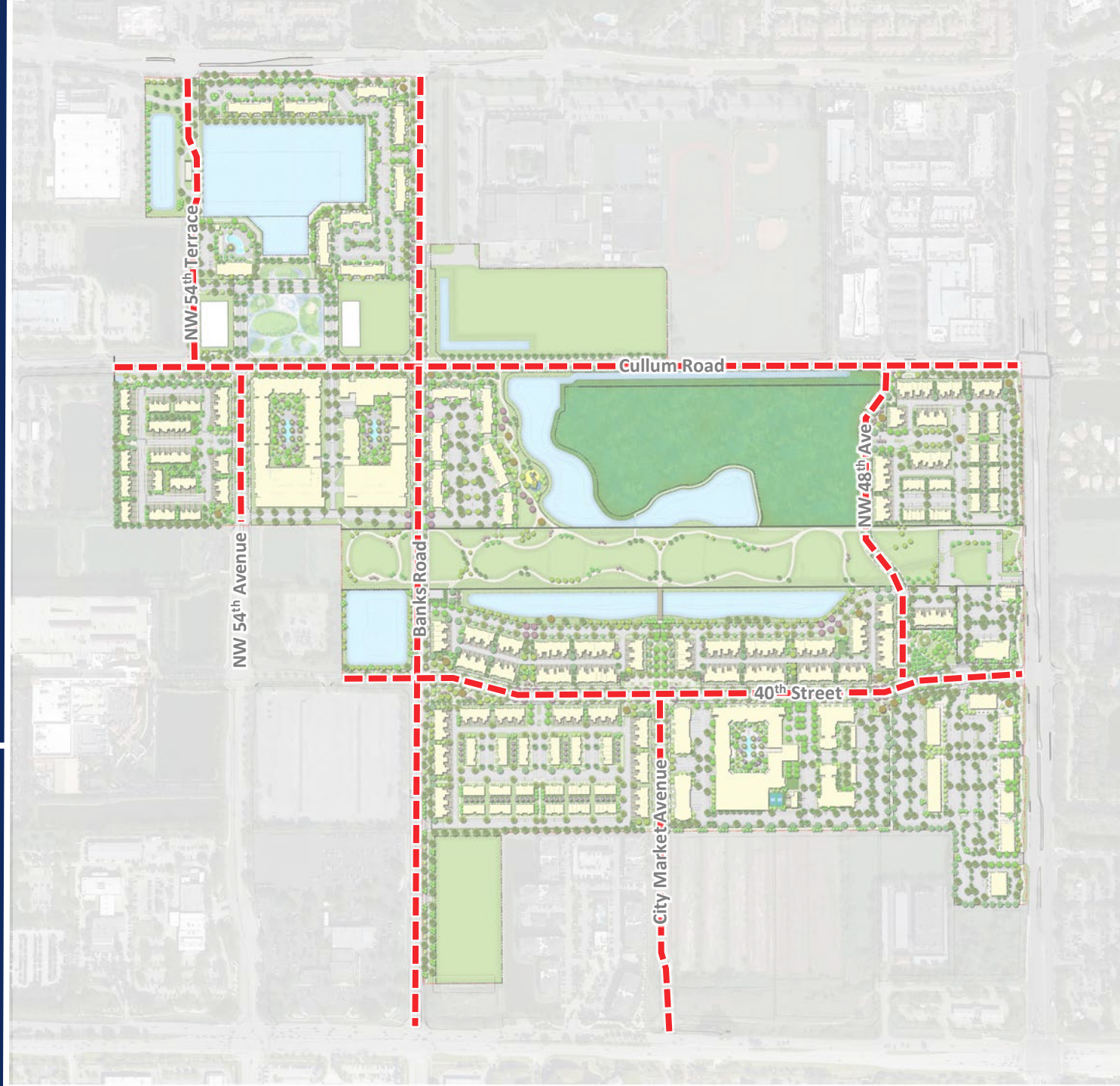
Roadways at mainstreet

live better.

City Commission Meeting

October 24, 2024



Partners & Consultants

RP ROSEMURGY PROPERTIES

13th FLOOR HOMES

SCHMIER PROPERTY GROUP

GILES CAPITAL GROUP

MISKEL BACKMAN LLP

HSQ GROUP Inc.

DSBOCA design studio boca landscape architects and planners

urban design studio

Kimley»Horn

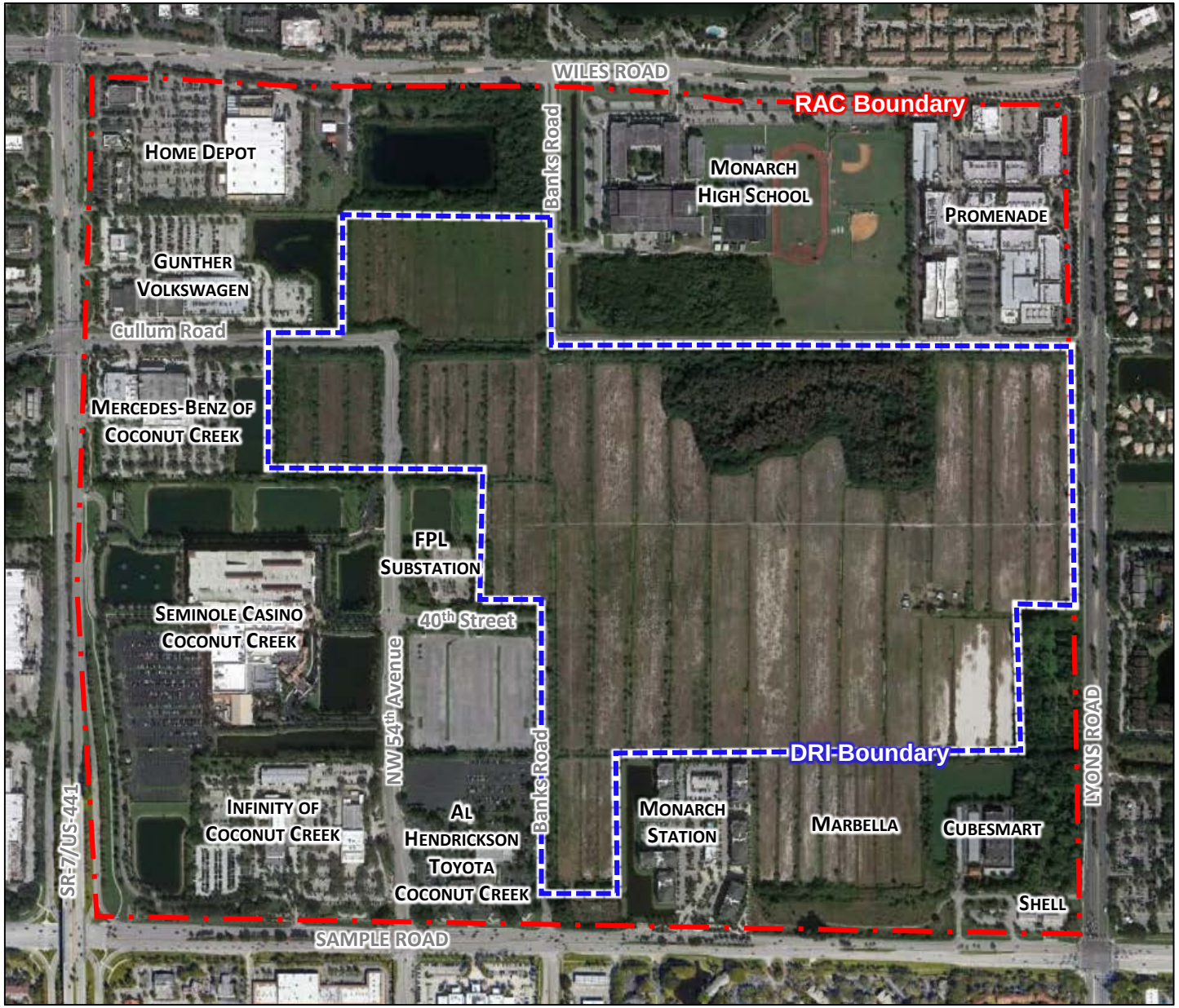
Property History

MainStreet Design Standards
- Adopted: December 9, 2004
- Amended: November 13, 2008

RAC Adopted: December 20, 2005
- 2,700 Multifamily Dwelling Units
- 1,250,000 SF Commercial/Office use
- 303,000 SF Community Facilities
- 1,300 Hotel Rooms
- 14.7 acres Conservation
- 5.0 acres Min. Recreation and Open Space Land Uses

DRI Adopted: August 26, 2010
- 3,750 Residential Dwelling Units
- 1,625,000 SF Commercial Use
- 525,000 SF Office Use

RAC Amended: September 21, 2010
- 6,450 Multifamily Dwelling Units
- 3,300,000 SF Commercial Use
- 1,094,500 SF Office Use
- 303,000 SF Community Facilities
- 1,300 Hotel Rooms
- 14.7 acres Conservation
- 5.0 acres Min. Recreation and Open Space Land Uses

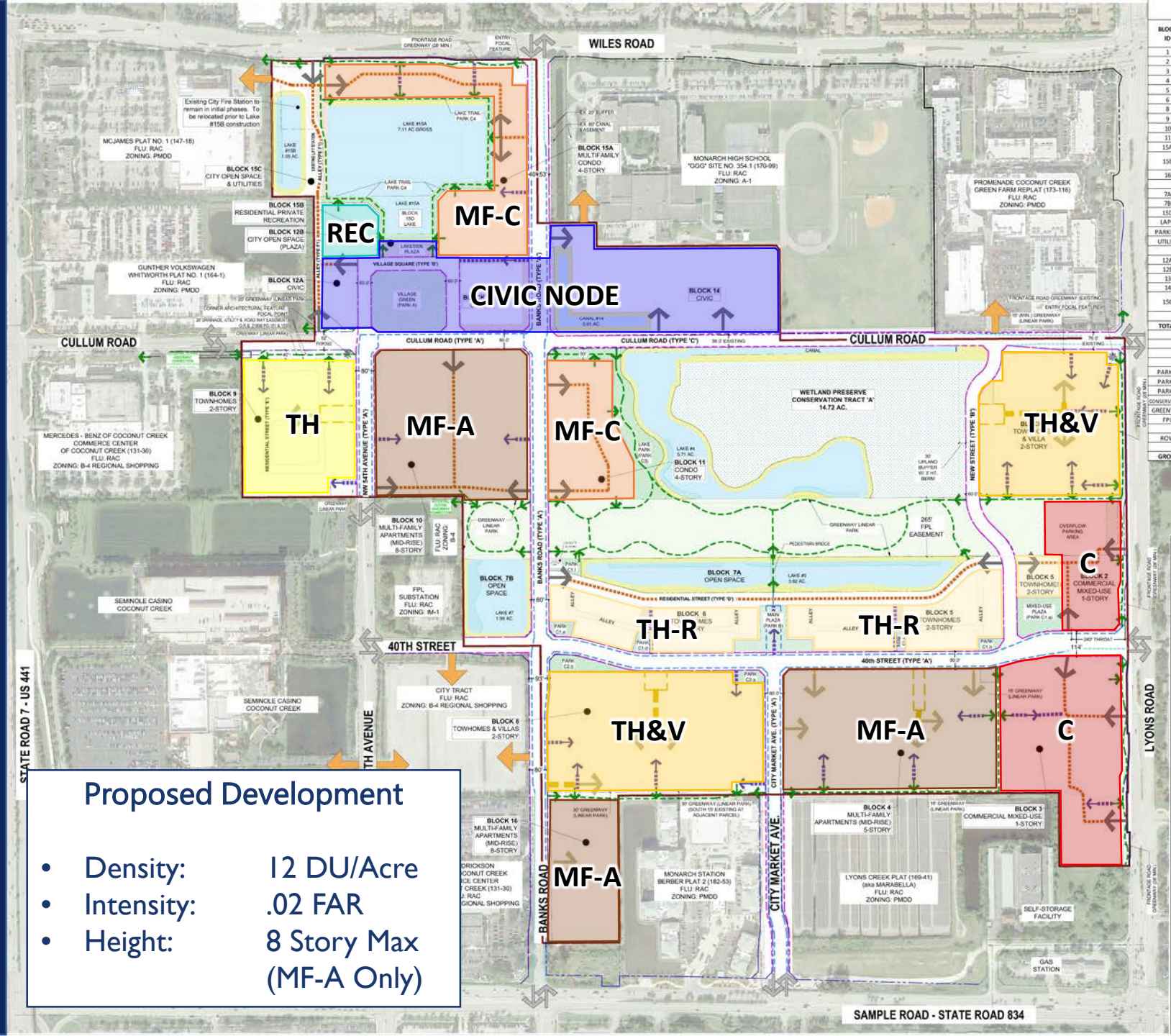


MainStreet Overview

Approved Master Zoning Plan

Zoning Legend

- **C** — Commercial
- **MF-A** — Multifamily Apartments
- **MF-C** — Multifamily Condominiums
- **TH&V** — Townhomes and Villas
- **TH-R** — Rear Load Townhomes
- **TH** — Front and Rear Load Townhomes
- **REC** — Private Recreation
- Civic Node



Proposed Development

- Density: 12 DU/Acre
- Intensity: .02 FAR
- Height: 8 Story Max (MF-A Only)

MAINSTREET AT COCONUT CREEK
PMDD DEVELOPMENT PROGRAM

BLOCK ID	ACREAGE	USE	MAX. HEIGHT	MAX. DWELLING UNITS	MAX. COMMERCIAL INTENSITY
1	8.82	Townhomes / Villas	2 story	120	0
2	2.02	Commercial	1 story	0	15,000
3	9.76	Commercial	1 story	0	90,000
4	11.86	Multifamily Apartments	5 story	500	0
5	7.46	Townhomes	2 story	90	0
6	5.61	Townhomes	2 story	70	0
8	11.95	Townhomes / Villas	2 story	160	0
9	7.11	Townhomes	2 story	100	0
10	10.73	Multifamily Apartments	8 story	700	0
11	4.83	Condominium	4 story	150	0
15A	7.38	Condominium	4 story	230	0
15B	1.43	Private Recreation (Clubhouse / 25,000 SF)	2 story	0	0
16	4.49	Multifamily Apartments	8 story	175	0
7A	5.73	Open Space (Lake)			
7B	2.44	Open Space (Lake)			
15D	0.83	Open Space (Lake)			
LAPC	8.23	Open Space (Lake/Canal)			
PARKING	1.67	Overflow Parking within FPL Easement			
UTILITY	0.10	Regional Wastewater Lift Station Easement			
12A	1.15	Civic (City Parking)	TBD	0	TBD
12B	0.45	Open Space (City Plaza)	TBD	0	TBD
13	2.39	Civic (City Fitness Complex)	TBD	0	TBD
14	9.36	Civic (City Public Safety Complex)	TBD	0	TBD
15C	10.00	Open Space & Utility (City Lake & Lift Station)	n/a	0	TBD
TOTAL	135.80			2,295	105,000
		Maximum Density/Commercial Intensity		2,360	225,000
		Remaining Density/ Commercial Intensity		65	120,000
PARK A	2.10	DRI SEC. 5.a (VILLAGE GREEN)			
PARK B	0.88	DRI SEC. 5.b (MAIN PLAZA)			
PARK C	5.08	DRI SEC. 5.c (PUBLIC PARKS/PLAZAS)			
CONSERVATION	14.72	WETLAND PRESERVE (CONSERVATION TRACT 'A')			
GREENWAY	5.30	FRONTAGE ROAD & PERIMETER GREENWAYS			
FPL	15.32	FPL EASEMENT (PASSIVE LINEAR PARK)			
ROW	21.78	PUBLIC STREET RIGHT-OF-WAY (approx.)			
GROSS	200.98	GROSS LAND AREA			

MASTER ZONING PLAN LEGEND

GREENSPACE
- DRI LAND DEDICATIONS (REFER TO SHEET GSP-1 MASTER PUBLIC GREENSPACE PLAN)
  - PUBLIC GREENSPACE AREAS A, B & C
- MSDS GREENSPACE (REFER TO SHEET GSP-2 MSDS GREENSPACE PLAN)
  - CONSERVATION EASEMENT (WETLAND PRESERVE & BUFFER)
  - GREENWAYS, LINEAR PARKS & BUFFERS
  - LAKE BANKS
  - PUBLIC PARKS / PLAZAS / GATHERING AREAS

CONNECTIVITY
- = OPPORTUNITY FOR CROSS CONNECTIVITY TO ADJACENT PROJECTS WITHIN THE RAC (VEHICULAR &/OR PEDESTRIAN)

COMMUNITY STREET NETWORK (STREET TYPE A, B, C)
- = COMMUNITY STREET SIDEWALK GRID
- BIKE NETWORK: = BUFFERED BIKE PATH; = ON STREET BIKE LANE

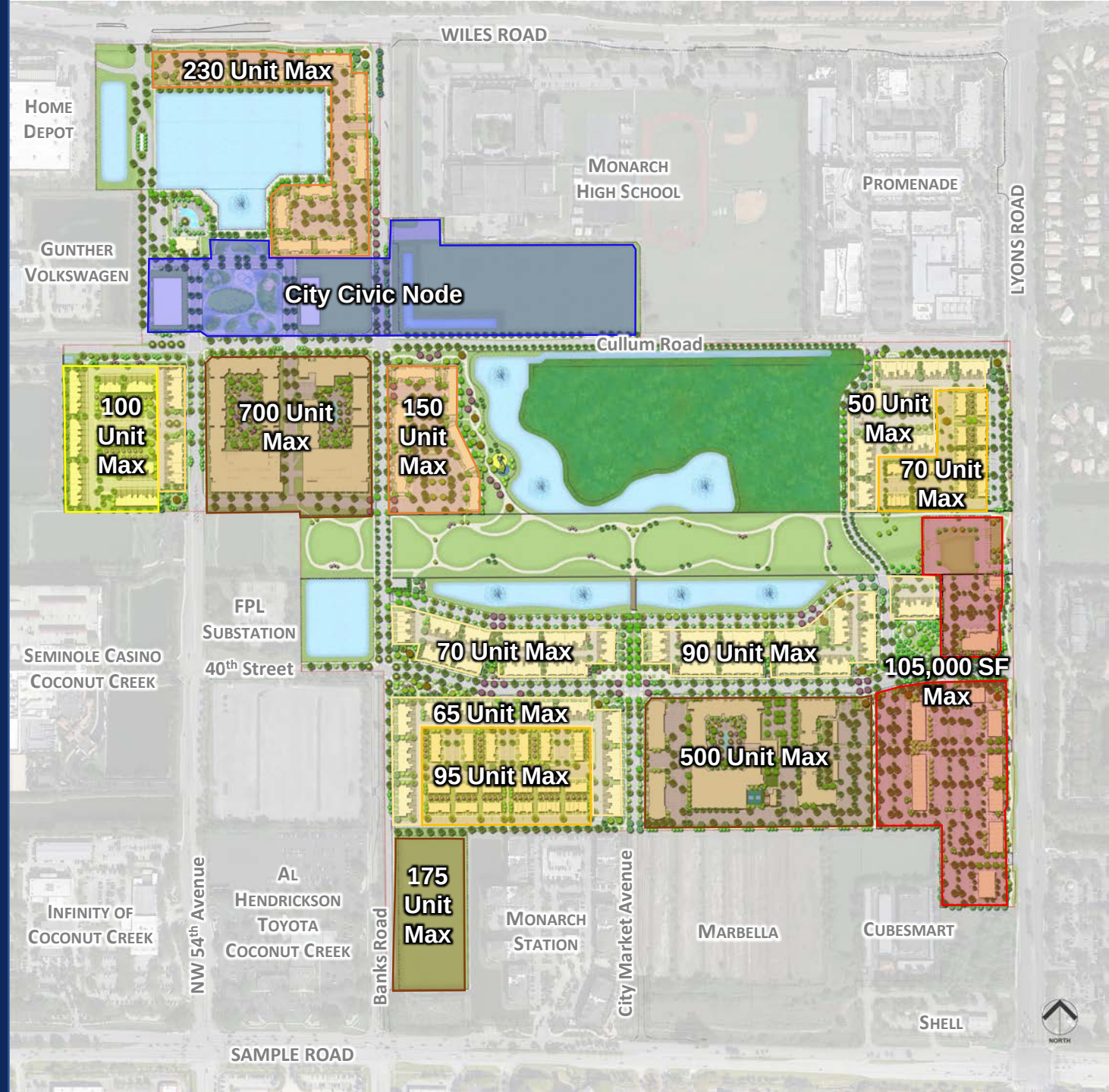
BLOCK CIRCULATION NETWORK
1) VEHICULAR & PEDESTRIAN ACCESS
VEHICULAR DRIVEWAY WITH MIN. 6' SIDEWALK ALONG AT LEAST ONE SIDE
- = PUBLIC ACCESS
- = GATED ACCESS (RESIDENTIAL USES ONLY)

2) ENHANCED PEDESTRIAN PASSAGE
- = RESIDENTIAL USE (MIN. 15' WIDE OPEN SPACE W/ MIN. 6' SIDEWALK) ; OR
- = NON-RESIDENTIAL USE (MIN. 8' WIDE SIDEWALK)

