

## M E M O R A N D U M

**To:** Tom Harmer, Town Manager

**From:** Allen Parsons, AICP  
Planning, Zoning & Building Department Director

**Report date:** September 24, 2021

**Meeting date:** October 4, 2021

**Subject:** Report on Implementation of Village Resident-Only Parking Permit Program

### **Recommended Action**

None, informational only.

### **Background**

The Town Commission adopted Ordinance 2020-09 at their December 7, 2020 Regular Meeting, establishing a Resident-Only Parking Permit Program (Program) for the majority of public streets within the Longbeach Village (Village) area. The exceptions are the sides of Broadway Street and Lois Avenue abutting the two commercial/restaurant properties at the East end of Broadway Street where on-street parking continued to be available to the general public.

The new Program became effective on January 1, 2021. Development of the Program, initial implementation, and now monitoring and enforcement, has been a team effort between the Town's Police, Public Works, and Planning, Zoning & Building Departments. Staff have met numerous times with representatives of the neighborhood and will continue to do so. As noted during the adoption of the Program, following initial implementation, staff would be monitoring various aspects of the program and report back to the Commission within the first year. The information below represents information on the first 9 months of the Program's operations.

During development of the Program it was difficult to predict how many of the approximately 290 eligible properties would purchase Resident and/or Guest Parking Permits. As was discussed, a number of properties within the Village were already limited from parking in front of their homes due to current parking restrictions (such as no parking restrictions, intersection setbacks, etc.). It was further expected that most residents already could have had sufficient parking on their properties, with limited need for additional on-street parking and even more so, that overnight parking prohibitions, throughout the Village, limited continuous on-street parking. In addition, the overall implementation of the Program and the resulting prohibition of public parking in the designated area without a permit, could have addressed a number of the residents' prior concerns and indirectly limited the number of Village residents that felt it would be necessary to purchase a permit.

As of September 23, 2021, a total of 116 Resident Parking Permits and 98 Guest Parking Permits have been purchased. The approximate \$6,400 in resulting revenue have covered the initially anticipated start-up and operational costs (approximately estimated at \$5,000/year) for supplies (decals/placards), signage, informational material and staff overhead to start-up and operate. During the first year there has been a considerable amount of time implementing and monitoring the program but the permit fees have covered the direct costs as expected. Purchasers of the parking permits have not raised concerns about the permit pricing. Staff is not recommending any change to the \$30 fee for the Resident or Guest Parking Permits. The staff is anticipating a potential decrease in annual permits purchased going forward, due to the one of the primary goals of the program being the reduction of non-resident parking, and will continue to monitor the costs and offsetting revenue.

Usage of the “Provisional Parking,” allowing “*limited opportunities to provide extra parking for guests for non-commercial activities and events such as a party, gathering or meeting*” has been minimal with only 6 requests having been received. Requests<sup>1</sup> for such parking is coordinated through the Police Department. No requests have been submitted to the Town Manager to suspend the resident-only parking for special events or were needed for special circumstances.

Over the course of the Program’s implementation, the graduated issuance of Parking Citations has been the primary enforcement tool following an early transition period that focused on education and warnings. Through September 23, 2021, there have been a total of 440 Parking Citations issued and an ongoing reduction in the warnings provided. Monthly statistics are provided in the Table below:

<b>Month</b>	<b>Warnings Issued</b>	<b>Citations Issued</b>
January	138	13
February	52	38
March	48	115
April	41	61
May	21	65
June	1	120
July	0	22
August	1	5
September	0	1

The primary enforcement challenge has been enforcing illegal parking on Broadway Street. The illegal parking has generally been associated with restaurant patrons, construction workers and members of the public seeking to use the Town’s dock and boat ramp for recreation. Feedback received from those

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<sup>1</sup> Eligibility is limited to residents who have purchased at least one Resident and one Guest Parking Permit and is generally limited to four times per program year, with additional requests on a case-by-case basis.

groups has been that the parking available to the public is too limited and that the available spaces, next to the restaurants, fill up quickly in the day. The enforcement of the new program has required an extensive effort by the Police Department. That effort has decreased over time as the public becomes more educated and as changes have been made to improve signage and make it clearer where the public can park. The decrease over the past few months is likely partly due to the summer off season and perhaps some of the reduced island traffic due to red tide conditions.

The staff is not recommending any change at this point, but if enforcement demands significantly increase again this season the staff may want to discuss other options including the elimination of parking on Broadway between Lois and Palm. There have been very few vehicles with permits parking in that area and that is the main area that draws the illegal parking of visitors to the area. That does not address the complaints of local boaters, but would minimize the confusion between the very limited number of permit parkers on Broadway and the public that regularly tries to park there. Over the early months of the Program the Town took a measured approach to increasing signage and incrementally added where enforcement issues warranted. Early in the Summer, white painted pavement markings, identifying areas where permit parking was allowed, were removed along the South side of Broadway Street. Feedback received from residents was that the painted pavement markings provided the perception that the marked spaces were available to the general public for parking. This was likely especially the case when the public was unaware of the limitations on parking or if they missed signs identifying the Village area as being generally limited to residents and their guests only. While the later Summer months are typically slower for traffic and parking related activity, anecdotally, the number of citations issued have dropped dramatically following the pavement markings removal.

Staff is not recommending changes to the Program. The upcoming season may provide a better opportunity to further evaluate the effectiveness of the current parking restrictions, and the need for additional education and possible additional signage. Staff will continue to monitor the program and communicate with residents in the Village area.

### **Staff Recommendation**

None, informational only.

**End of Agenda Item**