



Memorandum

Meeting Details: October 28, 2026

Prepared For: Hon. Mayor Brooks & Board of Commissioners

Staff Contact: Michael S. Helfrich, City Manager

Subject: Approval of Acquisition – 545 150th Avenue

Background

The City of Madeira Beach has negotiated the acquisition of approximately 1.37 acres of waterfront property located at 545 150th Avenue, Madeira Beach, Florida (Parcel No. 09-31-15-00000-140-0200), at a purchase price of \$3,500,000. The property includes deeded upland and submerged lands, a two-story building, docks, and marine-related improvements.

The property lies within the City's 150th Avenue waterfront corridor. Acquisition would enable the City to coordinate future planning of its waterfront properties at 503, 545, and 555 150th Avenue, preserve long-term municipal control, and evaluate opportunities for marine-related facilities, public access, recreation, and other compatible uses. No particular redevelopment concept or future capital project is being approved through this action.

The City has received two independent opinions of market value, both effective September 14, 2026. Reliant Valuations, through Florida Certified General Real Estate Appraiser Michael A. DelGandio, SRA, concluded an as-is fee-simple value of \$4,520,000 (report dated September 17, 2026). Robert E. Keller, a licensed real estate broker, concluded an as-is fee-simple value of \$3,700,000 (report dated October 7, 2026); his report expressly states that it is not a state-certified appraisal. The negotiated price of \$3,500,000 is \$200,000 (5.4%) below the Keller opinion and \$1,020,000 (22.6%) below the Reliant opinion. These are separate valuation opinions, not a combined or averaged valuation.

NOVA Engineering and Environmental, LLC completed a Phase I Environmental Site Assessment dated September 25, 2026, under ASTM E1527-21. NOVA identifies one Recognized Environmental Condition: an open petroleum discharge case (FDEP Facility ID 9101643) with residual PAH-impacted shallow soil above applicable direct-exposure cleanup levels. The case remains open and no Site Rehabilitation Completion Order has been issued. NOVA states that recent groundwater monitoring has not shown applicable exceedances and does not recommend an independent Phase II assessment at this time; instead, it recommends continued participation in the existing FDEP petroleum restoration process. The report also flags potential asbestos-containing materials and on-site refrigeration equipment as business environmental risks.

Fiscal Impact

The negotiated purchase price is \$3,500,000, plus applicable closing and transaction costs. It is \$200,000 below the Keller broker appraisal and \$1,020,000 below the Reliant certified appraisal. The funding source, account number, budget authorization, and maximum authorized closing-cost amount must be inserted prior to publication of the final agenda item. Costs of future maintenance, environmental management, site preparation or redevelopment are not included and would be considered separately.

Funding Source: 001.1400.561000 - Land]. Total authorization: \$3,500,000 plus closing cost

Recommendation(s)

Staff recommends that the Board of Commissioners approve acquisition of 545 150th Avenue for \$3,500,000 and authorize the City Manager to complete the transaction and execute necessary closing documents, subject to City Attorney approval; confirmation that the two appraisals satisfy applicable acquisition requirements; satisfactory written clarification of NOVA's environmental findings and allocation of environmental responsibilities; acceptable title, survey and lien review; and availability of duly appropriated funds.

Proposed Motion: I move to approve the acquisition of 545 150th Avenue for a purchase price of \$3,500,000, subject to final legal, environmental, title, survey, funding and closing review as set forth in the agenda memorandum, and authorize the City Manager to execute the necessary documents and complete closing upon confirmation by the City Attorney that the conditions have been satisfied.

Attachments

- Purchase and Sale Agreement – 545 150th Avenue
- Restricted Appraisal Report – Robert E. Keller, October 7, 2026 (\$3,700,000)
- Restricted Appraisal Report – Reliant Valuations, September 17, 2026 (\$4,520,000)
- NOVA Phase I Environmental Site Assessment – September 25, 2026
- Property Location Map / Parcel Aerial