



Members:

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| Activate St Pete | Palmetto Park Neighborhood Association |
| Built With Love | The Sembler Company |
| Campbell Park Neighborhood Association | The Service Pros |
| Central Oak Park Neighborhood Association | St. Pete Bike Co-op |
| The Deuces Live | St. Pete Biking |
| DM Construction and Consulting, LLC | St. Pete Eco Club |
| Feldman Equities | St. Pete Rising |
| Florida Policy Project | St. Petersburg Bicycle Club |
| Florida Suncoast Sierra Club | St. Petersburg Black History Tours |
| The Foodie Labs | St. Petersburg Distillery |
| HB Design and Engineering | St. Petersburg Downtown Partnership |
| IDEAS For Us | The Sunline Coalition |
| Kadoka Academy | Swampland Mgmt LLC |
| Magnolia Heights Neighborhood Association | Vertical Ventures |
| MAR (Mindful Action for Regeneration) | Warehouse Arts District Association |
| No Good Deeds Art | YIMBY St Pete |
| The Outlier Group | |

March 31, 2026

Dear Mayor Welch and St. Petersburg City Council,

The coalition members above urge you to **eliminate parking mandates from the SunRunner zoning overlay and from all parcels within a quarter mile of SunRunner stations.** Parking mandates directly contradict the goals of transit-oriented development and will prevent the SunRunner from reaching its potential. Allowing property owners the flexibility to build parking based on actual demand, not arbitrary formulas, is the best way to protect our multimillion-dollar transit investment.

Why Mandates Work Against the SunRunner

The City's stated goal for the SunRunner overlay is to enable development that supports "the continued success of this valuable community resource." Yet the current proposal includes outdated parking mandates that undermine that goal. Urban planning professor Donald Shoup called these requirements "junk science." Most are based on 1960s-era guesses that don't reflect today's needs or lifestyles. The consequences hit where it matters most:

Housing affordability: Each required parking spot can add over \$200 to monthly rent, whether residents use it or not. When housing near transit stations comes legally bundled with mandatory parking, we're requiring higher costs and incentivizing driving over transit use.

Transit ridership: Mandatory parking lots encourage driving and discourage the walking, biking, and transit use that transit-oriented development is designed to support. The SunRunner cannot succeed when zoning rules ensure new development prioritizes cars over transit.

Local Businesses: Parking mandates block small businesses from opening or expanding, especially in existing buildings on smaller lots. When we force locally owned shops and restaurants to build parking they don't need and can't afford, they locate elsewhere or don't open at all.

Safety: Parking mandates encourage sprawl, which generates more vehicle trips and higher speeds, contributing to more frequent and severe crashes. Transit-oriented development with less mandatory parking creates shorter, safer crossings and puts more eyes, and feet, on our streets.

Conclusion

Cities across the country from Gainesville to Anchorage have eliminated parking mandates and seen more affordable housing, higher ridership, and stronger economies as a result. The SunRunner represents a rare transit success in Florida. Don't undermine it with zoning rules that guarantee underperformance.

Sincerely,

Max O. McCann

Max McCann
Co-Founder
Activate St Pete

