



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00315

City Council

4/8/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

ACQUISITION OF REAL PROPERTY - 2308 DR. MARTIN LUTHER KING JR. DRIVE

RECOMMENDATION:

That City Council approve the purchase of the real property located at 2308 Dr. Martin Luther King Jr. Drive (Parcel No. 000S009020005113) from AMR at Pensacola, Inc. for \$205,000 plus an estimated \$10,000 in closing costs for a total amount of \$215,000. Further, the City Council authorize the Mayor to take all necessary actions and execute any documents related to the acquisition of the property. Finally, that City Council adopt a Supplemental Budget Resolution appropriating the funds to purchase the property as well as perform minor renovations to the building.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Parks and Recreation Department has determined the need to expand the footprint at Magee Field at 2400 Dr. Martin Luther King Jr. Drive in order to further serve the youth of the Eastside neighborhood. The 2308 Dr. Martin Luther King Jr. Drive parcel is approximately 0.1927 acres and is zoned R-1AA. It is one of two small improved parcels that are adjacent on three sides to Magee Field.

Magee Field contains facilities for football, baseball, and basketball, as well as playground equipment and a covered shelter. A well-utilized park covering 4.2 acres, it was dedicated in 1951 and is named after Dr. A. S. Magee, one of Pensacola's first black physicians. The property underwent extensive renovation in 2006 thru 2007, but was unable to acquire two small improved parcels near the current parking area of the Field - this parcel facing Dr. Martin Luther King, Jr. Drive and the other facing North Davis Highway. The latter is not for sale, per the owner when contacted in November 2020.

The owner of the Dr. Martin Luther King, Jr. Drive parcel was contacted in November 2020 to inquire about purchasing the property and indicated there may be some interest in selling the property. However, the duplex on the property was occupied by tenants at that time. An appraisal was obtained to determine market value. Sherill Appraisal Company completed the survey in late January 2021, and the appraised value of the property was determined as \$205,000.

The owner has confirmed that the lease of the current tenants will soon be expired. Acquisition of

this parcel would enable the park to expand their current location eliminating the need to cross streets and the ability to address any infrastructure issues that may arise. With the limited options available for expansion, the sale price has been determined to be acceptable. An additional \$35,000 is being appropriated to provide funding to make any necessary renovations to the building to provide the ability to expand the services to the community.

PRIOR ACTION:

None

FUNDING:

Budget:	\$110,000	Park Purchases Trust Fund
	50,000	LOST IV - Vickery Resource Center
	50,000	LOST IV - Theophalis May Resource Center
	40,000	LOST IV - Sanders Beach Park
	<u>\$250,000</u>	
Actual	\$205,000	Purchase Price
	10,000	Closing Costs (Estimated)
	35,000	Renovations (Estimated)
	<u>\$250,000</u>	

FINANCIAL IMPACT:

Section 12-7-6(b)(2) of the City Code requires payment of money to an escrow account for park, recreation or open space needs in lieu of dedication of land. The subdivider or owner of a property shall pay unto the City such sum of money equal in value to five (5) percent of the gross area of the subdivision thereof, which sum shall be held in escrow and used by the City for the purpose of acquiring parks and developing playgrounds. Currently, the Park Purchases Trust Fund has an unencumbered balance of \$119,059.16. Adoption of the Supplemental Budget Resolution will appropriate \$110,000 of that balance, leaving an unencumbered balance of \$9,059.16. Additionally, funds will be transferred from the Vickery Resource Center, the Theophalis May Resource Center and Sanders Beach Park within the Local Option Sales Tax Fund to provide the rest of the funding for this purchase. Adoption of the Supplemental Budget Resolution will appropriate \$110,000 from the Park Purchases Trust Fund to provide the funds to acquire this property.

CITY ATTORNEY REVIEW: Yes

3/30/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Kerrith Fiddler, Deputy City Administrator - Community Development
Brian Cooper, Parks and Recreation Director

ATTACHMENTS:

- 1) Aerial and Parcel Info - 2308 Dr. Martin Luther King, Jr. Drive
- 2) Appraisal - 2308 Dr. Martin Luther King, Jr. Drive

PRESENTATION: No