



January 15, 2026

Kathryn A. Younkin, AICP, LEED AP BD+C  
Senior Planner  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, FL 33708

**RE: Review of ordinances from the City of Madeira Beach (ORDINANCE 2026-02)**

Dear Kathryn,

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

- The amendments clarify nonconforming use, rebuilding, and redevelopment rules without changing allowed density, intensity, or uses, consistent with 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