LAKEWOOD EAST NEIGHBORHOOD PARKING STUDY

Commission Meeting Presentation

Prepared for the City of Coconut Creek, FL

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May 8th, 2025

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THE CORRADINO GROUP

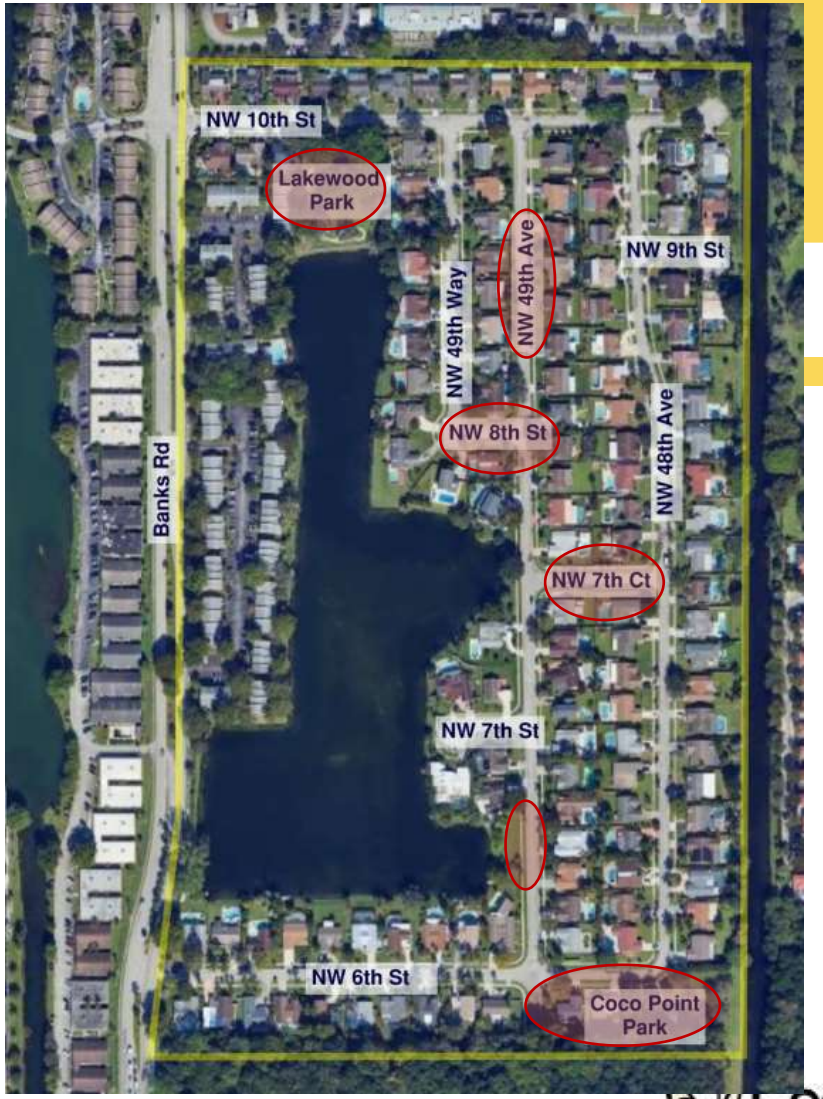
AREA AND BACKGROUND

Neighborhood Overview:

- Study focuses on residential streets bounded by NW 10th ST and NW 6th ST
- Coco Point Park and Lakewood Park

Problems:

- Resident Email Complaints and Reports
- Parking Citations
- Limitations On-Street Safety Public Services



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STUDY SUMMARY

- Identified Neighborhood Parking Needs
- Obtained Resident Feedback on Parking Issues
- Presented Conceptual Solutions to Address Swale Damages
- Further Conceptual Refinements Made After Community Engagement Plan

Key Findings:

- High Parking Demand, Especially on Weekend Evenings
- Overflow Parking Areas
- Worsening of Damaged Swales Over Time
- Available Right-of-Way
- Potential Parking Locations

COMMUNITY ENGAGEMENT PLAN

Three-Workshop Approach:

- Kick-Off Session: Gathered Resident Feedback
- Preliminary Alternatives Presentation: Presented Location Options
- Commission Meeting: To Review and Select Refined Options

