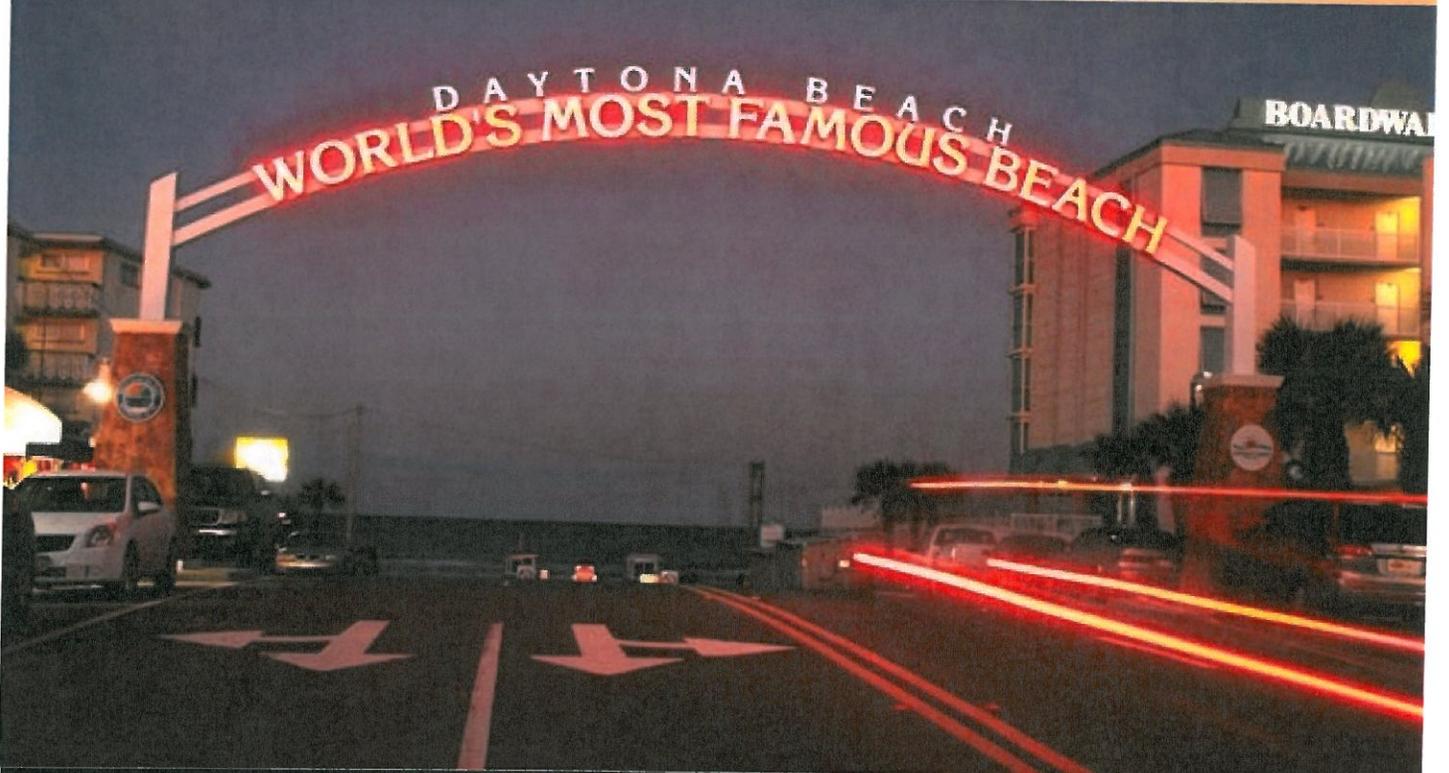
