



Peer Cities Code Evaluation

Winter Park, Florida

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Peer Cities Code Evaluation

Parking Code Peer Review

- Delray Beach, FL
- St. Armands, Sarasota, FL
- Davidson, NC
- Asheville, NC
- Mt. Pleasant, SC
- Highland Park, IL



Delray Beach, FL

South Atlantic Coast destination with a thriving downtown retail and restaurants district. Festivals and seasonal events increase demand in the constrained environment.

Currently looking at eliminating free street parking and replacing with smart meters and surge pricing.

Population: 67,000

Downtown: 0.64 sq mi

Downtown parking spaces:

- 1,052 on-street
- 2,637 off-street public



St. Armands, Sarasota

High-end shopping district in Sarasota, located on an island in the Gulf, connected to downtown Sarasota by the John Ringling Causeway.

Free parking available throughout the district.

Population: 54,425 (Sarasota)

Downtown: 0.19 sq mi

Downtown parking spaces:

- 575 on-street
- 406 off-street public



Davidson, NC

North suburb of Charlotte, centers on a traditional, thriving Main Street and the campus of Davidson College. Known for their leading approach to zoning, development, and bicycle & pedestrian planning in the region.

Free parking available throughout downtown.

Population: 12,452

Downtown: 0.18 sq mi

Downtown parking spaces:

- 371 on-street
- 298 off-street public
- 1,261 off-street private



Asheville, NC

Arts, culture and outdoor destination in the Blue Ridge mountains. Congested parking throughout the downtown area is exacerbated by seasonal demand and festivals.

Parking meters and paid lots throughout downtown.

Population: 89,121

Downtown: 2.24 sq mi

Downtown parking spaces:

- 765 on-street
- 1,523 off-street public



Mt. Pleasant, SC

Upscale, fast-growing suburb of Charleston, connected via bridge. Historic downtown in a constrained environment.

Free parking throughout the town.

Population: 84,170

Downtown: 0.31 sq mi

Downtown parking spaces:

- Not available



Highland Park, IL

North shore suburb of Chicago linked by commuter rail. Walkable, thriving downtown centered on the Metra rail line.

Free parking throughout downtown.

Population: 29,641

Downtown: 0.19 sq mi

Downtown parking spaces:

- 507 on-street
- 2,547 off-street public



Multifamily Parking Minimums

	Winter Park, FL	Davidson, NC	Delray Beach, FL	Highland Park, IL	Mt. Pleasant, SC	Asheville, NC	St. Armands, Sarasota, FL	Peer Cities Average
Studio	2.0 per unit if building is 2 units or less; 2.50 per unit if building is 3 units or more	Min: 1.0 per unit Max: 2.0 per unit	1.0 per unit + guest spaces (see below)	1.25 per unit + guest spaces (see below)	1.5-3.0 per dwelling unit	Min: 1.0 per unit Max: 2.0 per unit CBD: None	2.0 per unit Downtown districts: 1.0 per unit	1.29 per unit
1 Bedroom			1.50 per unit CBD: 1.25 per unit + guest spaces (see below)	1.5 per unit + guest spaces (see below)				1.4 per unit
2 Bedrooms			2.0 per unit + guest spaces (see below)	2.0 per unit + guest spaces (see below)				1.6 per unit
3 Bedrooms +			2.0 per unit CBD: 1.75 per unit + guest spaces (see below)	2.0 per unit + guest spaces (see below)				1.75 per unit
Based on this code, Park Avenue requires...	496 spaces							316 spaces

Retail Parking Minimums

	Winter Park, FL	Davidson, NC	Delray Beach, FL	Highland Park, IL	Mt. Pleasant, SC	Asheville, NC	St. Armands, Sarasota, FL	Peer Cities Average
General Commercial & Retail	4 per 1000 ft ²	Min: 2.0 per 1,000 ft ² Max: 5.0 per 1,000 ft ²	4.5 per 1,000 ft ² CBD: 2 per 1,000 ft ²	3.3 per 1,000 ft ² CBD: <15k ft ² : 2.5 per 1,000 ft ² >15k ft ² : No requirement for first 2,000 ft ² , then 1.5 per 1,000 ft ²	3.3-5 per 1,000 ft ²	Min: 2.85 per 1,000 ft ² Max: 5.0 per 1,000 ft ² CBD: None	4.0 per 1,000 ft ²	3.8 per 1,000 ft ² CBD: 2.75 per 1,000 ft ²
Based on this code, Park Avenue requires...	1,102 spaces							758 spaces

