



Legislation Details (With Text)

File #: 17-00654 **Version:** 2 **Name:**
Type: Public Hearing **Status:** Passed
File created: 12/1/2017 **In control:** City Council
On agenda: 1/11/2018 **Final action:** 1/11/2018
Enactment date: **Enactment #:**

Title: PUBLIC HEARING: DESIGNATION OF THE PROPERTY LOCATED AT 1717 WEST CERVANTES STREET, PENSACOLA, ESCAMBIA COUNTY, FL, PARCEL REFERENCE NUMBER 000S009060001105, AS A GREEN REUSE AREA PURSUANT TO SECTION 376.80(2)(C), FLORIDA STATUTES

Sponsors: Ashton J. Hayward, III

Indexes:

Code sections:

Attachments: 1. Delphin Downs Resolution with Exhibits, 2. PROOF OF PUBLICATION - NOTICE OF PUBLIC HEARINGS

Date	Ver.	Action By	Action	Result
1/11/2018	2	City Council	Approved	Pass
1/8/2018	2	Agenda Conference	Placed on Regular Agenda	Pass
12/14/2017	1	City Council	Moved to Second Hearing	
12/11/2017	1	Agenda Conference	Placed on Regular Agenda	Pass

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

PUBLIC HEARING: DESIGNATION OF THE PROPERTY LOCATED AT 1717 WEST CERVANTES STREET, PENSACOLA, ESCAMBIA COUNTY, FL, PARCEL REFERENCE NUMBER 000S009060001105, AS A GREEN REUSE AREA PURSUANT TO SECTION 376.80(2)(C), FLORIDA STATUTES

RECOMMENDATION:

That City Council hold the second of two Public Hearings to designate the property located at 1717 West Cervantes Street (Parcel Reference Number 000S009060001105) a Green Reuse Area.

HEARING REQUIRED: Public

SUMMARY:

SP Downs, LLC has requested City Council designate 1717 West Cervantes Street a Green Reuse Area pursuant to Section 376.80(2)(c) of Florida’s Brownfields Redevelopment Act. When fully developed as an affordable residential rental community, it will consist of a total of 72 units, with community amenities. SP Downs is

applying for this designation to address the perception of contamination from the demolition of a historic hotel and tourist camp. The perception creates a material level of regulatory activity and legal liability that complicates redevelopment.

This designation will allow SP Downs to access state-based Brownfield Redevelopment incentives to help underwrite costs associated with managing the environmental risk. A reduction in those costs will keep overall construction costs as low as possible and result in a more financially feasible housing project.

The designation requires two public hearings, community input and an announcement of the upcoming hearings. The applicant held a community meeting at the Pensacola Public Library on October 26, 2017, The announcement of upcoming hearings was made to City Council at the November 6, 2017 Agenda Conference.

PRIOR ACTION:

December 14, 2017 - City Council conducted the first public hearing.

FUNDING:

N/A

FINANCIAL IMPACT:

None.

CITY ATTORNEY REVIEW: Yes

12/4/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Rebecca Ferguson, Economic Development Coordinator

ATTACHMENTS:

- 1) Delphin Downs Resolution with Exhibits

PRESENTATION: No