



Members:

ABC Bicycles
Activate St Pete
Avalon Hotel
Big John's Brake & Alignment Service
Blue Sky Communities
Built With Love
Campbell Park Neighborhood Association
Casita Taqueria
Central Ave Greek LLC
Central Oak Park Neighborhood Association
Deslandes Design Build
The Deuces Live
DM Construction and Consulting, LLC
The Do Good Foundation
Feldman Equities
Florida Policy Project
Florida Suncoast Sierra Club
The Foodie Labs
HB Design and Engineering
Hollander Hotel
IDEAS For Us
Iridium Development
Kadoka Academy
Magnolia Heights Neighborhood Association
MAR (Mindful Action for Regeneration)
Mari Jean Hotel
MG Legal P.A.
No Good Deeds Art
The Outlier Group
Palmetto Park Neighborhood Association
PSTA Transit Riders Advisory Committee
Sanders Law Group, P.A.
Sanders Title Company
The Sembler Company
The Service Pros
St. Pete Bike Co-op
St. Pete Biking
St. Pete Eco Club
St. Pete Rising
St. Petersburg Bicycle Club
St. Petersburg Black History Tours
St. Petersburg Distillery
St. Petersburg Downtown Partnership
The Sunline Coalition
Swampland Mgmt LLC
Vertical Ventures
Warehouse Arts District Association
YIMBY St Pete

May 14, 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 Yet the current proposal includes outdated parking mandates that undermine that goal.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 are serious:

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. It needs zoning rules that allow it to succeed.

Sincerely,

Max McCann
Co-Founder
Activate St Pete
www.activatestpete.org

