



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00343

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

MIDTOWN COMMERCE PARK FACILITATION

RECOMMENDATION:

That City Council agree to move forward with a de-annexation process for the portion of the Escambia Treating Superfund Site (aka Midtown Commerce Park) currently under City jurisdiction. Further, that City Council deed, at no cost, the real property located at 3910 N Palafox Street, Reference Number 05-2S-30-1001-002-017, to Escambia County; and agree to not annex any portion of the site, after development, for a period of 15 years, upon Escambia County acceptance of title to the federally owned Superfund parcels. Finally, that City Council authorize the Mayor to take any and all actions required to execute all documents necessary to complete the above actions and initiate contraction procedures per state law.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Escambia Treating Superfund Site has undergone extensive remediation to enable its redevelopment as the commonly referred Midtown Commerce Park. In 2000, a Conceptual Master Plan was developed to illustrate reuse of the properties. One of these concepts was to develop the commerce park under one political jurisdiction to ease design, permitting, and development tasks and provide for regulatory consistence.

In 2011, Escambia County conveyed an approximate 15-acre parcel, within the superfund site to the City of Pensacola in an attempt to stimulate property redevelopment. That parcel is still under City ownership.

Escambia County is currently in discussions with the Environmental Protection Agency and the Florida Department of Environmental Regulation to take title to the federal superfund site properties and commence with redevelopment into a commerce park. To this end, Escambia County requested that the City respond to several questions regarding partnership and facilitation in moving forward.

This recommendation is in response to those questions, specifically to political jurisdiction and property ownership, as cited above. Redevelopment of the superfund site is best conducted under one set of development regulations and with as complete ownership of the parcels as possible.

PRIOR ACTION:

March 8, 2012 - Acquisition for the proposed Palafox Industrial Park

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

[Click here to enter a date.](#)

STAFF CONTACT:

Eric W. Olson, City Administrator
Keith Wilkins, Assistant City Administrator

ATTACHMENTS:

- 1) Escambia County Recommendation Authorizing the Conveyance of Real Property
- 2) Report of Council Action Acquisition for the Proposed Palafox Industrial Site
- 3) Jack Brown letter of March 31, 2017
- 4) Eric Olson letter of April 6, 2017

PRESENTATION: No