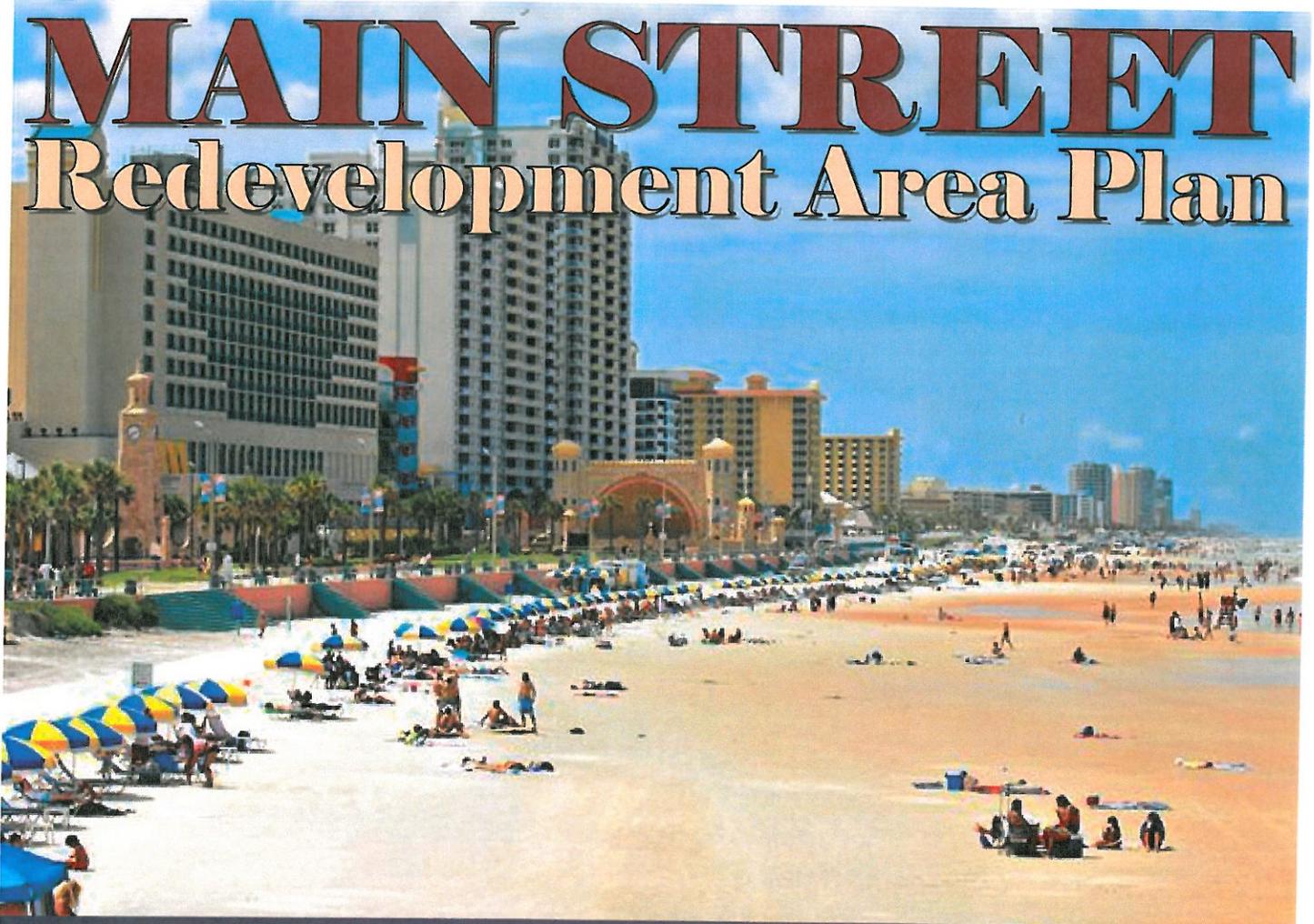


