

MIDTOWN



TOWN

Redevelopment Area Plan



The City of Daytona Beach Community Redevelopment Agency

COMMUNITY REDEVELOPMENT PLAN

for the
MIDTOWN REDEVELOPMENT AREA
DAYTONA BEACH, FLORIDA

Amended December 19, 2012



THE CITY OF DAYTONA BEACH, FLORIDA

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TABLE OF CONTENTS

REDEVELOPMENT PLAN

1.0 Introduction1

2.0 Redevelopment Area Boundaries2

3.0 Summary of Blight Conditions2

4.0 Redevelopment Goals2

5.0 Redevelopment Strategic Objectives

 5.1 Economic Development4

 5.2 Infrastructure4

 5.3 Transportation and Parking5

 5.4 Public Amenity.....6

 5.5 Design6

 5.6 Land Use7

REDEVELOPMENT PLAN ADMINISTRATION

6.0 Development Controls8

7.0 Neighborhood Impacts9

8.0 Capital Projects11

9.0 Financing13

10.0 Implementation16

- EXHIBIT A: Legal Description and Boundary Map
- EXHIBIT B: 1997 Generalized Land Use Map
- APPENDIX A: Summary of Blighted Conditions
- APPENDIX B: Midtown Master Plan

1.0 INTRODUCTION

By adoption of Resolution 98-25 on January 7, 1998, the City Commission of the City of Daytona Beach made the finding that blighted conditions exist within the Midtown Redevelopment Area and that the rehabilitation, conservation, redevelopment or a combination thereof, of the blighted areas within the city is necessary, in the interest of public health, safety, morals and welfare of the residents of the City of Daytona Beach.

By the same resolution, the City Commission declared itself to be the Community Redevelopment Agency for the purposes of carrying out community redevelopment projects pursuant to the Community Redevelopment Act of 1969, Chapter 163, Part m, Florida Statutes, as amended.

Contained herein is the Community Redevelopment Plan prepared for the Community Redevelopment Agency for the Midtown Redevelopment Area. The purpose of the plan is to provide the program framework for the elimination of blight within the Midtown Redevelopment Area.

All undertakings and activities within the project area shall conform to the provisions of this Redevelopment plan and any amendments thereto. In addition, all such undertakings and activities shall conform to the City's Comprehensive Plan as it exists now or as may be amended from time to time.

The specific undertakings and activities proposed to be carried out pursuant to this Redevelopment Plan may be periodically updated.

2008 Amendments

The purpose of the 2008 amendments to this Plan is to clarify and reaffirm the past, present, and future actions of the City of Daytona Beach Community Redevelopment Agency to continue the authorized expenditures of tax increment funds for a variety of programs and activities that further the goals and policies of the Plan.

Notably, the amendments clarify that this Plan authorizes funding of promotional activities for cultural and special events that contribute to the economic success of redevelopment. In addition, effective enhanced law enforcement programs, including innovative community policing and systematic code enforcement, are proven to eliminate blight and create the safe environments necessary to attract private investment. Funding is also provided to address the additional costs to maintain streetscapes and other enhanced capital improvement projects that further the policies and goals of this Plan. This amendment also changes the name of the Redevelopment Area from "Westside" to "Midtown".

2012 Amendments

The purpose of the 2012 amendments to this Plan is to adopt certain goals, strategies, and development standards of the Midtown Master Plan prepared by Florida A&M University's School of Architecture as deemed necessary to implement the Midtown Master Plan.

2.0 MIDTOWN REDEVELOPMENT AREA BOUNDARIES

The boundaries of the Midtown Redevelopment Area are generally described as being that area of the city which lies west of the Florida East Coast Railroad and east of Nova Road generally adjacent to and south of George Engram Sr. Blvd. and adjacent to and east of Dr. Martin Luther King Jr. Boulevard to Shady Place and adjacent to and north to Orange Avenue. The legal description of the boundaries and boundary map are attached as Exhibit A.

3.0 SUMMARY OF BLIGHT CONDITIONS

The Midtown Redevelopment Area was found to contain conditions of blight based upon data and information contained in the study document entitled "Blight Study, Proposed Westside Redevelopment Area (June – August 1997)" by Resolution No. 98-25 adopted January 7, 1998. A summary of that report is presented in Appendix "A".

4.0 REDEVELOPMENT GOALS

Once adopted by the city the redevelopment goals establish overall vision for revitalizing the Midtown Redevelopment Area. In addition, the goals and objectives help the private sector with an understanding of the city's direction so property owners, businesses and residents can make appropriate development decisions.

It is the Redevelopment Agency's intent that public and private cooperative efforts of the redevelopment process as contained herein should result in the creation of environmentally and aesthetically pleasing new development and rehabilitation projects. It is expected that the stimulation and attraction of private investment in the redevelopment project area will improve the economic health of the area, the City and County, increase employment opportunities, better serve residents and tourists, and improve the tax base.

GOALS

1. Assemble property necessary to carry out the redevelopment plan where conditions of title, diverse ownership, lot layouts or other conditions discourage proper development.
2. Provide incentives to cause rehabilitation of historic and architecturally significant buildings within the redevelopment area.

3. Increase employment opportunities and strengthen the tax base by increasing the intensity of new development and encouraging the construction of high quality commercial, office and industrial developments.
4. Through regulatory controls and incentives, economic incentives, public amenities and infrastructure improvements, encourage investment in new development and rehabilitation to improve property values in the Redevelopment Area.
5. Improve the level of service for public facilities in the corridor, such as transit, parks, electrical, lighting, digital communication, water and sewer.
6. Preserve the unique history and character of the Midtown Redevelopment Area.
7. Increase the share of the region's public and private investment in the Midtown Redevelopment Area.
8. Increase the percentage of home ownership and business ownership in the Redevelopment Area.
9. Increase the percentage of the region's employment growth in areas within the Redevelopment Area.
10. Increase personal income in every socioeconomic group.
11. Increase the tax base.
12. Increase the number of local residents participating in Midtown's community initiatives and activities.
13. Preserve and enhance existing places, and assure new places are unique and memorable.
14. Increase the number of residential and commercial projects featuring pedestrian-friendly, energy-efficient, and transit-oriented design.
15. Improve public safety in all areas, with implementation of Crime Prevention through Urban Design Standards.
16. Improve public & private community service facilities.
17. Apply Universal Design principles and assure the community is accessible and allows aging in place.

18. Increase the share of trips using transportation alternatives, such as public transit, biking, and walking, instead of single-occupant vehicles.
19. Reduce the rate of per-capita consumption of resources such as water and electricity.
20. Improve architectural standards and quality of construction.

5.0 REDEVELOPMENT STRATEGIC OBJECTIVES

5.1 Economic Development Objective

Target public intervention and economic incentives to encourage private investment in new development and rehabilitation that will improve property values, retain jobs, create new jobs, and expand the tax base consistent with the Redevelopment Plan and the Midtown Master Plan (Appendix B).

Policy 5.1.1 Create entitlement and property development incentives for the ISB corridor and all public property that is being offered for private development.

Policy 5.1.2 Target loan, grant and technical assistance programs to help retain and attract small businesses to the Midtown Area. Create a funding and grant initiative data base.

Policy 5.1.3 Develop a series of projects that will be funded by Community Block Grants from the U.S. Department of Housing and Urban Development.

Policy 5.1.4 Create a Black Heritage Walk and Florida African American Museum and Research Center funding initiative.

Policy 5.1.5 Establish partnerships with national, regional, and local community banks, lenders, investors, and foundations.

Policy 5.1.6 Develop business start up, entrepreneur and expansion incentives.

5.2 Infrastructure Objective

Utilize infrastructure improvements to encourage private investment in new development and rehabilitation consistent with the Redevelopment Plan. This will improve assessed property values, retain jobs, create new jobs, and expand the tax base.

- Policy 5.2.1 Create and implement a stormwater master plan to provide stormwater treatment for the Midtown area as a coordinated area stormwater solution.
- Policy 5.2.2 Encourage the placement of utility lines underground where it is important to improve visual qualities.
- Policy 5.2.3 Improve the streetscape system within the Midtown area generally consistent with the designs presented in the Midtown Master Plan (Appendix B).
- Policy 5.2.4 Improve the streetscape on International Speedway Blvd. to create a signature gateway to the Midtown Redevelopment Area.

5.3 Transportation and Parking Objective

Facilitate the development of an efficient traffic, parking and public transportation system that supports future land uses consistent with the Redevelopment Plan.

