



Memorandum

Meeting Details: June 5, 2023, Planning Commission Meeting

Prepared For: Planning Commission

From: Community Development Department

Subject: Shade Structures

Background: At the Board of Commissioners (BOC) workshop meeting on May 24, 2023, a public comment was discussed regarding shade structures in the rear yard. The BOC asked to get an opinion from the Planning Commission on whether the Madeira Beach Code of Ordinances (Code) should be amended to allow for shade structures (e.g. gazebo, chickee hut). To view the public comment from the BOC workshop meeting please visit <https://www.youtube.com/watch?v=amCpAERNEjg> (the public comment in question is from 1:30 to 5:00 in the video).

Discussion: Currently the setback for accessory structures in residential districts is dependent on the Zoning District and whether the lot is on the water (Chapter 110, Article VI, Division 4. Accessory Structures). Accessory structures on lots on the water in residential zoning districts require the same rear setback as required for the principal structure. Many homes are built to the rear setback which leaves no allowable space for an accessory structure in those lots on the water. Temporary shade structures are allowed within the setback. Accessory structures in commercial zoning districts (except C-1 zoning district) also require the same rear setback as the principal structure. The allowable size in the Code for an accessory structure is smaller than the typical chickee hut: eight feet wide by ten feet long by eight feet high (Sec. 110-480) for residential zones.

Recommendation(s): Staff recommends that the Planning Commission should discuss this item.

Attachments:

- Division 4. Accessory Structures
- Sec. 94-42. Buildings, structures and facilities exempt from Florida Building Code
- Division 11. Swimming Pools