

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

**TO:** Tom Harmer, Town Manager  
**FROM:** Allen Parsons, AICP  
Director, Planning, Zoning and Building Department  
**DATE:** April 5, 2019  
**SUBJECT:** Discussion Regarding Parking Options in Longbeach Village

### **Recommended Action**

Prepare an Ordinance, amending Chapter 74, Parking Schedules, to restrict parking on the north side of Russel Street.

### **Background**

Staff has received ongoing citizen complaints regarding reported use of public parking spaces within certain rights-of-way in the Longbeach Village, including Broadway Street, by overnight parking and by both patrons and a private valet parking service providing restaurant customer parking.

The Commission discussed this reported activity at their February 19, 2019 Regular Workshop Meeting and several residents from Longbeach Village appeared at the March 4, 2019 Regular Meeting. The residents complained about the use of on-street public parking and the impact of Mar Vista Restaurant's valet parking program on the availability of public parking. The Commission requested a staff update and discussion on options to address the concerns through potential Code changes.

At their March 19, 2019 Regular Workshop, the Commission was provided a report on existing enforcement, including the results tracking vehicle speeds on Broadway Street. In addition a number of potential options were presented including: 1) prohibiting or limiting the usage of public parking spaces by valet operators; 2) restricting public parking spaces for residents only and providing for a residential parking permit; 3) eliminating public parking availability in identified areas; or 4) making no changes to existing on-street public parking provisions within the Longbeach Village area.

The Commission directed the Town Manager to provide follow-up on the following:

1. Limiting parking to one side of the street in the Longbeach Village area: Russell and Linley Streets were specifically identified. Note: Staff used an incorrect map during the meeting and have since discovered that was already addressed on Linley Street (parking is prohibited on the north side, between Longboat Drive South and Lois Avenue).

Staff responses to this item are below:

- i. Staff supports restricting parking on the north side of Russell Street, which is the first parallel roadway north of Broadway Street, providing full east-west access, just as Linley does to the south. Restricting parking on the north side of Russell Street would be consistent with Broadway Street and both streets to the north and south. If the Commission concurs with this recommendation, staff would draft an updated ordinance to implement this change.
  - ii. Staff has no recommendations for limiting parking on other streets at this time, as it appears that the primary areas of concern are those streets nearest to the existing and under-construction restaurants. Parking on the other most adjacent streets of Lois Avenue and Bayside are currently restricted (one-sided on Lois Avenue and no parking allowed on Bayside Drive).
  - iii. Staff also recognizes that 'no parking' designations need to be maintained at intersection corners for emergency apparatus to maneuver.
2. Limiting overnight parking: Staff does not recommend restricting overnight parking, without being aware of specific issues. As understood from neighborhood input, unwelcomed overnight parking is primarily associated with residents or guests of Jewfish Key. As part of the approval of the plat of Jewfish Key, provisions were to provide for off-site parking, in the Cortez Village area. Staff is investigating Town records to determine the obligations to provide and utilize such parking, as this issue may be one that is best handled via Code Enforcement.
3. Reaching out to residents for their input: Staff met on April 3, 2019, with 11 Longbeach Village Association members who have been active in investigating parking issues, impacts and concepts. These residents expressed a consensus to implement a resident-only parking program within the Longbeach Village area. These residents indicated that they would be canvassing all households, within the Longbeach Village area, to ascertain street-by-street interest in recommending such a program. These results are expected to be delivered to Town staff after production of this memorandum and will be distributed to Commissioners when received.

Staff has preliminary concerns with widespread implementation of a resident-only parking permit program and would need time for further investigation, if the Commission wanted to consider the residents' recommendations.

The first concern is partly logistical. Implementing a resident-only parking permit program would entail both developmental efforts in establishing a permitting program, and the ongoing operational overhead to maintain and enforce.

Residents indicated a desire for resident-only parking permits for residents, their guests and their service provider vehicles only. Those residents also wanted the program be provided at no cost to residents to aid in participation levels.

The second concern relates to use of public rights-of-ways, which are funded by all tax payers within the Town. Limiting public access to publicly funded amenities may be viewed as being unfair to residents of other areas within the Town.