MAIN STREET Redevelopment Area Plan



The City of Daytona Beach Community Redevelopment Agency

COMMUNITY REDEVELOPMENT PLAN
for the
MAIN STREET REDEVELOPMENT PROJECT AREA
DAYTONA BEACH, FLORIDA

Amended February 15, 2012



THE CITY OF DAYTONA BEACH, FLORIDA

CITY COMMISSION/COMMUNITY REDEVELOPMENT AGENCY

Glenn Ritchey, Mayor
Robert A. Gilliland
Patrick Henry
Cassandra G. Reynolds
Edith Shelley
Kelly White
Pam Woods

MAIN STREET / SOUTH ATLANTIC REDEVELOPMENT AREA BOARD

Daniel Webster, Chair
Virginia Brown
William Chapin
Theresa Doan
Truman Gee
Timothy Kostidakis
David LaMotte
Gary Libby
Dino Paspalakis
Tracey Remark

Prepared by:

Redevelopment Services Division
The City of Daytona Beach
301 S. Ridgewood Avenue
Daytona Beach, FL 32115-2451

Table of Contents

I	INTRODUCTION	1
II	MAIN STREET PROJECT AREA BOUNDARIES.....	2
III	SUMMARY OF BLIGHT CONDITIONS	2
IV	REDEVELOPMENT GOALS	2
V	REDEVELOPMENT STRATEGIC OBJECTIVES	3
5.1	Economic Development Objective	3
5.2	Infrastructure Objective	4
5.3	Transportation and Parking Objective	4
5.4	Public Amenity Objective	5
5.5	Design Objective.....	6
VI	LAND USE AND DEVELOPMENT CONTROLS	7
6.1	Land Use Objective.....	7
6.2	Land Use Plan	8
6.3	Development Controls	11
VII	CAPITAL PROJECTS, PROGRAMS & ACTIVITIES.....	13
VIII	PROGRAM MANAGEMENT AND ADMINISTRATION	14
IX	FINANCING ELEMENT	18
X	IMPLEMENTATION PROCESS	21
XI	NEIGHBORHOOD IMPACT	21
	APPENDIX A PLAN EXHIBITS	22
	APPENDIX B SUMMARY OF REDEVELOPMENT PLAN REQUIREMENTS.....	27
	APPENDIX C E-ZONE MASTER PLAN	37

I INTRODUCTION

By adoption of Resolution 81-415, the City Commission of The City of Daytona Beach made the finding that blighted areas exist within The City of Daytona Beach and that the rehabilitation, conservation, or 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 III, Florida Statutes, as amended.

Contained herein is the Community Redevelopment Plan prepared for the Redevelopment Agency for a community redevelopment project within the Main Street Redevelopment Area. The purpose of the Plan is to provide the program framework for undertakings and activities as part of the project for the elimination and prevention of the development or spread of blight within the Main Street 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 undertaking and activities shall conform to the City's Comprehensive Plan as it exists now or as it may be amended from time to time.

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.

2011 Amendments

The purpose of the 2011 amendments to this Plan is to incorporate certain concepts and strategies of the Daytona Beach E-Zone Master Plan. The E-Zone is envisioned as a world-class entertainment district that will complement the Ocean Center, further Daytona Beach's image as a convention and family tourist destination, and reinforce the City's international reputation as the "World's Most Famous Beach." The amendments are to allow the expenditures of tax increment funds for capital projects and redevelopment programs to implement the E-Zone Master Plan consistent with the policies of this Redevelopment Plan.

II MAIN STREET PROJECT AREA BOUNDARIES

The boundaries of the Main Street Redevelopment Project Area are generally described as being bounded on the north by Oakridge Avenue, on the west by the Intracoastal Waterway, on the south by East International Speedway Blvd. and on the east by the Atlantic Ocean (See map next page).

The legal description of the Project boundaries is to be found in Appendix "A".

III SUMMARY OF BLIGHT CONDITIONS

The Main Street Area was found to contain conditions of blight based upon data and information contained in the study document entitled Blight Study, Redevelopment Program, Downtown and Main Street Areas (November, 1981). A summary of that report is presented in Appendix "B".

IV REDEVELOPMENT GOALS

Once adopted by the City the redevelopment goals establish an overall vision for revitalizing the Main Street Redevelopment Area. 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 City and County, increase employment opportunities, better serve residents and tourists, and improve the tax base.

Goals

- It is the Redevelopment Agency's intent to facilitate public and private cooperative efforts to achieve appropriately scaled, aesthetically pleasing, and environmentally sensitive new development.
- To stimulate and attract private investment in the Redevelopment Area to improve the City's tax base by improving services and expanding public access to recreational and educational activities.
- Remove or rehabilitate structures which are blighting influences causing physical and environmental deterioration.
- Assemble property necessary to carry out the redevelopment plan where conditions of title, diverse ownership, lot layouts or other conditions prevent proper development.
- Preserve and rehabilitate historic and architecturally significant buildings, including public structures, within the redevelopment area.

- Increase employment opportunities and strengthen the tax base by increasing the intensity or new development and encouraging the construction of high quality Civic/Convention center, Convention Headquarters Hotel, and other high quality hotels within the Civic/Convention Center area.

V REDEVELOPMENT STRATEGIC OBJECTIVES

The redevelopment objectives establish the parameters for redevelopment program implementation of the established goals for revitalizing the Main Street Redevelopment Area. In addition, the strategic objectives provide the private sector with information necessary to make appropriate development decisions.

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, promote Main Street tourism, retain jobs, create new jobs, and expand the tax base consistent with the Redevelopment Plan and the E-Zone Master Plan.

Policy 5.1.1 Use public incentives, including tax increment financing and other economic development tools, for key catalyst development projects to close economic gaps and mitigate developer risks that must be addressed in order to guide development consistent with the Redevelopment Plan and the E-Zone Master Plan, pages 34-64, 73-75 (Appendix C).