- Policy 5.3.1 Make improvements to the traffic system as needed to accommodate new development.
- Policy 5.3.2 Cause to be developed an integrated high quality pedestrian network throughout the Midtown Redevelopment Area.
- Policy 5.3.3 Improve the image of existing private parking areas through lighting, signage and plantings.
- Policy 5.3.4 Develop locational standards for parking areas that relate to land use, the street system and employee parking.
- Policy 5.3.5 Develop public parking as needed and establish a system to maintain such parking areas.
- Policy 5.3.6 Monitor and encourage the expansion as necessary of the public transit service in the area.
- Policy 5.3.7 Take advantage of the narrow right-of-ways to enhance the pedestrian atmosphere and create spaces for streetscaping and landscaping. Connect, and extend the street network as shown in

the “Streets & Transit Plan” as described in the Midtown Master Plan (Appendix B).

- Policy 5.3.8 Create a new transit plan based on the Five Square plan organization as described in the Midtown Master Plan (Appendix B).

5.4 Public Amenity Objective

Support public amenities that will enhance the public realm of the Midtown Redevelopment Area with a sense of place and vitality as well as encourage new private investment in commercial projects.

- Policy 5.4.1 Expand the Dickerson Community Center and add new recreational and aquatic facilities adjacent to the Dickerson Center.
- Policy 5.4.2 Create a stronger visual and functional relationship between pedestrian areas and parks and open spaces along Martin Luther King Jr. Boulevard and Mary McLeod Bethune Boulevard i.e., textured paving at crosswalks, selected planting areas, street furniture etc.
- Policy 5.4.3 Promote greater utilization for cultural and special events and study methods to create greater and on-going use.
- Policy 5.4.4 Utilize new incentive regulations and the developer negotiation process to create areas aesthetically and functionally related to adjacent uses, and the pedestrian / open space network.
- Policy 5.4.5 Provide improved and additional public landscaping and open space primarily within rights-of-way, easements, alleys and designated park open-space areas.

5.5 Design Objective

Utilize land development controls and incentives to encourage investment in new development and rehabilitation that is consistent with the Redevelopment Plan intent and Comprehensive Plan policies and procedures.

- Policy 5.5.1 Amend the City’s Land Development Code to adopt the building form principles and design guidelines that are based on the unique

characteristics of the Midtown Redevelopment Area as recommended in the Midtown Master Plan (Appendix B).

- Policy 5.5.2 Amend the City's Land Development Code (including sign code, architectural design standards, and landscape requirements to ensure the Code provides standards that improve the quality of development through application of current design principals, architectural design standards in the Midtown Master Plan (Appendix B).
- Policy 5.5.3 Create design standards that are tailored to the scale and character of each neighborhood. Standards will include Universal Design and CPTED (crime prevention through environmental design) principles.
- Policy 5.5.4 Provide a plan for organization of parking and access to include improved directional signage, entrance identification, landscaping and lighting.

5.6 Land Use Objective

Through regulatory controls encourage investment in appropriate new development and rehabilitation of historic structures that will improve assessed property values by 3% per year, create new jobs by 10% a year and maintain a minimum of 85% building occupancy in the Redevelopment Area.

- Policy 5.6.1 Establish the “Town Center” and “Five Square” organization as shown in the Neighborhood Plan as described in the Midtown Master Plan (Appendix B).
- Policy 5.6.2 Establish 5 (five) distinct neighborhoods within Midtown, each with a unique character and identifiable center that are based on the scale of a 5 minute walk as described in the Midtown Master Plan (Appendix B).
- Policy 5.6.3 Create a Midtown “Town Center” at the intersection of ISB and MLK and establish MLK Blvd. as a “Main Street” (between Mary McCloud Bethune Blvd. on the north and Orange Ave. on the south) with heritage exhibits, public art and a lively mix of entertainment, cultural, retail, residential and educational users as described in the Midtown Master Plan (Appendix B).
- Policy 5.6.4 Protect and infill the existing residential areas.

- Policy 5.6.5 Properties located within the Redevelopment Area shall be developed in conformance with the objectives, policies, and land use designations of the Land Use Element of the City's Comprehensive Plan as it exists now or it may be amended from time to time.

REDEVELOPMENT PLAN ADMINISTRATION

6.0 Development Controls

Within the limits, restrictions and controls established in the Redevelopment Plan or subsequent plans, the Redevelopment Agency may cause to be established amendments to the Comprehensive Plan and Land Development Regulations including design criteria, building heights, land coverage, setback requirements, traffic circulation, traffic access and other development and design controls necessary for proper development of both public and private areas within the area.

For properties acquired and disposed to a private developer, development controls shall include the City's Land Development Regulations. In addition, the Redevelopment Agency may establish any restrictions or covenants to run with the land sold or leased for private use for such periods of time and under such conditions as the Redevelopment Agency deems necessary to effectuate the purpose of the Redevelopment Plan.

GENERAL TERMS OF CONTROLS/LIMITATIONS

The type, size height, number and proposed use of buildings in the project area shall be limited to the City's Comprehensive Plan, Zoning Ordinance and other regulations and Codes of the City and further regulated by the Agency.

COMPREHENSIVE PLAN

All development, redevelopment and rehabilitation activities carried out within the Midtown Redevelopment Area shall conform to the City's Comprehensive Plan (adopted pursuant to the Local Comprehensive Planning Act of 1975) as it exists now or as it may be amended from time to time.

LAND DEVELOPMENT CODE

Projects located within the Midtown Redevelopment Area shall be developed in conformance with the objectives, policies and land use designations of the City's Land Development Code as it exists now or may be amended from time to time. Specific densities or intensities within the land use categories will be governed by the provisions of the appropriate City Zoning District as they exist or may be amended pursuant to amendments to the Comprehensive Plan.

Mandatory Maintenance

The Comprehensive Plan addresses the need for improved appearance in connection with redevelopment efforts by the City. The improved appearance of public areas leads to a recognition that consistent improvements will also need to be made on private properties. These improvements will lead to improved economic conditions and more economic opportunities for property owners and residents of the area.

Zoning

Land uses in each zoning district shall be determined in accordance with the use schedule adopted for the district. No use shall be established or maintained in any zoning district except as specifically permitted by the Land Development Code and in accordance with the Comprehensive Plan.

7.0 Neighborhood Impact

The effect of the Plan upon the residents of the Midtown Redevelopment Area is not anticipated to be significant in terms of relocation, traffic flow disruption, environmental degradation; loss of community facilities and services, effect on school population or other matters affecting the physical and social quality of the neighborhood.

The establishment of the Midtown Redevelopment Area serves the purpose of creating positive neighborhood impacts and improvements.

HOUSING: REPLACEMENT ASSURANCES

It is not anticipated that there will be a significant need to relocate residents and businesses displaced as a result of property acquisition by. In the event such relocation is necessary, the Redevelopment Agency will follow procedures which fulfill the intent of the law and objectives stated below:

1. Approximate number of dwelling units: It is expected that the project when complete will contain approximately the same amount of residential units. Currently, there are 1608 existing dwelling units. It is projected that for the duration of the Plan, there will be no new dwelling units developed within the project.
2. Adequately inform affected persons and/or businesses regarding assistance, policies and procedures.

3. Provide displaced persons and/or businesses with uniform and consistent services.
4. Prior to displacement, ensure that affordable decent, safe and sanitary replacement housing is available for relocation of displaced residents.
5. Ensure that replacement housing is available in the same range of choices to all displaced persons regardless of race, age, sex, color, religion or national origin.
6. Provide fair and responsible financial assistance to residential and commercial displaces.

TRAFFIC

As business increases in the area traffic will increase, however, traffic circulation throughout the neighborhoods in the redevelopment area is primarily along local streets. The commercial traffic remains primarily along the major streets and for the most part does not encroach into the residential areas. If traffic on such major streets increases, the City's Concurrency Management Ordinance and the MPO Transportation Improvement Program will be utilized to maintain an adequate level of services.

ENVIRONMENTAL QUALITY

The various city, state, and federal regulations are designed to mitigate any potential environmental impacts associated with redevelopment.

COMMUNITY FACILITIES AND SERVICES

The city's impact fee ordinance will serve to provide capacity for any impacts to the city's water and sewer system which may result from redevelopment.

PROJECTED SCHOOL POPULATION

Because the overall residential population is not expected to change dramatically, school population is not expected to be affected.

OTHER PHYSICAL AND SOCIAL IMPACTS

It is not anticipated that there will be any adverse impacts to other physical or social conditions in the area. In fact, such conditions should improve when the general economy of the area improves.

