



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
SPECIAL MEETING
WEDNESDAY, APRIL 30, 2025 - 6:00 P.M.
AGENDA**

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPEARANCES AND PRESENTATIONS

E. OLD BUSINESS

F. NEW BUSINESS

1. District 1 Commissioner

G. MISCELLANEOUS

H. ADJOURNMENT

Pursuant to Florida Statutes § 286.0105, if any person or entity decides to appeal any decision made on any matter considered at any meeting or hearing of any Redington Shores Board or Commission, he, she or it will need a record of the proceedings and, for such purpose, he, she or it may need to ensure that a verbatim record of the proceedings is made, which record includes the legal arguments, testimony, and evidence upon which the appeal is to be based.



Town of
Redington Shores
Nature's Beach

Date: April 30, 2025
To: Board of Commissioners
From: Margaret Carey, Town Clerk
Re: District 1 Commissioner Seat

The appointment of Tom Kapper to Mayor on April 8, 2025 created a vacancy in the District 1 seat.

On April 10, 2025, an advertisement was posted to the website, Facebook, and bulletin board sites around town – seeking interested/qualified residents to submit a letter of interest to the Town Clerk. The deadline was Thursday, April 24, 2025 at 12:00 noon.

The resumes and letters of interest received are attached for your consideration.

BRYAN SYKES



Bryan W. Sykes
Managing Attorney
bryan@meridianpartnerslaw.com

P 813.443.5260
F 813.840.4793

April 14, 2025

VIA EMAIL

Margaret Carey, Town Clerk
Town of Redington Shores
17425 Gulf Boulevard
Redington Shores , Florida 33708

RE: DISTRICT 1 COMMISSIONER VACANCY

Dear Margaret,

Please accept this correspondence as my request for consideration for the District 1 Commissioner vacancy. I have been a full-time resident of Redington Shores since August of 2023, when my wife and I purchased a home at 127 Forest Hills Drive in the Redington Shores Yacht & Tennis Club and relocated our family from Lutz, Florida. I am a registered Pinellas County voter and am assigned to Precinct 418.

As detailed in my attached CV, I have been a Florida licensed attorney since 1999 and still actively practice law in a small boutique firm that I founded in 2010. In addition, I am a partner in a real estate development company with several currently ongoing projects.

We have thoroughly enjoyed living in Redington Shores and are proud to call it our “home”. I am interested in becoming more involved locally in Redington Shores and helping our community recover and sustain its “beach town” quaintness, especially after the events last fall with Helene and Milton. Ironically, even though my undergraduate degree was in Public Administration, I have never truly had any political aspirations, but upon learning of the vacancy for District 1, I felt compelled to submit a letter of interest.

Should you require any additional information, please do not hesitate to contact me. As noted on my CV, I can be reached via email at bryan@meridianpartnerslaw.com, or via telephone at (813) 765-2086 (and, yes, a legacy Tampa number, which I have had since I moved to Florida in 1995!). Thank you for your time and consideration.

Very truly yours,

Bryan W. Sykes

BRYAN WILLIAM SYKES

Contact Information



127 Forest Hills Drive
Redington Shores, FL 33708



bryan@meridianpartnerslaw.com



(813) 765-2086

Skills

- Excellent written communication skills
- Innovative problem solver
- Strong research and analytical skills
- Strategic planner and implementer
- Experienced public speaker
- Collaborative negotiator

Professional Licenses

- Florida Bar Association - 1999 to present

Recognition | Awards

- Top performing agent for Fidelity National Title Insurance Company from 2014 to Present.
- Leadership Tampa Bay - 2004.

Personal

- Married to Nancy J. Sykes with two daughters, Haley, age 16 and Morgan, age 14.
- Attend Indian Rocks Baptist Church
- Enjoy boating, fishing, travel, music and playing piano/keyboards.

Professional Overview

Dedicated and detail-oriented attorney with over 25 years of experience in real estate and corporate law, experienced in drafting and negotiating contracts, identifying legal risks and providing innovative strategic solutions to clients. Proven real estate developer with expertise in zoning and entitlement matters and successful history of working with state and local governmental/regulatory agencies.

