



August 14, 2026

Andrew Morris, AICP  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, FL 33708

**RE: Review of ordinances from the City of Madeira Beach (ORDINANCE 2026-16)**

Dear Andrew,

Thank you for submitting the proposed amendments to the Madeira Beach Code of Ordinances. The amendments are consistent with the Countywide Rules, with comments as follows:

- Temporary Parking Lots: The proposed ordinance establishes temporary parking lots as a temporary use on properties immediately adjacent to Gulf Boulevard or within the John's Pass Village Activity Center in response to damage caused by the 2024 hurricanes. The temporary use is limited through December 31, 2028, and requires compliance with applicable zoning district standards, including the existing impervious surface ratio requirements. The proposed use and development standards are consistent with the applicable standards and criteria of the Countywide Rules.

We recognize that the consistency process is an ongoing one, and if either the County or Forward Pinellas staff has failed to note a matter governed by the consistency process in the course of this review, we will be happy to work with you to resolve any such matter as may be necessary.

If you have any questions, please feel free to call me at 727-464-5679 or email me at [ewennick@forwardpinellas.org](mailto:ewennick@forwardpinellas.org).

Sincerely,

*Emma Wennick*

Emma Wennick  
Program Planner