8.0 Capital Projects, Programs and Activities

Capital Projects

The Redevelopment Agency is authorized to install and construct or to cause to be installed or be constructed public improvements and public utilities that may be necessary or convenient to carry out the provisions of this plan.

Such public improvements and public utilities may include but are not limited to the following:

- streets, including: completely new and widening or resurfacing of existing streets.
- curbs, gutters and sidewalks
- street lights
- sanitary sewer systems
- storm sewer systems
- water distribution systems
- parking lots or structures
- pedestrian walks
- parks, playgrounds and landscaped areas
- public buildings and facilities

The Redevelopment Agency may also pay the costs associated with the acquisition of public right-of-way, the ownership of which shall be dedicated to the City of Daytona Beach or other public corporation as appropriate.

All public improvements and facilities installed or constructed by the Agency, the City or others shall conform to the Comprehensive Plan of the City of Daytona Beach.

“Streetscape Improvements” are intended to eliminate blighting conditions by removing and replacing substandard public improvements and public utilities, and adding new public improvements and public utilities located within public right-of-way, public land, and public easements. Streetscape improvements are projects that emphasize a comprehensive, coordinated approach to create safe, attractive, and walkable neighborhoods. These projects are intended to enhance and beautify public corridors and spaces including, but not limited to, the relocation of overhead utilities underground, the addition of landscaping, drainage improvements, signage, plazas, pavers, ADA ramps, crosswalks, decorative lighting, public art, and street furniture.

The following is a list of Capital Projects to be completely or partially funded and constructed by the Community Redevelopment Agency by 2015 in accordance with the Midtown Master Plan (Appendix B).

- 1. Streetscape Improvements - West International Speedway Boulevard Project** (from Nova Road to F.E.C.Railroad)

2. **Streetscape Improvements - Martin Luther King Boulevard Project** (from Mary McLeod Bethune Boulevard to Bellevue Avenue)
3. **Streetscape Improvements - Mary McLeod Bethune Boulevard Project** (from Nova Road to F.E.C.Railroad)
4. **Streetscape Improvements – Orange Avenue Project** (from Nova Road to F.E.C.Railroad)
5. **Streetscape Improvements – Magnolia Avenue Project** (from Nova Road to Martin Luther King Boulevard)
6. **Streetscape Improvements – Keech Street Project** (from Orange Avenue to George Engram Boulevard)

Programs and Activities

The Redevelopment Agency is authorized to develop, finance, and implement programs and activities that will enhance and revitalize the Redevelopment Area, and are deemed necessary or convenient to carry out the Goals and Policies of this Plan including, but not limited to, the following:

1. Innovative Community Policing Program that will provide a safe and secure environment to attract and retain businesses, residents, and visitors.
2. Enhanced Code Enforcement Program that promotes compulsory and voluntary improvements of structures and properties.
3. Maintenance Program that addresses the increased cost to maintain and repair public capital improvements funded by the Redevelopment Agency.
4. Promotion Program that sponsors marketing for festivals, special events, and cultural activities within public facilities, land, and rights-of-way that will encourage residents and tourists to visit public parks and shop at local businesses.
5. Incentive programs including public and private grants and loans that encourage improvements to existing commercial and residential structures.
6. Redevelopment management functions including administrative costs, market studies, planning, design, engineering, and other activities.
7. Commercial Corridor Redevelopment Catalyst Projects including, but not limited to, the Liberty Plaza Project located on Martin Luther King Boulevard between Loomis Avenue and Verdell Street, the Matthews Redevelopment Project located at the northeast

corner of Nova Road and International Speedway Boulevard, and the Midtown Gateway Project located at the northeast and southeast corner of Nova Road and Orange Avenue.

8. Innovative public, non-profit, and private collaborative partnerships to address social problems including, but not limited to, a Community – University Partnership with Bethune-Cookman University that will address “Town and Gown” issues.

The Redevelopment Agency is authorized to use tax increment funds to implement these capital projects, programs and activities.

9.0 Financing

Improvements to the Midtown Redevelopment Area will require a financial investment on the part of the City’s Redevelopment Agency. As provided for by Florida's Community Redevelopment Act, the principal source of funding for the Redevelopment Agency will be through the mechanisms of tax increment financing. In addition, the Agency and the City will utilize other City, County, State and Federal funding sources as appropriate and available to carry out the provisions of this plan.

Furthermore, the Redevelopment Agency recognizes that from time to time the various private entities which participate in various redevelopment projects may require assistance in arranging financing for a redevelopment activity. For such activities approved as part of the redevelopment program, the Agency shall provide technical program assistance as deemed appropriate by the City Commission.

Following is a general description of the major funding sources and programs that the Redevelopment Agency will use in financing the Midtown Redevelopment Area programs.

CAPITAL COSTS

General cost estimates for capital projects will be specifically listed in the City of Daytona Beach Adopted Annual Budget’s Five Year Capital Program.

METHODS OF FINANCING

Tax Increment Financing

The principal source of revenues for use by the Redevelopment Agency for public expenditures associated with public projects located in the redevelopment area will be tax increment financing.

Upon adoption of this plan by the City Commission, a Redevelopment Trust Fund has been previously established as part of the city's current redevelopment program. For each taxing year following adoption of the plan, ad valorem taxes generated by the assessed taxable real property

value in excess of the area's base year assessment total will be deposited into the Trust Fund. The methodology for determining the amount of the tax increment to be contributed to the Trust Fund each year shall be as provided in F.S. 163.387 as may be amended.

All funds deposited into the Trust Fund shall be available to the Redevelopment Agency for any lawful purpose as defined in Chapter 163 F.S. in fulfillment of the provisions of this Redevelopment Plan and any amendments thereto.

Advances and Loans

The Redevelopment Agency shall have the power to borrow money and accept advances from any source, public or private, including the City of Daytona Beach, for any lawful purpose in connection with the redevelopment program. Tax increment revenues or any other funds deposited into the Redevelopment Trust Fund which are not otherwise obligated shall be available for repayment of such loans or advances.

Furthermore, the Agency may enter into a contract with the City or other public corporation under which the Agency agrees to reimburse the City or other public corporation for all or part of the value of any land or all or part of the cost of any building, facility, structure or other improvement, or both by periodic payments over a period of years.

The obligation of the Agency under such contract shall constitute an indebtedness of the Agency incurred as a result of a community redevelopment project, as per Section 163.387 (3) F.S.

Tax Increment Revenue Bonds

When authorized by an ordinance of the City Commission, the City shall have the power to issue negotiable redevelopment revenue bonds to finance the undertaking of any community redevelopment project activity, including the payment of principal and interest upon any loans and advances previously incurred and for the refunding and retirement of bonds or other obligations previously issued. The security for such bonds may be based upon the anticipated tax increment revenues of the redevelopment project and such other revenues as may be legally available.

Bond Anticipation Notes

The City Commission may also issue bond anticipation notes and may renew the same from time to time, but the maximum maturity of any such note, including renewals thereof shall not exceed five (5) years from the date of issue of the original note. Such notes may be paid from tax increment revenues, the proceeds of sale of revenue bonds in anticipation of which they were issued, or any other funds in the Redevelopment Trust Fund not otherwise obligated.

Redevelopment Trust Fund Earned Interest

Any interest earned from savings institutions from deposits of Trust Fund moneys shall become part of the redevelopment moneys available to the Redevelopment Agency for use in financing the redevelopment project.

Sale or Lease of Acquired Property

All monies received from the sale of real property acquired by the Redevelopment Agency shall be deposited into the Trust Fund. Property which is acquired and held by the Agency pending resale may from time to time be leased with such lease payments to be deposited in the Trust Fund.

Enterprise Fund Revenue Bonds

The City Commission may issue revenue bonds for specific enterprise purposes with the intent of having the revenues generated from such enterprises used to retire the revenue bonds. The Redevelopment Agency may pledge Redevelopment Trust Fund monies not otherwise obligated as additional security for such revenue bonds.

Water and Sewer Improvement Fund

Monies from the Water and Sewer Improvement Fund of the City of Daytona Beach shall be allocated to fund needed water and sewer improvements within the redevelopment project area as deemed appropriate by the City Commission.

Federal and State Grants

The Redevelopment Agency and the City of Daytona Beach will seek to utilize Federal, State, private, and other grant programs as are applicable and available for any approved use within the redevelopment project area.