3) GREENWAY TRAIL
- = MIN. 8'-12' WIDE PAVED WALKWAY
- = PEDESTRIAN CONNECTION TO GREENWAY

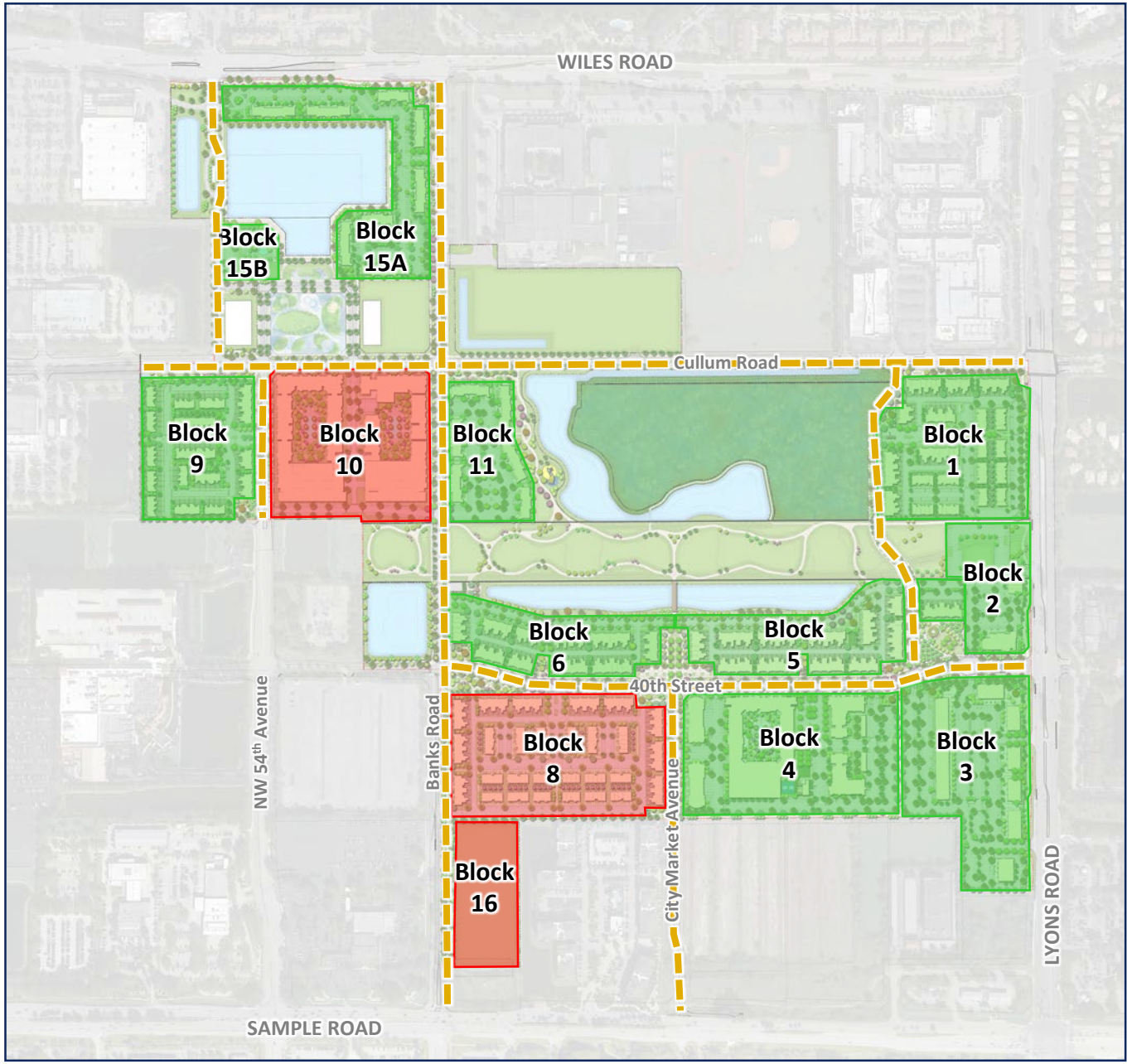
NOTE: THE GREENWAY TRAIL ALONG THE FOLLOWING ROADWAYS SHALL BE A MINIMUM 12' WIDE AND PAVED WITH COLORED CONCRETE (#415 VENETIAN RED):
- LYONS ROAD
- WILES ROAD

Proposed Master Conceptual Site Plan



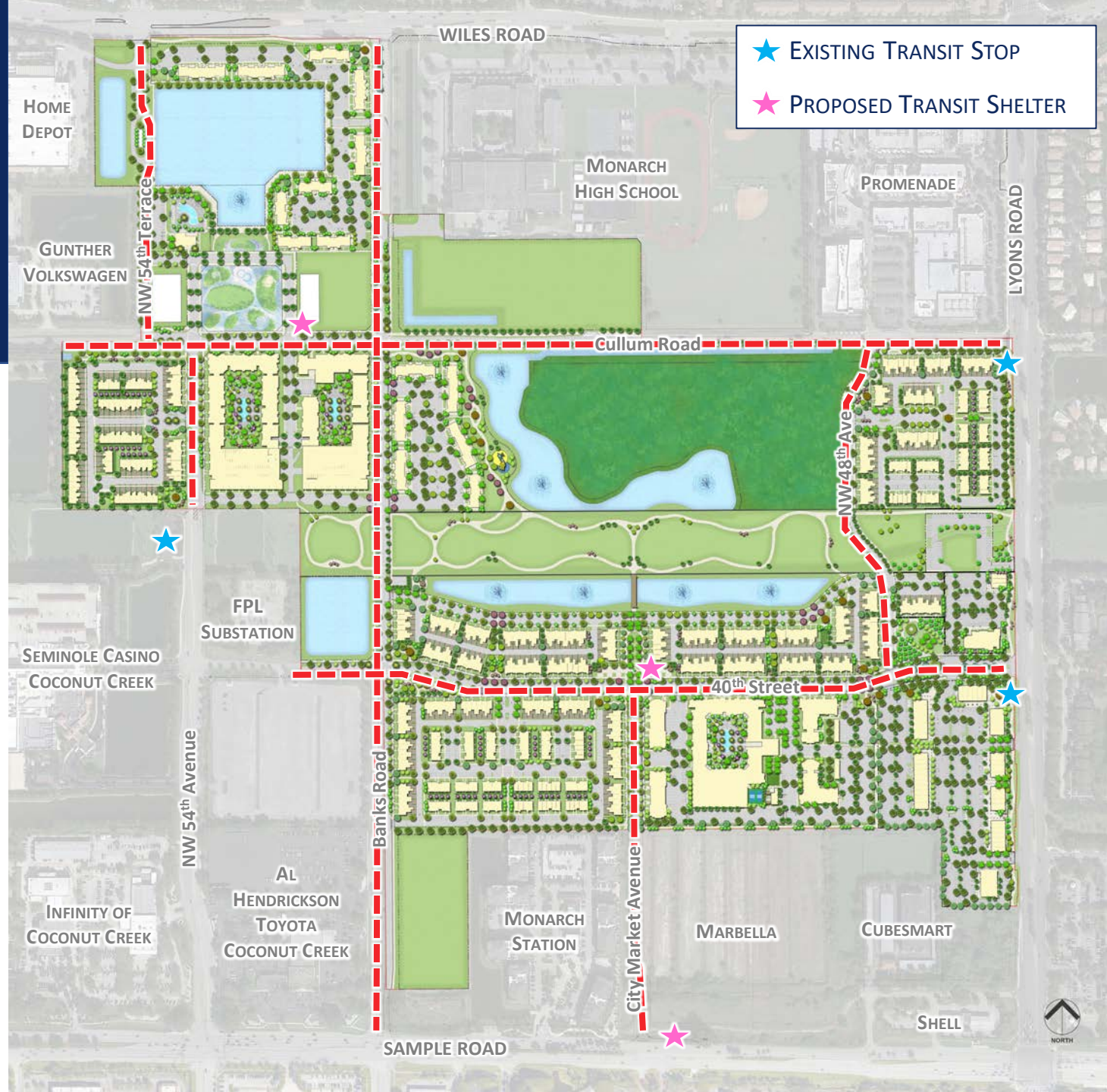
Status of Site Plan Approvals Required

- ✓ Block 1 – Townhomes and Villas
- ✓ Block 2 – Commercial
- ✓ Block 3 – Commercial
- ✓ Block 4 – Multifamily Apartments
- ✓ Block 5 – Townhomes
- ✓ Block 6 – Townhomes
- • Block 8 – Townhomes and Villas
- ✓ Block 9 – Townhomes
- • Block 10 – Multifamily Apartments
- ✓ Block 11 – Multifamily Condominiums
- • Block 15A – Multifamily Condominiums
- • Block 15B – Private Recreation
- • Block 16 – Future Development
- • **Master Roadway Site Plan**
- • Master Greenspace Site Plan

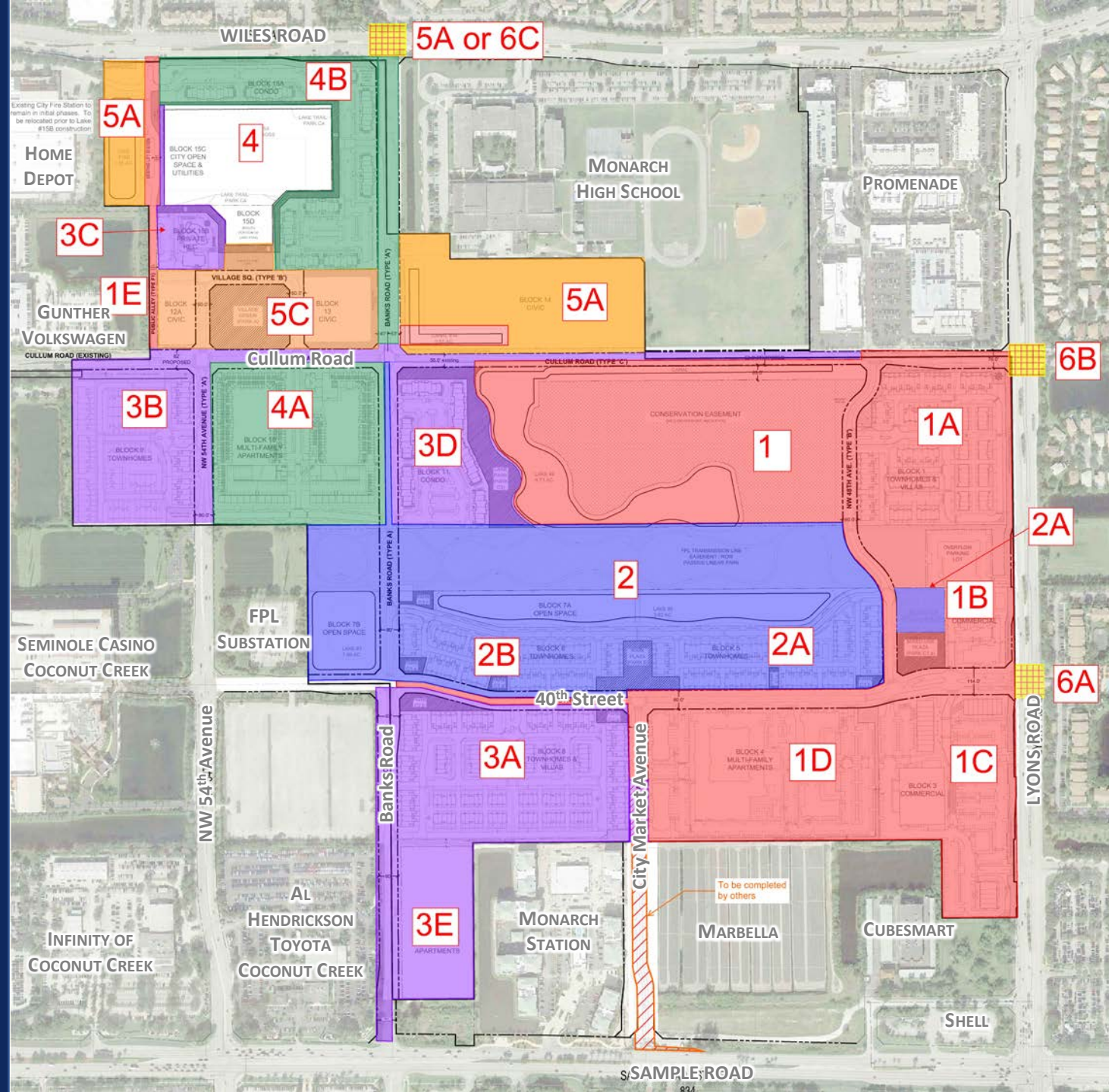


Application Request: Roadway Master Site Plan

- 7 Roadways
- 13 Intersections
- Streetscapes inclusive of:
  - Multi-Use Paths
  - Parallel Parking
  - Street Trees
  - Lighting
- Master Utility Infrastructure inclusive of:
  - Drainage
  - Water/Sewer
  - Water Reclamation Lines
  - Conduit for Electric, Cable, and Fiberoptics



Approved PMDD Phasing Plan



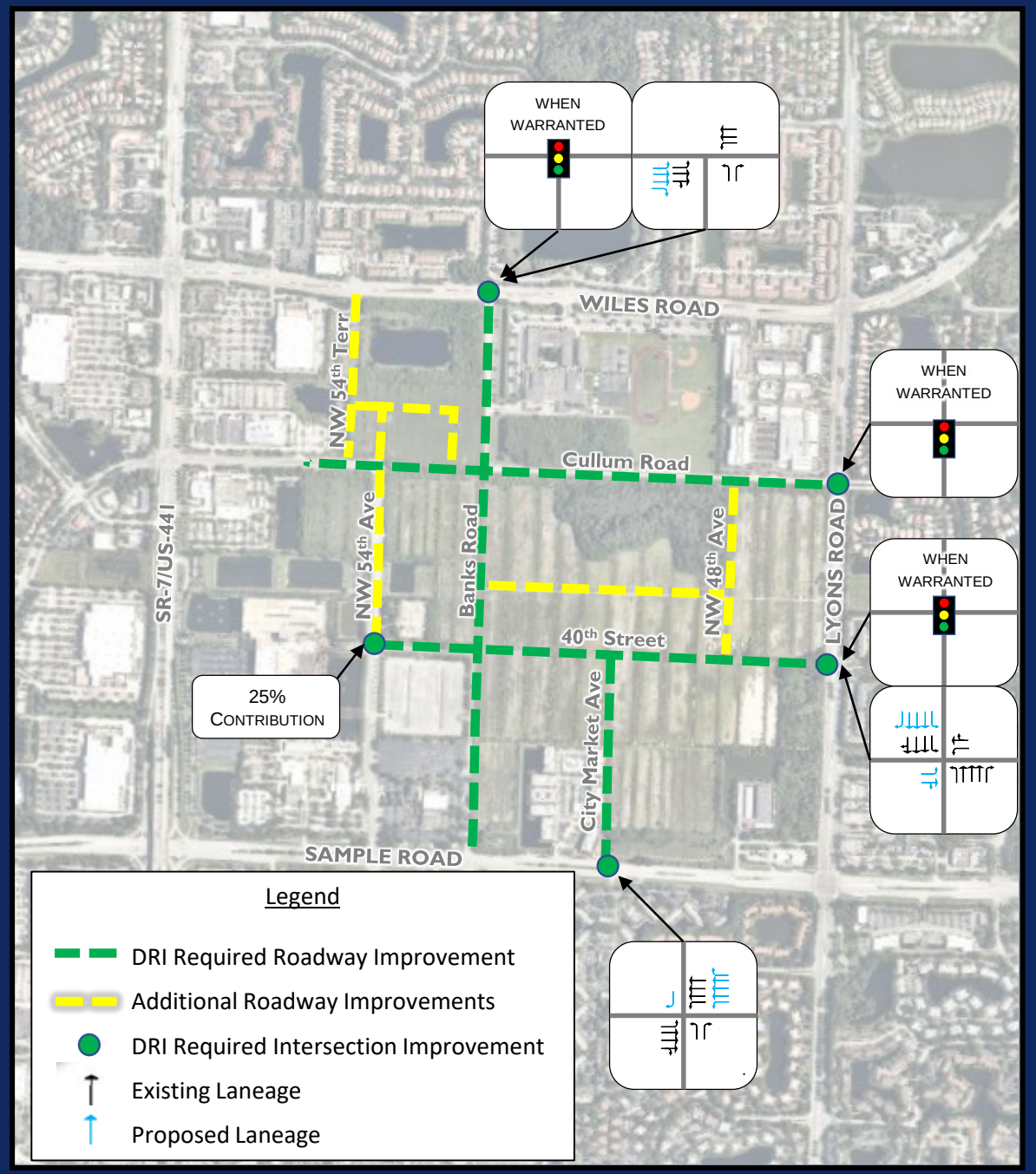
DRI Required Roadway Improvements

Several improvements to be constructed in conjunction with development:

- Construction of street grid:
  - Cullum Road
  - Banks Road
  - NW 40th Street
  - City Market Avenue

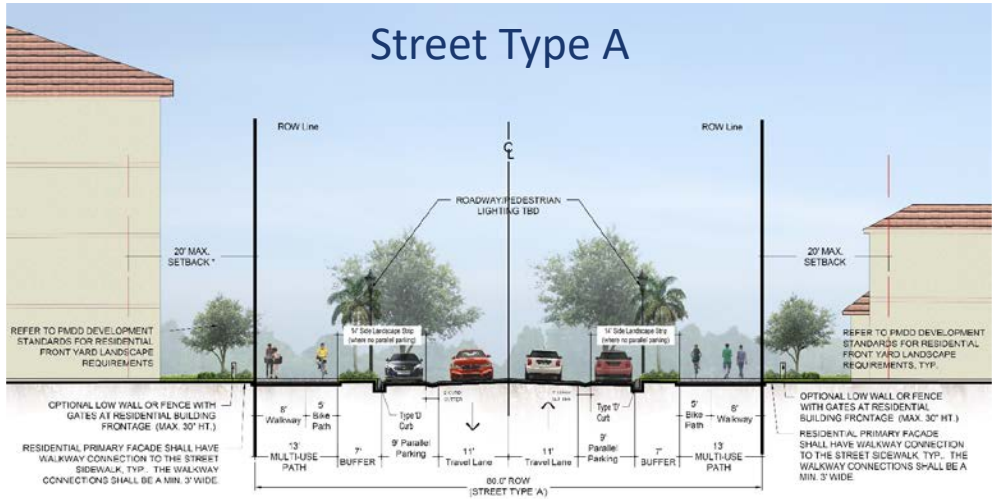
- Turn Lane Improvements

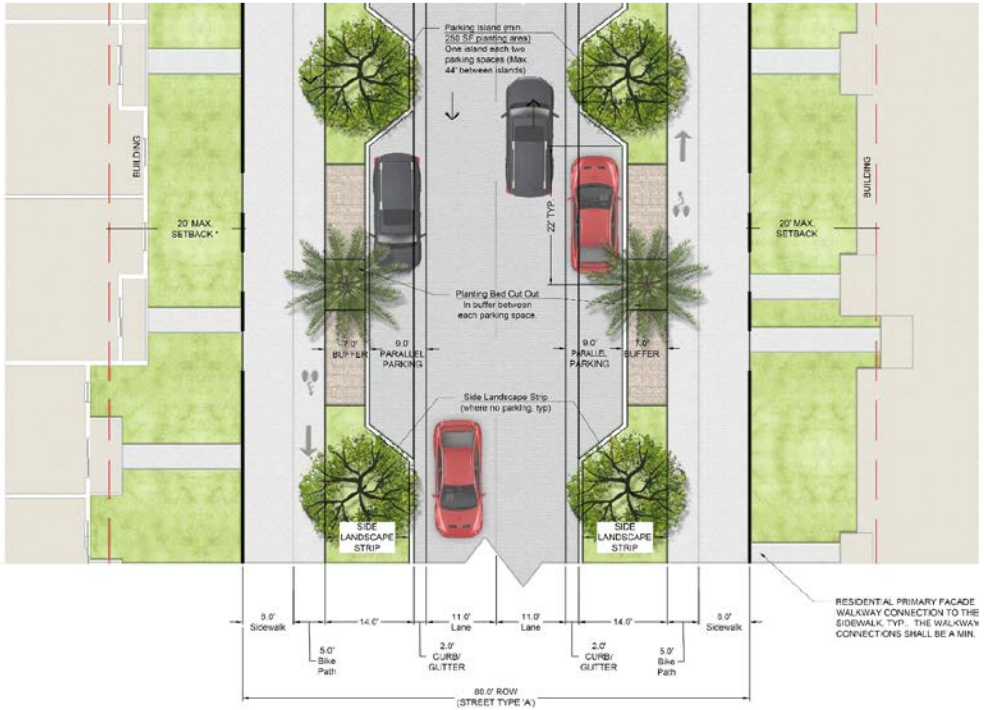
- Signalization when warranted:
  - Wiles Road & Banks Road
  - Lyons Road & Cullum Road
  - Lyons Road & NW 40th Avenue