Policy 5.1.2 Target loan, grant and technical assistance programs to help attract small businesses to the E-Zone.

Policy 5.1.3 Develop strategies to assist with development of at least 1,500 hotel rooms, consistent with the E-Zone Master Plan, pages 19, 22-25 (Appendix C) over the next 15 to 20 years to be located in the E-Zone.

Policy 5.1.4 Develop business recruitment strategies that include loan and grant incentives to attract an additional 175,000 sq. ft. of retail and restaurants to the E-Zone over the next ten years, consistent with the E-Zone Master Plan, pages 20-25 (Appendix C).

Policy 5.1.5 Develop strategies to assist with development of a marina with a hotel on the Halifax River, consistent with the E-Zone Master Plan, pages 22-23, 50, 56-57 (Appendix C).

Policy 5.1.6 Support efforts to create a signature cultural attraction in the E-Zone.

- Policy 5.1.7 Create strategies and grant programs to develop the Boardwalk and expanded pier with high quality, family-oriented amusement businesses, consistent with the E-Zone Master Plan, pages 21-23, 26, 27, 45, 66-72 (Appendix C).
- Policy 5.1.8 Create strategies and target grant programs to encourage the rehabilitation of historic residential units in the Surfside neighborhood.
- Policy 5.1.9 Create strategies to encourage the development of compatible residential units in the E-Zone adjacent the Surfside neighborhood for home owner occupancy and short-term rentals, consistent with the E-Zone Master Plan, pages 20, 22, 23, 47, 63 (Appendix C).
- Policy 5.1.10 Support efforts to update and implement Main Street and E-Zone Marketing strategies to attract tourist and conventions business in order to improve the coordination and cross promotion of all existing/planned cultural and special event attractions.

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 E-Zone 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 E-Zone area generally consistent with the designs presented in the E-Zone Master Plan, pages 88-100 (Appendix C).
- Policy 5.2.4 Improve the streetscape on East International Speedway Blvd. to create a signature gateway to the Beachside.

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 Support the construction of 3,500 additional parking spaces in well located multilevel parking garages or parking lots in the E-Zone, consistent with the E-Zone Master Plan, pages 22-25, 34-50 (Appendix C), using various innovative private and public cooperative financing mechanisms.
- Policy 5.3.2 Construct traffic improvements consistent with the E-Zone Master Plan, pages 88-105 (Appendix C).
- Policy 5.3.3 Support the development of a water taxi system and associated docks intended to improve visitor access to Main Street, as well as enhance the visitor experience.
- Policy 5.3.4 Encourage the development of parking lots behind buildings located on Main Street in accordance with the E-Zone Master Plan, pages 22-25, 46, 47 (Appendix C).
- Policy 5.3.5 Develop and implement a plan for improved directional signage to major points of interests in Main Street and parking entrance identification.

5.4 Public Amenity Objective

Support public amenities that will enhance the public realm of the Main Street Area and E-Zone with a sense of place and vitality as well as encourage new private investment in commercial tourism projects.

- Policy 5.4.1 Promote greater utilization of The Bandshell, the Daytona Beach Pier, and Historic Oceanfront Park for cultural and special events, creating a functional relationship to the adjacent hotels and modernizing the facilities, including expanding the pier with amusements and games, consistent with the E-Zone Master Plan, pages 21-23, 26, 27, 45, 66-72 (Appendix C).
- Policy 5.4.2 Acquire land and develop the Beach Town Square, a public venue gathering and event space, consistent with the E-Zone Master Plan, pages 22-26, 45, 66-86 (Appendix C).
- Policy 5.4.3 Cause to be developed an integrated high quality pedestrian network throughout the Main Street Area with special emphasis on creating a plaza connection on Noble Street between the Civic Center and Main Street, and the removal of on-street parking on Main Street, consistent with the E-Zone Master Plan, pages 22-23, 26, 27, 46, 66-86 (Appendix C).

- Policy 5.4.4 Construct an elevated pedestrian bridge to connect the Ocean Center to convention hotels located across AIA, consistent with the E-Zone Master Plan, pages 22-23, 66-86 (Appendix C).
- Policy 5.4.5 Construct a Marina Park on the Halifax River adjacent to Main Street with a riverfront trail and underpass under the Main Street Bridge.
- Policy 5.4.6 Support efforts to improve the Peabody Auditorium as a cultural attraction in the E-Zone.
- Policy 5.4.7 Develop and operate a visitor's center in the E-Zone.
- Policy 5.4.8 Utilize new incentive regulations and the developer negotiation process to create plaza areas aesthetically and functionally related to adjacent uses, the pedestrian and open space network.
- Policy 5.4.9 Provide streetscape landscaping and open space primarily within rights-of-way, easements, alleys, and designated park-open areas.
- Policy 5.4.10 Encourage the landscaping, maintenance and general improvement of the appearance of Pinewood Cemetery.