Technical Program Assistance

The Redevelopment Agency and its staff will provide technical program assistance to private entities participating in redevelopment activities when required, to allow the private entity to take advantage of Federal or State loan assistance or tax credit programs.

Commercial Corridor Redevelopment Catalyst Projects

In addition to providing economic incentive programs administered by the Agency staff, including but not limited to façade grants, the Redevelopment Agency may, by written redevelopment agreement, provide grants and loans for property acquisition or improvements, in limited and specific cases where and when it determines a commercial project will be a catalyst,

stimulus, means, or method that prevents the spread of slums and urban blight, encourages needed community rehabilitation, and encourages commercial redevelopment consistent with Chapter 163, Part III, Florida Statutes, along the following commercial corridors: International Speedway Boulevard, Nova Road, Martin Luther King Boulevard, Orange Avenue, Dr. Mary McLeod Bethune Boulevard, and George Engram Boulevard. Mixed use projects that have significant commercial uses may also qualify as a catalyst project along these commercial corridors.

10.0 Implementation

Pursuant to the Community Redevelopment Act (Chapter 163 F.S.), the Daytona Beach City Commission has declared itself to be the Community Redevelopment Agency (Resolution No. 98-25). Staff functions for the Redevelopment Agency and Advisory Board will be performed by the city departments as needed. The management policies and functions will be developed and performed by the City's Development Services Department in conjunction with the Enterprise Zone Development Agency Board of Commissioners and subject to approval by the Redevelopment Agency.

SAFEGUARDS THAT THE WORK OF REDEVELOPMENT WILL BE CARRIED OUT PURSUANT TO THE PLAN

All real property in the project is hereby made subject to the controls and requirements of this Plan or any other plans adopted by the Agency to carry out this plan.

No real property shall be developed, rehabilitated, or otherwise changed after the date of adoption of this Plan except in conformance with the provisions of this Plan or any other plans adopted by the Redevelopment Agency to carry out this Plan.

MANAGEMENT FUNCTIONS

The Redevelopment Agency and the Development Services Department will be responsible for the following functions:

- Preparing budgets for operating and capital expenses.
- Reviewing and approving private development proposals in accordance with the plan.
- Assisting developers, property owners and business owners in obtaining necessary public approvals.
- Monitoring private development for conformance to redevelopment plan requirements.
- Supervising design and construction of public projects and improvements.
- Managing property acquisition and disposition programs.
- Administering the relocation of businesses and residents where necessary.
- Coordinating redevelopment activities with all public agencies.
- Developing and coordinating promotional and marketing programs.

- Providing continuous planning services for the redevelopment area.
- Preparing and supervising property management programs.
- Periodically review projects up through their implementation.

OWNER PARTICIPATION

Current owners of property in the project area shall have the opportunity to submit proposals to the Agency to carry out redevelopment activities on property they own or control. The proposals may be for new development or redevelopment; for rehabilitation or expansion of structures; or to eliminate a substandard or detrimental building condition.

The Agency shall consider all proposals submitted including plans and specifications, financial and legal ability, time schedules, terms and conditions, and any other information as may be required by the Agency. The Agency may accept any such proposal as the Agency deems to be in the public interest, in furtherance of the purposes of this Redevelopment Plan and the Comprehensive Plan and in conformance with all applicable development regulations.

Proposals may also be submitted by two or more property owners who separately own or control adjacent properties and also propose to carry out a redevelopment activity under a joint participation arrangement.

Proposals by any current property owner or owners which involves the acquisition of adjacent properties not currently owned or controlled by the owner or owners submitting the proposal may be accepted by the Agency contingent upon the sale or lease of such adjacent properties from the owner(s) of the adjacent properties to the person(s) submitting the proposal.

PROPERTY ACQUISITION

Florida's Community Redevelopment Act authorizes Redevelopment Agencies to acquire real property in designated redevelopment project areas. Acquisition of real property may be by negotiated purchase, condemnation, gift, exchange (exchange either inside or outside the redevelopment area) or by other lawful means. The Redevelopment Agency may acquire fee simple title or any other interest less than fee simple.

The Daytona Beach City Commission, as the Redevelopment Agency, shall acquire real property within the Midtown Redevelopment Area as may be necessary for public improvements, to provide sites for public facilities, eliminate unsafe conditions, remove non-conforming uses, eliminate title restrictions, or to overcome diversity of ownership and faulty lot layout which prevents redevelopment and contributes to the perpetuation of blight in the area.

Whenever possible, the designated property will be acquired through negotiation with the current owners. The basis for negotiation will be the fair market value of the property as determined by competent appraisers and approved by the City Commission.

PROPERTY MANAGEMENT

Property purchased by the Redevelopment Agency for the purposes of public improvements, public facilities, right-of-way or other permanent public uses shall be owned and controlled by the City of Daytona Beach or other public corporation as appropriate.

Property acquired by the Redevelopment Agency with the intent of resale or lease shall be under the management and control of the Agency during such time that the property is owned by the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment purposes.

DEMOLITION, CLEARANCE, SITE PREPARATION

The Redevelopment Agency is authorized to demolish, clear or remove buildings, structures and other improvements from any real property acquired in the redevelopment area.

The Redevelopment Agency is authorized to prepare or cause to be prepared as building and development sites any property acquired by the Agency for use as either a public or private redevelopment project.

The Redevelopment Agency is authorized to install and construct or cause to be installed or constructed the public improvements and public facilities either within or outside the project area necessary to carry out the Redevelopment Plan.

PROPERTY DISPOSITION AND DEVELOPMENT

The Redevelopment Agency is authorized to transfer ownership, or any other interest in any real property acquired by sale, lease, exchange or any other legal means. The transfer of real property or interest therein may be to any private or public entity for development, redevelopment or use in accordance with the Redevelopment Plan. The purchasers or lessees and their successors and assigns shall be obligated to devote such real property only to the uses specified in the Redevelopment Plan.

Such real property or interest shall be sold, leased or otherwise transferred for its fair value. In determining the fair value, the Redevelopment Agency will take into account and give consideration to the uses provided in the Plan, the restrictions upon, and the covenants, conditions and obligations assumed by the purchaser or lessee, and the objectives of the plan.

Prior to the disposition of any real property, the Redevelopment Agency shall give public notice of its intent to sell, lease or otherwise transfer such property. The Agency shall invite proposals from and make all pertinent information available to, private developers, redevelopers or any persons interested in undertaking a development, redevelopment or rehabilitation activity within the redevelopment project area.

The Redevelopment Agency shall consider all proposals submitted including plans and specifications, financial and legal ability, time schedule, purchase or lease terms and conditions, and any other information as may be required by the Agency. Upon adequate investigation of each proposal, the agency may negotiate with any or all parties involved and may accept such proposal as the Agency deems to be in the public interest and in furtherance of the purposes of the Plan.

DISPOSITION AND DEVELOPMENT DOCUMENTS

The Redevelopment Agency shall reserve such powers and controls through disposition and development documents with purchasers and lessees as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development or rehabilitation begins within a period of time which the Agency fixes as reasonable.

In order to provide adequate safeguards that the provisions of this Plan or its amendments will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to owner participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, restrictions, or other means.

The leases, deeds, contracts or other forms of agreement may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this plan.

All property purchased by the Agency in the redevelopment project area is subject to restriction that there be no discrimination or segregation based upon race, religion, sex, age or national origin in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the project area.

MODIFICATION OF THE PLAN

This Redevelopment Plan is to be adopted by ordinance by the City Commission of the City of Daytona Beach.

From time to time modifications may be made to the Plan in the form of an amendment to the original ordinance adopting the Plan. All such modifications and/or amendments shall be approved only by the City Commission following the required prior advertised public hearing in accordance with Florida's Community Redevelopment Act (Section 163.361 F.S.)

SEVERABILITY

If any provision, section, subsection, sentence, clause or phrase of this Redevelopment Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of this Plan.

