cape Florida: Have Cul de Sac circles. They are fitted with the battery operated Nelson valves and are in poor condition. Not working.

Mar Azuli – circle in front of building has had irrigation at some point in time, with the battery operated valve. Currently, the irrigation is not currently working.

Seaview Drive – End of drive circle has some irrigation working. System is in poor condition.

East Enid Drive:

1. Park at Entrance – Some irrigation working. Hunter rotor heads, and Hunter controller. Heads are operational, coverage is marginal.



**Master Landscape Plan
Irrigation Inventory**

2. The landscape strip on the south side of E. Enid Dr., does not appear to have irrigation. The landscape areas were dry, and in poor condition due to lack of water.
3. The area in front of the Beach Club has irrigation. There are rotor pop-ups placed on top of risers in some of the landscape areas. Generally the coverage is poor. Irrigation equipment is being used in ways, not intended by the manufacturer.

The Village Green (Park)

1. Ball fields (the large open play field areas) have irrigation, which seems to be in good repair. Coverage (observed) looks pretty good. What we did find was that the play fields are dry. In looking at the clocks, and knowing what the precipitation rates are for the sprinkler heads on the fields, the primary problem with the play fields, is improper clock management. The fields simply, are not getting enough water.

2. Other areas within the park, south of the play fields, seem dry. Irrigation equipment was not visible in some of these areas, and with the condition of the sod, and plant material, it is suspected that there is no irrigation, or that it is not operational.

Community School

1. The school is fitted with an irrigation system. Several Toro control valves were observed, as well as a Pressure Vacuum breaker on the west side of the school. Some areas on the west side of the school appear to be receiving irrigation. The areas on the SW part of the property are not receiving enough water to maintain proper growth.
2. Play fields are dry. No sign of irrigation was observed, and we could not find any irrigation equipment on the play fields.



**Master Landscape Plan
Irrigation Inventory**

3. The east side of the school, has some irrigation equipment (pop-up spray heads) around the entrance to building. Many areas along the street, and grass paver block parking, do not have any irrigation. The irrigation on the east side of the building did not appear to be working, or has been shut off.

Except for the west street side of the school, the property looked very dry. There was repair work being in the vicinity of the PVB (main connection point). There may be more than one connection point for a property this large, we only saw one.

End of Report.

