

**THE CITY OF MADEIRA BEACH, FLORIDA
LOCAL PLANNING AGENCY / PLANNING COMMISSION**

Madeira Beach City Hall, Patricia Shontz Commission Chambers

300 Municipal Drive, Madeira Beach, FL 33708

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June 5, 2023 - MINUTES

1. **CALL TO ORDER** 2nd Vice Chair Dillon called the meeting to order at 6:00 p.m.

2. **ROLL CALL**

Members in Attendance:

Commissioner Meager

Commissioner Ghovae

Commissioner Dillon

Commissioner Connolly

Commissioner LaRue

Members Absent:

Chairman Wyckoff

Commissioner Noble

Staff Representatives:

Jenny Rowan, Community Development Director

Marci Forbes, Community Development Engineer

Andrew Morris, Long Range Planner

Lisa Scheuermann, Program Coordinator/Board Secretary

3. **PUBLIC COMMENTS**

2nd Vice Chair Dillon opened the floor to public comment on any topics not related to the agenda.

No residents came forward.

4. **APPROVAL OF MINUTES**

Commissioner Meagher made a motion to accept the minutes from the April 3, 2023 meeting. April Minutes had to be re-approved due to an error in the date.

Commissioner Connolly seconded the motion, and the motion passed unanimously.

Commissioner Ghovae made a motion to accept the minutes from the May 1, 2023 meeting.

Commissioner Connolly seconded the motion.

The motion passed unanimously.

5. NEW BUSINESS

A. Agenda item C was moved to Agenda item A – Shade Structures.

Jenny Rowan presented. BOC workshop on May 24th it was brought up whether the Code of Ordinances should allow shade structures in the rear yard such as gazebos, tiki huts, etc. The presentation covered setbacks for permanent structures, but many yards are too small for a shade structure within the setback. Temporary shade structures are allowed.

Discussion among the Commissioners followed. Discussion items included whether the shade structures are meant to be permanent or temporary, where rear setbacks are measured from, if all rear setbacks are measured the same. Commissioner LaRue commented that he can see the need/want for shade but asked the question whether or not they comply with current code. Ms. Forbes stated that they are required to comply with current ordinances. They would be considered a minor structure.

Commissioner Connelly asked if tribal structures are exempt from building codes. Ms. Rowan stated that Tribal structures do have to comply with Planning Codes, while they are exempt from Building Codes. Ms. Frbes continued to explain that the Planning and Zoning Department would need signed and sealed plans that would show resistance to uplift and comply with Florida Zoning Requirements.

Commissioner Connelly asked if people can use retractable electric awnings that are attached to a home or structure. Ms. Rowan stated that these are permissible. The discussion continued, and covered items including the area of vision triangulation within the yard in order to preserve the view of the neighbors.

It was suggested that that the definition is too broad and the details should be workshopped a second time.

The floor was opened to questions/comments.

Jim Rosteck came forward and mentioned that there are many shade structures currently existing, and mentioned that trees and shrubs may obstruct a view so why would structures be different as long as they are within setback requirements.

A resident came forward and spoke about the importance of her Chickee Hut is for her well-being as a disabled person and stated that she thinks they should be allowed.

B. Vote on First Vice Chair (Former Agenda Item A.)

2nd Vice Chair Chuck Dillon was nominated for 1st Vice Chair.

Commissioner Connolly made a motion to elect Commissioner Dillon to 1st Vice Chair.

Commissioner Ghovae seconded the motion.

The motion passed unanimously.

C. Proposal to change the July Planning Commission Meeting to 7/10/2023 instead of 7/3/2023 due to the 4th of July Holiday.

Commissioner Ghovae made a motion to approve the date change.

Commissioner Meagher seconded the motion.

The motion passed unanimously.

6. ADMINISTRATIVE/STAFF PRESENTATION

Jenny Rowan presented Densities and Intensities/Consistency in Land use Power Point.

The presentation covered the differences between Madeira Beach and Pinellas County consistency regarding the countywide plan and the comprehensive plan.

It was stated that there is a Public Workshop regarding the item on June 17, 2023 from 10:00 AM to 12:00 PM.

Discussion among Commissioners regarding consistency of Pinellas County Land Use Plan with the state. Andrew Morris noted that we send the Comprehensive Plan to DEO for approval and that is the state approval.

Mr. Morris provided the definitions of the different terms used by Pinellas County and Madeira Beach that cover the same areas.

Mr. Morris further explained that there will be no map changes and the purpose of this is to clean up existing code.

The discussion was concluded and the floor was opened to public comment.

Mr. Rostek came forward and said he wants to change the color of the maps as they are confusing.

7. PLANNING COMMISSION DISCUSSION

Commissioner Ghovae would like to have city limit signs.

Commissioner Connolly brought up the length of that construction sites can sit vacant after demolition or return to natural state or cover so that sand and debris does not blow on to the cars of properties of residents.

Commissioner Connolly stated that he would like to discuss with City Manager or add to BOC as an agenda item.

The Commission discussed nuisance construction sites, and it was decided to add the subject to the July agenda.

Ms. Rowan noted that the topic must be brought before the BOC prior to being added as an LPA agenda item.

8. NEXT MEETING

Next meeting is scheduled for Monday, July 10, 2023, at 6:00 PM.

9. ADJOURNMENT

2nd Vice Chair Dillon adjourned the meeting at 7:47 PM.

Respectfully submitted:

Michael Wyckoff, Chairman

Date

Lisa Scheuermann, Board Secretary

Date