

## Memorandum

**DATE:** May 26, 2016 **PROJECT NO.:** 20140005  
**TO:** Lisa Barrett, Planning Manager  
**FROM:** Pat Tyjeski, Senior Planner  
**SUBJECT:** Manatee County LDC & Comprehensive Plan (Urban Corridors) – Shared Parking

---

As requested by the Board, we have conducted research on how other jurisdictions are handling shared parking regulations. We contacted several communities and asked them the following questions:

1. When were the shared parking requirements/standards adopted?
2. Who uses the standards or what applications are typical?
3. Have you found it difficult to implement the requirement? What are some benefits/drawbacks/opposition of using the shared parking requirement (e.g., for developers, retailers, property/business owners)?

The provision of shared parking goes hand-in-hand with the idea that parking should not be calculated based on peak times of the year (e.g. Black Friday), that property/business owners are willing to work together to provide a balanced number of spaces, and that not all parking spaces need to be located next to the entrance to the store. This strategy works best when there is on-street parking available to accommodate peak time parking demand. The TDM Encyclopedia (<http://www.vtpi.org/tdm/tdm89.htm>) summarizes the typical drawbacks of shared parking as follows:

*"Shared Parking requires overcoming the traditional assumption that society benefits from a maximum supply of free or low-priced parking, and the resistance from land use and transportation planning institutions that are accustomed to inflexible minimum parking standards. Some public officials consider Shared Parking difficult to administrate (since it requires flexible parking standards, verification and enforcement), unfair (since some developers benefit more than others), and risky (since they could create spillover problems. Users accustomed to assigned spaces may object to this practice). There may be inadequate capacity during unusual peak demand periods."*

The following pages contain a summary of the responses received from those interviewed. None of the jurisdictions are experiencing an enforcement problem.

**City of Miami, FL**

1. Adopted in 2009, as an option for applicants to use.
2. Primarily used for redevelopment projects along major corridors and within the downtown core.
3. Applicants, such as developers and retailers, welcome the option and find it to be a way to reduce their parking, especially when located in close proximity to transit options. Most reductions in parking are applied towards office and commercial uses. Monitoring conformance to parking standards has not been an issue.

Contact:

Joe Eisenberg

Phone: 305-416-1409

Email: jeisenberg@miamigov.com

Source:<http://miami21.org/PDFs/May2011/Article4-Standards&Tables-May2011.pdf>**City of West Palm Beach, FL**

1. Adopted during the 1980s.
2. Used throughout the City for redevelopment projects near downtown and along corridors as well as for new development projects.
3. No challenges in implementation since it's been in practice for quite a while. Developers for mixed-use projects welcome the requirements.

Contact:

Angela Jones-Vann, Planning &amp; Zoning Administrator

Phone: (561) 822-1441

Email: AJones-Vann@wpb.org

Source:

Table XV-1, Sec. 94-484. Shared parking requirements, Code of Ordinances

[https://www.municode.com/library/fl/west\\_palm\\_beach/codes/code\\_of\\_ordinances?searchRequest=%7B%22searchText%22:%22shared%20parking%22,%22pageNum%22:1,%22resultsPerPage%22:25,%22booleanSearch%22:false,%22stemming%22:true,%22fuzzy%22:false,%22synonym%22:false,%22contentTypes%22:%5B%22CODES%22%5D,%22productIds%22:%5B%5D%7D&nodeId=PTIICOOR\\_CH94ZOLADERE\\_ARTXVP\\_A\\_S94-484SHPARE](https://www.municode.com/library/fl/west_palm_beach/codes/code_of_ordinances?searchRequest=%7B%22searchText%22:%22shared%20parking%22,%22pageNum%22:1,%22resultsPerPage%22:25,%22booleanSearch%22:false,%22stemming%22:true,%22fuzzy%22:false,%22synonym%22:false,%22contentTypes%22:%5B%22CODES%22%5D,%22productIds%22:%5B%5D%7D&nodeId=PTIICOOR_CH94ZOLADERE_ARTXVP_A_S94-484SHPARE)

**Vero Beach, FL**

1. Adopted in 2011.
2. Since the City is almost built out, the shared parking options apply to retrofit projects and older buildings that don't have enough space for parking.
3. Only a handful of applications occur every year so it has not been a challenge implementing it. The challenge has been, after it's implemented, in monitoring and tracking the ratios for uses that change over time. Most applicants welcome the shared parking options.

