

Barefoot Beach Condominium Association (BBCA) Parking Policy

1. **Purpose** – The purpose of the Barefoot Beach Parking Policy is to provide owners and their rental patrons guidance for parking on the Barefoot Beach property.
2. **Background.**
 - a. Parking Limitations. The Barefoot Beach Condominium Association (BBCA) only has one parking space per condo on the Barefoot Beach property. As noted in the table below, there are 164 condos and 164 parking spaces. The BBCA Board proposes to add two additional spaces in the E lot that would bring the total to 166 spaces. This total excludes the commercial unit occupied by Barefoot Beach Vacation Rentals (BBVR). There are no parking spaces designated for commercial use. In addition to the fact that there is only one space per condo, the B, C and D buildings have a shortage of nearby parking. Included in the 164 spaces are 7 handicapped marked spaces located near the B (1) and F (6) Buildings.

Building	Condos	Parking Spaces	Notes
A	26	23	
B	26	23	<i>Includes 1 Handicap space</i>
C	24	22	
D	26	23	
E	34	44	<i>Proposal to add 2 new spaces</i>
F	28	29	<i>Includes 6 Handicap spaces</i>
Total	164	164	<i>May add 2 spaces in E lot, then = 166</i>

- b. Guest or Visitor Parking. There is no guest or visitor parking at Barefoot Beach. The visitor parking signs near E Building were misleading and have been removed. All previously labeled visitor parking is now considered normal parking. Owners are encouraged to make use of nearby public parking for their guests.
- c. History of Parking Problems. As the newly developed Barefoot Beach property sold out and as Barefoot Beach became a popular vacation rental location, BBCA began to have serious parking shortages, especially during peak season, holidays, and weekends during the summer months. During holidays such as the 4th of July, the BBCA Board has had to hire security to keep non-residents from parking on the property. Also, those parking spots close to the beach access pathway (i.e., D Building) have become popular for both Barefoot and non-Barefoot beachgoers, which reduces the parking for D Building residents even further. Almost every weekend during good beach weather non-D Building Barefoot residents as well the general public park in the D Building lot.
- d. Parking Committee Formation and Actions Taken. At the November 2012 BBCA General Meeting the Board directed the formation of a Parking Committee to address the rising number of parking problems. Several owners volunteered to

be on the Parking Committee to collect and analyze the various parking issues and concerns, and to make recommendations back to the BBCA Board. The Parking Committee listened to feedback from many owners from each of the buildings within the property. They reviewed the Condo Docs for any specific guidelines or restrictions regarding parking and generated options on how to manage and operate parking for the BBCA. Since approximately 95% of the Barefoot Beach owners rent out their condos throughout the year, the committee felt it was important to have a parking policy that works for owners and their rental patrons. Also, this policy should address cleaning teams and maintenance personnel that visit the property.

- e. Parking Committee Recommendations. **After thoughtful consideration of the issues and options, the Parking Committee recommended the use of numbered hangtag parking passes for Barefoot Beach owners and rental patrons.** This method of parking control is the best and most cost-effective option available today to accommodate the parking needs for owners and rental patrons. Temporary passes that allow for short-term parking (a few hours) will be issued by the BBCA maintenance staff to cleaning teams and maintenance personnel who are required to register with BBCA maintenance staff to gain authorized access to the property. Assigned parking spaces was an option considered by the committee but discarded because of its lack of flexibility and the poor distribution of parking spaces relative to the B, C and D buildings. Also, the current parking pass process was discarded as an option because there is no consistent approach to the manner in which parking passes are issued and distributed resulting in ad hoc creation and distribution of more passes than parking places.

3. **The Barefoot Beach Parking Policy.**

- a. General. It is the policy of the BBCA that each owner within Barefoot Beach will be issued one numbered hangtag parking pass per condo to be used as the only valid form of authorization for parking on Barefoot Beach property. Owners and their rental patrons are required to display the numbered hangtag parking pass on their vehicle each time they park on the property. This new parking policy takes effect on October 1st, 2013 and will continue until changed or rescinded.
- b. Parking Guidelines. Vehicles should park “face in” to each parking space. “Back in” parking is not permitted because vehicle exhaust damages the decorative plants surrounding the parking areas. Vehicles should park in the center of the parking space while leaving sufficient room for adjacent parking space use.
- c. Other Motorized Vehicle Parking. Motorcycles or motorized scooters may be parked at Barefoot Beach as long as they occupy only one space per condo. An owner is authorized to park multiple motorcycles or scooters as long as they only occupy a single parking space while leaving sufficient room for adjacent parking space use.

