



**LAUDERDALE • BY • THE • SEA**

**Agenda Item Memorandum**

Commissioner

Stuart Dodd

Commission

Commissioner

<b>COMMISSION MEETING DATE - 7:00 PM</b>	<b>Deadline to Town Clerk</b>
x Sept 24 - Regular Meeting following Public Hearing	Sept 19

**\*Subject to Change**

- Presentation     Reports     Consent     Ordinance  
 Resolution     Quasi-Judicial     Old Business    x New Business

**FY2012 DESIGNATED HIGH PRIORITY ITEM - PRIORITY TOPIC**

**SUBJECT TITLE: Re-establish the 25 foot rear setback from the rear of the canal or ICW. It was changed in 2007 and reduced to only 15 feet.**

**EXPLANATION:** In 2007 the Commission reduced the rear setback for habitable space for properties on a waterway or canal from 25 feet to only 15 feet. To my knowledge only one property has been built but in my opinion the impact on the neighboring properties is too much. Luckily in this case there was only an open covered area but it could have been a solid blank brick wall that would have been allowed under our current code. While I personally disagree with the reduction to the present side setbacks it is the rear setback that causes me the most concern. If all the original properties on a canal were built to 25 feet and someone decides to redevelop, then under our code the new property can dwarf and restrict the views, site lines of several adjoining properties if we continue to allow the present setback to remain at 15 feet

**EXPECTED OUTCOME:** Commission consideration to return the rear setback to the level prior to 2007, namely 25 feet when a property is on a canal or waterway. Pass the issue to the P & Z for their consideration and recommendation of 231 Codrington Drive and the adjacent property to the West

**EXHIBITS:** 4 photographs

Reviewed by Town Attorney  
 Yes    x    No

Town Manager Initials CIA