Restaurant Parking Minimums

	Winter Park, FL	Davidson, NC	Delray Beach, FL	Highland Park, IL	Mt. Pleasant, SC	Asheville, NC	St. Armands, Sarasota, FL	Peer Cities Average
Restaurant	20 per 1000 ft ² of patron use Or 1 per 3 seats	Min: 2.0 per 1,000 ft ² Max: 3.5 per 1,000ft ²	<6,000 ft ² : 12.0 space per 1,000 ft ² >6,000 ft ² : additional 15 per 1,000 ft ² over initial 6,000 ft ² CBD: 6.0 space per 1,000 ft ²	20 per 1,000 ft ² for kitchen, serving and waiting area + 0.5 per seat Outdoor restaurants: 10.80 per 1,000 ft ² CBD: <15k ft ² : 2.5 per 1,000 ft ² >15k ft ² : No requirement for first 2,000 ft ² , then 1.5 per 1,000 ft ²	10 per 1,000 ft ²	Min: 1 per 3 seats + 1 per 2 employees on peak shift Max: 1 per 2 seats + 1 per 2 employees on peak shift CBD: None	Casual/Fine: 6.6 per 1,000 ft ²	10.12 per 1,000 ft ² CBD: 5.42 per 1,000 ft ²
Based on this code, Park Avenue requires...	462 spaces (assumes that 50% of square footage is "for patron use")							251 spaces

General Office Parking Minimums

	Winter Park, FL	Davidson, NC	Delray Beach, FL	Highland Park, IL	Mt. Pleasant, SC	Asheville, NC	St. Armands, Sarasota, FL	Peer Cities Average
General Office	4 per 1,000 ft ² excluding some common areas	Min: 2.0 per 1,000 ft ² Max: 3.5 per 1,000ft ²	<3,000 ft ² : 4 per 1,000 ft ² >3,000 ft ² above: + 3.5 per 1,000 ft ² over initial 3,000 ft ² CBD: <10,000 ft ² : 2 per 1,000 ft ² >10,000 ft ² more than 750 ft ² from public garage or transit station: 3.3 per 1,000 ft ² >10,000 ft ² within 750 ft ² from public garage or transit station: 2.0 per 1,000 ft ²	<30kft ² : 4.0 per 1,000 ft ² then 3.3 per 1,000 ft ² each additional 1,000 ft ² CBD: <15k ft ² : 2.5 per 1,000 ft ² >15k ft ² : No requirement for first 2,000 ft ² , then 1.5 per 1,000 ft ²	3.3-5 per 1,000 ft ²	Min: 2.85 per 1,000 ft ² Max: 4.0 per 1,000 ft ² CBD: None	2.85 per 1,000 ft ²	3.16 per 1,000 ft ² CBD: 2.66 per 1,000 ft ²
Based on this code, Park Avenue requires...	895 spaces							595 spaces

Hotel Parking Minimums

	Winter Park, FL	Davidson, NC	Delray Beach, FL	Highland Park, IL	Mt. Pleasant, SC	Asheville, NC	St. Armands, Sarasota, FL	Peer Cities Average
Hotel/Motel	1.0 per room + any auxiliary use minimums calculated separately	Min: 2.0 per 1,000 ft ² Max: 3.5 per 1,000ft ²	0.7 space per guest room + 1.0 space per 800 ft ² of meeting rooms and shops	1.0 per room + 2.0 per manager/owner + any auxiliary space (restaurant, meeting rooms) minimums calculated separately	1-2 per guest room	Min: 1.0 per 2 rooms + any auxiliary use minimums calculated separately Max: 1.0 per room + any auxiliary use minimums calculated separately CBD: None	1.1 per room + any auxiliary use minimums calculated separately DTE/DTC: 0.5 per room	1 per guest room
Based on this code, Park Avenue requires...	28 spaces							28 spaces

