

ORDINANCE NO. 690-11

AN ORDINANCE OF THE MIAMI SHORES VILLAGE COUNCIL, AMENDING DIVISION 5, "OFF STREET PARKING REQUIREMENTS", OF SEC. 521 CONTAINED IN THE ZONING APPENDIX "A" OF THE VILLAGE CODE OF ORDINANCES, BY CREATING SEC. 521.6 "UNIVERSITY PARKING MASTER PLAN", PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Village recognizes the utility of providing an optional Master Plan approach to managing the parking needs and requirements of universities located in Miami Shores Village; and,

WHEREAS, The Village's Planning Board reviewed the issues relating to a University Parking Master Plan approach and, subsequent to a Public Hearing held during the Planning Board's July 28, 2011 meeting, recommend a proposed amendment; and,

WHEREAS, It is in the best interest of the Village to amend the applicable section of the Zoning Appendix and create a provision for a University Parking Master Plan;

NOW, THEREFORE, BE IT ORDAINED by the Miami Shores Village Council that:

Section 1. The Zoning Appendix "A" of the Miami Shores Village Code of Ordinances, is hereby amended by adding a new section to be numbered 521.6, which section shall read as follows:

Sec. 521.6. University Parking Master Plan.

Purpose and applicability. Institutions of higher education constitute a unique mix of land uses, facilities and activities and the Village recognizes the desirability of establishing procedural and substantive regulations to govern off-street parking on the campus to ensure that sufficient parking is provided on campus to meet the needs of students, staff and visitors, and to prevent parking issues from affecting abutting residential areas or other off-campus areas as a result of inadequate campus parking.

Notwithstanding anything to the contrary in the Miami Shores Code of Ordinances, and in the schedule and zoning map which form a part thereof, the parking requirement for universities may be established by a University Parking Master Plan, approved by the Planning Board as set forth for site plans in ARTICLE VI SPECIAL APPROVALS Sec. 600 and in accordance with the following:

(a) The university may prepare a University Parking Master Plan consistent with the University's Campus Master Plan if any:

(1) The University Parking Master Plan shall include the following information or documentation:

a. A site plan.

b. Location and quantity. The location of off-street parking shall be shown on the University Parking Master Plan, and shall be provided in such amounts and areas within the development so that students, faculty, employees, and visitors will

not park in or otherwise detrimentally impact abutting residential areas or other off-campus areas as a result of inadequate campus parking. In projecting parking needs, standard traffic engineering methods shall be used and consideration shall be given to daily regular users of the university, auto driver visitors, persons arriving by mass transportation, and persons being served by the university shuttle system.

- c. Vehicular access and circulation. Vehicular traffic flow shall be designed and oriented so that it will not detrimentally affect nearby residential neighborhoods.
- d. A development chart shall be provided which identifies the square footage of all existing and planned buildings and structures, the number of classrooms in each building, the number of beds in each dormitory, and the number of students and staff. Students and staff may be further broken down to differentiate between day time and evening classes if applicable.
- e. A Mobility Plan as defined in Sec. 521.6. (e).
- f. A traffic impact study.
- g. Such other materials as the Planning Director or Planning Board shall determine may be required to support and demonstrate compliance with the parking standard proposed by the University Parking Master Plan.

(b) University Parking Master Plan to govern.

- (1) Notwithstanding anything to the contrary contained in the Miami Shores Land Development and zoning Code, and in the schedule and zoning map which form a part thereof, the adopted University Parking Master Plan, shall establish the parking requirement and parking provision for the university for which it is approved.
- (2) No building permit will be issued for any development that is not consistent with an approved University Parking Master Plan.
- (3) Approval of a building permit application for new development shall not be granted unless the university demonstrates that required parking and traffic capacity for each phase of development would be available prior to or concurrent with such development.

(c) Modifications to adopted University Parking Master Plan.