Residents also expressed safety concerns related to speeding on Broadway Street. Overall vehicle tracking does not indicate extensive excessive speeding. Enforcement at various times has been increased to track this concern. In addition, residents expressed concern with visibility for ingress to Broadway Street, from intersecting streets to the south, due to the on-street parking. Additional parking restrictions adjacent to such intersections could be further analyzed. There is the possibility that such additional setbacks could eliminate a good amount of parking on Broadway. The existing setback from intersecting streets, for visibility, is 30 feet.

4. Conferring with each of the restaurants to find ways to increase on-site parking and/or implement mechanisms to reduce off-site parking impacts: Staff has had productive conversations with representatives and ownership of the Mar Vista and The Shore restaurants.

The Mar Vista restaurant is evaluating alternate on-site parking configurations to determine if additional parking could be accommodated on site. In addition, they are looking into additional operational measures to reduce off-site impacts to include remote employee parking, remote patron parking, and/or usage of a shuttle type of vehicle. Mar Vista has indicated such efforts will be provided to Town staff by April 11, 2019. These will be shared with the Commission when received.

The Shore restaurant may pursue site plan changes that could result in the addition of approximately 13 more spaces on site. Such changes would likely require a number of public hearing entitlement approvals, including a site plan amendment (Planning & Zoning Board public hearing), a variance (Zoning Board of Adjustment public hearing) and right-of-way vacation (Planning & Zoning Board and Town Commission public hearings). Staff will be meeting with representatives of The Shore restaurant to outline process options. In addition, the owner of the Shore restaurant will be considering operational measures similar to the Mar Vista restaurant that may be taken to reduce off-site parking impacts.

Staff will be available to discuss these options and recommendations, and respond to questions regarding enforcement and traffic safety tracking prior to and following the March 19, 2019 Regular Workshop Meeting discussion.

### **Staff Recommendation**

Prepare an Ordinance, amending Chapter 74, Parking Schedules, to restrict parking on the north side of Russel Street.

**Attachments**

Longbeach Village Current Parking Schedule Map

Attachment A  
 Longbeach Village Existing Parking Schedule map





# Longbeach Village Parking Options Discussion

Town Commission Regular Workshop

April 15, 2019



# Recent History

- Town Commission raised reported issue of private valet parking utilizing public parking spaces at February 19, 2019 Regular Workshop.
- Town Commission requested discussion and consideration of options to potentially address residents concerns regarding public parking, along with concerns of reported speeding at March 4, 2019 Regular Meeting.



# Recent History Continued

- March 19, 2019 Regular Workshop, the Commission heard a report on existing enforcement, including the results tracking vehicle speeds on Broadway Street.
- In addition a number of different potential options were presented including:
  1. prohibiting or limiting the usage of public parking spaces by valet operators;
  2. restricting public parking spaces for residents only and providing for a residential parking permit;
  3. eliminating public parking availability in identified areas; or
  4. making no changes to existing on-street public parking provisions within the Longbeach Village area.





# Commission Direction



- Limiting parking to one side of the street in the Longbeach Village area: Russell and Linley Streets were specifically identified.



# Commission Direction Continued



- Limiting overnight parking.



# Commission Direction Continued.

Reaching out Residents for their input.

- Staff met on April 3, 2019, with 11 Longbeach Village Association member residents.
- Residents expressed a consensus desire to implement a resident-only parking program within the Longbeach Village area. These residents indicated that they would be canvassing all households, within the Longbeach Village area, to ascertain street-by-street interest in recommending such a program.
- Staff does have preliminary concerns with widespread implementation of a resident-only parking permit program that would take further investigation, if the Commission wanted to further consider the residents' recommendations.



# Commission Direction Continued..

Reaching out Residents for their input.

Residential Parking Permit Program Concerns:

- Implementing a resident-only parking permit program would entail both developmental efforts in establishing a permitting program, which would be a new operational endeavor, and ongoing operational overhead to maintain and enforce.
- Usage of public rights-of-ways, which are funded by all tax payers within the Town. Limiting public access to such public amenities may be viewed as being unfair to residents of other areas within the Town.
- If the Commission were to consider implementation of a resident-only parking permit program, staff would recommend a limited scope (e.g. on Russell Street and Lois Avenue only) and further research into the logistical and operational costs.