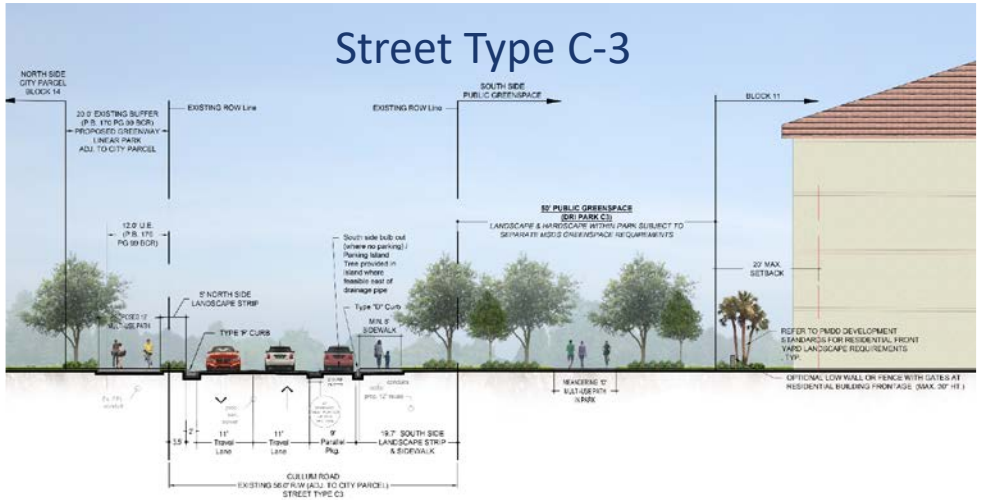
PMDD Approved Roadway Sections

Street Type A

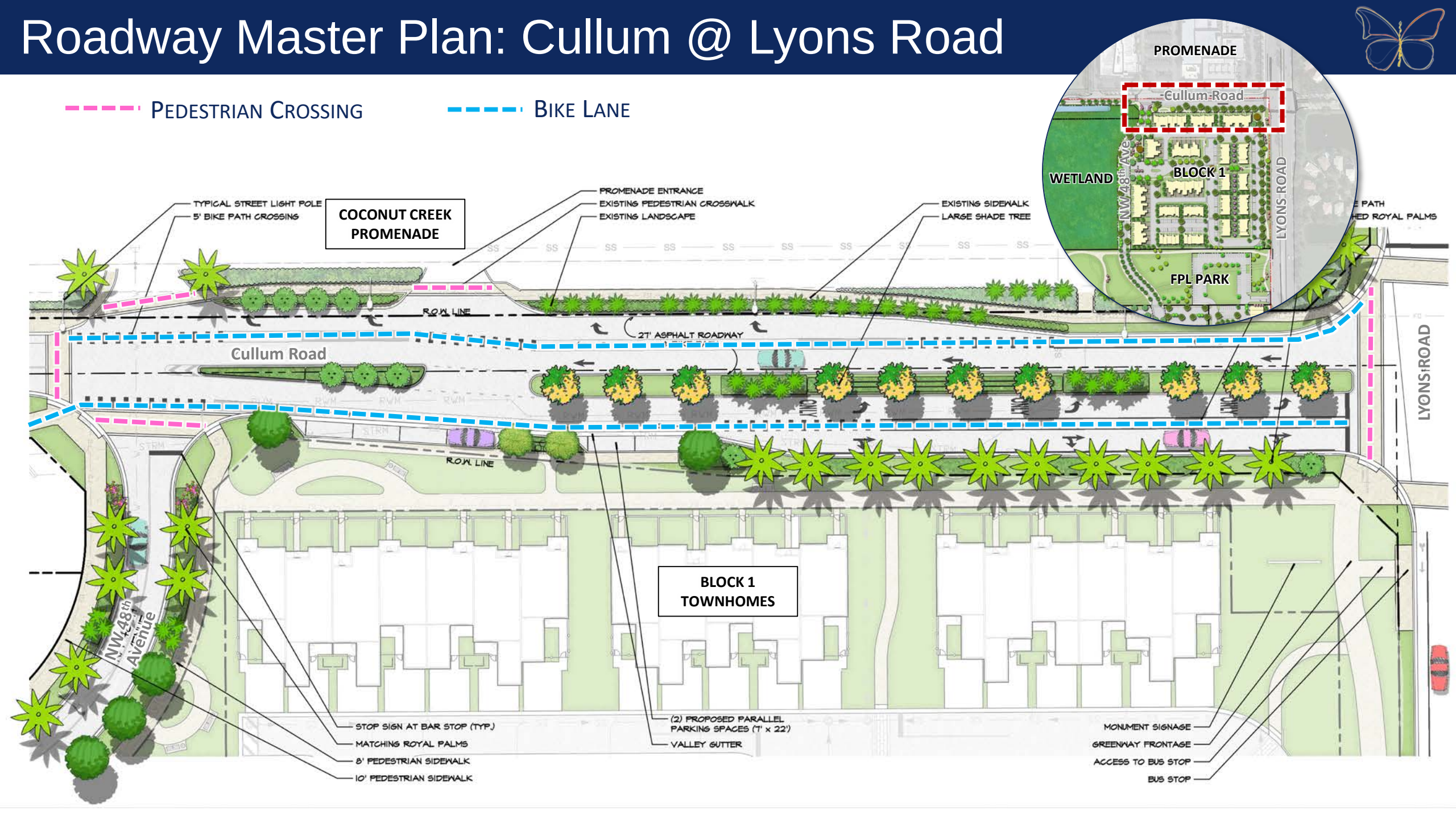




Street Type C-3



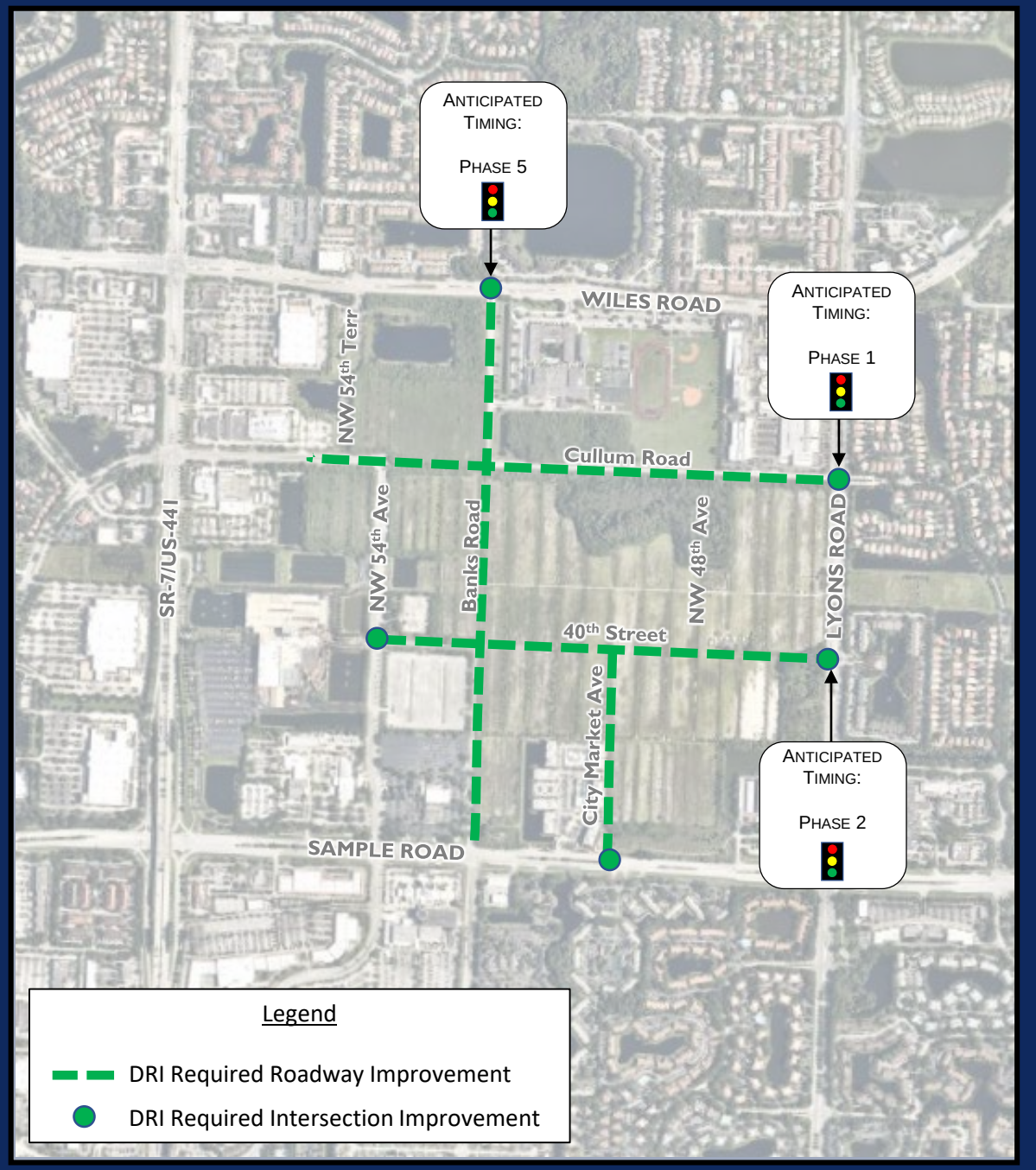
Roadway Master Plan: Cullum @ Lyons Road



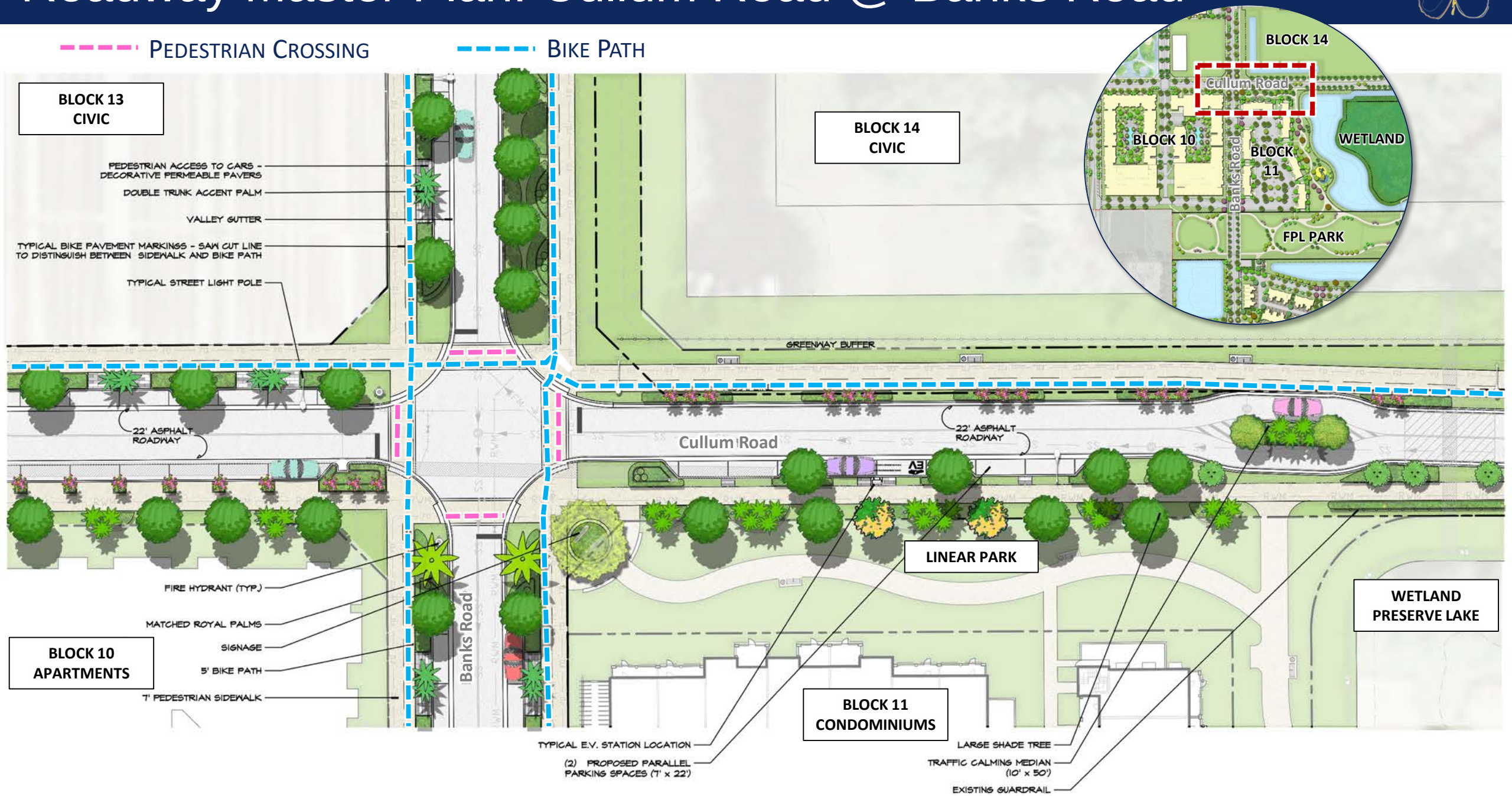
Intersection Improvements: Signal Timing

- Lyons Road & Cullum Road: Phase 1 of Development
- Lyons Road & NW 40th Street: Phase 2 of Development
- Banks Road & Wiles Road: Phase 5 of Development

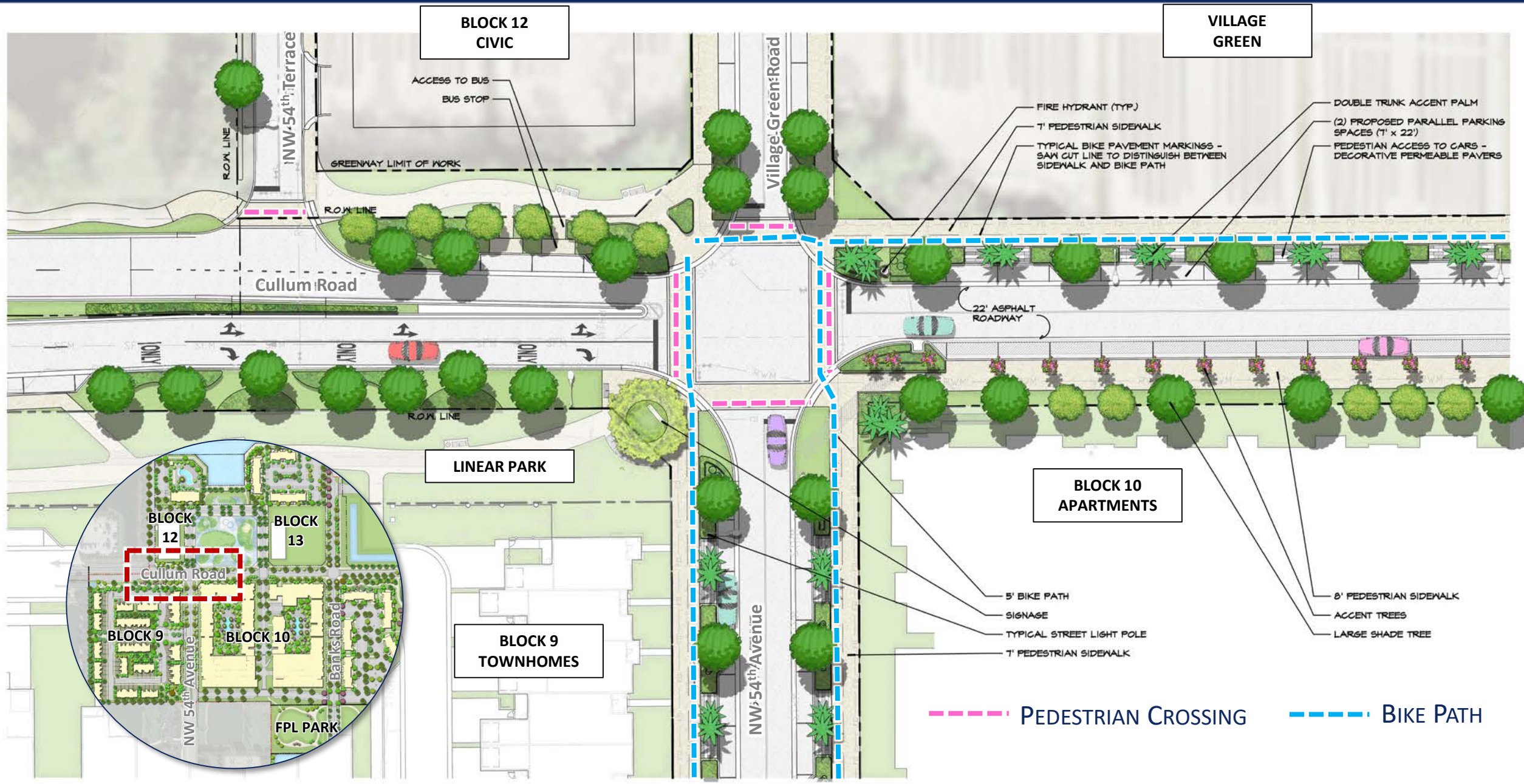
* Note that timing is based upon projected traffic volumes. Actual traffic volumes could vary based upon a number of factors.



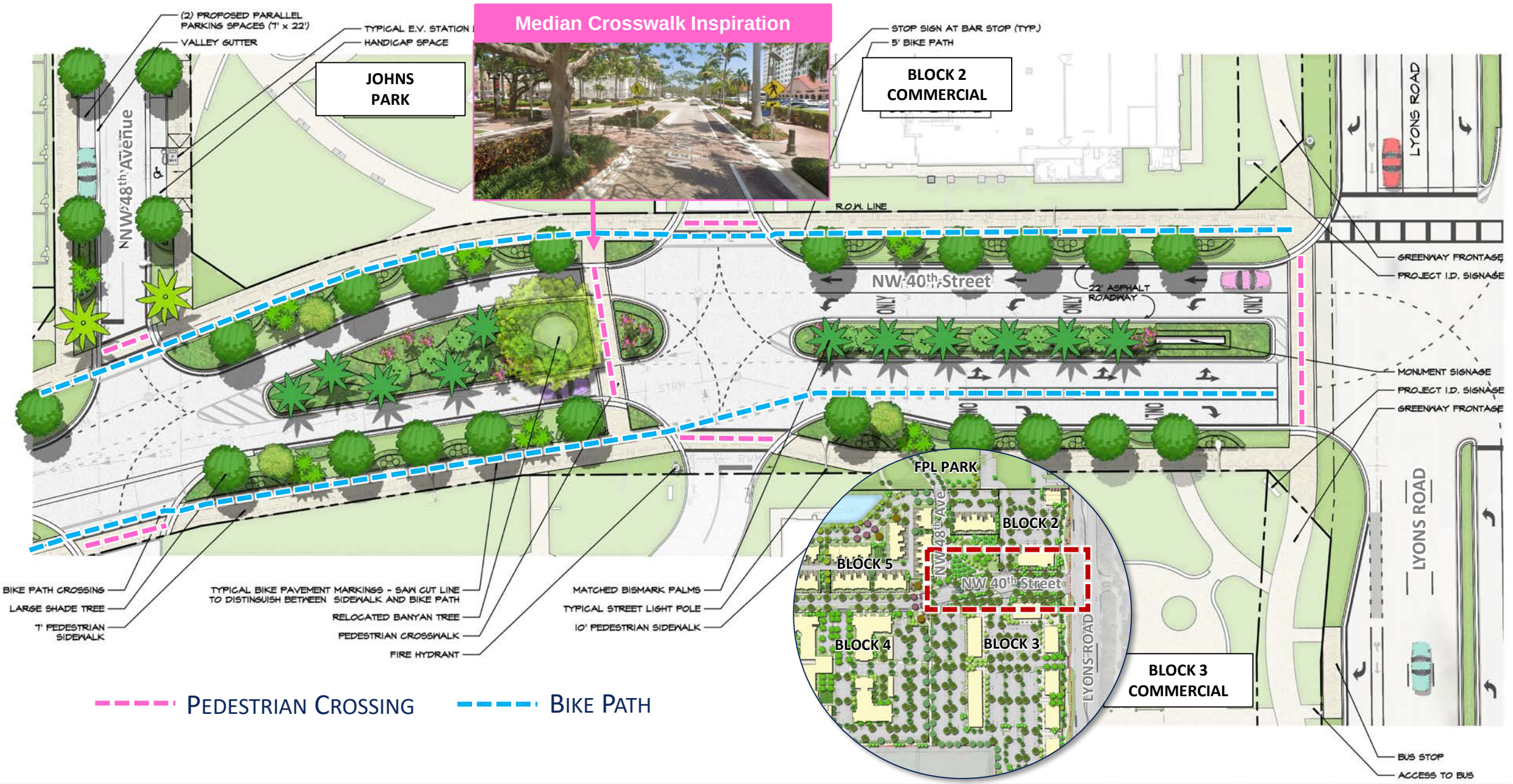
Roadway Master Plan: Cullum Road @ Banks Road



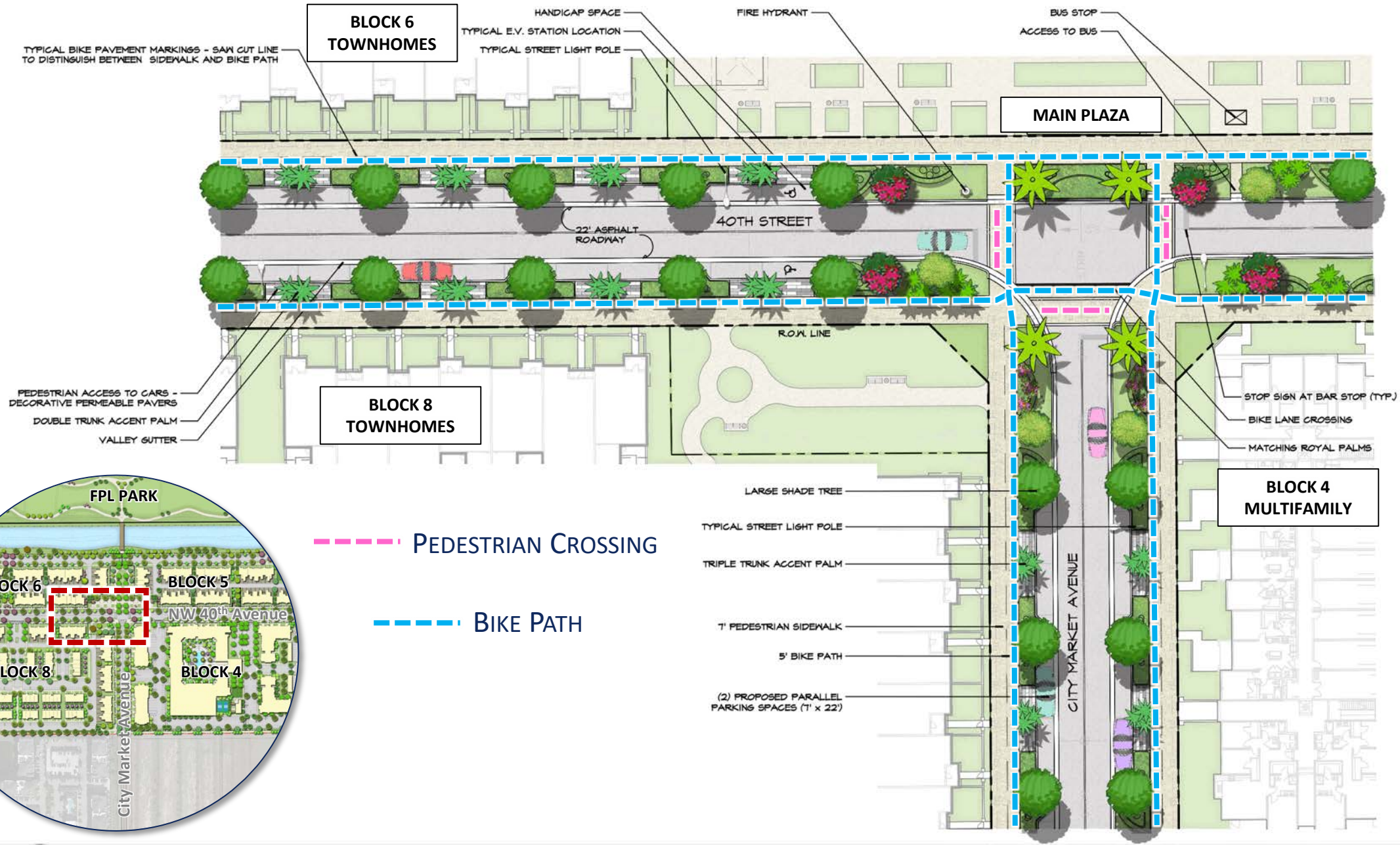
Roadway Master Plan: Cullum Road @ NW 54th Avenue