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 as recommended in the E-Zone Master Plan, pages 42-64 (Appendix C).
- Policy 5.5.2 Amend the City's Land Development Code (including sign code, architectural design standards, compatibility buffers, and landscape requirements to ensure the Code provides standards that improve the quality of development and sense of place through application of current design principals, architectural design standards in the E-Zone Master Plan, pages 51-64 (Appendix C), and development incentives.
- Policy 5.5.3 Ensure the rehabilitation of commercial structures along Main Street are consistent with the architectural design standards presented in the E-Zone Master Plan, pages 51-64 (Appendix C).

- Policy 5.5.4 Continue to assist the preservation of historically significant buildings and districts through national landmark, national register, individual site or historic district local designations.
- Policy 5.5.5 Provide a mechanism to insure that the Main Street Redevelopment Area Board is involved in the development review process while providing a fast track review process.
- Policy 5.5.6 Encourage new development while encouraging the preservation and rehabilitation of significant historic structures as identified in Figure 1.4 of the E-Zone Master Plan, including the Bandshell, Clocktower, Main Street Arch, and Daytona Beach Pier.

VI LAND USE AND DEVELOPMENT CONTROLS

All development, redevelopment and rehabilitation activities carried out within the Main Street Redevelopment Project 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.

6.1 Land Use Objective

Through regulatory controls, encourage investment in appropriate new development and rehabilitation of historic structures that will improve assessed property values and building occupancy in the Redevelopment Area.

- Policy 6.1.1 Create a walkable pedestrian character with a classic beach “Main Street” sensibility with high quality tourist commercial uses along Main Street that are more traditional and establish a transition to the quant historic vernacular architecture of the Surfside Village.
- Policy 6.1.2 Create a magnetic place for people, a place of high design quality which exudes an electric feeling of a memorable destination with high quality hotels and commercial mixed use projects along Atlantic Avenue.
- Policy 6.1.3 Preserve and improve the existing housing stock within the Surfside Neighborhood and reduce the spread of small lot commercial development into the residential area.

6.2 Land Use Plan

Properties located within the Project 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.

Future Land Use Designation

Included in Appendix A is a map illustrating the designated future land uses in the Main Street Redevelopment Area. The following future land use categories for the Main Street Redevelopment Area are hereby established:

High Intensity Mixed Use: Provides for a variety, and flexible arrangement, of mixed uses on designated property east of Atlantic Avenue. Development in this area shall not exceed a floor area ratio of 10. The mixed uses include the following:

- Hotels/motels/condo hotels
- Time share/interval ownership/vacation club
- Family entertainment uses such as: water parks, ferris wheels, active exciting rides, miniature golf and similar uses
- Multi-screen theaters/high tech attractions
- Sports bars, music theaters
- Interim and short-term parking (surface and garage)
- Shops and pubs
- Public passive and active parks, plazas and boardwalks, including extensions of the boardwalk
- Cultural attractions
- Public parking (garage or surface) for multiple properties and beach uses

Pedestrian Oriented Uses: These uses are pedestrian scaled. Development in this area shall not exceed a floor area ratio of 4. Land uses may include the following:

- Business Travel Bureau and Visitor Center
- Retail, business services, professional services
- Thematic shops and restaurants, bars under certain conditions
- Surface parking for short-term, interim use
- Multi-screened theaters with leading edge technology
- Museums, including racing and motorcycle themed venues
- Music Theaters

Public/Private Entertainment/Parking Mixed Uses: Provides for a variety and flexible arrangement of mixed uses. Development in this area shall not exceed a floor area ratio of 7. The mixed uses may include the following:

- Public uses such as the Ocean Center, Peabody Auditorium, new performing arts theaters
- Public parking (garage and surface)
- Private parking for short-term and interim uses
- Entertainment uses including family entertainment, high tech attractions, and cinemas of all types
- Plazas and pedestrian connections from major uses to Main Street, the beachside and river thematic restaurants and shops as parts of large projects
- Conference and convention area expansion
- Time share vacation rental units
- Museums
- Major sports sales of new and/or customized, high quality motorcycles and accessories
- Hotels/motels/condo hotels
- Time share/interval ownership/vacation club

