



Memorandum

File #: 18-02

City Council

1/11/2018

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

RESOLUTION NO. 18-02 - DESIGNATION OF 1717 WEST CERVANTES STREET AS A GREEN REUSE AREA

RECOMMENDATION:

That City Council adopt Resolution No. 18-02.

A RESOLUTION DESIGNATING PROPERTY LOCATED AT 1717 WEST CERVANTES STREET, PENSACOLA, ESCAMBIA COUNTY, FLORIDA 32501, PARCEL REFERENCE NUMBER 000S009060001105, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80(2)(C), FLORIDA STATUTES, FOR THE PURPOSE OF REHABILITATION, JOB CREATION, AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY OF PENSACOLA TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING AN EFFECTIVE DATE.

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 and Notice of Public Hearings to consider adoption of resolution designating green reuse area was published on

December 3, 2017.

PRIOR ACTION:

December 14, 2017 - First public hearing held.

FUNDING:

N/A

FINANCIAL IMPACT:

None.

CITY ATTORNEY REVIEW: Yes

12/28/2017

STAFF CONTACT:

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

ATTACHMENTS:

- 1) Resolution No. 18-02

PRESENTATION: No