EXHIBIT A

LEGAL DESCRIPTION & BOUNDARY MAP

Legal Description of the Midtown Redevelopment Area

Beginning at a point on the westerly boundary of Lot 29, Block 10 of Pinecrest Subdivision recorded in Map Book 9, Page 183, Public Records of Volusia County, Florida, said point being 10 feet southerly of the northwesterly corner of said lot/across Lots 29, 28 and 27 of said Block 10, parallel with the northerly lines thereof, and along the easterly projection of said Lot 27 to the centerline of Walker Avenue as shown on said plat of Pinecrest Subdivision; thence northerly along said center line of Walker Avenue to the westerly projection of the southerly line of Lot 26, block 9 of said Pinecrest Subdivision; thence easterly along said westerly projection of the southerly line of Lot 26, Block 9 and along the southerly line thereof to the southeasterly corner of said Lot 26; thence northerly along the easterly line of said Lot 26 and Lot 25 of said Block 9 to the southwest corner of Lot 19, Block 8 of said Pinecrest Subdivision; thence easterly along the southerly line of said Lot 19, Block 8 to the southeasterly corner thereof; thence continue easterly across Caroline Street as shown on said Plat of Pinecrest Subdivision to the southwest corner of Lot 9, Block 7 of, said Pinecrest Subdivision, thence continue easterly along the southerly line of said Lot 9 to the southeasterly corner thereof; said point being also in the westerly line of J. S. Magee Subdivision recorded in Map Book 8, Page 133, Public Records of Volusia County, Florida; thence southerly along the westerly line of said J. S. Magee Subdivision to the southwest corner of Lot 32 thereof; thence easterly along the southerly line of said Lot 32 to the westerly line of Magee Street as shown on said plat of J. S. Magee Subdivision; thence continue across said Magee Street to the southwest corner of Lot 7 of said J. S. Magee Subdivision; thence easterly along the southerly line of said Lot 7 to the easterly boundary of said J. S. Magee Subdivision; thence northerly along the easterly boundary of said J. S. Magee Subdivision to the southerly line of the parcel described as the North 56.93 feet of the South 400.5 feet of the West 58.8 feet of the East ½ of Lot 38, Block 3, G. E. Coleman Subdivision, recorded in M.B. 12, Page 33, Public Records of Volusia County, Florida; thence easterly along said southerly line of said parcel to the southeasterly corner thereof; thence northerly along the easterly boundary of said parcel to the northeasterly corner thereof; thence easterly along the southerly line of the south 61 feet of the north 361 feet of aforesaid Lot 38, Block 3 of G. E. Coleman Subdivision to the westerly line of a parcel described as the South 50 feet of the North 370 feet of the East 58.8 feet of said Lot 38, Block 3 of G. E. Coleman's Subdivision; thence southerly along the westerly line of said parcel to the southwest corner thereof; thence easterly along the southerly line of said parcel and the easterly projection thereof to the easterly line of Laura St., as now laid out and

established; thence northerly along said easterly line of Laura Street to the southerly line of Bryant Street, as now laid out and established; thence easterly along said southerly line of Bryant Street to the westerly line of Shoemaker Subdivision recorded in Map Book 6, Page 134, Public Records of Volusia County, Florida; thence southerly along said westerly line of Shoemaker Subdivision to the southwesterly corner of Lot 7 thereof; thence easterly along the southerly line of Lot 7 to the westerly line of Fulton Street as now laid out and established; thence continue easterly across said Fulton Street to the southwesterly corner of Lot 60 of aforesaid Shoemaker Subdivision; thence easterly along the southerly line of said Lot 60 to the easterly line of said Shoemaker Subdivision; being also the westerly line of Hunts Subdivision recorded in MB 9, Pg. 198, Public Records of Volusia County; thence northerly along said westerly line of said Hunts Subdivision to the northwesterly corner of Lot 15 thereof; thence easterly along the northerly line of said Lot 15 to the northeasterly corner thereof; thence southerly along the easterly line of said Lot 15 to the northerly line of the South 150 feet of Lot 14 of said Hunts Subdivision; thence easterly along said northerly line of the southerly 150 ft. of Lot 14 and the easterly projection thereof to the centerline of Cameron Street as now laid out and established; thence northerly along the centerline of said Cameron Street to the westerly projection of the northerly line of Lot 2 of said Hunts Subdivision; thence easterly along said westerly projection and along the northerly line of said Lot 2 of Hunts Subdivision to the westerly line of Roosevelt Park Subdivision, recorded in Map Book 11, Page 125, Public Records of Volusia County, Florida; thence northerly along the westerly line of said Roosevelt Park Subdivision to southwesterly corner of Lot 7, Block 6 thereof; thence easterly along the southerly line of said Lot 7, to the westerly line of Jefferson Street, as now laid out and established; thence southerly across said Jefferson Street to the southwesterly corner of Lot 9, Block 5 of said Roosevelt Park Subdivision; thence continue easterly along the southerly lines of said Lot 9 and Lot 28 of said Block 5, to the westerly line of Ellsworth Street, as now laid out and established; thence easterly across said Ellsworth Street to the southwesterly corner of Lot 9 of Block 4 of said Roosevelt Park Subdivision; thence easterly along the southerly lines of Lots 9 and 28 of said Block 4 to the westerly line of Lincoln Avenue, as now laid out and established; thence continue easterly across said Lincoln Avenue to the southwesterly corner of Lot 9, Block 2 of said Roosevelt Park Subdivision; thence easterly along the southerly line of said Lot 9 to the southwesterly corner of Lot 61 of said Block 2; thence northerly along the westerly line of said Lot 61 to the northwesterly corner thereof; thence easterly along the northerly line of said Lot 61 to the westerly line of Model Street as now laid out and established; thence southeasterly across said Model Street to the northwesterly corner of Lot 4 of Mainland Urban Renewal

Subdivision Unit 14, recorded in Map book 26, Page 141, Public Records of Volusia County, Florida; thence meandering in an overall easterly direction along the northerly boundary lines of said subdivision to the northeasterly corner of Lot 6 of said Mainland Urban Renewal Subdivision, Unit 14; said point being also the northwesterly corner of Lot 1 of Mainland Urban Renewal Subdivision Unit 10, recorded in Map Book 26, Page 130, Public Records of Volusia County, Florida; thence continue easterly along the northerly line of said Lot 1 to the northeasterly corner of said Lot 1; thence continue easterly to the southwesterly corner of Lot 4 of Conrad Subdivision; recorded in Map Book 18, Page 37, Public Records of Volusia County, Florida; thence continue easterly along the southerly line of said Lot 4 to the southeasterly corner of said Lot 4; thence northerly along the easterly boundary of said Conrad Subdivision to the boundary of the Allen Chapel AME Subdivision recorded in Map Book 43, Page 3, Public Records of Volusia County, Florida; thence westerly along said boundary of Allen Chapel AME Subdivision to the easterly line of Dr. Martin Luther King Blvd. (formerly known as Central Street) as now laid out and established; thence northerly along said easterly line of Dr. Martin Luther King Blvd. to the southerly line of Lot 7 of the aforesaid Conrad Subdivision; thence easterly along said southerly line of Lot 7 to the southeasterly corner of said Lot 7; thence northerly along the easterly boundary of said Conrad Subdivision, said line being also the westerly line of the F. N. Conrad Subdivision recorded in Map Book 4, Page 134, Public records of Volusia County, Florida, to the southerly line of Lot 11 of said F. N. Conrad Subdivision; thence easterly along said southerly line of Lot 11 to the westerly line of Pine Street as now laid out and established; thence southeasterly across said Pine Street to the corner of the aforesaid Allen Chapel AME Subdivision; thence meander along the northerly boundary of said Allen Chapel AME Subdivision in an overall southeasterly direction to the northeasterly corner of said Allen Chapel AME Subdivision, said point being also on to the westerly line of Walnut Street, as now laid out and established; thence easterly across said Walnut Street to the northwesterly corner of Lot 8 of Mainland Urban Renewal Subdivision Unit 7, recorded in Map Book 26, Page 122, Public Records of Volusia County; Florida; thence northeasterly along the northerly line of said Lot 8 to the westerly line of Lot 9 of said Mainland Urban Renewal Subdivision Unit 7; thence northwesterly along the westerly lines of Lots 9 and 10 of said Mainland Urban Renewal Subdivision Unit 7 to the northwesterly corner of said Lot 10; thence northeasterly along the northerly line of said Lot 10 and the northeasterly projection thereof to the centerline of Charles Street as now laid out and established; thence northerly along the centerline of said Charles Street to the westerly projection of the northerly boundary of Mainland Urban Renewal Subdivision Unit 13, recorded in Map Book 26, Page 140, Public Records of Volusia County,

