



Memorandum

Meeting Details: August 10, 2026
Prepared For: Hon. Mayor Brooks & Board of Commissioners
Staff Contact: Michael S. Helfrich, City Manager
Subject: Authorization to Proceed with Due Diligence – Proposed Acquisition of 545 150th Avenue

Background

The City of Madeira Beach is evaluating the potential acquisition of approximately 1.37 acres of waterfront property located at 545 150th Avenue, Madeira Beach, Florida, identified as Pinellas County Parcel No. 09-31-15-00000-140-0200. The City and the property owners have negotiated a proposed purchase price of \$3,500,000. Approval of the acquisition will be presented to the Board of Commissioners as a separate action after completion of the City's due diligence.

Before a final acquisition recommendation is presented, staff recommend obtaining two independent real estate appraisals and a Phase I Environmental Site Assessment. Section 166.045, Florida Statutes, establishes appraisal requirements applicable to municipal real property acquisitions, and the proposed Purchase and Sale Agreement contemplates two independent appraisals as part of the acquisition process.

A February 26, 2024, Supplemental Site Assessment for the Suncoast Boat Rental site identifies a former underground gasoline storage tank, a historical petroleum discharge, and soil impacts that had been confirmed but not fully delineated. A current Phase I Environmental Site Assessment will provide an independent review of recognized environmental conditions and assist the City in determining whether additional investigation should be completed before the proposed acquisition is considered.

Authorization of this item is limited to due diligence and does not approve the purchase of the property. Staff will return to the Board with the appraisal results, environmental findings, proposed funding source, and Purchase and Sale Agreement for separate consideration.

Fiscal Impact

The fiscal impact is the cost of two independent real estate appraisals and a Phase I Environmental Site Assessment. Staff requests authorization for these services in a total amount not to exceed \$15,000. Services will be procured in accordance with the City's applicable purchasing procedures.

Recommendation(s)

Staff recommends that the Board of Commissioners authorize the City Manager to obtain two independent real estate appraisals and a Phase I Environmental Site Assessment for 545 150th Avenue, in a total amount not to exceed \$15,000 and to take the administrative actions necessary to complete this due diligence.

Attachments

- Property Information / Parcel Aerial – 545 150th Avenue
- MAS Environmental Supplemental Site Assessment Report – February 26, 2024