Current Professional Experience

FOUNDER | MANAGING ATTORNEY

Meridian Partners Law, P.A. Tampa, FL | 2010 to Present

- Developed and manage large client base of real estate developers, landowners, private & institutional lenders, private equity funds and high net worth individuals.
- Represent clients in the development, acquisition, leasing and disposition of a variety of real estate asset classes including retail, medical office, commercial office, industrial, hotel, condominium and master planned residential projects.
- Advise and consult with clients in land-use, rezoning, permitting and other development entitlement matters.
- Consult with clients in the formation of business entities and represent clients in mergers, acquisitions & dispositions of business ventures.

FOUNDER | PRINCIPAL

Legacy Development Partners LLC Tampa, FL | 2019 to Present

- Formed joint venture with national developer for development of a 250,000 SF distribution facility near Tampa International Airport.
- Acquired 60 acres of vacant land of which 1/3rd was sold to Feeding America/Feeding Tampa Bay for development of a regional food bank. The balance is being developed with warehouse/distribution uses.
- Acquired 110 acres of vacant land in Ft. Pierce Florida which is in process of being developed as an industrial park and related uses.
- Acquired 305 acres of vacant land in unincorporated Pasco County which is being developed as a mixed-use project consisting of industrial, retail, office and multifamily residential uses.

Previous Professional Experience

- **Development Manager** - Morin Development Group, Tampa, FL
- **Attorney | Partner** - Phelps Dunbar LLP, Tampa, FL
- **Attorney | Partner** - GrayRobinson P.A., Tampa, FL
- **Founder | Vice President** - EnviroSolutions, Inc., Marietta, Ohio

DOUGLAS HARR

Douglas Harr
166 174th Terrace Drive E
Redington Shores, FL 33708

Mr. Mayor & Town Commissioners,

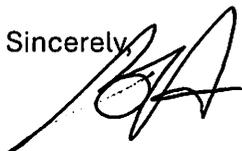
I would like to enter my name as an interested party in filling the vacant District 1 town Commission Seat.

My wife and I have been residents of the beaches since 1998(Madeira Beach) when we first moved to Florida. We lived in Madeira Beach until 2011, at which time we moved to Redington Shores. We built our family here and feel a strong bond to our town and the entire beach community.

I bring with me 30 years of experience in numerous roles, where I have developed a strong foundation of skills in HR, sales and customer service.

Due to my most recent experience managing several different companies, I feel that I can make positive contributions to our town with my knowledge and abilities and look forward to your consideration for the open seat. I can be reached by cell phone at (727) 452-2326 to answer any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to be 'DH' or similar initials, written in a cursive style.

Douglas Harr

Douglas Harr

Redington Shores, FL 33708

Doug@harrfl.com

Professional Summary

Experienced Entrepreneur and business owner across several financial service companies. Excellent communicator with a focus on conflict resolution and problem solving. High competency in budgeting, fiscal management, as well as P&L forecasting and management.

Work History

12/2023 to Current

Senior Commercial Insurance

Foundation Risk Partners/Acentria Insurance

- *Manage a large portfolio of property and casualty insurance customers including both personal and commercial lines.
- *Source new business for annual growth.
- *Responsible for monitoring growth, profit & retention of customers.

12/2007 to 12/23

Business Owner

Harr & Associates Insurance, Inc

- *Co-founded a property & casualty lines Insurance Agency.
- *Grew the company at a rapid pace becoming a multimillion dollar business.
- *Excelled in customer service and critical thinking skills.
- *Responsible for all HR duties for staff of 10.
- *Monitored growth and profitability for over 30 carriers.
- *Responsible for conflict resolution with customers.

*Merged with FRP/Acentria 12/1/2023. Continue to hold an equity stake in company.

08/2015 to 01/2025

Business Owner

Momentum Financial, LLC

*Founded a 3rd party mortgage processing company to provide services to independent mortgage brokers.

*Sold the company in January 2025.

06/1999 to 10/2008

President

Accu Funding Corporation

*Founded a large correspondent mortgage lending company.

* Grew company statewide with large market presence.

*Responsible for all day to day management of staff in excess of 50 Employees including HR, processing & production.

* Full financial P&L responsibilities, negotiating sales of mortgage pools to institutional banks.

Education

1989

Bachelor of Science: Finance

Virginia Polytechnic Institute & State University (Virginia Tech)

Community

Current

Guardian Ad Litem 6th Judicial Circuit

Early 2000s

Civil Service Commission Madeira Beach

Previous

Big Brothers/Big Sisters-Virginia