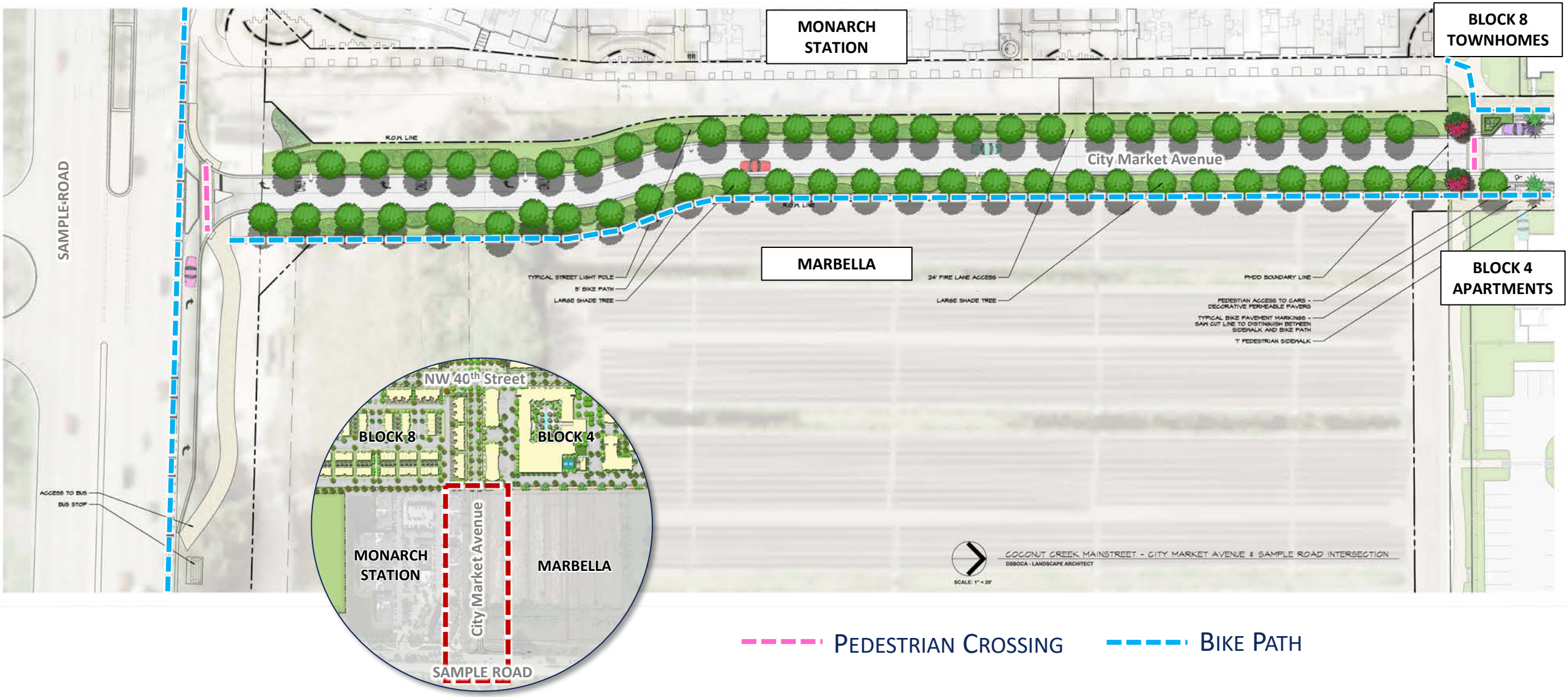
Roadway Master Plan: 40th Street @ Lyons Road



Roadway Master Plan: 40th Street @ City Market Avenue



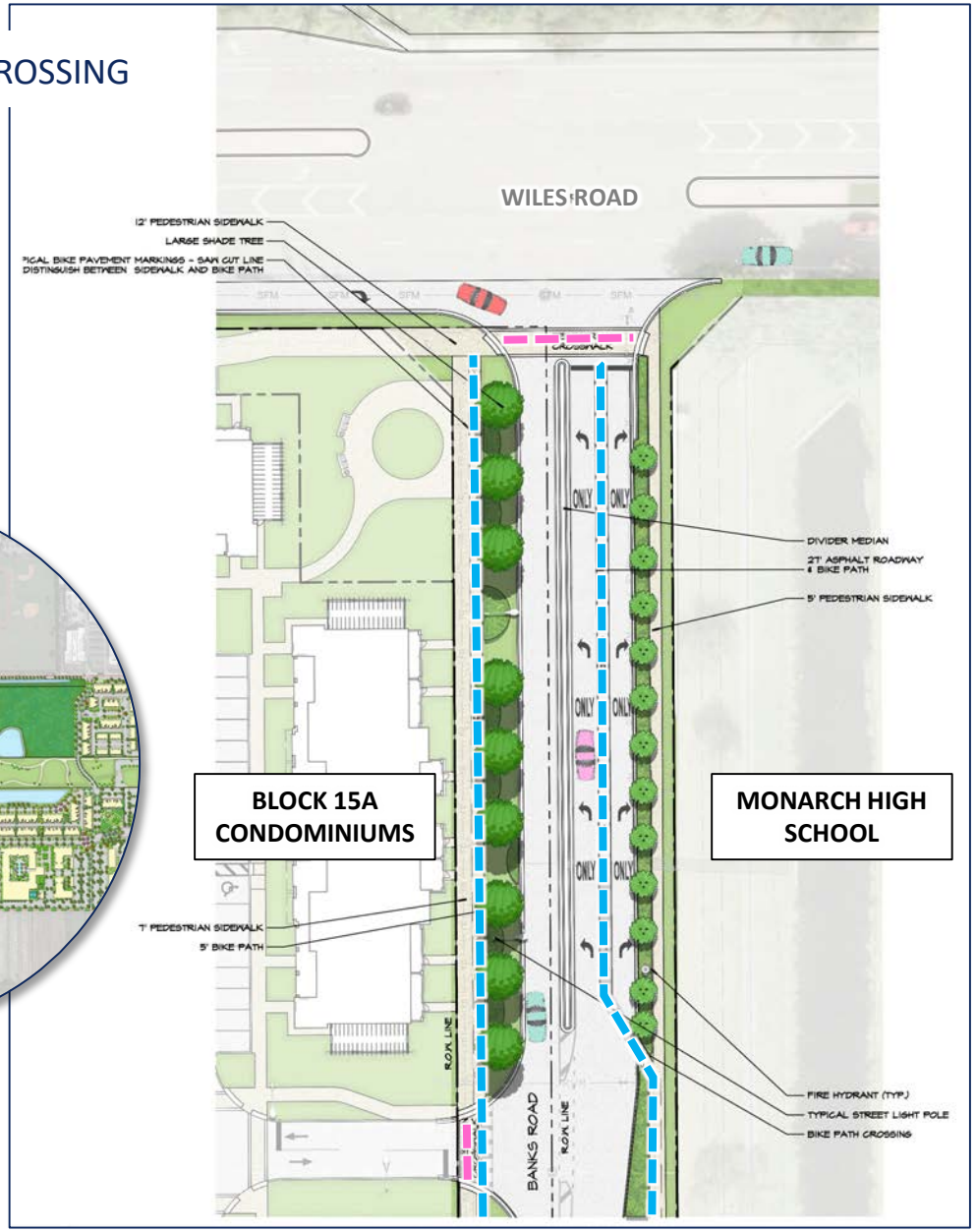
Roadway Master Plan: City Market Avenue @ Sample Road

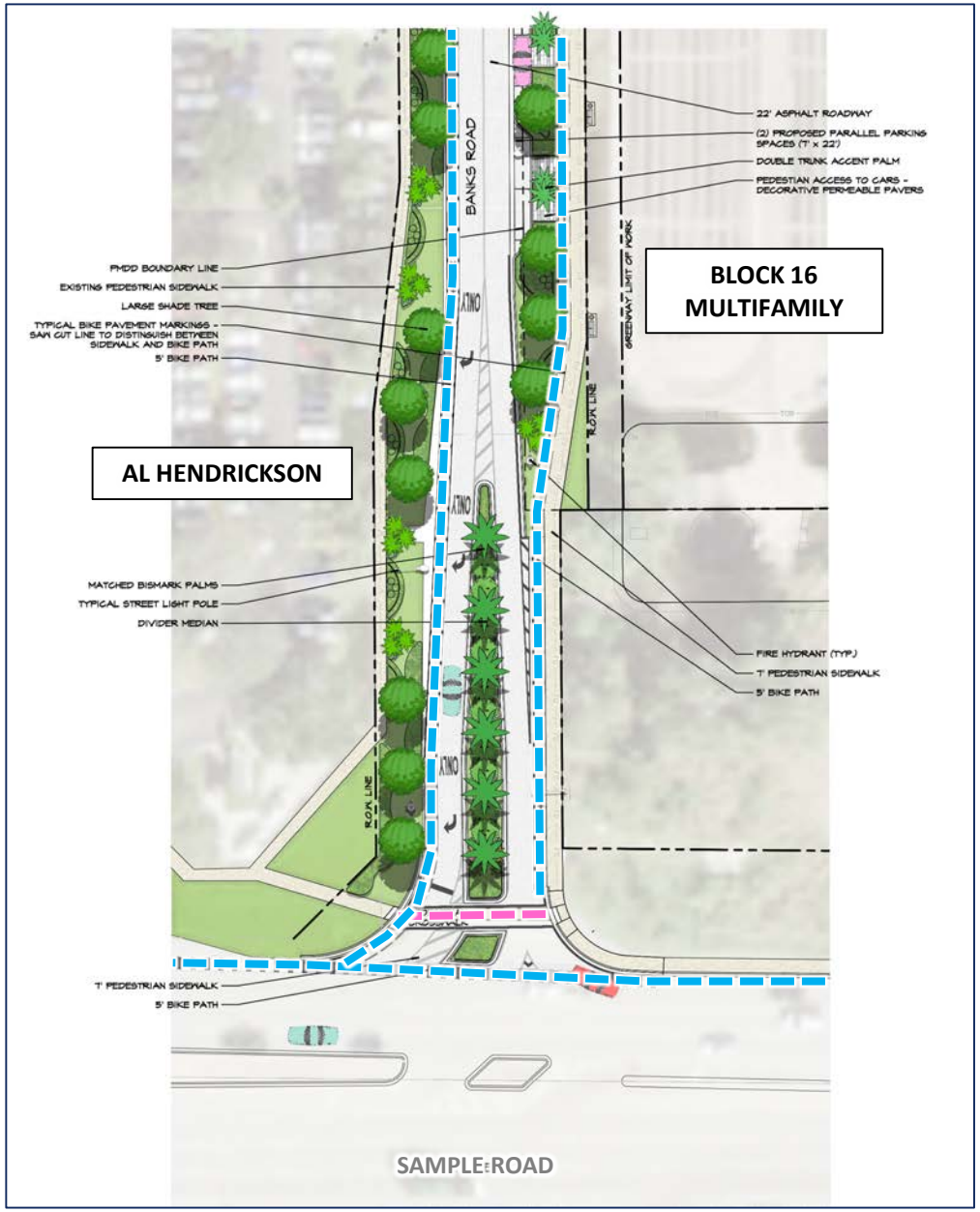


Roadway Master Plan: Banks Road @ Wiles Road & Sample Road

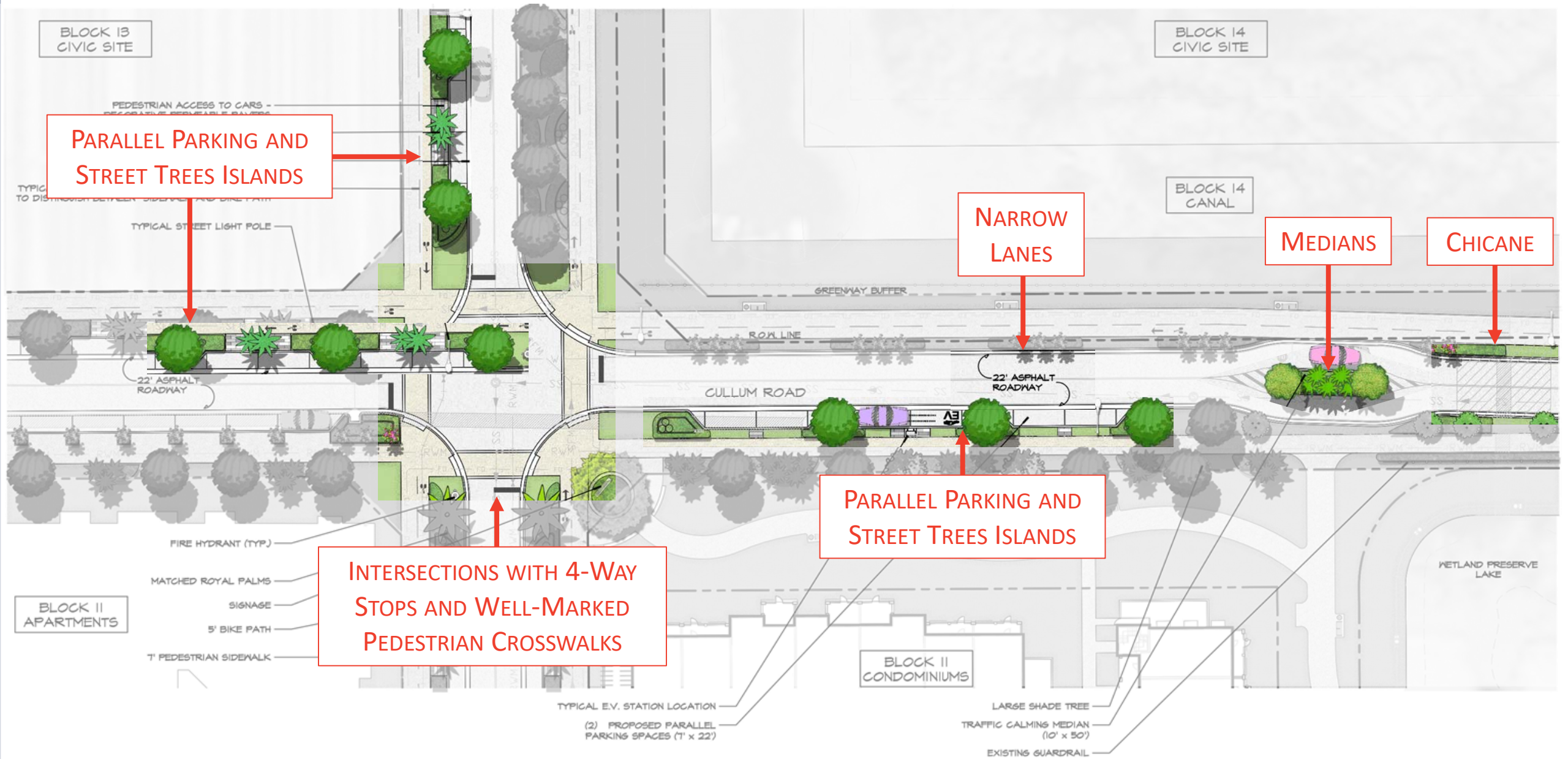
PEDESTRIAN CROSSING

BIKE PATH

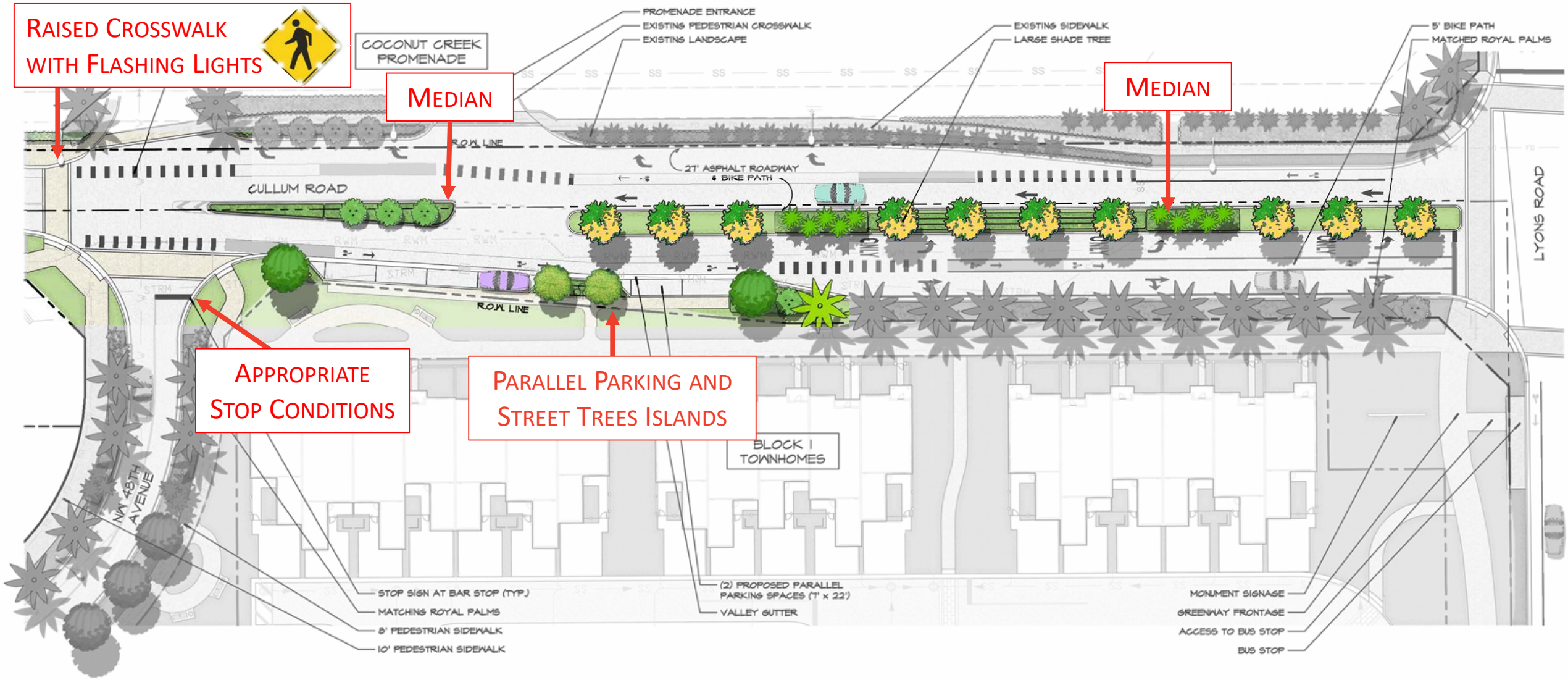




Roadway Master Plan: Traffic Calming Design Elements



Roadway Master Plan: Traffic Calming Design Elements



Staff Recommendation

Staff Recommendation:

City staff finds, subject to the conditions of approval, that the site plan application complies with the MainStreet at Coconut Creek PMDD, the City's Land Development Code, the MainStreet Design Standards, and is consistent with the applicable goals, objectives, and policies of the City's Comprehensive Plan. City staff also finds that the site plan application, subject to the conditions of approval, complies with the site plan review requirements in Section 13-548 of the City of Coconut Creek Land Development Code and recommends approval subject to the conditions of approval.

Anticipated Approval Schedule & Approvals Required

- ✓ DRI Amendment
- ✓ PMDD Rezoning
- ✓ Master Plan
- ✓ Block 4

- ✓ Block 5
- ✓ Block 6
- ✓ Plat

- ✓ Block 1
- ✓ Block 2
- ✓ Block 3
- ✓ Block 11

- o Block 8
- ✓ Block 9
- ✓ Block 15A
- ✓ Block 15B
- o Development Agreement
- o Master Greenspace Site Plan
- o Master Roadway Site Plan

- o Block 10
- o Block 16

Q1 2024	Q2 2024	Q3 2024	Q4 2024

Roadway Master Plan: Approved PMDD Street Network

MASTER STREET HIERARCHY LEGEND

COMMUNITY STREETS

TYPE A1 - 80' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE

TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.

TYPE A3 - 80' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE

TYPE A4 - 80' ROW (93' EXPANDED INTERSECTION)
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET

TYPE B - 60' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8' -12' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.

TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)
SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS

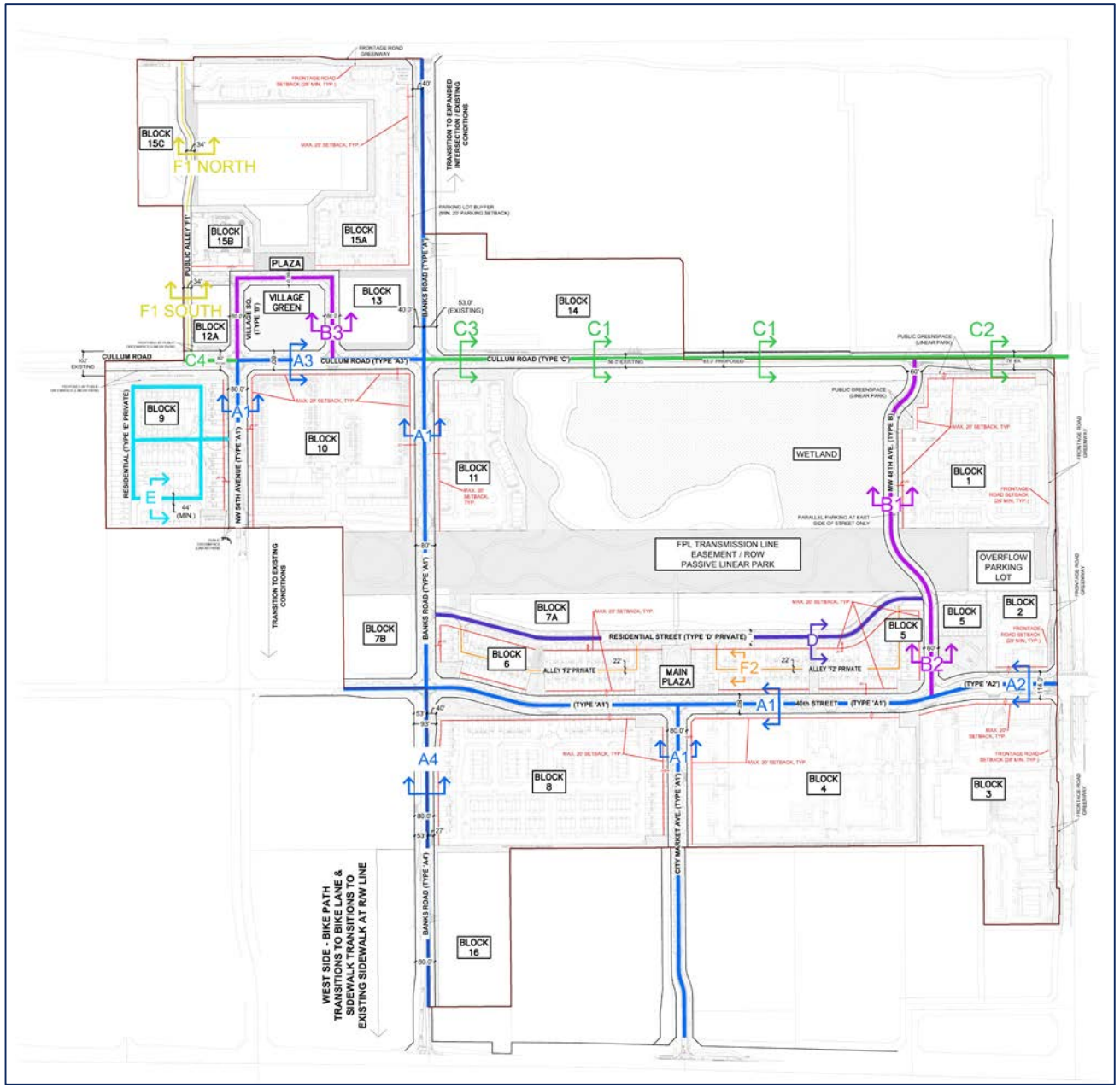
TYPE F1 - 34' ALLEY (PUBLIC ACCESS)

RESIDENTIAL STREETS

TYPE D - 60' RESIDENTIAL ACCESS STREET
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6' CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED WHERE FEASIBLE.

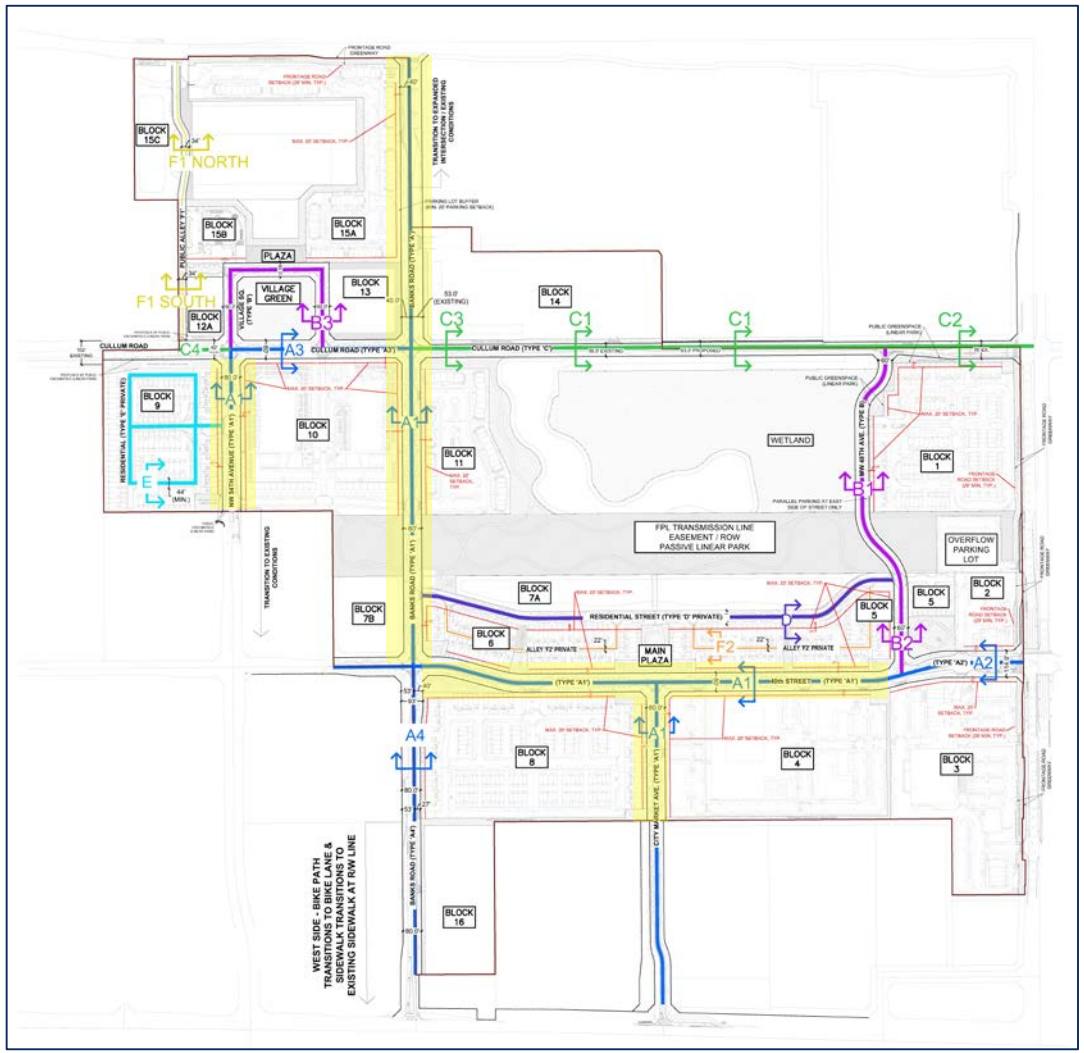
TYPE E - 44' RESIDENTIAL ACCESS STREET
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY.

TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

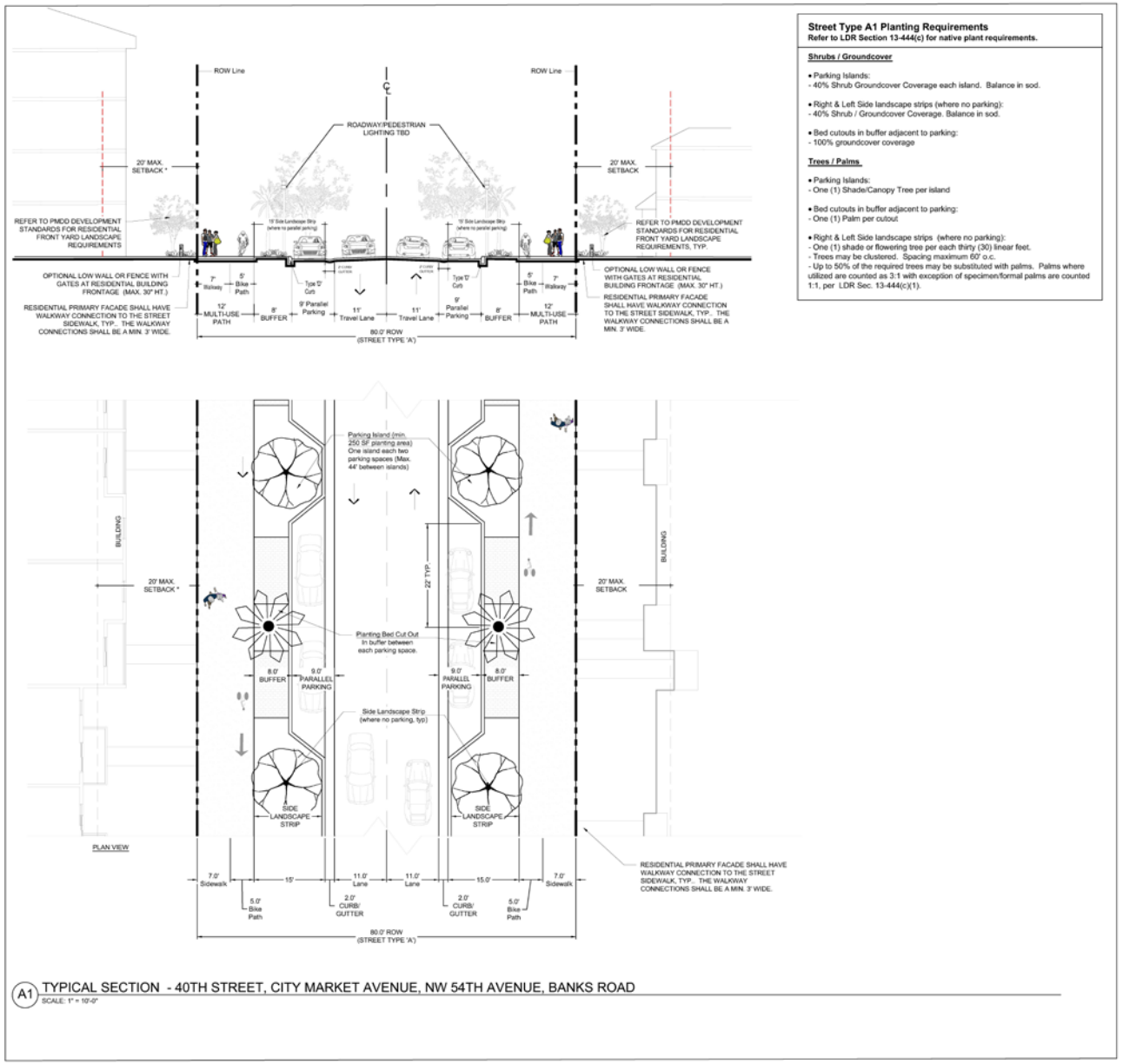


Roadway Master Plan: Approved PMDD Street Sections

TYPE A1 - 80' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE



COMMUNITY STREET TYPE 'A1' - 80' ROW



Street Type A1 Planting Requirements
Refer to LDR Section 13-444(c) for native plant requirements.

Shrubs / Groundcover

- Parking Islands:
  - 40% Shrub Groundcover Coverage each island. Balance in sod.
- Right & Left Side landscape strips (where no parking):
  - 40% Shrub / Groundcover Coverage. Balance in sod.
- Bed cutouts in buffer adjacent to parking:
  - 100% groundcover coverage

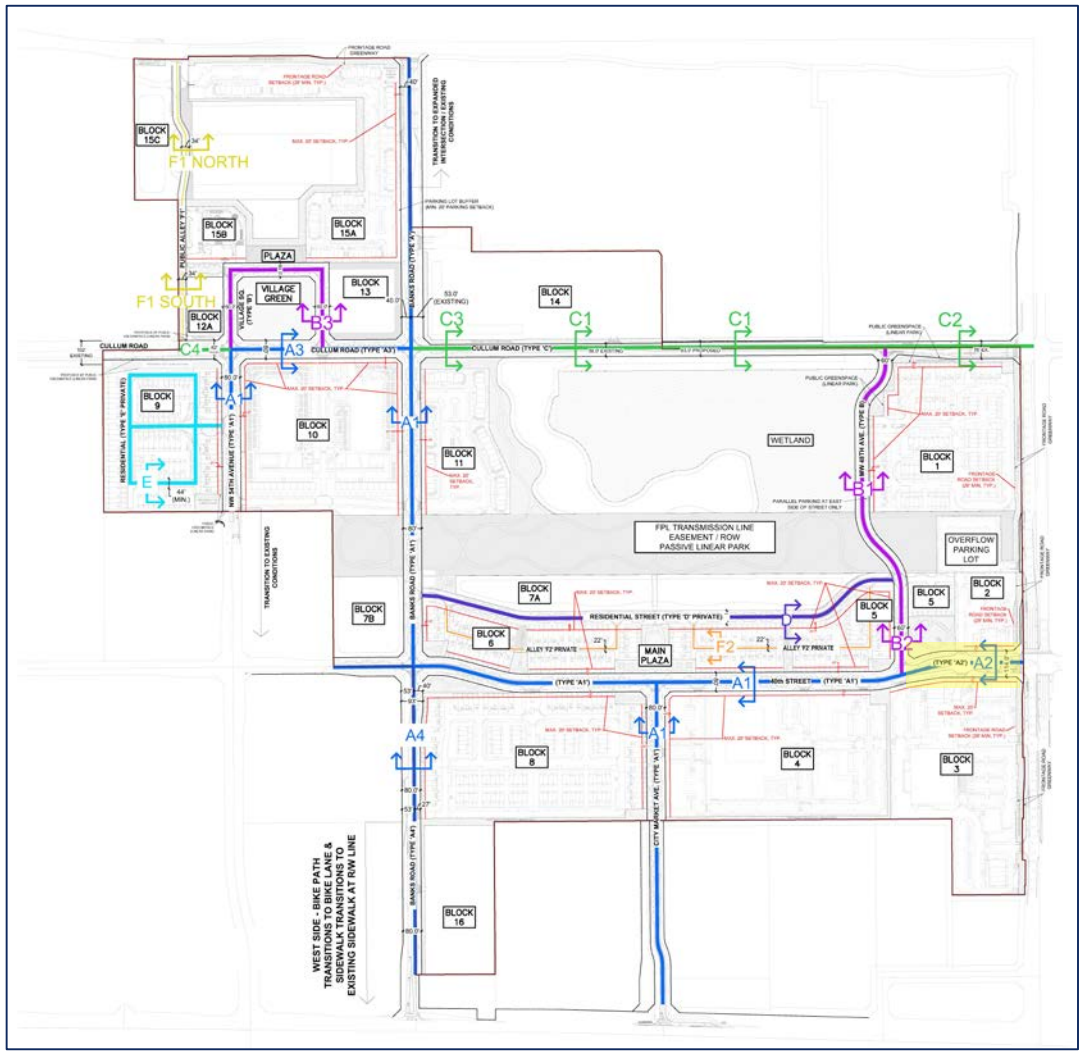
Trees / Palms

- Parking Islands:
  - One (1) Shade/Canopy Tree per island
- Bed cutouts in buffer adjacent to parking:
  - One (1) Palm per cutout
- Right & Left Side landscape strips (where no parking):
  - One (1) shade or flowering tree per each thirty (30) linear feet.
  - Trees may be clustered. Spacing maximum 60' o.c.
  - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

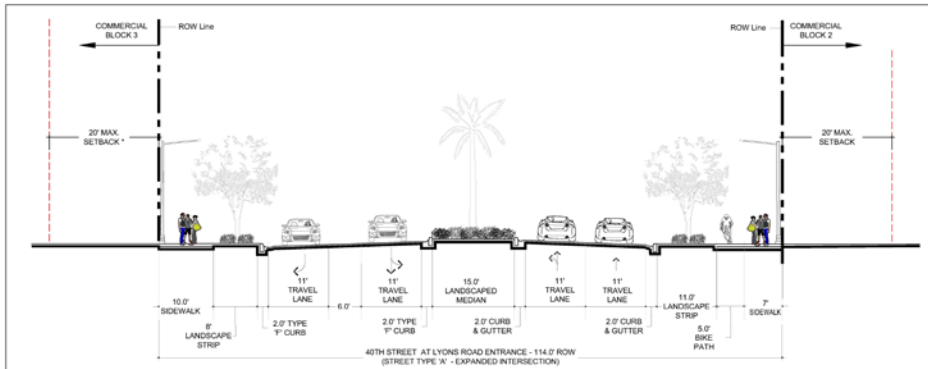
A1 TYPICAL SECTION - 40TH STREET, CITY MARKET AVENUE, NW 54TH AVENUE, BANKS ROAD
SCALE: 1" = 10'-0"

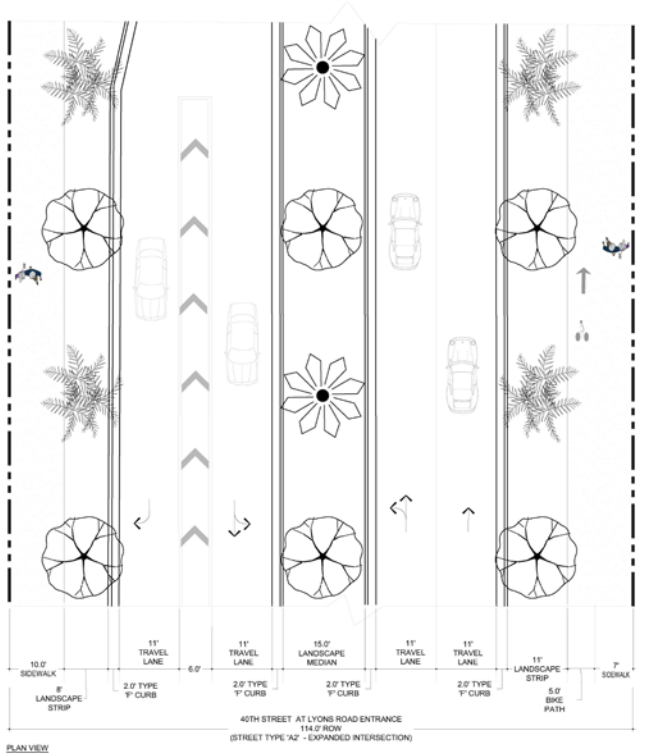
Roadway Master Plan: Approved PMDD Street Sections

TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.



COMMUNITY STREET TYPE 'A2' - EXPANDED INTERSECTION





Street Type A2 Planting Requirements
Refer to LDR Section 13-444(c) for native plant & species variety requirements.

Shrubs / Groundcover

- Right & Left Side landscape strips:
  - 40% Shrub / Groundcover Coverage. Balance in Sod.
- Landscape Median:
  - 40% Shrub / Groundcover Coverage. Balance in Sod.

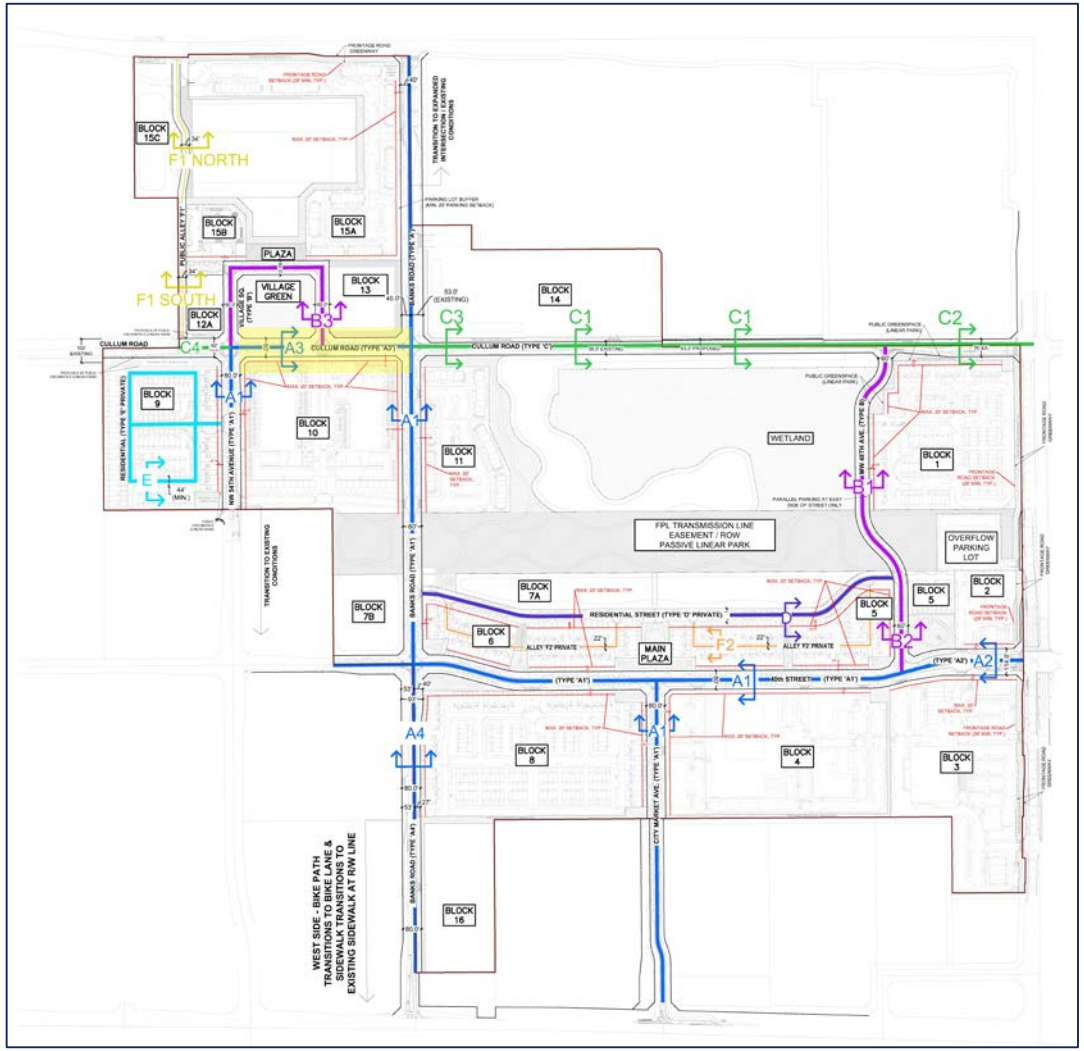
Trees/Palms

- Right & Left Side landscape strips :
  - One (1) shade or flowering tree per each thirty (30) linear feet.
  - Trees may be clustered. Spacing minimum maximum 60' o.c.
  - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).
- Landscape Median:
  - One (1) shade or flowering tree per each thirty (30) linear feet.
  - Trees may be clustered. Spacing maximum 60' o.c.
  - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

