



CITY OF ANNA MARIA PARKING STUDY

DRAFT
August 2026

Prepared by:





PROJECT GOALS

Create an implementation plan to establish paid public parking, no parking zones, and parking by permit only zones in a manner that maximizes public benefit, supports local businesses, and preserves residential quality of life.

- 1 Support the preservation of Anna Maria's small-town, pedestrian-oriented character.
- 2 Balance the parking needs of residents, visitors, and local businesses.
- 3 Encourage walking, bicycling, and other alternative modes of transportation.
- 4 Minimize traffic congestion and parking-related impacts on residential neighborhoods.
- 5 Provide convenient access to beaches, parks, commercial areas, and community destinations.
- 6 Promote compliance with parking regulations through clear, consistent, and user-friendly management practices.
- 7 Generate sufficient revenue to support parking operations, maintenance, and community improvements, where appropriate
- 8 Enhance the overall visitor experience while protecting the quality of life enjoyed by residents.



Existing Parking Condition

□ Anna Maria City Limits

● Trolley Stops

⊙ Beach Access

▲ Pier

On-Street Parking

— No Parking

— Allowed Public Parking (Free)

— No Signage

Parking Lot

▭ Public Parking (Free)

▭ Public Parking (Private Lot)

▭ Church Parking

▭ City Staff Parking



EXISTING PARKING SPACE CAPACITY

Major Destinations:

- Bayfront Park
- Anna Maria City Pier
- Anna Maria Community Center
- Pine Avenue commercial district
- Gulf Drive commercial district
- City Hall
- 30 Beach Access Points

Parking Type	Number of Spaces
On Street: With Signage	886
On Street: Available- No Signage	3,309
Parking Lot: Public	265
Parking Lot: Private	113
Total Parking Spaces	4,573





PROPOSED PARKING

Residential Parking Program

To support and prioritize city residents' access to local destinations.

Paid Parking Program

To require hourly fees for public parking areas inside the city limits with access to major destinations.

- 3 to 4 hour max time limit for commercial districts

Special Events Pass Program

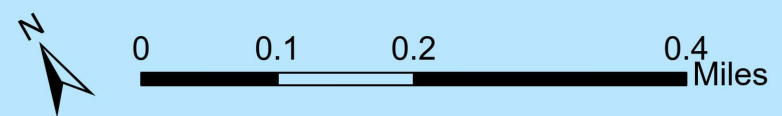
To support the need for private events in residential areas or construction vehicle parking in residential areas.

- Construction Vehicle
- Resident Special Event/party
- Parade/Farmers Market
- Employee Parking



Proposed Parking Map

- | | | |
|--|-----------------------|---------------------------------|
| Anna Maria | Street Parking | Parking Lots |
| Parcels | Permit Only | Paid/Permit Parking Lot |
| Anna Maria Road Network | Paid or Permit | Potential Shared Lot |
| Street Intersection | No Parking | Staff Parking/After-hour Shared |
| Street ID (See Appendix for street list) | | Private Parking Lot |





KEY BENEFITS

Increased Parking Availability and Space Turnover

Paid parking encourages users to be more mindful of the time they occupy a parking space, resulting in greater turnover and more parking opportunities for visitors, customers, and patrons of local businesses.

Support for Multimodal Transportation

Parking fees encourage visitors to consider alternative transportation options, such as walking, bicycling, e-bikes and scooters, golf carts, carpooling, or utilizing the free island trolley, helping reduce single occupancy vehicle demand and supporting the City's sustainability goals.

Infrastructure and Community Funding

Revenue generated through paid parking can provide a dedicated funding source to support transportation and infrastructure improvements, including pedestrian and bicycle safety enhancements, parking facility maintenance, wayfinding, streetscape improvements, and other community priorities.

Enhanced Visitor Experience

A well-managed parking program improves access to popular destinations by creating a more predictable and efficient parking environment for residents and visitors.

Preservation of Community Character

By actively managing parking demand, the city can help protect neighborhood quality of life, reduce parking spillover into residential areas, and preserve the walkable, small-town atmosphere that defines Anna Maria.



REDESIGN BAYFRONT PARK



OPTION 1:

- 90-degree
Parking = 120 spaces



OPTION 2:

- 45-degree
Parking = 104 spaces



REDESIGN PALM AVENUE/COMMUNITY CENTER



- 29 spaces plus existing 32 paved spaces= 61 spaces



SHARED PARKING OPPORTUNITIES



Roser Memorial Community Church

Address 511 Pine Avenue

Subject to a shared parking agreement, the Roser Memorial Community Church parking lot could provide approximately 66 parking spaces during designated public parking periods. This location is strategically positioned to support parking demands associated with Pine Avenue businesses, Anna Maria City Pier, City Pier Park, and other nearby community destinations.