Florida; thence along said westerly projection of the northerly boundary and along the northerly lines thereof in easterly, southerly and easterly directions to the northeasterly corner of Lot 1 of said Mainland Urban Renewal Subdivision Unit 13, said point being also on the westerly right-of-way of the Florida East Coast Railroad; thence meandering in an overall southerly direction along the westerly lines of said railroad right-of-way to the centerline of Shady Place as now laid out and established; thence westerly along said centerline of Shady Place the southerly projection of the westerly line of Lot 13, Block H of H. L. Higbee Subdivision recorded in Map Book 22, Page 17, Public Records of Volusia County; thence northerly along said southerly projection and the westerly line of Lot 13 of said Higbee Subdivision to the southerly line of Lot 12, Block H of said Higbee Subdivision; thence westerly along said southerly line of Lot 12 to the southwest corner thereof; thence northerly along the westerly lines of Lots 12, 11, 10, 9, 8, 7, 6 and 5 of Block H of said Higbee Subdivision to the northwest corner of said Lot 5; thence easterly along the northerly line of said Lot 5 to the southwest corner of Lot 4, Block H of said Higbee Subdivision; thence northerly along the westerly line of said Lot 4 and the northerly projection thereof to the centerline of Fremont Avenue as now laid out and established; thence westerly along said centerline of Fremont Avenue to the southerly projection of the westerly line of Lot 6, Block E of said Higbee Subdivision; thence northerly along the said southerly projection of Lot 6 and the westerly line of said Lot 6 and Lots 4, 3, 2 and 1 of said Block E to the southerly boundary of Brinkley Subdivision recorded in Map Book 4, Page 18, Public Records of Volusia County, Florida; thence continue northerly along the easterly lines of Lots 10, 9, 8, 7 and 6 of said Brinkley Subdivision to the northeasterly corner of said Lot 6; said point being also on the southerly line of Lot 3 of said Brinkley Subdivision; thence westerly along the southerly line of said Lot 3 to the southwest corner thereof; thence northerly along the westerly line of said Lot 3 and the northerly projection thereof to the centerline of Bellevue Avenue as now laid out and established; thence easterly along the centerline of said Bellevue Avenue to the southerly projection of the easterly line of a parcel described as the West 51 ft. of the East 122 feet of the South 70 feet of Lot 2, Block 72, Higbee's Addition to Daytona recorded in Deed Book L, Page 704, Public Records of Volusia County, Florida; thence northerly along said southerly projection of the easterly line of the described parcel and the easterly line of said parcel to the northeasterly corner thereof; thence westerly along the northerly line of said parcel to the easterly line of School Street (formerly known as Washington Street) as now laid out and established; thence northerly along said easterly line of School Street to the southwest corner of Lot 7 of Selden Subdivision recorded in Map Book 6, Page 108, Public Records of Volusia County, Florida; thence northerly along the westerly lines of Lots 7 and 8 of said Selden

Subdivision to the northwesterly corner of said Lot 8; thence easterly to the southeasterly corner of Lot 18 of Daytona Subdivision in Lot 1, Block 72, recorded in Map Book 6, Page 69, Public Records of Volusia County, Florida; thence northerly along the easterly lines of said Lot 18 and Lots 17, 16 and 15 of said Daytona Subdivision; to the northeast corner of said Lot 15 thence westerly along the southerly line of Lot 14 of said Daytona Subdivision to the easterly line of School Street (formerly known as Washington Street); thence northerly along said easterly line of School Street to the northwesterly corner of aforesaid Lot 14; thence easterly along the northerly line of said Lot 14 to the westerly line of Lot 20 of said Daytona Subdivision; thence northerly along the westerly line of said Lot 20 and Lot 19 of said Daytona Subdivision to the northwesterly corner of said Lot 19; thence westerly to the easterly line of Lot 11 of said Daytona Subdivision; thence northerly along said easterly line of said Lot 11 and the northerly projection thereof to the centerline of South Street as now laid out and established; thence easterly along said centerline of South Street to the southerly projection of the westerly line of a parcel described as the South 140 feet of the East 108 feet of Lot 1, Block 1 of W. H. Edmonson Subdivision, recorded in Map Book 1, Page 135, Public Records of Volusia County, Florida; thence northerly along said southerly projection of the westerly line of the said parcel and along the westerly line thereof to the northwesterly corner thereof; thence westerly along the southerly line of the parcel described as the North 110 feet of the South 250 feet of the East 161 feet of aforesaid Lot 1 of W. H. Edmonson Subdivision to the southwest corner of said parcel; thence northerly along the westerly line of said Lot 1 and the northerly projection thereof to the centerline of Marco Street as now laid out and established; thence easterly along said centerline of Marco Street to the southerly projections of the westerly line of Lot 1 of G. R. Poppel Subdivision recorded in Map Book 14, Page 71, Public Records of Volusia County; thence northerly along said southerly projection of the westerly line of Lot 1 and the westerly lines of said Lot 1 and Lots 2 and 3 of said G. R. Poppel Subdivision to the northerly boundary of said subdivision, said point being also on the southerly boundary of L. C. Griffin Subdivision recorded in Map Book 5, Page 105, Public Records of Volusia County, Florida; thence continue northerly along the westerly lines of Lots 3, 2 and 1 of said L. C. Griffin Subdivision and the northerly projection of the westerly line of said Lot 1 to the centerline of Cedar Street as now laid out and established; thence westerly along said centerline of Cedar Street to the southerly projection of the westerly line of Lot 9, Block 2 of G. H. Ludwig Subdivision recorded in Map Book 2, Page 193, Public Records of Volusia County, Florida; thence northerly along the southerly projection of the westerly line of Lot 9 and along the westerly line of said Lot 9 and Lots 8, 7, 6, 5, 4, 3 and 2 of said Block 2 to the southerly line of a parcel described as the North 25 feet of the West 50

feet of said Lot 2; thence easterly along the southerly line of the aforescribed parcel to the southeasterly corner thereof; thence northerly along the easterly line of the westerly 50 feet of Lots 2 and 1 of said Block 2 and the northerly projection of said Lot 1 to the centerline of Park Drive as now laid out and established; thence easterly along said centerline of Park Drive to the southerly projection of the westerly line of the East 91.6 of Lot 5, Block 1 of said G. H. Ludwig Subdivision; thence northerly along said southerly projection of the westerly line of the East 91.6 feet of Lot 5 and the westerly line of East 91.6 feet of said Lot 5 to the southerly line of Lot 4 of said Block 1; thence westerly along said southerly line of Lot 4 to the easterly line of a parcel described as the South 40 feet of the West 10 feet of said Lot 4; thence northerly along the easterly line of the West 10 ft. of said Lot 4 to the northerly line of the South 40 feet of said Lot 4; thence westerly along the northerly line of the South 40 feet of said Lot 4 to the westerly line thereof; thence northerly along the westerly lines of Lots 4, 3, 2 and 1 of said Block 1 of G. H. Ludwig Subdivision and along the northerly projection of said westerly line of Lot 1 to the centerline of Loomis Avenue as now laid out and established; thence easterly along said centerline of Loomis Avenue to the southerly projection of the westerly line of the East 66 feet of Lot 7, Block 2 of Schantz's Subdivision, recorded in Map Book 2, Page 138, Public Records of Volusia County, Florida; thence northerly to the centerline of Marco Street as now laid out and established; thence easterly along said centerline of Marco Street to the southerly projections of the westerly line of the Lot 1 of G. R. Poppel Subdivision recorded in Map Book 14, Page 71, Public Records of Volusia County; thence northerly along said southerly projection of the westerly line of Lot 1 and the westerly lines of said Lot 1 and Lots 2 and 3 of said G. R. Poppel Subdivision to the northerly boundary of said subdivision, said point being also on the southerly boundary of L. C. Griffin Subdivision recorded in Map Book 5, page 105, Public Records of Volusia County, Florida; thence continue northerly along the westerly lines of Lots 3, 2, and 1 of said L. C. Griffin Subdivision and the northerly projection of the westerly line of said Lot 1 to the centerline of said Lot 12 to the centerline of Cedar Street as now laid out and established; thence westerly along said centerline of Cedar Street to the southerly projection of the westerly line of Lot 9, Block 2 of G. H. Ludwig Subdivision recorded in Map book 2, Page 193, Public Records of Volusia County, Florida; thence northerly along the southerly projection of the westerly line of Lot 9 and along the westerly line of said Lot 9 and lots 8, 7, 6, 5, 4, 3 and 2 of said Block 2 to the southerly line of a parcel described as the North 25 feet of the West 50 feet of said Lot 2; thence easterly along the southerly line of the aforescribed parcel to the southeasterly along said southerly projection of the westerly line of the East 66 feet of Lot 7 and along the westerly line of the East 66 feet of Lots 7 and 6 of said Block 2 to the southerly line of