Timeline: *Estimated schedule may be subject to change*

Kick-Off Session:
Nov 16th, 2024

Preliminary Alternatives:
Jan 8th, 2025

Commission Meeting:
May 8th, 2025

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1ST MEETING: KICK-OFF SESSION

Purpose:

- Held on Saturday, November 16th, 2024 at 9 AM
- Total Attended In-Person: 39 Residents
- Shared Intent of Study and Goals
- Gathered In-Person Resident Feedback
- Distributed Survey #1: Total 68 Surveys Received

SURVEY #1 SUMMARY

Take Away:

- 51% of Residents Experience Issues
- 70% of Residents Notice Blocking Vehicles
- 73% of Residents Identify Guest Parking as a Problem
- 68% of Residents Identify Weekend Parking Demand as Highest
- 89% of Residents Believe Vehicles Frequently Park on Swales
- 54% of Residents Identified NW 10th ST and NW 6th ST with Most Parking Issues
- 56% of Residents Own 2 or Fewer Vehicles (44% Own 3+)

2ND MEETING: ALTERNATIVES PRESENTATION

Purpose:

- Held on Wednesday, January 8th, 2025 at 6 PM
- Total Attended In-Person: 23 Residents
- Presented Potential Solutions for Addressing Parking and Swale Issues in Different Locations
- Distributed Survey #2 for Locations Input:
  Total 31 Surveys Received

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SURVEY#2 SUMMARY

Take Away:

- 94% of Residents Support Designating the Dead-End Area as Guest Parking
- 77% of Residents Support Parking Near Lakewood Park
- 58% of Residents Support Parking Near Coco Point Park
- 65% of Residents DO NOT Support Off-Street Parking along NW 48th or 49th Avenue (Not in Reference to *On*-Street)

FIELD VISITS: PARKING DEMAND & PATTERNS

Observation Times:

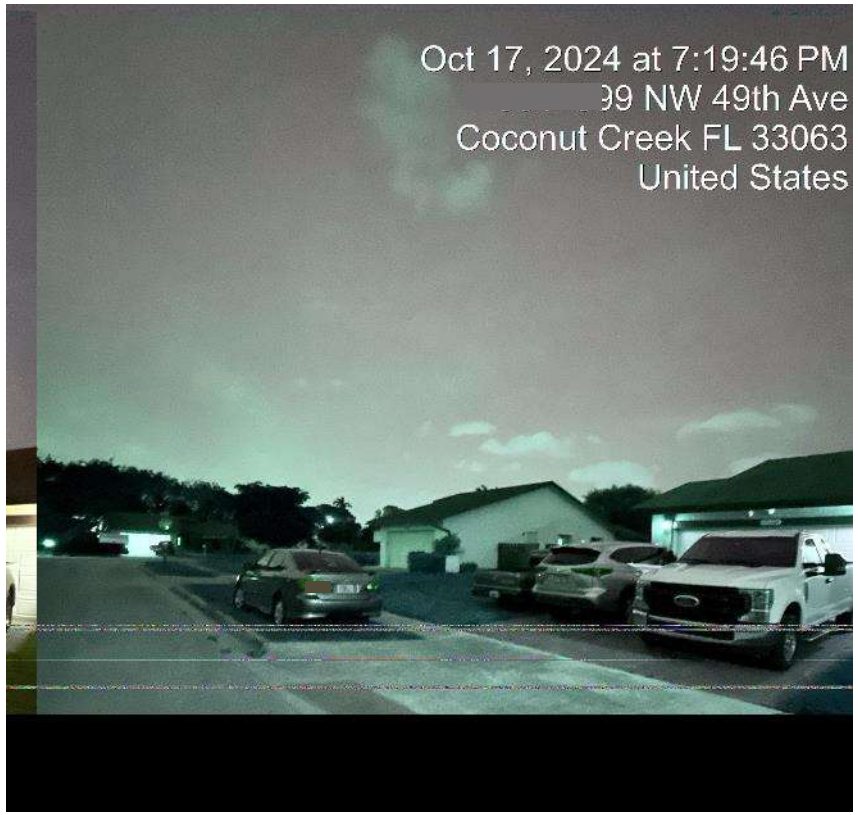
- Data Gathered on Weekday Morning (9 – 11 AM) and Evening (7 – 9 PM)
- On Weekend Evening (7 – 9 PM)