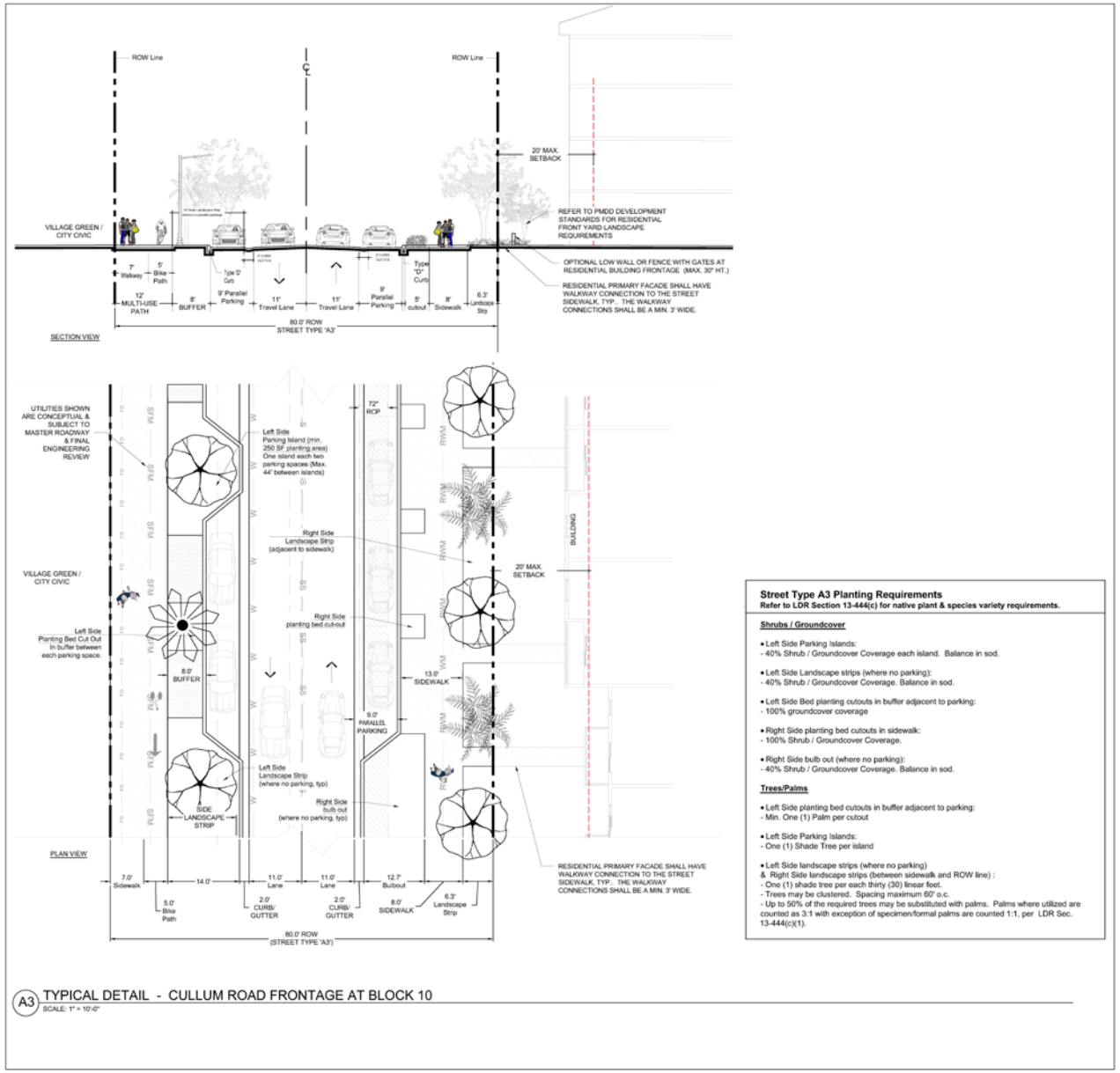
A2 TYPICAL DETAIL - 40TH STREET EXPANDED INTERSECTION AT LYONS ROAD ENTRANCE
SCALE: 1" = 10'-0"

Roadway Master Plan: Approved PMDD Street Sections

TYPE A3 - 80' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE



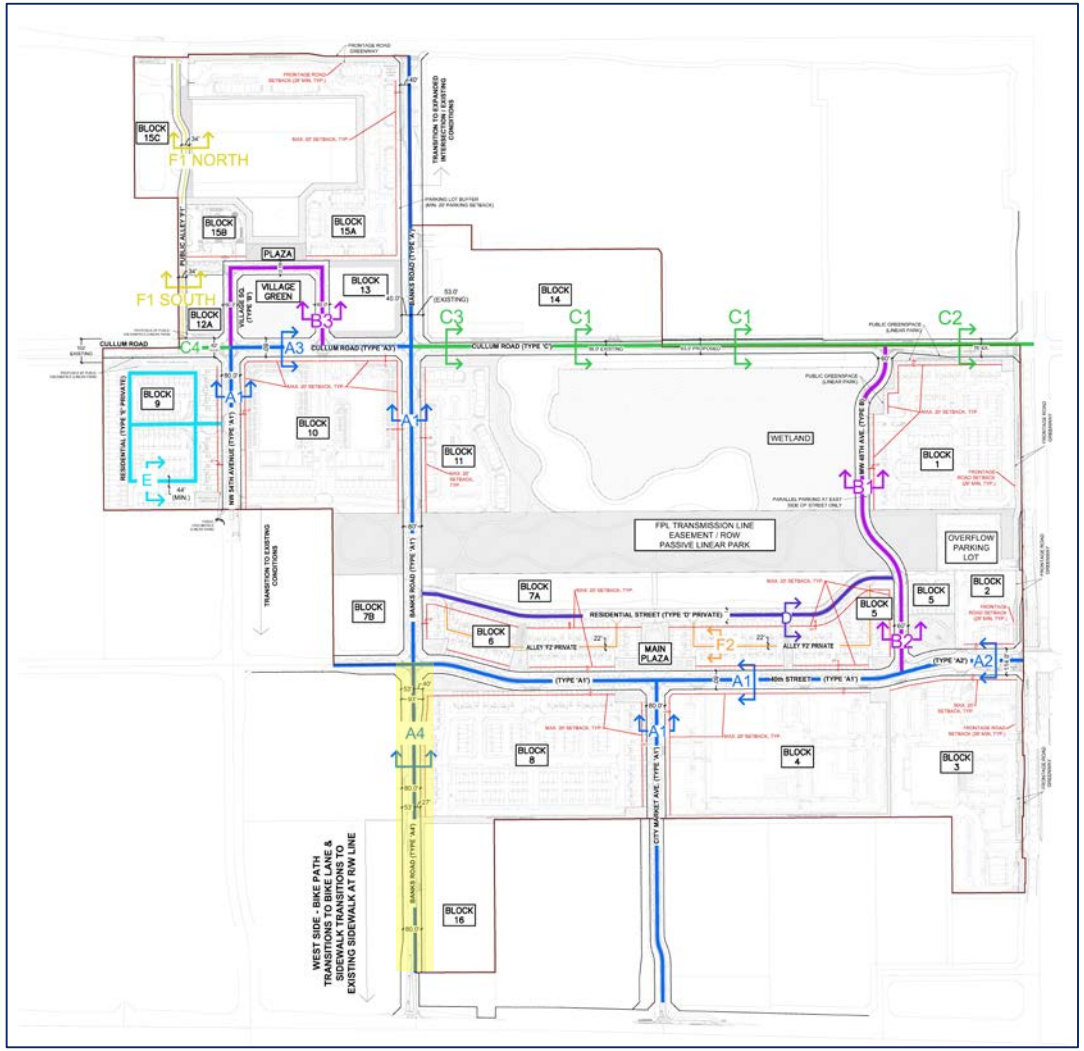
COMMUNITY STREET TYPE 'A3' - 80' ROW



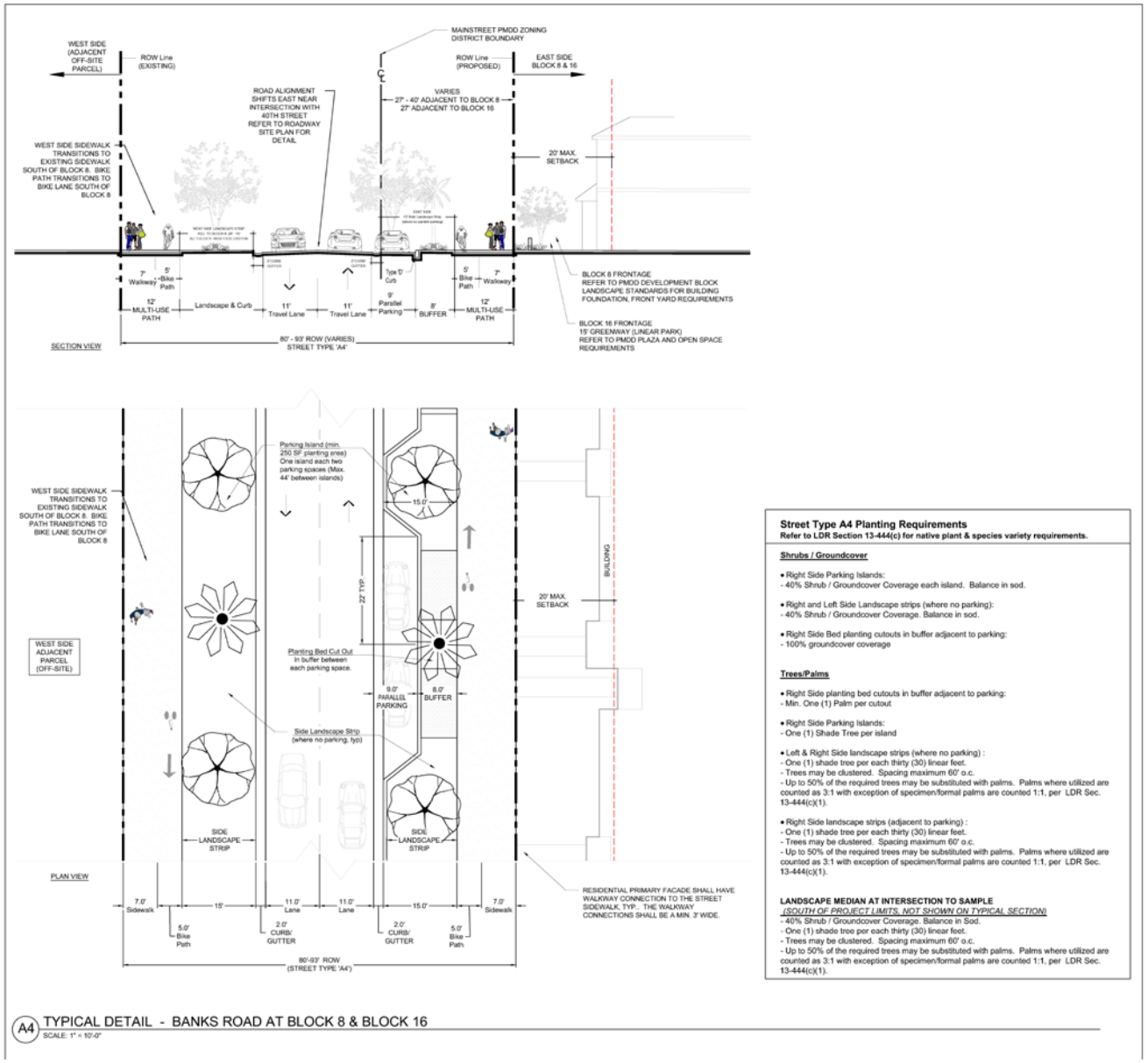
A3 TYPICAL DETAIL - CULLUM ROAD FRONTAGE AT BLOCK 10
SCALE: 1" = 10'-0"

Roadway Master Plan: Approved PMDD Street Sections

TYPE A4 - 80' ROW (93' EXPANDED INTERSECTION)
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET



COMMUNITY STREET TYPE 'A4' - 80' ROW



Street Type A4 Planting Requirements
Refer to LDR Section 13-444(c) for native plant & species variety requirements.

Shrubs / Groundcover

- Right Side Parking Islands:
  - 40% Shrub / Groundcover Coverage each island. Balance in sod.
- Right and Left Side Landscape strips (where no parking):
  - 40% Shrub / Groundcover Coverage. Balance in sod.
- Right Side Bed planting cutouts in buffer adjacent to parking:
  - 100% groundcover coverage

Trees/Palms

- Right Side planting bed cutouts in buffer adjacent to parking:
  - Min. One (1) Palm per cutout
- Right Side Parking Islands:
  - One (1) Shade Tree per island
- Left & Right Side landscape strips (where no parking) :
  - One (1) shade tree per each thirty (30) linear feet.
  - Trees may be clustered. Spacing maximum 60' o.c.
  - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).
- Right Side landscape strips (adjacent to parking) :
  - One (1) shade tree per each thirty (30) linear feet.
  - Trees may be clustered. Spacing maximum 60' o.c.
  - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

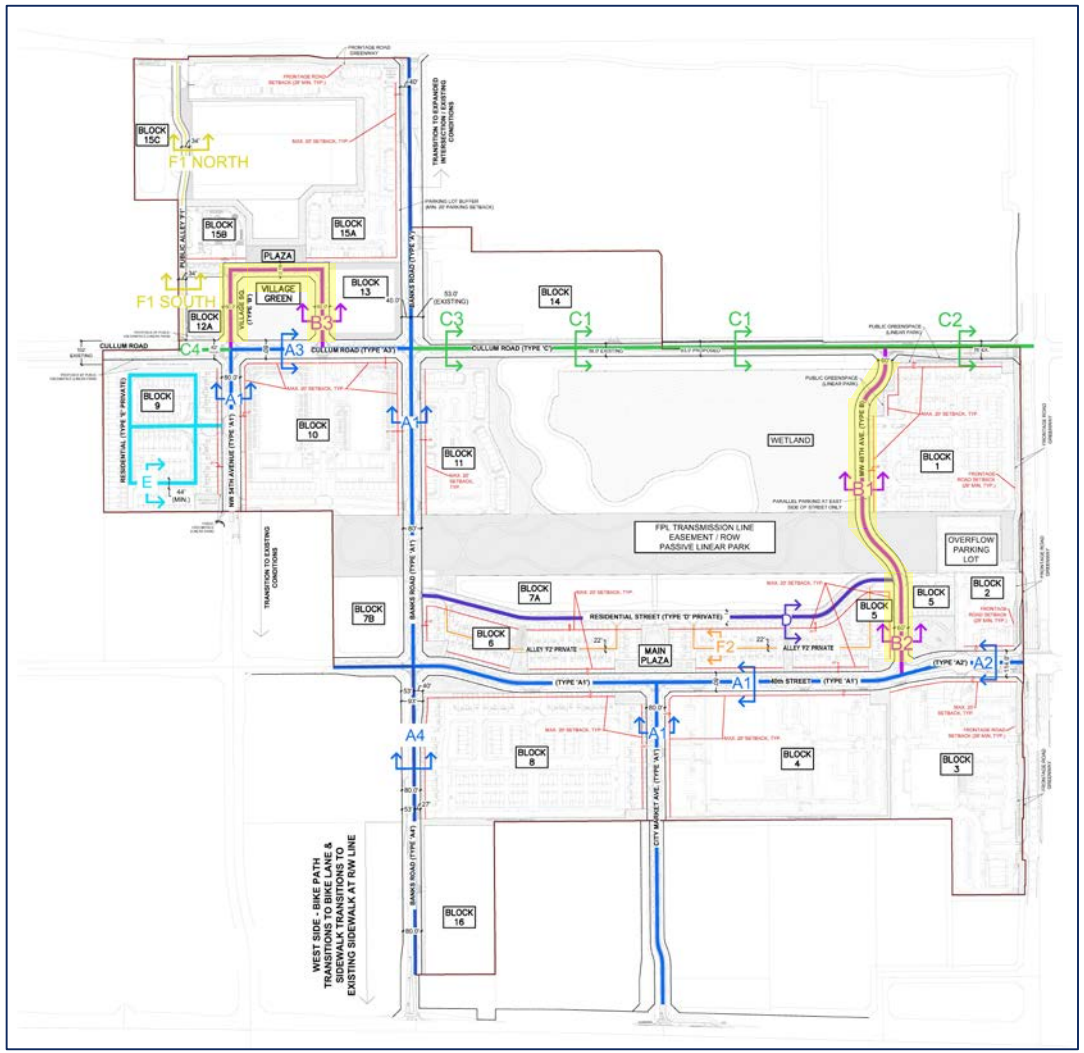
LANDSCAPE MEDIAN AT INTERSECTION TO SAMPLE
(SOUTH OF PROJECT LIMITS, NOT SHOWN ON TYPICAL SECTION)

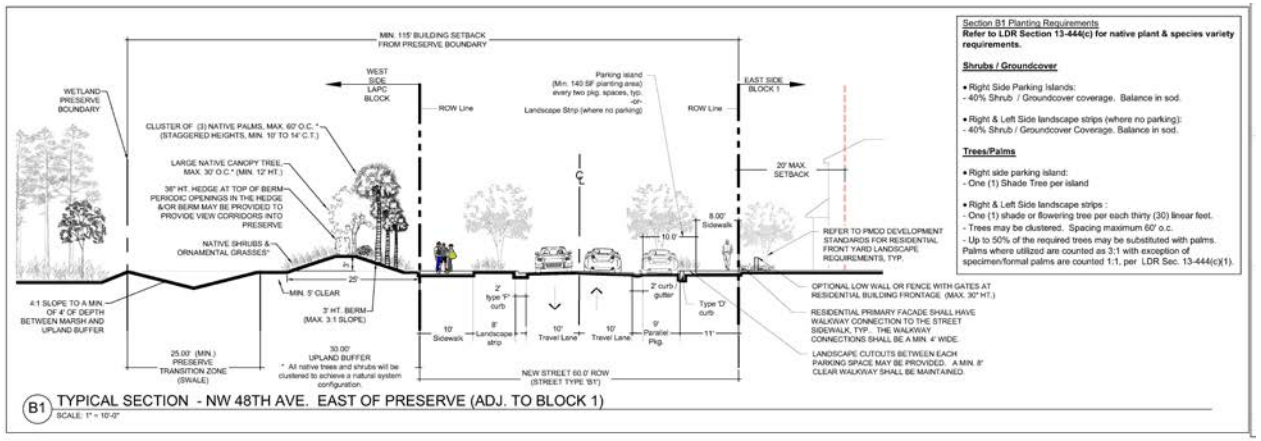
- 40% Shrub / Groundcover Coverage. Balance in Sod.
- One (1) shade tree per each thirty (30) linear feet.
- Trees may be clustered. Spacing maximum 60' o.c.
- Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

A4 TYPICAL DETAIL - BANKS ROAD AT BLOCK 8 & BLOCK 16
SCALE: 1" = 10'-0"

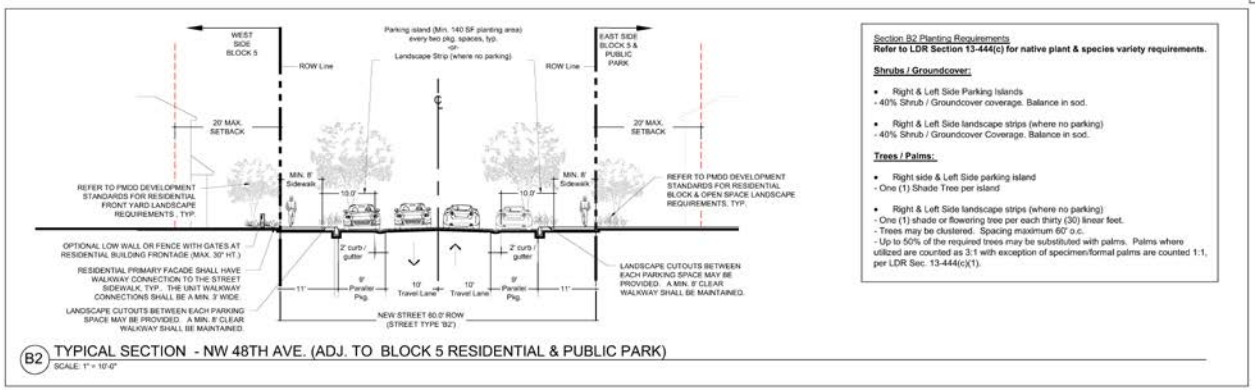
Roadway Master Plan: Approved PMDD Street Sections

TYPE B - 60' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8' -12' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.