the North 43.57 feet of said Lot 6; thence westerly along said southerly line of the North 43.57 feet of Lot 6 to the westerly line of a parcel described as the West 48.39 feet of the East 114.39 feet of the North 43.57 feet of said Lot 6; thence northerly along the westerly line of said parcel to the northeasterly corner thereof, said point being also on the southerly line of Lot 5 of said Block 2; thence westerly along the southerly line of said Lot 5 to the southwesterly corner thereof; thence northerly along the westerly lines of Lots 5, 4, 3 and 2 of said Block 2 to the northwesterly corner of said Lot 2; thence easterly along the northerly line of said Lot 2 to the westerly line of the East ½ of Lot 1 of said Block 2 of Schantz's Subdivision; thence northerly along the westerly line of said East ½ of Lot 1 and the northerly projection thereof to the centerline of Verdell Street, as now laid out and established; thence westerly along said centerline of Verdell Street to the southerly projection of the westerly line of Lot 7, Block 1 of said Schantz's Subdivision; thence northerly along said southerly projection of the westerly line of Lot 7 and the westerly lines of Lots 7, 6, 5 and 4 of said Block 1 to the northwesterly corner of said Lot 4; thence westerly along the southerly line of Lot 13 of said Block 1 to the easterly line of School Street as laid out and established; thence northerly along said easterly line of School Street and the northerly projection thereof to the northerly line of Hawk Street as now laid out and established; thence westerly along said northerly line of Hawk Street to the southwesterly corner of Lot 2, Block 5 of Ludwig Subdivision recorded in Map Book 16, Page 168, Public Records of Volusia County, Florida; thence northerly along the westerly line of said Lot 2 to the northwesterly corner thereof; thence westerly along the northerly lines of Lots 3, 4 and 5 of said Block 5; thence southerly along the westerly line of said Lot 5 to the northerly line of the South 85 feet of Lots 6 and 7 of said Block 5; thence westerly along said northerly line of the South 85 feet of Lots 6 and 7 to the westerly boundary of said Block 5; thence continue westerly along the southerly line of the North 210 feet of Lot 2, Block 32, Hodgeman's Daytona recording Map Book 2, Page 82, Public Records of Volusia County, Florida; to the centerline of Lockhart Street, now laid out and established; thence northerly along the centerline of said Lockhart Street to the easterly projection of the northerly line of the South 50 feet of Lots 1 and 2 of Block 3 of Daytona Gardens #1 Subdivision recorded in Map Book 6, Page 35, Public Records of Volusia County, Florida; thence westerly along said easterly projection of the northerly line of the South 50 feet of Lots 1 and 2 and along the northerly line of said South 50 feet of Lots 1 and 2 to the easterly line of Lot 3 of said Block 3; thence southerly along the easterly line of said Lot 3 to the northerly line of Lot 7 of said Block 3 thence westerly along the northerly lines of Lots 7 and 10 of said Block 3 and the westerly projection thereof to the centerline of Franklin Street as now laid out and established; thence northerly along said centerline of Franklin Street to the easterly

projection of the northerly line of the parcel described as the South 75 feet of Lots 1 and 2 plus the South 75 feet of the East 15 feet of Lot 3 of Block 6 of said Daytona Gardens #1, thence westerly along said easterly projection of the northerly line of said parcel to and along the northerly line of said parcel to the northwesterly corner thereof; thence southerly along the westerly line of said parcel to the northerly line of Lot 7 of said Block 6; thence westerly along the northerly lines of Lot 7 and 10 of said Block 6 to the easterly line of Reva Street as now laid out and established; thence continue westerly to the westerly line of said Reva Street to the northeasterly corner of Lot 7, Block 9 of Daytona Gardens #2 Subdivision, recorded in Map Book 6, Page 37, Public Records of Volusia County, Florida; thence continue westerly along the northerly lines of Lots 7 and 10 of said Block 9 and along westerly projection thereof to the centerline of Adams Street; thence northerly along said centerline of Adams Street to the easterly projection of the northerly line of a parcel described as the North 40 feet of the South 85 feet of Lots 1 and 2, Block 12, of said Daytona Gardens #2, thence westerly along said easterly projection of said parcel and along the northerly line of said parcel to the easterly line of Lot 3 of said Block 12; thence southerly along said easterly line of Lot 3 to the northerly line of Lot 7 of said Block 12; thence westerly along said northerly lines of Lots 7 and 10 of said Block 12 and the westerly projection thereof to the centerline of Keech Street as now laid out and established; thence southerly along said centerline of Keech Street to the easterly projection of the northerly line of the southerly 11 feet of Lot 7 of Block 17 of Daytona Gardens #3 Subdivision, recorded in Map Book 6, Page 44, Public Records of Volusia County, Florida; thence westerly along said easterly projection of the northerly line of the southerly 11 feet of Lot 7 and along the northerly line thereof to the easterly line of Lot 10 of said Block 17; thence southerly along the easterly line of Lots 10 and 11 of said Block 17 to the southeasterly corner of said Lot 11; thence westerly along the southerly line of said Lot 11 and the westerly projection thereof to the centerline of Caroline Street as now laid out and established; thence northerly along said centerline of Caroline Street to the easterly projection of the northerly line of Lot 8 of Block 21 of said Daytona Gardens #3; thence westerly along said easterly projection of the northerly line of Lot 8 and along the northerly line of Lot 8 to the northwesterly corner of said Lot 8; thence southerly along the westerly lines of Lot 8, 9 and 15 of said Block 21 to the centerline of Maley Street (formerly known as Live Oak Avenue) as now laid out and established; thence westerly along said centerline of Maley Street and a projection thereof across Daytona Gardens #4 Subdivision as recorded in Map Book 6, Paged 68, Public Records of Volusia County, Florida, to the easterly line of Nova Road (also known as State Road 5A and formerly known as Canal Road) as now laid out and established; thence meander in an overall northerly direction

along said southerly line of Nova Road to the northerly line of the South ½ of the parcel comprised of the portion of Lots 1, 2, 3 and 4 of Block 4, easterly of said Nova Road, of G. E. Coleman's Subdivision, recorded in Map Book 12, Page 33, Public Records of Volusia County, Florida; thence easterly along said northerly line of the South 12 of said parcel to the westerly line of Pinecrest Subdivision recorded in Map Book 9, Page 183, Public Records of Volusia County, Florida; thence southerly along said westerly line to the Point of Beginning of this description.

Midtown Redevelopment Area Boundary Map

Prepared for the City of Daytona Beach Community Redevelopment Agency Boundaries as of October 1, 2008