Riverfront Mixed Uses: Provides for thematic uses of waterfront sites connected by docks and/or wharfs. Development in this area shall not exceed a floor area ratio of 2. Land uses include the following:

- Restaurants with outdoor terraces overlooking the river
- Public and private docks and wharfs to accommodate water taxis, eco-tourism boats, marina slips and short-term tie ups
- Short-term or interim parking
- Residential uses including single-family for historic properties and Level III on other properties
- Bed and breakfast
- Retail shops, professional and business services
- Various combinations for lodging (residential, time share and hotels) and entertainment

Transitional Overlay: An area that separates a residential area from a commercial area, is designed to reduce the impact of the commercial area on the residential area and consists of existing residential uses, off-street surface parking lots, parks, plazas, and limited commercial uses. Development in this area shall not exceed a floor area ratio of 1.

Commercial Mixed Use: An area generally containing a mixture of land uses with commercial being the principal land use. Development in this area shall not exceed a floor area ratio of 3 and a residential density of 40 units per acre.

Boardwalk Entertainment: Development in this area shall not exceed a floor area ratio of 3. Land uses allowed include the following:

- Music theaters
- Bars, pubs, delis
- Second level outdoor uses
- Amusement uses/arcades
- Active exciting rides, F.E.C. uses of all types
- The pier uses, i.e., fishing, helicopter rides, spotlight shows that meet FAA approval, gondola rides, retail, music theater and FEC uses
- Retail, restaurants
- Public plaza space
- Second level enclosed uses based on urban design architecture and planning criteria approved with a coordinated boardwalk design concept including high intensity category uses
- Hotels/motels/condo hotels
- Time share/interval ownership/vacation club

Office/Residential Transition: An area containing office developments for business and professional facilities and residential developments up to 20 dwelling units per acre. Development in this area shall not exceed a floor area ratio of 2.

Riverfront Lodging: Development in this area shall not exceed a floor area ratio of 5. Land uses permitted are as follows:

- Residential uses of various types and densities up to Level III densities
- Timeshare/interval ownership, vacation, hotels, motels
- Public riverfront parks and plazas
- Restaurants integrated into, and designed as, a small component of a larger project
- Parking

Surfside Village A historic surfside residential area (see map in Appendix A) with single-family uses permitted by right and multiple family residential

developments up to 20 dwelling units per acre. The area may contain office development that does not exceed a floor area ratio of 1.

Level 1 Residential: Density limits as described in Policy 1.1.2 of the Future Land Use Element of the Comprehensive Plan.

Level 2 Residential: Density limits as described in Policy 1.1.2 of the Future Land Use Element of the Comprehensive Plan.

Level 3 Residential: Density limits as described in Policy 1.1.2 of the Future Land Use Element of the Comprehensive Plan.

Linear Ocean Park Uses: Natural dune landscape, wood surfaced, boardwalk type beach event terraces for programmed events

Public Institutional: Public parks, non-profit cemeteries, churches and other public/semi-public types of uses. Development in this area shall not exceed a floor area ratio of 2.

E-Zone Overlay Future Land Use Designation

The E-Zone Overlay is an optional Future Land Use designation in the core tourist area around the Ocean Center, Peabody Auditorium Boardwalk and Main Street. The boundary of the E-Zone is shown in Appendix A. The E-Zone Overlay future land use designation provides for mixed use development consistent with the E-Zone Master Plan, pages 38-64 (Appendix C). The mixed uses include hotels, lodging, retail, restaurants, amusements, convention center, parking garages and surface parking lots, single family residential, multi-family residential, beach town square, visitor center, cultural attraction and public auditorium.

6.3 Development Controls

The type, size, height, number and proposed use of buildings in the project area shall be limited to the City's Comprehensive Plan, Land Development and other regulations and codes that may be enacted by the City.

General Terms of Controls / Limitations

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 redevelopment area.

In the event properties are acquired and transferred 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 Redevelopment Agency deems necessary to effectuate the purpose of the Redevelopment Plan.

Comprehensive Plan

All development, redevelopment and rehabilitation activities carried out within the Main Street Redevelopment Area shall conform to the City's Comprehensive Plan as it exists now or as amended from time to time. This Redevelopment Plan presents a generalized future land use program consistent with the City's Comprehensive Plan and is presented in Appendix A.

