



Date: May 4, 2026.

To: Planning Commission (Local Planning Agency)

From: Community Development Department

Subject: SP 2026-02 503 150th Avenue Major Site Plan

Applicant: City of Madeira Beach Public Works Department

Property Owner: City of Madeira Beach

Subject Property: 503 150th Avenue Madeira Beach, Fl 33708 (09-31-15-00000-140-0300)

Zoning/Future Land Use: C-4, Marine Commercial/Planned Redevelopment Mixed-Use

Nature of Request: The applicant's request is for site plan approval to build a replacement Public Works Building where one was historically located.

Explanation and Background: In the Madeira Beach Code of Ordinances, Chapter 110 Zoning, Article II. Site Plans require new construction non-residential projects with a building area over 2,001 square feet to be reviewed as a Major Site Plan. The property at 503 150th Avenue has consistently been used by the Public Works Department, grandfathering the existing use to the property. The proposed Public Works building will replace the previous public works building which was demolished in 2013. The proposed Public Works building would make current operations on the property more efficient, and it would not lead to a significant increase in use of the property. The sanitation trucks will still be washed and stored at the leased property on 94th Street.

The new structure will be FEMA compliant, utilizing both dry floodproofing and wet floodproofing designs. Offices will be dry floodproofed, while the bays will be designed as wet floodproofed.

Scope of Review and Submission Contents: Please see attached scope of review and submission checklists. The signage would be handled through a separate permitting process and the signage included is conceptual. The landscaping will be compliant at time of certificate of occupancy (CO).

Staff Recommendation: Staff recommends approval of SP 2026-02 with the following conditions:

- The Impervious Surface Ratio shall not be increased to become more nonconforming. Based on final construction plans for permitting, if necessary, staff can utilize Sec. 86-29, (f)(3) which allows an Administrative Waiver to accommodate Sanitation Service for dumpsters and traffic circulation.

- An asset hurricane evacuation plan will be required at time of permitting.

Attached Documents:

- Scope of Review and Submission Contents Checklists
- Site Plan
- Architectural Elevations
- Public Notice
- Neighborhood Meeting Notice
- Neighborhood Meeting Presentation
- Affected Parties