- (1) Modifications to the adopted University Parking Master Plan may be approved by the Planning Board as provided for site plans in Article VI SPECIAL APPROVALS, Sec. 600, and as set forth herein.
- (2) The University shall prepare an amended University Parking Master Plan with site plan and development chart identifying all new development and changes to the approved University Parking Master Plan, the parking demand generated, and the provision of parking or other actions to meet the new parking demand.
- (3) An amendment to the University Parking Master Plan shall be accompanied by either a traffic impact study or a justification why a traffic study is not warranted.

(d) Development that may be approved without amendment of the University Parking Master Plan.

- (1) The Planning Board may approve a new building or structure on campus, or any modification, relocation or reconfiguration of any building or structure included in an adopted University Parking Master Plan or Campus Master Plan, in accordance with procedures as provided for site plan approvals in Sec. 600, without amendment of the University Parking Master Plan, provided the new development, modification, relocation or reconfiguration does not involve an increase in intensity that would raise parking demand beyond what is projected in the adopted University Parking Master Plan and provided for on campus.
- (2) A building permit may be issued for any development approved through site plan approval upon issuance of a development order.

(e) Mobility Plan:

- (1) Mobility Plan. The Mobility Plan shall be consistent with the transportation element of the Village's Comprehensive Plan and the Campus Master Plan. The Mobility Plan shall identify specific programs to promote the use of alternative modes of transportation other than the single occupant automobile including walking, bicycles, intercampus shuttles, transit, van pools, car pools, parking management strategies and programs designed to reduce external trips and shorten trips lengths wherever possible. The Mobility Plan shall provide for management programs for on-campus parking. The Mobility Plan shall establish measurable targets for various modes of travel and identify sources and means for achieving those targets.

(f) Required Reports:

- (1) Annual report. On an annual basis, on or before June 1, each university with an approved Parking Master Plan shall submit an annual report to the Village setting forth any changes to any adopted Campus Master Plan that would affect the University Parking Master Plan, any changes to the University Parking Master Plan and any actual development which has occurred in the prior calendar year or development that is planned for the next five (5) years. The level of detail provided in the annual report is a function of a changes proposed to any Campus Master Plan or University Parking Master Plan and the progress in implementing the plans.
- (2) Parking capacity monitoring. Such university shall monitor the capacity and utilization of its off-street parking facilities and perform a supply/demand analysis to assess the level of utilization, availability and appropriateness of location of campus parking facilities. The analysis shall also indicate the type of user and the extent to which parking is used jointly by different components of the campus. The results of the monitoring and analysis shall be incorporated in a Parking Impact Analysis Report prepared by a certified traffic planner or engineer to be provided to the Village by September 1, 2016, and every five (5) years thereafter as part of the Annual report for that year.
- (3) Annual Mobility Plan implementation report. The University shall annually submit a Mobility Plan to the Village as part of the Annual report identifying any changes from the previous years Mobility Plan and describing the progress in implementation of the Mobility Plan with reference to the measurable objectives set out in the Mobility Plan. The level of detail provided in the annual report is a function of the changes proposed to the Mobility Plan and progress in implementing the plan.

(4) Independent Review. The village may utilize the services of a traffic engineer to review the Parking Impact Analysis Report under Sec. 521.6. (f)(2). The cost of the independent review is to be covered by the affected university.

Section 2. All ordinances or parts of ordinances in conflict herewith or inconsistent herewith, are hereby repealed, but only insofar as such ordinances may be inconsistent or in conflict with this Ordinance.

Section 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance, which shall be deemed to be severable therefrom.

Section 4. This Ordinance shall become effective immediately upon adoption on second reading.

Passed on first reading this 6th day of September, 2011.

Passed and adopted on second reading this 4th day of October, 2011.

ATTEST:

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Jim McCoy, Mayor

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Barbara A. Estep, MMC  
Village Clerk

APPROVED AS TO FORM:

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Richard Sarafan  
Village Attorney