Land Development Code

Projects located within the Main Street Redevelopment Area shall be developed in conformance with 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 zoning district as they exist or may be amended pursuant to amendments to the Comprehensive Plan.

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.

Appearance Standards

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. The Redevelopment Area appearance standards shall be enforced in the Redevelopment Plan Area.

VII CAPITAL PROJECTS, PROGRAMS & ACTIVITIES

Capital Projects

The Redevelopment Agency is authorized to install and construct or to cause to be installed or constructed the public improvements and the public utilities (within or without of the project area) that may be necessary or convenient to carry out the provisions of the Redevelopment Plan, any amendments thereto.

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

- Streets, including: completely new and widening or resurfacing 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.

The specific details as to type, size, location, purpose, cost, timing and necessary real property acquisition shall be approved by the City Commission. All public improvements and facilities to be installed or constructed by the Agency shall be coordinated with any public improvements or projects undertaken in the redevelopment project area by the City or other public corporation.

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.

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. Promotional Programs that sponsor marketing for festivals, cultural activities, sporting events, and special events 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 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.

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

VIII PROGRAM MANAGEMENT AND ADMINISTRATION

Pursuant to the Community Redevelopment Act (Ch. 163 F.S.), the Daytona Beach City Commission has declared itself to be the Community Redevelopment Agency (Resolution No. 81-415). For the Main Street Redevelopment Area, the City Commission has established the Main Street Redevelopment Area Board. The members of the Board are appointed by the City Commission. Staff functions for the Redevelopment Agency and Advisory Board will be performed by the Development and Administrative Services Department and other City departments as needed. The management policies and functions will be developed and performed by the Development Services Department in conjunction with the Board and subject to approval by the Redevelopment Agency.

Management Functions

The Redevelopment Agency and the Development and Administrative 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 business and residents.
- 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

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 the Redevelopment 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) or the adjacent properties to the person(s) submitting the proposal.

At such time that specific properties are designated for development, redevelopment, or rehabilitation, and in the event a mutually acceptable agreement cannot be negotiated with the current owner or owners of the property or properties involved, the Agency may acquire the property by any lawful means for the purposes of resale or lease for development, redevelopment or rehabilitation in accordance with the Redevelopment Plan.

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 Main Street 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. In those instances where negotiation does not result in a mutually satisfactory agreement, the properties may be acquired by eminent domain proceedings and just compensation awarded in accordance with the law.

Relocation of Displaced Persons and Businesses

Relocation of residents and businesses displaced, as result of property acquisition by the Redevelopment Agency will follow procedures which fulfill the intent of the law and objectives stated below.

The objectives of the relocation assistance are as follows:

1. Adequately inform affected persons and/or businesses regarding assistance, policies, and procedures.
2. Provide displaced persons and/or businesses with uniform and consistent services.
3. Prior to displacement, ensure that affordable decent, safe and sanitary replacement housing is available for relocation of displaced residents.
4. 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.
5. Provide fair and reasonable financial assistance to residential and commercial displacees.

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 and Site Preparation

The Redevelopment Agency is authorized to demolish, clear or move, buildings, structures, and other improvements for any real property acquired in the redevelopment project area, subject to approval by the City Commission.

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 utilities 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, and an amendment thereto.

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 purchased 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 person 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 schedules, 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, restriction, 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 the 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 the Florida's Community Redevelopment Act (Section 163.36 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.

IX FINANCING ELEMENT

Redevelopment of the Main Street Area will require a substantial 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, and its amendments. Furthermore, the Redevelopment Agency recognizes that from time to time the various private entities which participate in the redevelopment project 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 proposes to use in financing the Main Street Area redevelopment project.

Tax Increment Financing

The principal source of revenues for use by the Redevelopment Agency for public expenditures associated with the redevelopment project will be tax increment financing. Upon adoption of this Plan by the City Commission, a Redevelopment Trust Fund will be established by ordinance. For each taxing year following adoption of the Plan, ad valorem taxes generated by the assessed taxable real property value in excess of the project 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.

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 the 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 advance 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 there 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 monies shall become a part of the redevelopment monies available to the Redevelopment Agency of 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, including but not limited to such projects as the construction of marinas or parking structures, 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 or State 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.

X IMPLEMENTATION PROCESS

The process for carrying out the purposes and provisions of this Redevelopment Plan will occur as outlined below:

This Redevelopment Plan is to be adopted by the City Commission, by ordinance, following review by the Main Street Redevelopment Advisory Board and the Planning Board and after conducting a duly advertised public hearing.

