



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 17-00654

City Council

1/11/2018

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### **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