CrossPointe Fellowship Church

Address: 8605 Gulf Drive

Subject to a shared parking agreement, the Crosspointe Fellowship Church parking lot could provide approximately 64 parking spaces to accommodate visitors accessing nearby beach destinations.



EXISTING VS. PROPOSED PARKING CAPACITY

Currently, there are 4,460 free parking spaces available in city available to everyone equally at no cost

Proposed: 4,043 (91% of existing)

Permit Parking= 4,043 (100%) - 3,749 on-street & 294 in public lots

Paid Parking= 1,119 (28%)- 825 on street & 294 in public lots

- 52 spaces for Pine Avenue Business Parking (3-hr limit)
- 26 spaces for Gulf Drive Business Parking (3-hr limit)
- Shared Parking Opportunity: Additional 130 spaces



PERMIT PARKING

All residents register license plates through portal

Special Permits may include:

- Construction/Contractor Vehicles
- Resident special events
- Parades
- Farmer's Markets
- Employee Parking





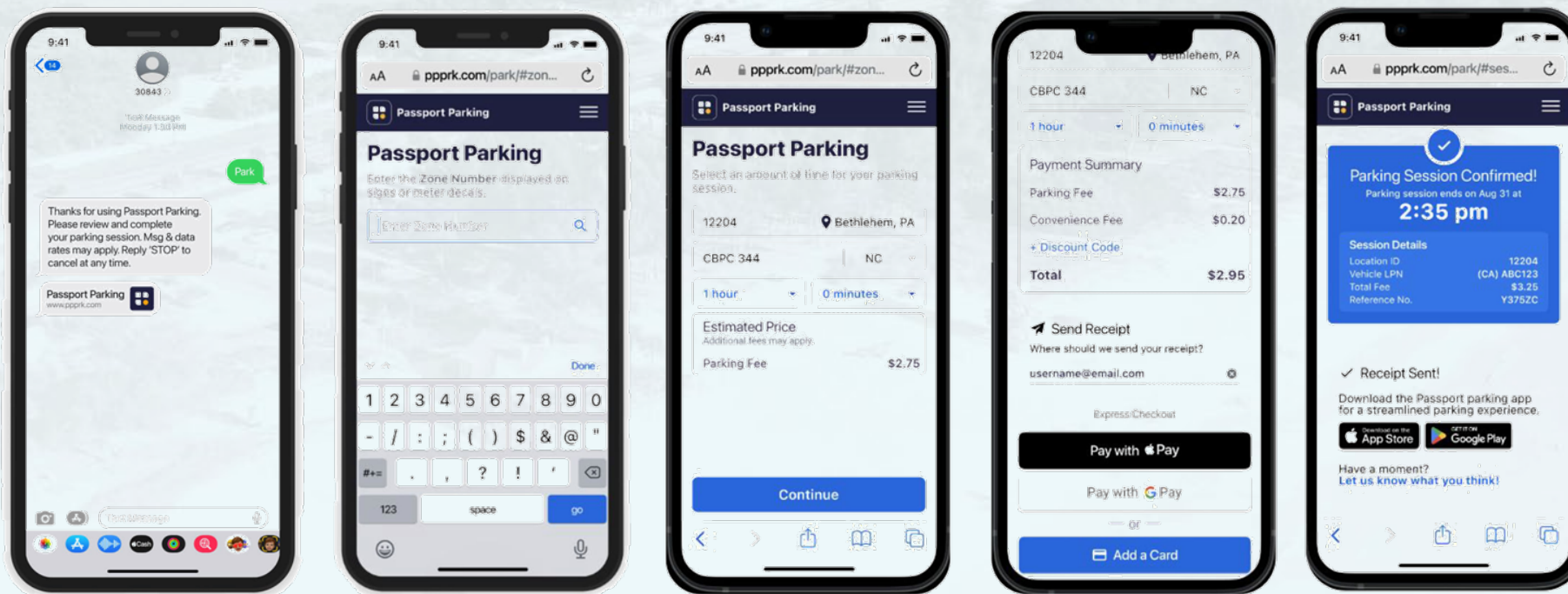
PAID PARKING : SIGNAGE & 4 WAYS TO PAY



- Parking App
- Text to Pay
- Call to Pay
- QR Code

EXAMPLE: Text to Pay

Passport Parking example:

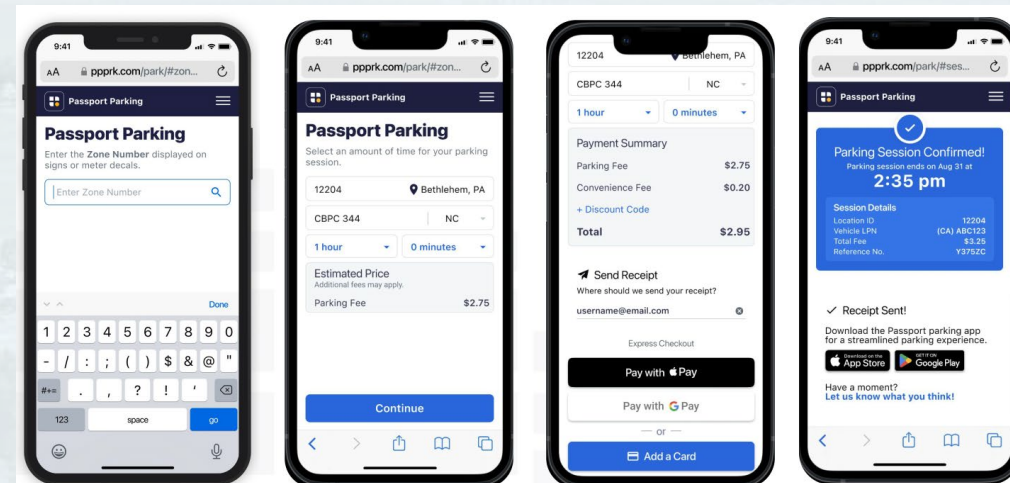




PAID PARKING RATES & FEES

Location	Parking Rate (per hour)	Reported Utilization
St. Augustine	\$2.50	-
Clearwater Beach	\$3.50	65%
Key West	\$4.00- \$6.00	-
St. Pete Beach	\$5.00 (Weekdays) \$6.00 (Weekends)	75%
Cocoa Beach	\$6.00	-
Sarasota	-	70%
St. Petersburg	-	80%
AVERAGE	\$4.50	65-80%

- Average rate for comparable cities is \$4.50/hour
- Best practice is for private lots to be 2.5 times cost of public lots = \$4.40 based on \$10/hour private lots
- Weekdays vs. Weekend Rate



- Fees are associated with the cost of the parking application, credit card transaction, and processing fees:
- \$0.65 per transaction
- All fees paid by the customer



NEXT STEPS & IMPLEMENTATION PLAN

- 1 Select Parking Management Software
- 2 Establish Parking Rates and Effective Program Date
- 3 Develop Public Information and Outreach Materials
- 4 Train Staff & procure additional enforcement tools
- 5 Installation of parking infrastructure
- 6 Adopt Ordinance Updates
- 7 Soft launch/pilot start with warnings (if desired)
- 8 Parking Program Implemented



FUNDING & PHASING APPROACH

PHASE 1

By March 2027: ON-STREET PARKING *

■ PAID Parking Areas: Signs (\$0) provided by Vendor, Post Installed by City	\$64,000
■ PERMIT Parking Areas: Signs and Posts Installed by City	\$96,000
■ NO PARKING Areas: Signs and Posts Installed by City	<u>\$132,000</u>
• ESTIMATED TOTAL:	\$292,000

**Does not account for existing parking signage currently in field*

PHASE 2

By August 2027: PUBLIC PARKING LOT AREAS

■ Reconfigure Bayfront Park: Move fencing & install bumpers:	\$37,200
■ Reconfigure Palm Avenue: Install bumpers	<u>\$2,000</u>
• ESTIMATED TOTAL:	\$39,200

PHASE 3

Fall 2027: ASSESS NEEDS & IMPLEMENT ACCORDINGLY

- Additional Parking Enforcement Resources
- Shared Parking Agreements/Parking Configurations



SCHEDULE

Item	Date	2026					2027		
		AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR
Draft Plan	7/31/2026	★							
Commission Workshop	8/11/2026	▲							
Public Workshop	8/31/2026		◆						
Final Plan	9/30/2026			★					
Implementation Workshop	10/20/2026			▲					
Commission Adoption	11/10/2026				▲				
Design/Order Parking Signage	90 days								
Order and Install Posts	90 days								
Adopt Updated Parking Ordinance	Feb. 2027							▲	
Public Education Campaign	Jan./Feb.								
Official Program Launch	Mar. 2027								★

- Proposed Public Meeting date: Monday, August 31st at 4:00pm at City Hall



DISCUSSION

1. Confirm 3 parking zones
2. Confirm hourly rate & permit rate
3. Confirm Phasing and Funding approach