Reductions, Shared Parking & Exemptions

	Winter Park, FL	Davidson, NC	Delray Beach, FL	Highland Park, IL	Mt. Pleasant, SC	Asheville, NC	St. Armands, Sarasota, FL
Reduction for CBD	Allows reductions for restaurant parking only	May count on-street parking toward minimums	Reduction for restaurants in Atlantic Avenue area			No off-street parking required in CBD, various reductions offered in other districts throughout city	Buildings below 10,000 sq ft have no parking requirements; on-street may be counted toward parking requirement
Transit proximity				Reductions based on proximity to mass transit line and type of use (10-15% reduction)		Residential developments within a specified boundary to mass transit services are exempt from off-street parking.	
Shared Parking	Limited; may lease supply in excess of minimum requirements	May share up to 50% of required spaces if certain conditions are met		Allowed in mixed use developments based on ULI methodology; Allowable reductions: Retail/Service 15%; Food/Beverage: 15%; General Offices and Financial Institutions 5%;	Allowed in cases as prescribed in ULI for uses with complimentary peak hours and or seasons	Up to 100% of parking requirements per approval of Planning and Zoning Director	Upon approval of Zoning Board



Demand Analysis

Park Avenue Demand Analysis

Land Uses Within Park Avenue	Intensity	Unit of Measure	Winter Park Current Minimum Parking Standards	Observed Demand per 2013 Study			
				Weekday Daytime	Weekday Evening	Weekend Daytime	Weekend Evening
Retail	275,569	square feet	1102	847	877	828	829
Restaurant - Fine Dining*	34,705	square feet	347	446	554	371	588
Restaurant - Family**	8,449	square feet	84	75	67	102	86
Restaurant - Casual**	3,077	square feet	31	46	40	43	37
Office***	223,848	square feet	895	632	171	59	4
Condos****	89	dwelling units	223	Not included			
Apartments****	109	dwelling units	273	Not included			
Residential Visitors	198	dwelling units	0	4	13	4	13
Hotel*****	28	rooms	28	4	1	3	2
Total Parking Spaces			2983	2054	1723	1410	1559
Percent of current required spaces			100%	69%	58%	47%	52%

Park Avenue Demand Analysis

Land Uses Within Park Avenue	Intensity	Unit of Measure	Winter Park Current Minimum Parking Standards	ULI Shared Use		Peer Communities - CBD/Downtown Districts						Peer Average	Peer CBD Average
				Weekday	Weekend	Davidson, NC Minimum	Davidson, NC Average	Delray Beach, FL	Highland Park, IL	Mt. Pleasant, SC	St. Armand's (Sarasota), FL		
Retail	275,569	square feet	1102	992	838	551	964	551	689	918	1102	1047	758
Restaurant - Fine Dining	34,705	square feet	347	535	826	69	95	416	87	347	231	351	188
Restaurant - Family	8,449	square feet	84			17	23	101	21	84	56	86	46
Restaurant - Casual	3,077	square feet	31	42	35	6	8	37	8	31	21	31	17
Office	223,848	square feet	895	850	0	448	616	817	560	745	889	707	595
Condos	89	dwelling units	223	109	159	89	134	156	178	134	89	142	142
Apartments	109	dwelling units	273	115	159	109	164	191	218	164	109	174	174
Residential Visitors	198	dwelling units	0	3	16	0	0	99	50	297	0	0	0
Hotel	28	rooms	28	16	15	56	77	20	22	28	28	28	28
Total Parking Spaces			3983	2662	2048	1345	2081	2388	1833	2748	2525	2566	1948
Percent of current required spaces			100%	89%	69%	45%	70%	80%	61%	92%	85%	86%	65%

What did we learn?

What did we learn?

- Winter Park is on track in some areas, and “overparked” in others.
- Even the peer city with the most suburban parking code (Mt. Pleasant) has lower parking minimums than Winter Park
- Some codes are needlessly complicated – Keep the rewrite simple.
- The ULI methodology is likely a good place to start when developing a shared parking policy.
- Parking in the central business district should not be treated the same as in suburban areas.