# Commission Direction Continued...

Reaching out Residents for their input.

- Residents did additionally express safety concerns with speeding on Broadway Street. Overall vehicle tracking does not indicate extensive excessive speeding. Enforcement at various times has been increased to track this concern further.
- In addition, residents expressed concern with visibility in getting safely onto Broadway Street, from intersecting streets to the south, due to the on-street parking. Parking visibility at driveways was also noted. Additional parking restrictions adjacent to such intersections could be provided.



# Commission Direction Continued....

Conferring with each of the restaurants to find ways to increase on-site parking and/or implement mechanisms to reduce off-site parking impacts.

- The Mar Vista restaurant is evaluating alternate on-site parking configurations to determine if additional parking may be able to be accommodated on site, per Commissioner Haycock's recommendation.
- In addition, they are looking into additional operational measures that can be taken to reduce off-site impacts including remote employee parking and remote patron parking and/or usage of a shuttle type of vehicle.
- Mar Vista has indicated such efforts will be provided by April 11, 2019. These will be shared with the Commission when received.



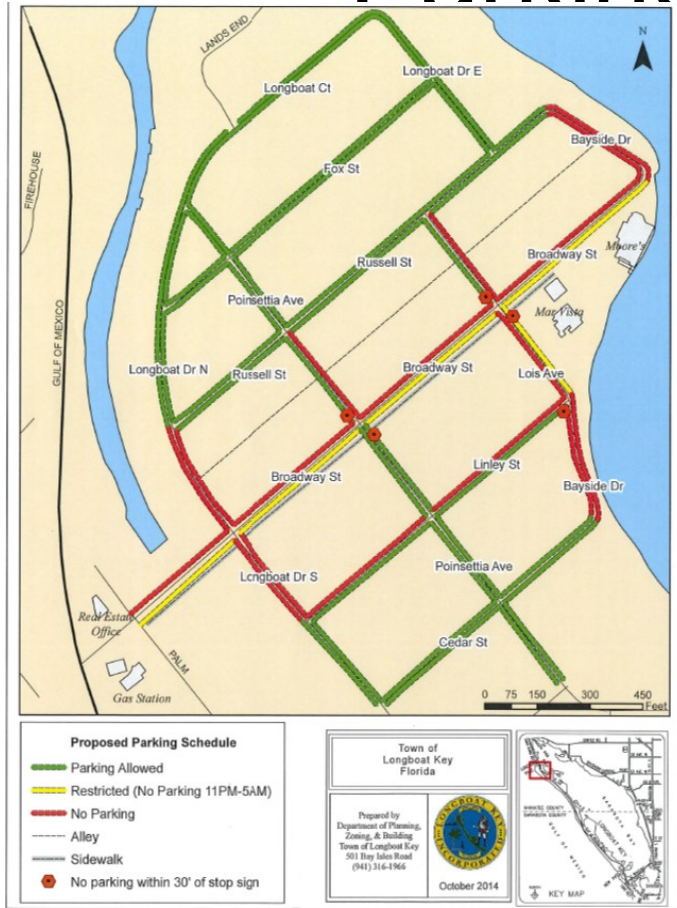
# Commission Direction Continued.....

Conferring with each of the restaurants to find ways to increase on-site parking and/or implement mechanisms to reduce off-site parking impacts.

- The Shore restaurant has indicated that it may be pursuing site plan changes that could result in the addition of approximately 13 more spaces on site. Such changes would likely require a number of public hearing entitlement approvals, including a site plan amendment (Planning & Zoning Board public hearing), variance (Zoning Board of Adjustment public hearing) and right-of-way vacation (Planning & Zoning Board and Town Commission public hearings).
- Staff met with representatives of The Shore restaurant to outline process options. In addition, the owner of the Shore restaurant will be considering operational measures similar to the Mar Vista restaurant that may be taken to reduce off-site parking impacts.



# Existing Longbeach Village Parking Schedule





**End of Agenda Item**