- d. Trailer, Boats, Jet Skis Parking. Trailers, boats and jet skis are not authorized to park on Barefoot Beach property.
- e. Oversized Vehicle Parking. Oversized Trucks, Campers or other vehicles larger than a single parking space are not authorized to park on Barefoot Beach property.

4. **Frequently Asked Questions (FAQs).**

- a. Why does Barefoot Beach use plastic numbered hangtag parking passes?

Answer: Hangtag parking passes are used as a flexible means for Barefoot Beach owners and rental patrons to park while preventing the general public from occupying valuable beach island parking.

- b. Where do I display the parking pass in my vehicle?

Answer: The parking pass should be hung from the rear view mirror.

- c. Who do I call during normal working hours if I have a parking pass questions?

Answer: Call the BBCA Property Manager, Joan Hill, at 866-870-6596. If no answer, leave a message and you will be contacted as soon as possible.

- d. Who can I call late at night or on the weekend when I have a parking pass issue?

Answer: Call the BBCA Maintenance Staff on-call number at 727-543-2607. If no answer, leave a message and you will be contacted as soon as possible.

- e. What do I do if I lose my parking pass or if it is stolen?

Answer: Call the BBCA Property Manager or the on-call maintenance line after hours for a replacement. You will be issued a replacement pass with a new number and the old numbered pass will be placed on the Lost or Stolen List and will no longer be honored as a valid parking pass by BBCA. Owners will be charged a \$25.00 fee for each replacement hangtag pass.

- f. Who enforces the parking pass program as Barefoot Beach?

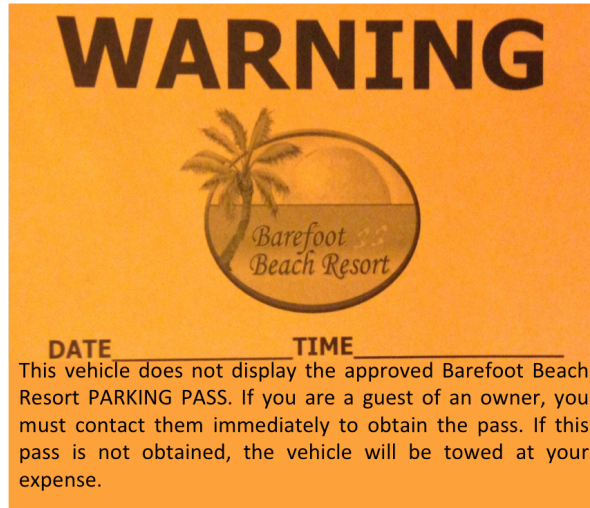
Answer: The BBCA Maintenance Staff enforces the parking policy. They inspect the property daily for parking policy compliance and take actions accordingly. During peak rental periods the Board may hire additional security personnel to supplement the regular staff.

- g. What will happen to my vehicle if I park without a pass?

Answer: Vehicles without a hangtag parking pass (or temporary pass for cleaning teams and maintenance personnel) will be given a warning and will be subject to towing at the owners expense if not removed from the lot or if a hangtag pass is not displayed upon re-inspection.

- h. Do we tow violators of the parking policy here at Barefoot Beach?

Answer: Yes, we reserve the right to tow violators of the parking policy, especially during high rental periods, which includes the spring (peak season), all holidays, and weekends. The name of the towing company is posted on signs warning anyone entering the property that you will be towed if you do not display a valid parking pass.



- i. Can I park anywhere in Barefoot Beach with the new hangtag parking pass?

Answer: No, owners and rental patrons should park in the parking lot that is closest to their condo. For example, it is inappropriate to move a car from the F Building lot and park in the D Building lot (closest to the beach access path) to shorten the walk to the beach.

