

# PRIVATE STREETS

Private Streets 23-49AM

Staff: Josh Law

Applicant: Nicole Trembley, AICP, Senior Planner City  
of Venice

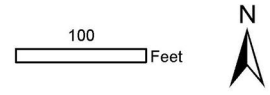
# HISTORY

- ▶ The desire for this change was brought to the City's attention by the Gulf Manor Property Owners Association
- ▶ Until approximately 2013, front setbacks were measured from the edge of pavement. A change in code interpretation occurred and setbacks were measured from the property line.
- ▶ To eliminate interpretation, the proposed change to the LDC explicitly states that the point of measurement will be the edge of pavement, even when ownership goes to the center line or elsewhere on the paved surface

# EXAMPLE



20 ft Buffer from Edge of Pavement



# STRIKETHROUGH- UNDERLINE

**Setbacks.** Building setbacks determine the distance between the buildings on a lot and the property lines (front, side, and rear). Building setbacks shall be measured from the closest point of the base of the wall of the structure to the lot line. Where property lines extend into the paved or improved portion of the right-of-way and on RMH, RMHP, and RMHS zoned property, setbacks are measured from the edge of pavement or improved surface. Setbacks are designated by a front setback requirement, side setback requirements, and a rear setback requirement. Easements shall not be considered a public right-of-way or private street for the purpose of designating a front yard and front setback. It is understood, for the purpose of calculating setback requirements and yards, three configurations of lots exist: interior lots, corner lots, and through lots (see graphic examples in this section).

# CONCLUSION

- ▶ To change the LDC to explicitly state that the point of measurement will be the edge of pavement.
- 