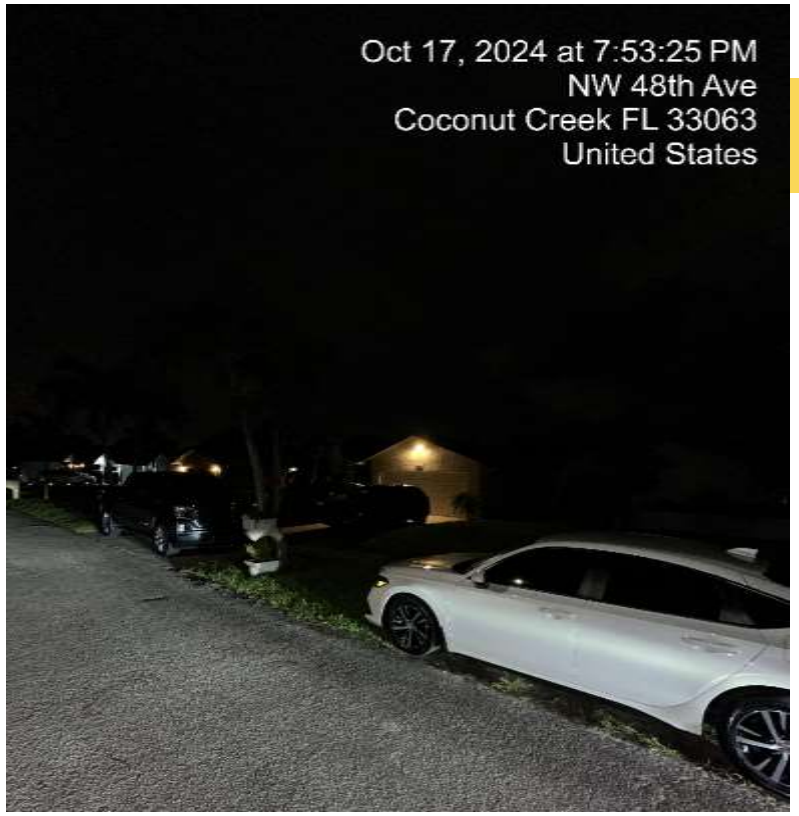
Time Period	Parking Demand	Typical Overflow Areas
Weekday Evenings	Low to Moderate	Residential streets, occasional swale on residences with multiple vehicles
Weekend Evenings	Moderate to High	Near Coco Point and Lakewood Parks, surrounding swales, residential streets

Findings:

- Peak Demand Observed on Weekend Evenings
- Insufficient Space on Residences' Driveways
- Overflow On-Street Parking Due to Visitors and Lack of Guest Parking

CURRENT EVENING PARKING





Insufficient Space on Driveways to Accommodate Multiple Vehicles

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PROGRESSIVE SWALE DAMAGE

Vehicles Consistently Park on Unpaved Ground
Leading to Soil Compaction & Vegetation Loss

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LAKEWOOD PARK

Lakewood Park and “No Parking” Signage

COCO POINT PARK

Lack of Parking and Damaged Swales

REVIEW OF ENFORCEMENT CHALLENGES

- City Codes Mandate “No Parking” Zones Around Areas Like Coco Point And Lakewood Parks to Deter Illegal Swale Use and Protect Neighborhood Infrastructure.
- Between 2021- 2024, the following have been issued in the neighborhood:
  - ❖ 283 Written Warnings
  - ❖ 30 Parking Citations
  - ❖ 11 Uniform Traffic Citations

THREE-PHASE NEIGHBORHOOD PLAN

Study: 2024 – 2025

Design: FY2026

Construction: FY26/27

PROPOSED CONCEPTUAL ALTERNATIVES

NO BUILD ALTERNATIVE (DO NOT ADD NEW PARKING)

Proposes:

- Add More “No Parking” Signage
- Continued Police Enforcement

Pros: No Solution, Least Upfront Cost

Cons: Future Expected Citations, Does Not Address Current or Future Demand, Swale Maintenance Costs May Rise Over Time Leading to Drainage Issues