- j. Where is the Guest/Visitor Parking at Barefoot Beach?

Answer: There is no Guest/Visitor parking at Barefoot Beach Resort.

- k. I don't have a parking pass for my guest. Can they put a piece of paper on their dash during their visit?

Answer: No, there is not sufficient parking for guests at Barefoot Beach, especially during high rental periods, which includes the spring (peak season), all holidays, and weekends.

- l. It is a slow rental period, why can't my guests park in the vacant parking spaces?

Answer: During slow rental periods, it does make sense to allow guests to park at Barefoot Beach when there are so many vacant spaces available, however, residents should monitor the occupancy level carefully because cars without hangtags will be warned and during high rental periods towing will be enforced.

- m. What free public parking is available nearby Barefoot Beach?

Answer: On the street parking is available up and down Gulf Boulevard. After working hours, the Town Hall parking lot is available as well, however you may park in the Town Hall parking lot for no more than 24 hours at a time.

- n. I rent out my condo through a rental management company. How do my guests obtain my parking pass?

Answer: It is the responsibility of your rental company to supply your parking pass to your rental guests. Most management companies are choosing to hand off the parking pass along with the keys.

- o. I rent out my condo on my own. How am I supposed to orchestrate the handing off this pass as renters come and go?

Answer: Require your renters to leave the pass in the unit with the keys. Recommend that you exchange the parking passes from guest to guest along with the keys.

- p. Why can't I have extra parking passes for my rental patrons?

Answer: To maintain integrity of the parking pass program, we cannot supply more passes than we have parking spaces.

- q. I am having maintenance done on my condo, where can the maintenance vehicle park?

Answer: Repair and maintenance contractors should register with the BBBCA on-site maintenance team to ensure only authorized personnel are parking on the property.

- r. I rent out my condo. Where does my cleaning team park when they come to clean?

Answer: Your cleaning team can use your parking pass during the time that they are here on property. If your cleaning teams does not have access to your parking pass, then they should register with the BBBCA on-site maintenance staff the same as repair and maintenance contractors to ensure only authorized personnel are parking on the property.

- s. Why doesn't Barefoot Beach have an assigned parking space for each owner?

Answer: Assigned parking could work if Barefoot Beach had additional parking for transient visitors, cleaning teams, maintenance personnel, and guests. However, with just enough spaces for one space per condo, assigned parking is too difficult to implement while accommodating transient parking. Also, the distribution of parking spaces does not match the locations of the condos. Condos in Buildings B, C and D do not have sufficient nearby parking to match the number of condos in each building. There is no way to fairly distribute parking spaces to all condo owners. The use of parking passes provides the greatest flexibility in the use of the available parking.

- t. I want an assigned parking space, how do I get one?

Answer: See response to question s. above. There are no provisions in the current BBBCA parking policy for assigned parking spaces.

- u. Why are there never any free spaces near my building?

Answer: Parking is on a first-come, first-serve basis for residents (owners and rental patrons) at Barefoot Beach. There are only enough parking spaces for one space per condo so there may be times when all the spaces are full near your condo. For condos in the B, C and D Buildings there are even fewer parking spaces available in those lots. At times, some B, C and D Building residents may have to park in the E/F Building parking area.

- v. How can we recommend changes or improvements to the parking policy?

Answer: Until BBCA establishes another method such as an interactive website (an ongoing action), a letter to the BBCA Board or attendance at a board meeting is the best method to recommend changes to the parking policy.

- w. Why can't we create additional parking spaces on Barefoot Beach property?

Answer: The BBCA has identified space on the property for two additional parking spaces. After we add those two new spaces during September 2013, the maximum available parking spaces allowed by federal, state and local ordinances will be in place for use at Barefoot Beach.

- x. Why can't I back my vehicle into the parking space?

Answer: The fumes from exhaust pipes damage the plants along the parking lots.

5. **Exceptions** – Exceptions to this Parking Policy will be handled on a case-by-case basis by the BBCA Board.
6. **Authority** – The Barefoot Beach Condominium Association (BBCA) is the authority that establishes this parking policy.