**Contact:**

Sherry Fitzgerald, AICP  
Timothy J. McGarry, AICP, Director  
Phone: 772-978-4550  
Email: [planning@covb.org](mailto:planning@covb.org)

**Source:**

Table 1, Sec. 63.05. –Shared parking options

[https://www.municode.com/library/fl/vero\\_beach/codes/code\\_of\\_ordinances?searchRequest=%7B%22searchText%22:%22shared%20parking%22,%22pageNum%22:1,%22resultsPerPage%22:25,%22booleanSearch%22:false,%22stemming%22:true,%22fuzzy%22:false,%22synonym%22:false,%22contentTypes%22:%5B%22CODES%22%5D,%22productIds%22:%5B%5D%7D&nodeId=PTIILADERE\\_TITVIZOOR\\_CH63OREPALORE\\_S63.05SHPAOP](https://www.municode.com/library/fl/vero_beach/codes/code_of_ordinances?searchRequest=%7B%22searchText%22:%22shared%20parking%22,%22pageNum%22:1,%22resultsPerPage%22:25,%22booleanSearch%22:false,%22stemming%22:true,%22fuzzy%22:false,%22synonym%22:false,%22contentTypes%22:%5B%22CODES%22%5D,%22productIds%22:%5B%5D%7D&nodeId=PTIILADERE_TITVIZOOR_CH63OREPALORE_S63.05SHPAOP)

**Hillsborough County, FL**

1. The provision has been around since at least 1985.
2. Most of the applications are for non-residential projects.
3. Have had very few applications.

**Contact:**

Dennis Kline  
Phone: 813-276-8363  
Email: [klined@hillsboroughcounty.org](mailto:klined@hillsboroughcounty.org)

**Source:**

<http://hillsboroughcounty.org/DocumentCenter/View/14714>

**Dekalb County, GA**

1. Adopted September 2015.
2. It's a recent standard but the applications have varied, such as a tenant change in a shopping center.
3. The parking ratios were lowered previously, providing more flexibility for parking. In addition, the code allows a 25% reduction in parking requirements near transit. So there hasn't really been a need to utilize the shared parking reduction yet.

**Contact:**

Marian Eisenberg, Zoning Administrator

Phone: 404-371-4922

Email: [meisenberg@dekalbcountyga.gov](mailto:meisenberg@dekalbcountyga.gov)

Donovan Cushnie, Land Development

Phone: 404-687-2414

Email: [dcushnie@dekalbcountyga.gov](mailto:dcushnie@dekalbcountyga.gov)

**Source:**

Sec. 27-1735. – Off-street parking reduction for shared parking

[https://www.municode.com/library/ga/dekalb\\_county/codes/code\\_of\\_ordinances?searchRequest=%7B%22searchText%22:%22shared%20parking%22,%22pageNum%22:1,%22resultsPerPage%22:25,%22booleanSearch%22:false,%22stemming%22:true,%22fuzzy%22:false,%22synonym%22:false,%22contentTypes%22:%5B%22CODES%22,%22ORDINANCES%22%5D,%22productIds%22:%5B%5D%7D&nodeId=CODECO\\_CH27\\_ZO\\_ARTVIPA\\_S27-1735OREPARESHPA](https://www.municode.com/library/ga/dekalb_county/codes/code_of_ordinances?searchRequest=%7B%22searchText%22:%22shared%20parking%22,%22pageNum%22:1,%22resultsPerPage%22:25,%22booleanSearch%22:false,%22stemming%22:true,%22fuzzy%22:false,%22synonym%22:false,%22contentTypes%22:%5B%22CODES%22,%22ORDINANCES%22%5D,%22productIds%22:%5B%5D%7D&nodeId=CODECO_CH27_ZO_ARTVIPA_S27-1735OREPARESHPA)

**Additional Resources**

See PDF pages 132-179 in Parking Solutions PAS EIP-24 at [https://planning-org-uploaded-media.s3.amazonaws.com/document/product\\_EIP\\_E\\_IP24.pdf](https://planning-org-uploaded-media.s3.amazonaws.com/document/product_EIP_E_IP24.pdf) or [ParkingSolutions PAS EIP 24 Sept2009.pdf](#)

See Parking Standards PAS 510/511 at <https://www.planning.org/publications/book/9026845/>