City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00854 Community Redevelopment Agency 10/11/2021

ACTION ITEM

SPONSOR: Delarian Wiggins, Chairperson

SUBJECT:

EXTENSION OF CONSTRUCTION COMMENCEMENT DEADLINE FOR 150 S. BAYLEN STREET THROUGH SEPTEMBER 30, 2022

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve an extension of the date to commence construction on redevelopment of the property at 150 South Baylen Street through September 30, 2022.

SUMMARY:

On April 10, 2017, the CRA approved an award of contract for the sale of surplus property at 150 South Baylen Street (an underutilized parking lot) to Studer Properties, LLP. The property sold at its appraised value of $510,000. The deed required that construction on the property begin by April 4, 2021.

On March 8, 2021, the CRA approved and was notified that the property was under contract to Red Feather Developers, LLC. On that date, the CRA approved a request by Red Feather to extend the construction deadline to September 30, 2021.

On August 12, 2021, Red Feather submitted notification to CRA that a title encumbrance had been placed on the property. The pending litigation to resolve the encumbrance issue would not likely be resolved prior to the end of September. Red Feather requested an extension of all deadlines pertaining to the development through September 30, 2022. Staff recommends the CRA approve this extension.

PRIOR ACTION:

December 5, 2016 - The CRA declared the property at 150 S. Baylen Street surplus.

December 23, 2016 - A 30-day Notice of Property Disposition/RFP was published.

January 22, 2017 - A purchase offer of $510,000 was received from Studer Properties, LLP.

April 10, 2017 - The CRA awarded a contract for the sale of 150 S. Baylen Street to Studer

Properties, LLP.

April 13, 2017 - City Council approved the contract for the sale of 150 S. Baylen St to Studer Properties, LLP.

August 31, 2017 - The property was conveyed by Special Warranty Deed.

August 5, 2019 - the CRA approved a partial extension to the plan submittal deadline through February 29, 2020.

April 20, 2020 - The CRA approved a full extension of the plan submittal deadline through August 31, 2020.

October 5, 2020 - The CRA reviewed and accepted the developer's design plans for the site.

March 8, 2021 - The CRA approved extension of the construction start deadline to September 30, 2021.

FUNDING:

NA

FINANCIAL IMPACT:

None

LEGAL REVIEW ONLY BY CITY ATTORNEY: Choose an item.

Click here to enter a date.

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

1) Extension Request Letter 07122021
2) Complaint for Declaratory Relief
3) Red Feather Answer

PRESENTATION: No