FUTURE PILOT ALTERNATIVE (TEMPORARY ADD NEW PARKING SPACES)

Proposes:

- Potential Temporary Pilot Study using Tactical Urbanism Practices
- Immediate and Low-Cost Solution (e.g., Bollards, Planter Boxes, or Delineators)
- Temporary Stripping
- Proposed Study Outside of Current Scope and Fee

Pros: Limited Solution, Low Upfront Cost, No Construction Disruption, Faster to Implement

Cons: Some Maintenance Costs Associated with Landscaped Planters or Temporary Stripping

BUILD ALTERNATIVE (ADD NEW PARKING SPACES)

Proposes:

- Parallel Parking On-Street or Off-Street
- High-Level Cost Estimate Ranges from $300-$500K
- Design Phase: Drainage and Parking Details
- Total Potential Parking Spaces: 30

Neighborhood-Wide Potential Parking Spaces Count		
Location Description	**Spaces**	**Notes**
Lakewood Park (NW 10th ST)	5	Curb and Gutter Present
Coco Point Park (NW 6th ST)	4	Swale Area
Dead End of NW 49th Ave	5	Curb and Gutter Present on Both Sides
NW 7th CT	8	Swale Area
NW 8th ST	2	Curb and Gutter Present
NW 49th Ave (NW 10th ST to NW 8th ST)	2	No Curb and Gutter Present
NW 49th Ave (NW 8th ST to NW 6th ST)	4	Curb and Gutter Present
Total Potential Spaces	**30**	

Pros: Eases Parking Congestion For Residents and Visitors, Supports Code Compliance, Potential for Organized and Safer Parking Layouts, Enhancement to the Upcoming Neighborhood Resurfacing Project

Cons: Construction Disrupts Traffic, Noise, and Daily Life Temporarily, Slight Reduction of Green Spaces, Higher Associated Infrastructure Investment Costs

AT LAKEWOOD PARK

- Paved Parallel Parking
- Replaces *No Parking* Signs with Time Limit Signs
- Landscaped Bulb-Outs: Beautification Potential
- On-Street Parking: Potential Traffic Calming Measure
- Off-Street Parking: Integration with Park

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AT COCO POINT PARK

- Paved Parallel Parking over Swales Areas along NW 6th ST
- Landscaped Bulb-Outs: Beautification Potential

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AT DEAD-END

- Potential Guest Parking Area Near Coco Point Park (NW 49th AVE)
- Parking Configuration Selected During Design: Angled 45° or Perpendicular 90°
- Potential Removal of Swale(s)
- Wide-Isle for Circulation
- Time Limit Parking Signage

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AT NW 7TH CT

- Paved Parallel Parking on Swales
- ***Both*** Sides
- Minimal Impacts to Existing Landscaping
- Sidewalks Remain Untouched

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AT NW 8TH ST

- Paved Parallel Parking on Swale Area
- No Sidewalks or Landscaping Affected

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AT NW 49TH AVE (FROM NW 10TH ST TO NW 8TH ST)

- Parallel Parking on Back of Properties
- Landscaped Bulb-Outs: Beautification Potential
- Existing Curb & Gutter Present Along The Roadway
- Possible Configuration:

  a. On-Street - Generally No Impact to Existing Roadway, Curb & Gutter, or Drainage.
  May Serve as a Form of Traffic Calming

  b. Off-Street - Behind Existing Curb Within Right-of-Way
  Provide "Typical" Parallel Parking Space "Off the Street"

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AT NW 49TH AVE (FROM NW 8TH ST TO NW 6TH ST)

- Paved Parallel Parking on Swales
- Existing Curb & Gutter Present Along The Roadway
- Landscaped Bulb-Outs: Beautification Potential

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NEXT STEPS

- ✓ Feedback on Temporary Solution Pilot Study for an Immediate and Low-Cost Solution
- ✓ Select Preferred Locations
- ✓ Design Phase for Long-Term Solution
- ✓ Construction Phase Can Be Incorporated & Harmonized with the City's Lakewood East Neighborhood Enhancement Program (Roadway Resurfacing)

QUESTIONS?

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