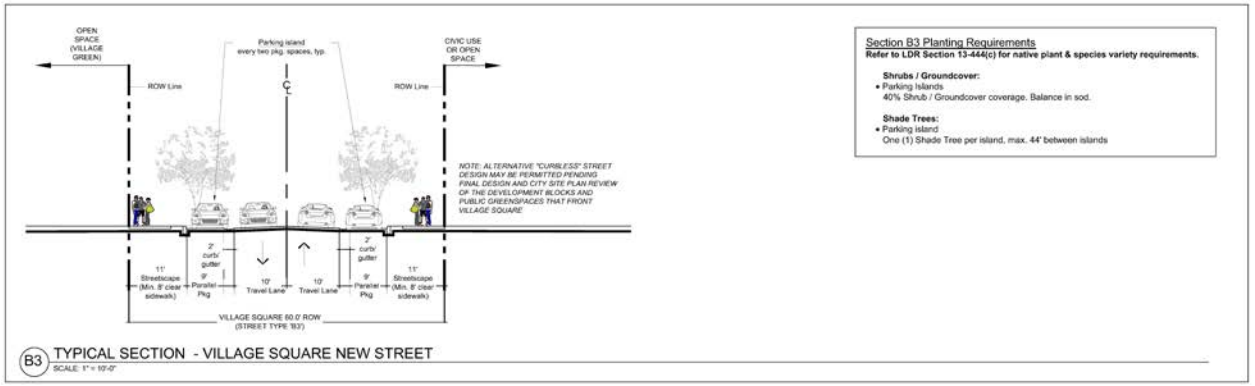




B1 TYPICAL SECTION - NW 48TH AVE. EAST OF PRESERVE (ADJ. TO BLOCK 1)
SCALE: 1" = 10'-0"



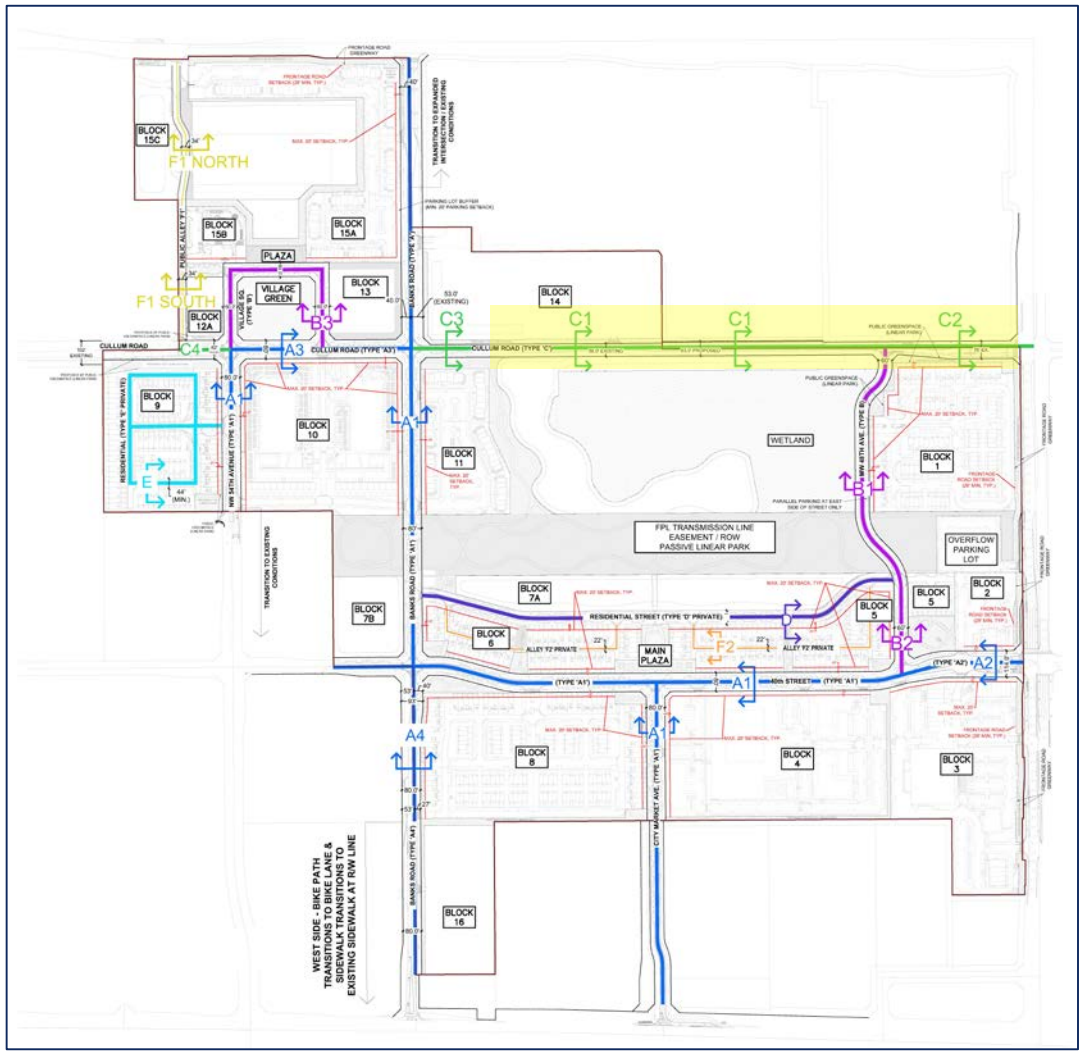
B2 TYPICAL SECTION - NW 48TH AVE. (ADJ. TO BLOCK 5 RESIDENTIAL & PUBLIC PARK)
SCALE: 1" = 10'-0"



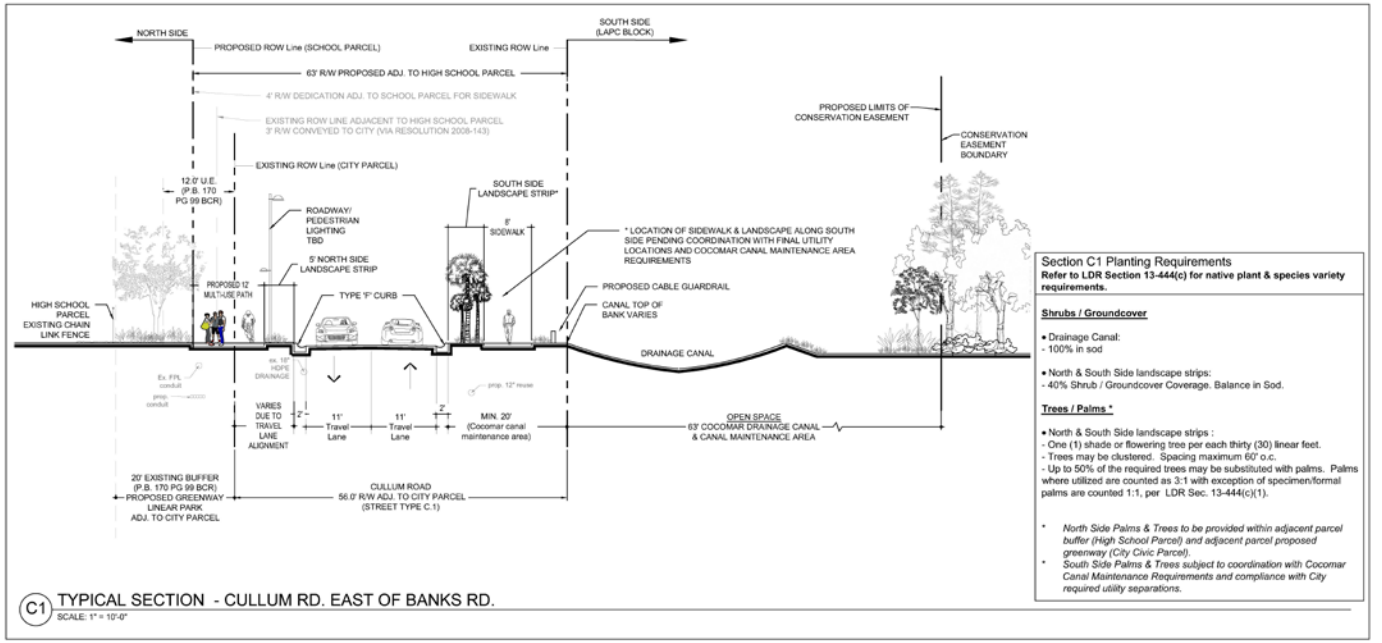
B3 TYPICAL SECTION - VILLAGE SQUARE NEW STREET
SCALE: 1" = 10'-0"

Roadway Master Plan: Approved PMDD Street Sections

TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)
SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS



COMMUNITY STREET TYPE 'C' - CULLUM ROAD (ROW VARIES)



Section C1 Planting Requirements
Refer to LDR Section 13-444(c) for native plant & species variety requirements.

Shrubs / Groundcover

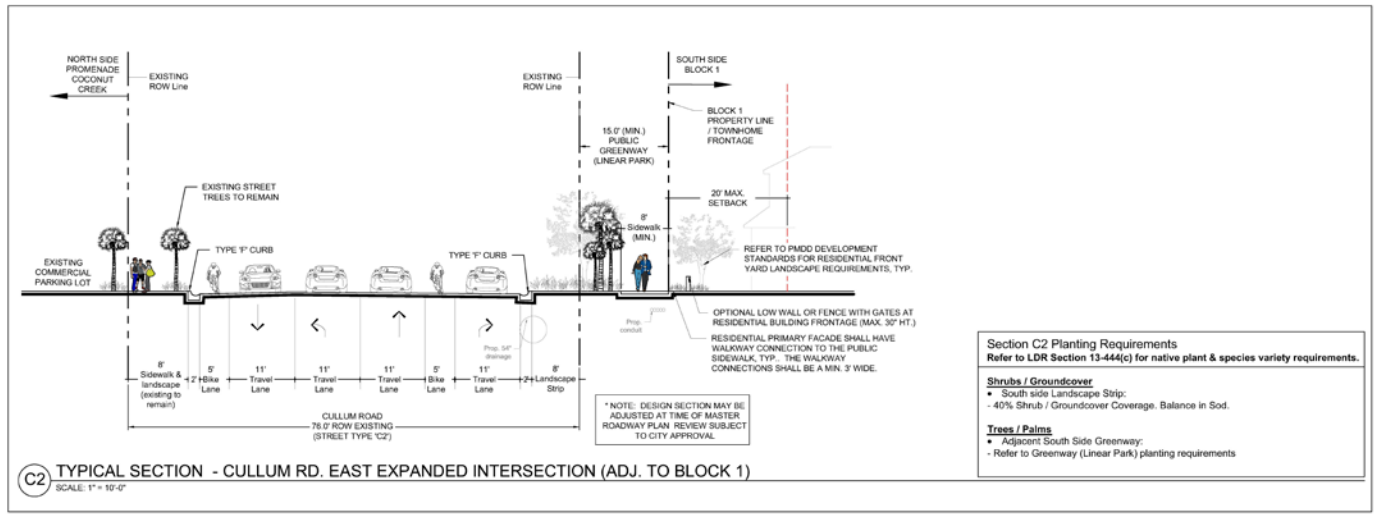
- Drainage Canal:
  - 100% in sod
- North & South Side landscape strips:
  - 40% Shrub / Groundcover Coverage. Balance in Sod.

Trees / Palms *

- North & South Side landscape strips :
  - One (1) shade or flowering tree per each thirty (30) linear feet.
  - Trees may be clustered. Spacing maximum 60' o.c.
  - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

* *North Side Palms & Trees to be provided within adjacent parcel buffer (High School Parcel) and adjacent parcel proposed greenway (City Civic Parcel)*
* *South Side Palms & Trees subject to coordination with Cocomar Canal Maintenance Requirements and compliance with City required utility separations.*

C1 TYPICAL SECTION - CULLUM RD. EAST OF BANKS RD.
SCALE: 1" = 10'-0"



Section C2 Planting Requirements
Refer to LDR Section 13-444(c) for native plant & species variety requirements.

Shrubs / Groundcover

- South side Landscape Strip:
  - 40% Shrub / Groundcover Coverage. Balance in Sod.

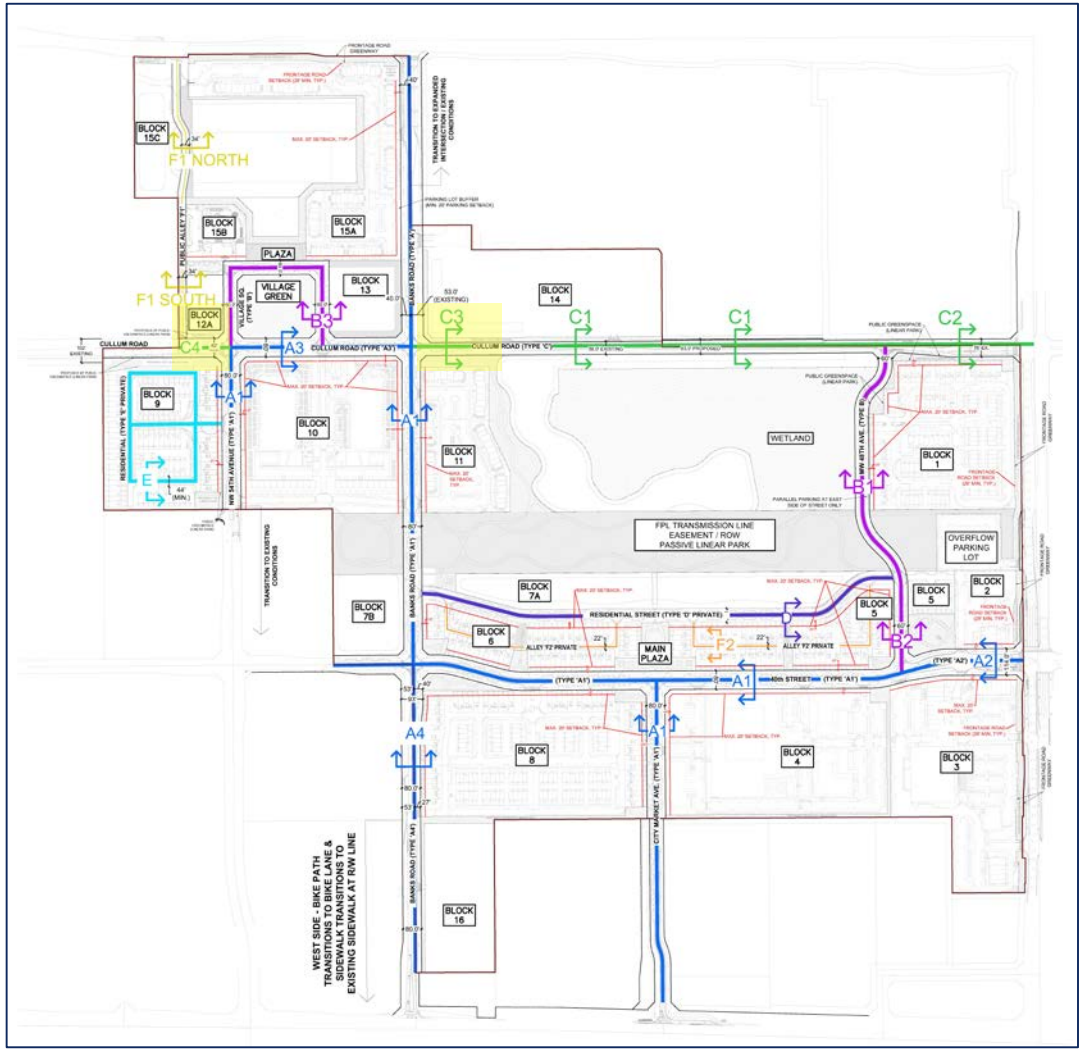
Trees / Palms

- Adjacent South Side Greenway:
  - Refer to Greenway (Linear Park) planting requirements

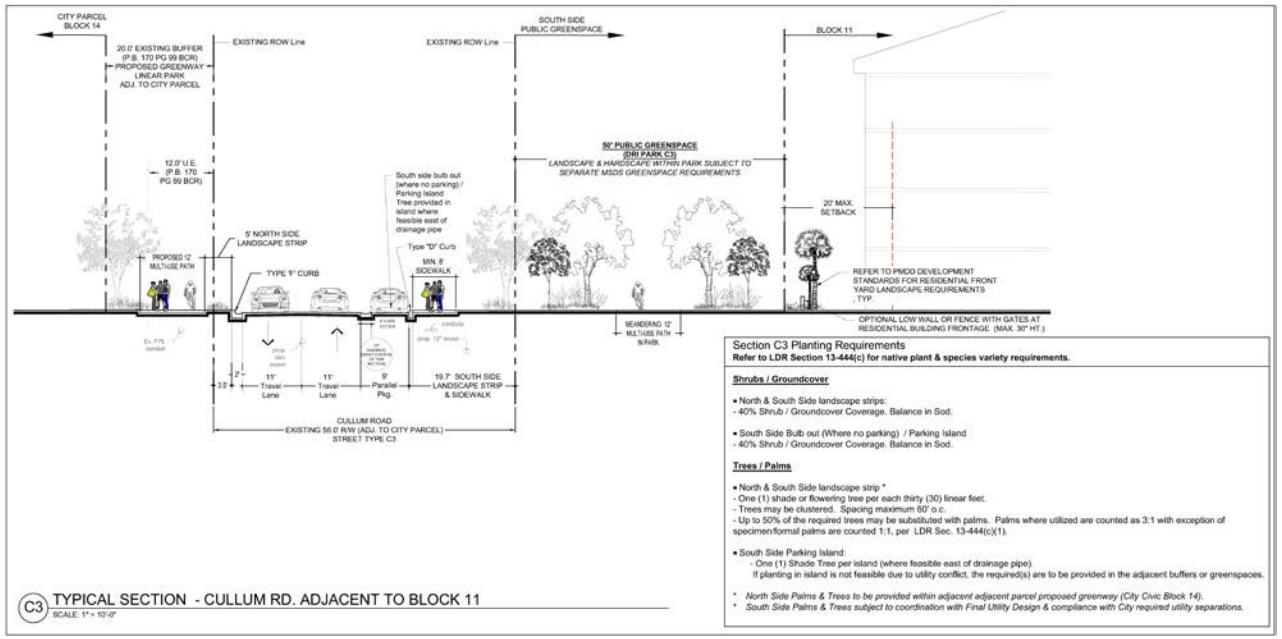
C2 TYPICAL SECTION - CULLUM RD. EAST EXPANDED INTERSECTION (ADJ. TO BLOCK 1)
SCALE: 1" = 10'-0"

Roadway Master Plan: Approved PMDD Street Sections

TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)
SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS



COMMUNITY STREET TYPE 'C' - CULLUM ROAD (ROW VARIES)



Section C3 Planting Requirements
Refer to LDR Section 13-444(c) for native plant & species variety requirements.

Shrubs / Groundcover

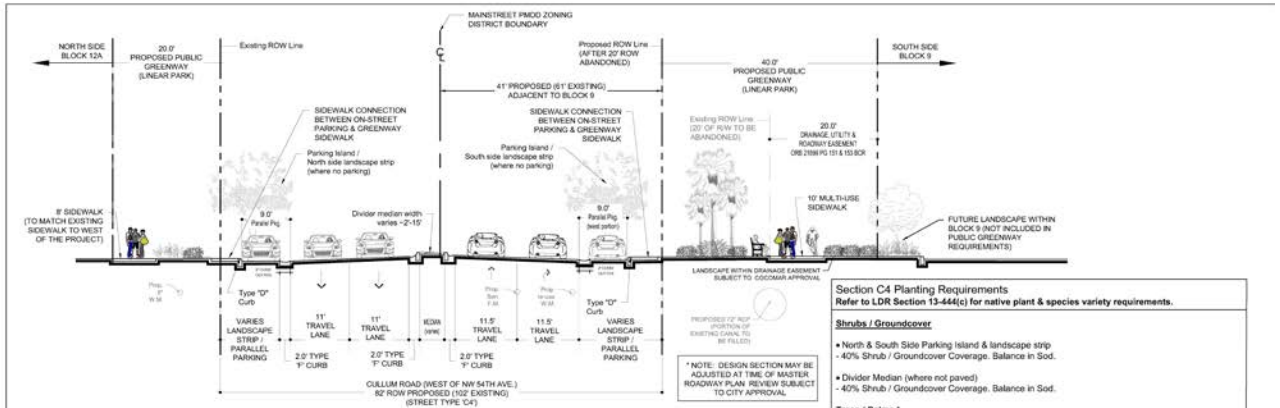
- North & South Side landscape strips:
  - 40% Shrub / Groundcover Coverage. Balance in Sod.
- South Side Bulb out (Where no parking) / Parking Island
  - 40% Shrub / Groundcover Coverage. Balance in Sod.

Trees / Palms

- North & South Side landscape strip *
  - One (1) shade or flowering tree per each thirty (30) linear feet.
  - Trees may be clustered. Spacing maximum 60' o.c.
  - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).
- South Side Parking Island:
  - One (1) Shade Tree per island (where feasible east of drainage pipe).
  - If planting in island is not feasible due to utility conflict, the required(s) are to be provided in the adjacent buffers or greenspaces.

* *North Side Palms & Trees to be provided within adjacent adjacent parcel proposed greenway (City Civic Block 14).*
* *South Side Palms & Trees subject to coordination with Final Utility Design & compliance with City required utility separations.*

C3 TYPICAL SECTION - CULLUM RD. ADJACENT TO BLOCK 11
SCALE: 1" = 10'-0"



Section C4 Planting Requirements
Refer to LDR Section 13-444(c) for native plant & species variety requirements.

Shrubs / Groundcover

- North & South Side Parking Island & landscape strip
  - 40% Shrub / Groundcover Coverage. Balance in Sod.
- Divider Median (where not paved)
  - 40% Shrub / Groundcover Coverage. Balance in Sod.

