



Department of Economic and Development Services  
Planning and Zoning Division

Memorandum:

To: Planning Commission  
Agenda Item: Code Change 2018-04 BF Activity Center  
Applicant: Branan Field Village, LLC  
From: Carolyn Morgan, Chief Planner  
Date: July 3, 2018

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**CODE Change 2018-04 Amend Section 3-33A of the Land Development Code, the Branan Field Land Development Regulations in order to add commercial kennels as a use by right in Activity Center; and to set forth Activity Center design requirements and to provide Activity Center Design requirements to Community Center.**

The Planning Commission continued Code Change 2018-04 from its June 5, 2018 meeting to July 3, 2018 with direction to staff to consider some buffer standards for the proposed Commercial Kennel Use. The applicant was not present at that meeting. Since the meeting, staff has met with the applicant. Some additional issues were raised regarding the proposed Residential Design Standards. The applicant's proposed ordinance is attached.

The Board of County Commissioners is now scheduled to hear this item on July 10<sup>th</sup> at 4:00 pm and on July 24<sup>th</sup> at 5:00 pm.

The proposed revisions by the petitioner:

**Addition of commercial kennels as a use permitted by right (revised):**

x. Plant nurseries; Commercial Kennels. Commercial Kennels are allowed subject to the following:

A. An open space for free running of pets may be in a courtyard surrounded by a building on all sides. Such open space may be open air or may also be located outside of the building footprint requiring fencing and landscape buffering subject to County approval.

B. Pet runs of any other nature may not exceed 50 square feet per pet and be attached to the main structure with a minimum 15' set back from the property line.

C. Domestic pets only are allowed.

Staff would further recommends: When a property is not enclosed or bordered by natural wetlands, road or other commercial uses, an 8 foot wall should also be provided between the runs and the property boundary.

*Residential Design Standards:*

The revisions to the previously recommended residential design standards include:

D. East residence or building, in the case of multi-family developments, must have an entrance facing the street. Townhomes must not exceed 2 units with side entry doors in buildings with 4 or more units.

Staff recommends: Single-Family attached units, when constructed as 4 or more attached units, may have 2 units with side entries per building.

G. A minimum of 80% of all off-street parking places in a multi-family development shall be to the rear of buildings and accessible by alleys. Alleys are encouraged, however front facing garages for single-family detached and single-family attached lots will be allowed. These lots may be served by a Miami curb with maximum 12 foot wide driveways. Parallel on-street parking is allowed, but no driveways or curb cuts are allowed along streets, except as provided above. For multi-family development, parking between buildings may not exceed two parking rows, as arranged perpendicular to the street. The parking spaces may also be attributable to amenity parking within the development, but shall be available for residential and guest parking.

Staff recommends:

A minimum of 80% of all off-street parking places in a multi-family development shall be to the rear of buildings and accessible by alleys. Alleys are encouraged, however front facing garages for single-family detached and single family attached lots will be allowed. These lots may be served by curb cuts with maximum 12 foot wide driveways. Parallel on-street parking is allowed, but no driveways or curb cuts are allowed along streets, except as provided above. For multi-family development, parking between buildings may not exceed two parking rows as arranged perpendicular to the street. Single-family attached residential development must provide a minimum of 5 spaces and a maximum of .5 spaces per residential unit in a parking courtyard in addition to the driveway and garage spaces per unit. These parking spaces may also be attributable to amenity parking within the development, but shall be available for residential and guest parking.

Finally, Staff also recommends that the size of single-family attached buildings be limited to 72 feet in length along the street. The commercial districts require changes in plane every 60 feet, whereas the residential buildings are not currently required to have such a

break in plane. This proposed building frontage would provide area for landscaping between buildings since the addition of front driveways in 15 foot lots does not provide any area of trees or landscaping.

iv. Minimum Lot Width: 15 feet for single-family attached units; 32 feet for single-family detached homes, 80 feet for multi-family structures. Single-family attached units shall not exceed 72 feet in length, and shall be separated by a minimum of 20 feet in order to provide areas to trees and landscaping when front facing garages are permitted.

*Recommendation*

Staff recommends approval of the proposed ordinance with the staff revisions suggested herein.