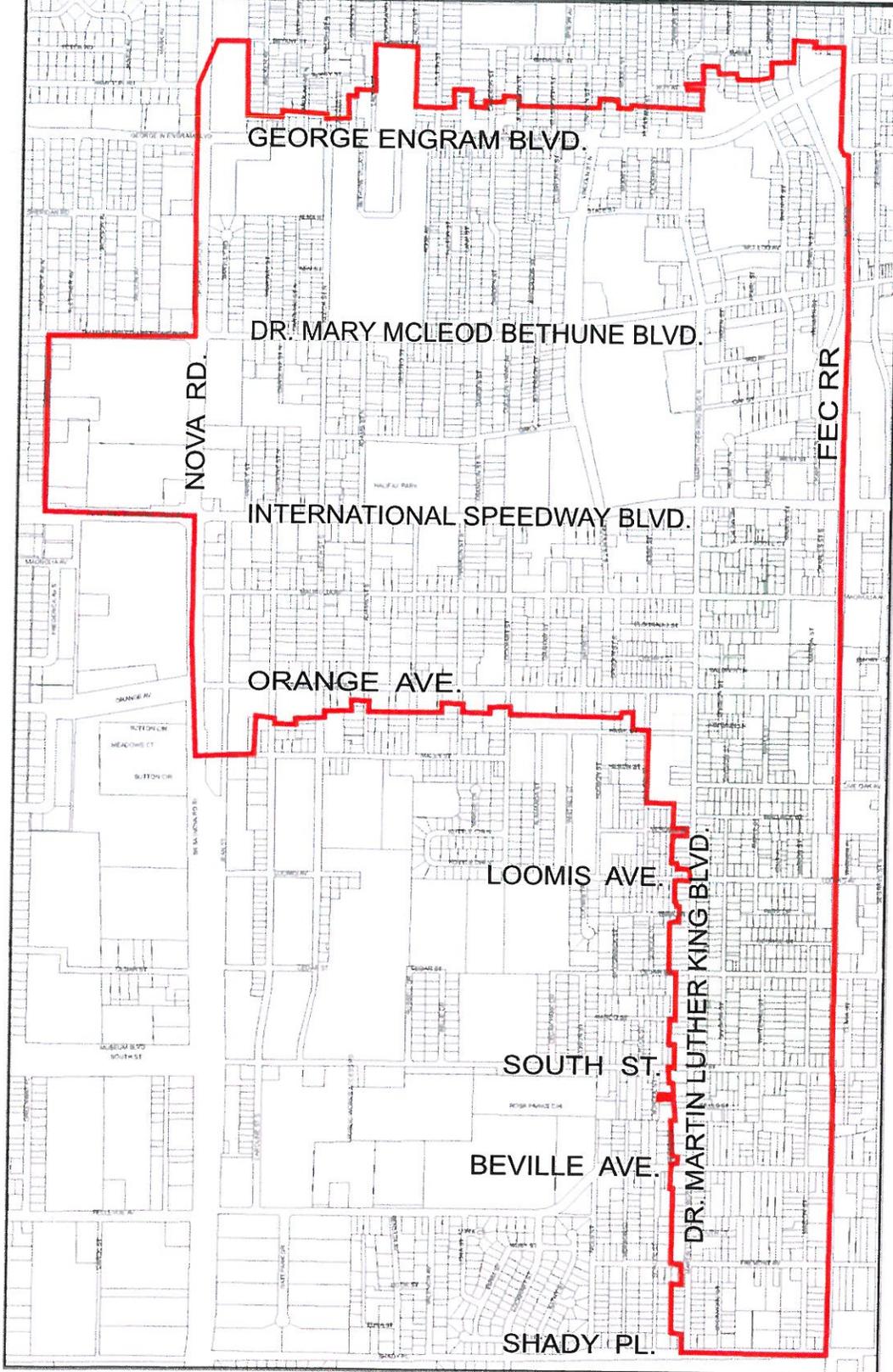


EXHIBIT B

1997 GENERALIZED LAND USE MAP

GENERALIZED USE & INTENSITY DIAGRAM



APPROXIMATE OPEN SPACE = 31 ACRES
 APPROXIMATE NO. OF DWELLING UNITS - 1998 = 1608

LEGEND

- RESIDENTIAL**
 - LEVEL ONE (1-8 DU. / ACRE)
 - LEVEL TWO (9-20 DU. / ACRE)
- COMMERCIAL**
 - RETAIL
 - OFFICE TRANSITION
- PARKS + RECREATION**
 - EXISTING / POTENTIAL PARK AREA
- GOV'T + INSTITUTIONAL**
 - EXISTING SCHOOLS
 - OTHER PUBLIC FACILITIES
- INDUSTRY**
 - LOCAL SERVICE
- OTHER**
 - STUDY AREA
 - ROADS
 - RAILROAD

Note: Limitations on the type, size, height, number + proposed use of buildings in the redevelopment area shall be regulated by the Comprehensive Plan and the Land Development Code of the City of Daytona Beach as amended from time to time.

FOR INFORMATION ONLY:
 CITY OF DAYTONA BEACH, FL
 PLANNING DEPARTMENT / A/E/C
 1000 W. DAYTONA BEACH BLVD., SUITE 100
 DAYTONA BEACH, FL 32117



APPENDIX A

SUMMARY OF BLIGHTED CONDITIONS

The following is a summary of the blighting conditions that were apparent in the Midtown Redevelopment Area (formerly "Westside") as detailed in the document entitled Blight Study-Westside Redevelopment Area (June - August 1997)

Substandard building conditions:

- The majority of the buildings are more than 45 years old
- Nearly half, 48%, of the buildings were found to be deteriorating or dilapidated and in need of repair.

Inadequate lot sizes / diversity of ownership:

- The majority of the parcels in the area are inadequate for any significant development
- There is a wide diversity of ownership of parcels which further hinders development

High incidence of crime:

- The crimes per acre is significantly higher than the overall city's average
- Crimes per capita is slightly higher than the city's average

Inadequate parking facilities:

- Off-street parking for some commercial businesses in the area is low. The majority of the parking is on-street which limits it further.
- Lack of off-street parking facilities in parts of the area directly affects the businesses in the area.

Lack of tax base growth:

- Recent taxable property values have fallen.

Additionally, although it wasn't a specific criteria to be proven, a large number of old platted, undeveloped properties are scattered among developed properties. Some of these properties held buildings which were removed because of their poor condition. Replacement of such buildings has been slow. These findings lead us to support a determination of blight in this area.

ENTERPRISE ZONE

In July of 1995 the City of Daytona Beach was designated an Enterprise Zone Community by the State of Florida. An Enterprise Zone is a specific geographic area, designated by the State of Florida, which is targeted for economic development. One of the goals of this program is to encourage investment in the community in order to stimulate the economy by offering certain state tax incentives to further neighborhood and business development. Through this program the City is able to offer a variety of business incentives available through federal, state and local programs which are based on whether a business moves into the zone or expands and creates jobs for residents of the area.

Required Contents of a Community Redevelopment Plan

Chapter 163.362 Florida Statutes

Every Community Redevelopment Plan shall:

1. Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries as shown on the plan (see Exhibit A).

Exhibit A - Legal description and maps of the Midtown Redevelopment Area boundaries.

2. Show a diagram and in general terms (see Sections 5 and 6, and Exhibit B):

- the approximate amount of open space to be provided and street layout
Exhibit B - The approximate amount of open space is 28.7 acres.

- limitations on the type, size, height, number, and proposed use of buildings

Exhibit B - Limitations on the type, size, height, number and proposed use of buildings in the Midtown Redevelopment Area shall be regulated by the Comprehensive Plan and the Zoning Ordinance (Land Development Code) of the City of Daytona Beach as amended from time to time.

- approximate number of dwelling units

Exhibit B - There are a total of approximately 1608 dwelling units in the area

- single family= 1539 units

- multi-family= 69 units

Total = 1608 units

- such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.

Property intended for use as public parks, recreation areas, streets, public utilities and public improvements is identified in Exhibit B.

3. If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of redevelopment upon the residents of the redevelopment area and the surrounding area in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood (see Section 7).

There is expected to be no adverse impact from redevelopment activities upon the residential areas in the Westside Midtown Redevelopment Area and surrounding area. While there is a significant amount of residential use in the area the plan focuses largely on the commercial I business aspects of the area which are located primarily along the more heavily traveled roads. There is a large public housing development located along the major thoroughfare, International Speedway Boulevard, and scattered residential units on George Engram Boulevard, Dr. Mary McLeod Bethune Boulevard, Orange Avenue, and Dr. Martin Luther King Boulevard. Exhibit B shows that some of these areas will be converted to commercial and office use. In those cases the redevelopment plan makes provisions for the relocation of residents.

4. Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area (see Section 8).
5. Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan (see Section 10).

The work of the redevelopment will be carried out by the Community Redevelopment Agency. The City Commission for the City of Daytona Beach serves as the Community Redevelopment Agency. The entire redevelopment process has been established consistent with Chapter 163, Part III, Community Redevelopment of the Florida Statutes. It is the intent of the City of Daytona Beach to comply with those requirements as established in Chapter 163, Part III of the Florida Statutes. The City Commission of Daytona Beach is an and as such responsible to the citizens of Daytona Beach.

6. Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part (see Section 5).

The City's Comprehensive Plan and Land Development Regulations establish restrictions on the land for private and public usage.

7. Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area (see Section 6).

If, as a result of implementation of projects within this Redevelopment Plan, relocation of persons becomes necessary on either a temporary or permanent basis, the Community Redevelopment Agency will be responsible for the provision of replacement housing for those affected persons consistent with the applicable State guidelines for relocation.

8. Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefor (see Section 4).

The plan is not intended to remedy a shortage of housing for residents of low or moderate income, however there is an element of residential use existing in the Redevelopment Area at the current time. The Redevelopment Plan proposes locations as they presently exist for the area.

9. Contain a detailed statement of the projected cost of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues (see Section 8 & Section 9).

Projects contained within the Midtown Redevelopment Area will be financed through various means as identified in Section 9 of this plan.

10. Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361 (1) (see Section 9).

It is anticipated that increment revenues to pay for the projected costs of redevelopment will require no more than thirty (30) years after adoption of the Community Redevelopment Plan for funding. If the Redevelopment Increment Revenues exceed expectations, the time certain for completion of all redevelopment financed by increment revenues may decrease.

APPENDIX B

[MIDTOWN MASTER PLAN]

APPENDIX B

[MIDTOWN MASTER PLAN]