Trees / Palms *

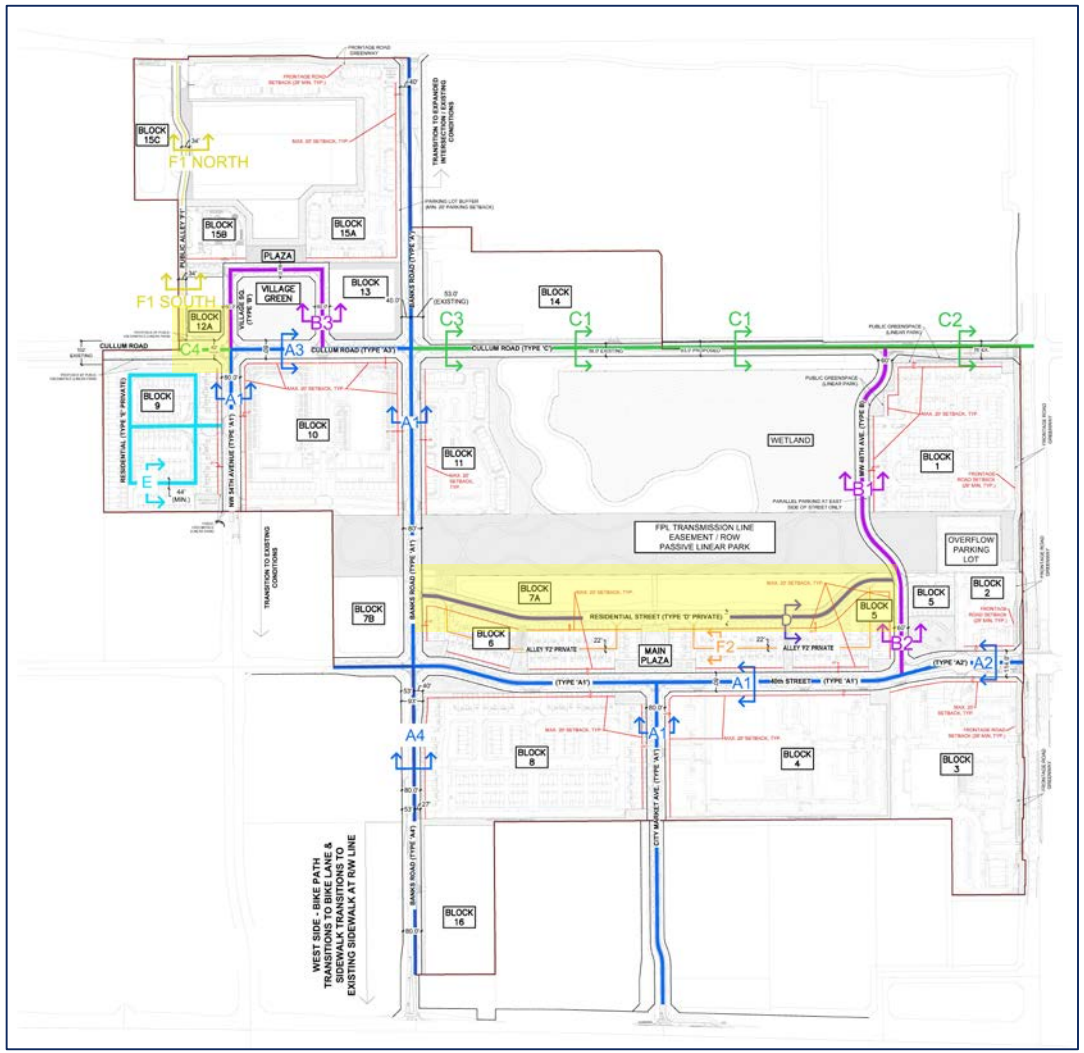
- North & South Side parking island
  - One (1) Shade Tree or flowering tree per island
- North & South Side Landscape Strip (where no parking) & Divider Median (where not paved & median width exceeds 8')
  - One (1) shade or flowering tree per each thirty (30) linear feet;
  - Trees may be clustered. Spacing maximum 60' o.c.
  - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

* *South side required Trees may be shifted to the adjacent public greenway (Adjacent to Block 9) if the required trees/palms can't fit within right-of-way due to utility conflicts.*

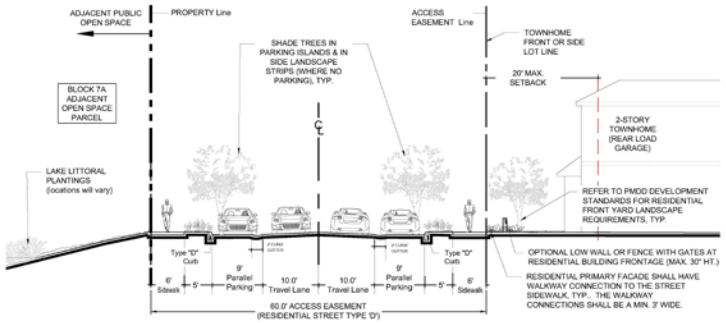
C4 TYPICAL SECTION - CULLUM RD. WEST OF NW 54TH AVE. (ADJ. TO 12A & BLOCK 9)
SCALE: 1" = 10'-0"

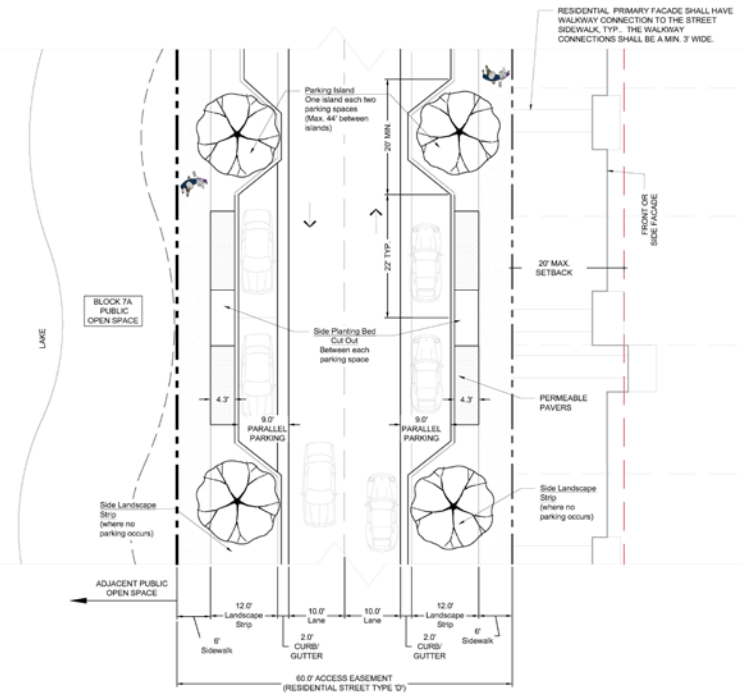
Roadway Master Plan: Approved PMDD Street Sections

TYPE D - 60' RESIDENTIAL ACCESS STREET
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6' CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED WHERE FEASIBLE.



RESIDENTIAL STREET TYPE 'D' - 60' ROW





TYPE 'D' Planting Requirements
Refer to LDR Section 13-444(c) for native plant & species variety requirements.

Shrubs / Groundcover

- Parking Islands:
  - 40% Shrub / Groundcover coverage. Balance in sod.
- Right & Left Side planting bed cutouts (between each parking space):
  - 100% Shrub / Groundcover Coverage
- Right & Left Side landscape strips (where no parking):
  - 40% Shrub / Groundcover Coverage. Balance in Sod.

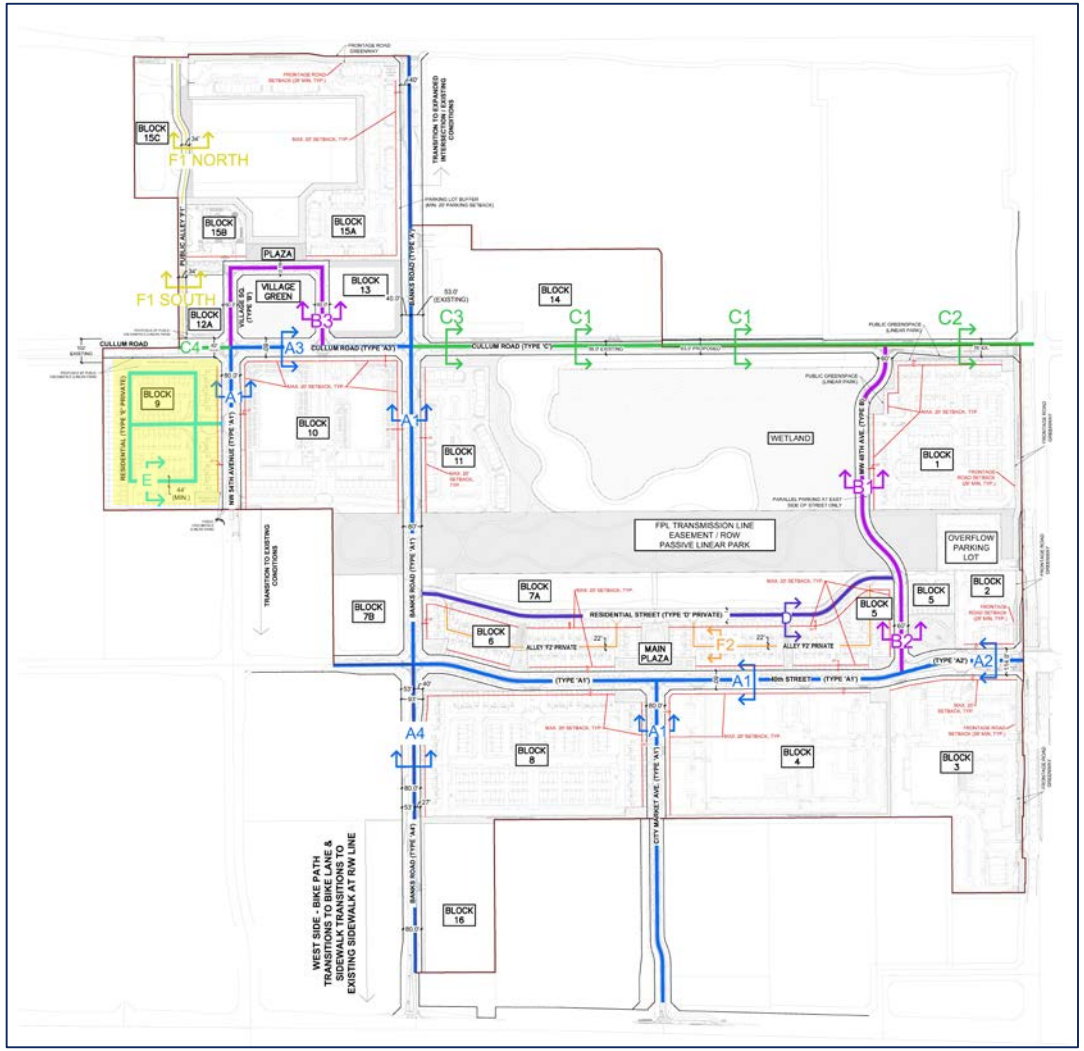
Trees / Palms

- Parking island
  One (1) Shade Tree per island
- Right & Left Side landscape strips (where no parking)
  - One (1) shade or flowering tree per each thirty (30) linear feet.
  - Trees may be clustered. Spacing maximum 60' o.c.
  - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

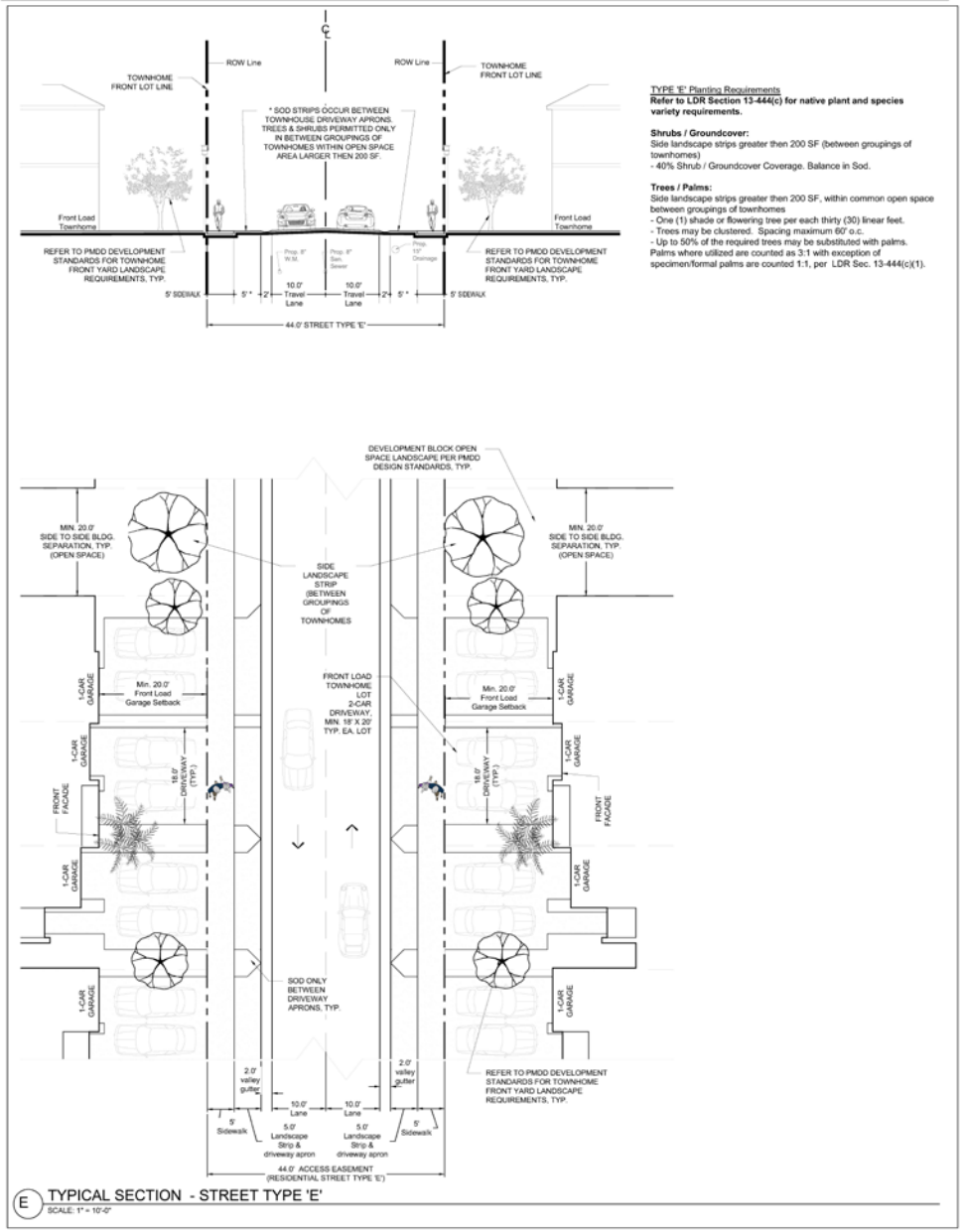
D TYPICAL SECTION - STREET TYPE 'D'
SCALE: 1" = 10'-0"

Roadway Master Plan: Approved PMDD Street Sections

TYPE E - 44' RESIDENTIAL ACCESS STREET
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY.



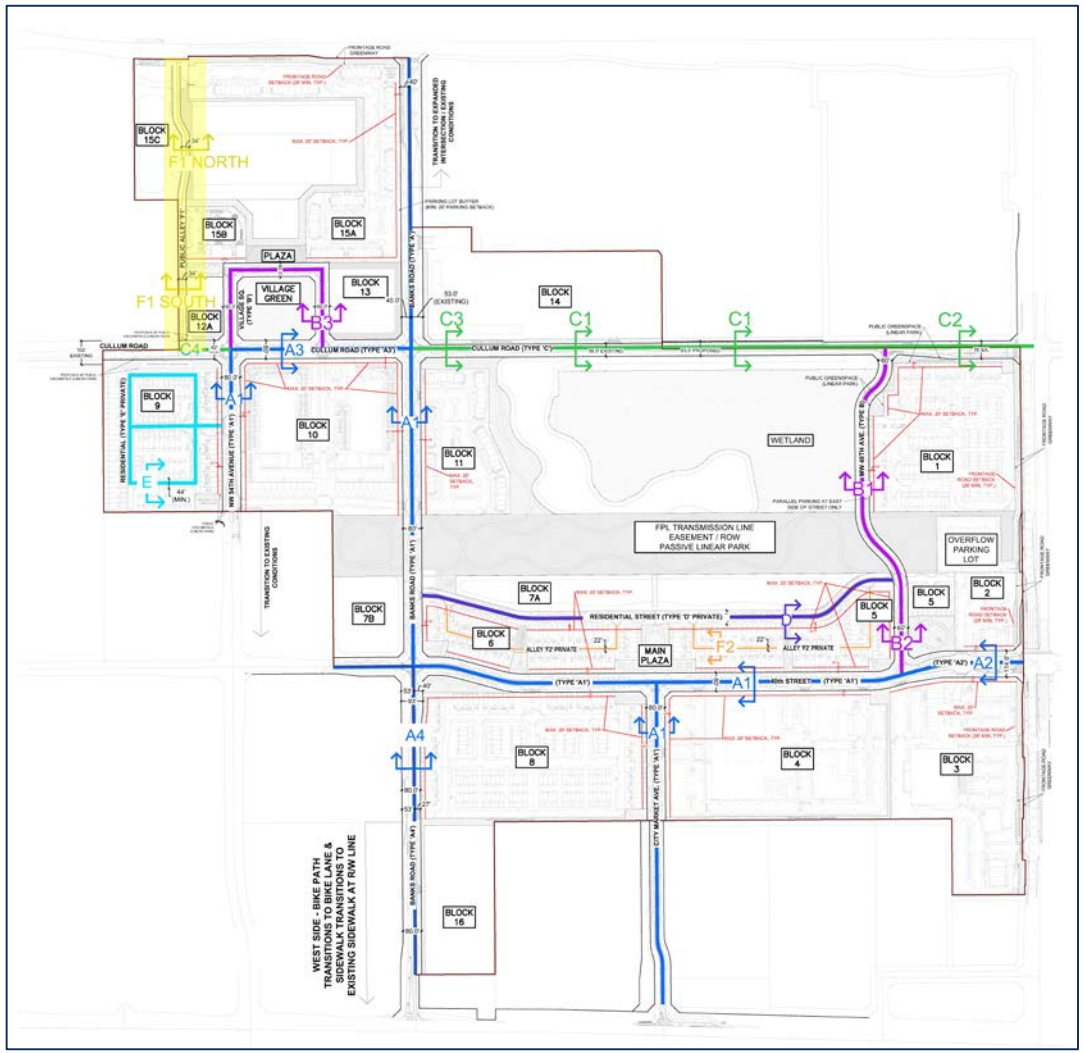
RESIDENTIAL STREET TYPE 'E' - 44' INTERNAL PRIVATE STREET



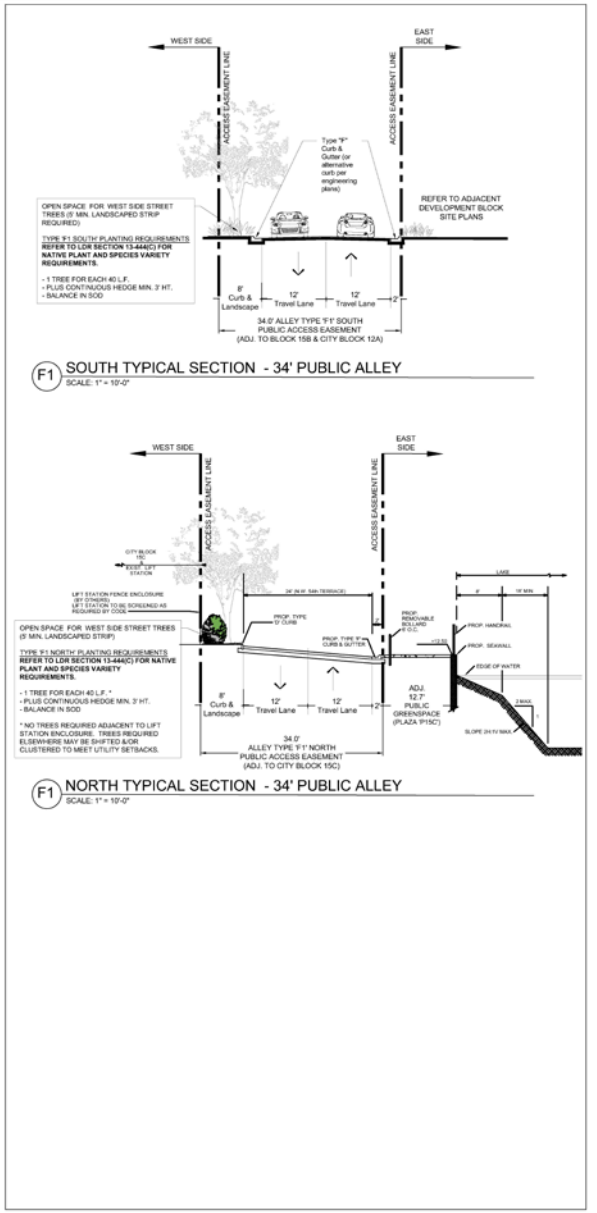
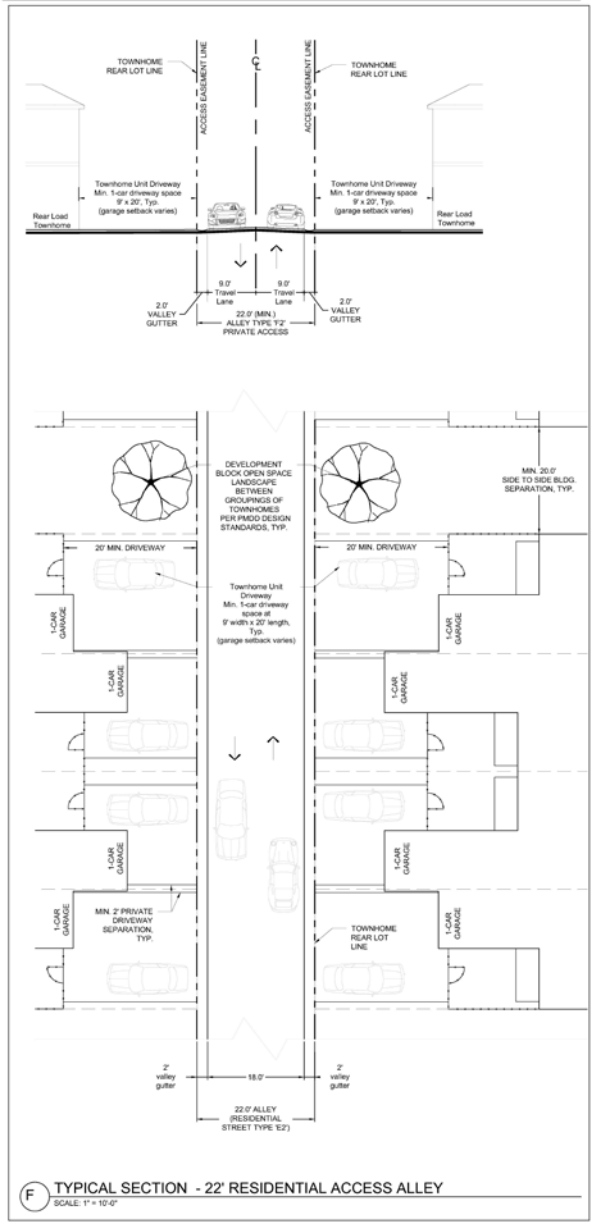
Roadway Master Plan: Approved PMDD Street Sections

TYPE F1 - 34' ALLEY (PUBLIC ACCESS)

TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)



STREET TYPE 'F1' - 34' ALLEY (PUBLIC ACCESS)



STREET TYPE 'F2' - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)