XI NEIGHBORHOOD IMPACT

The effect of the Plan upon the residents of the Main Street Redevelopment Area are not anticipated to be significant 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.

The Public Improvements Element of the Plan contemplates improvements to sewer, water, traffic and pedestrian services in the Redevelopment Area. All such public improvements are required to conform to the City's Comprehensive Plan. Generally, the residents of the project area will benefit from the substantial public and private improvements contemplated in the Redevelopment Plan.

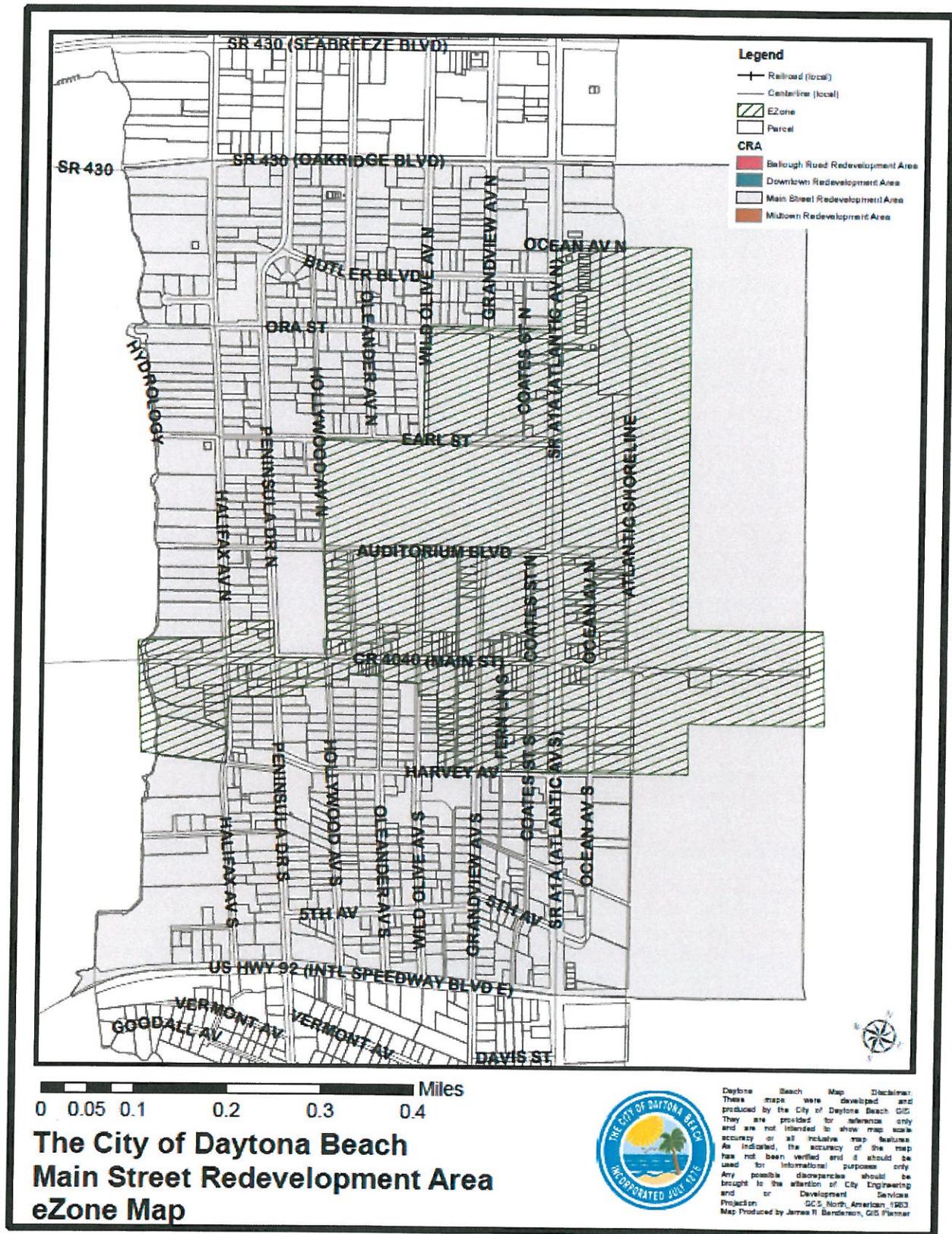
APPENDIX A: PLAN EXHIBITS

**BOUNDARY LEGAL DESCRIPTION
MAIN STREET REDEVELOPMENT PROJECT AREA
DAYTONA BEACH, FLORIDA**

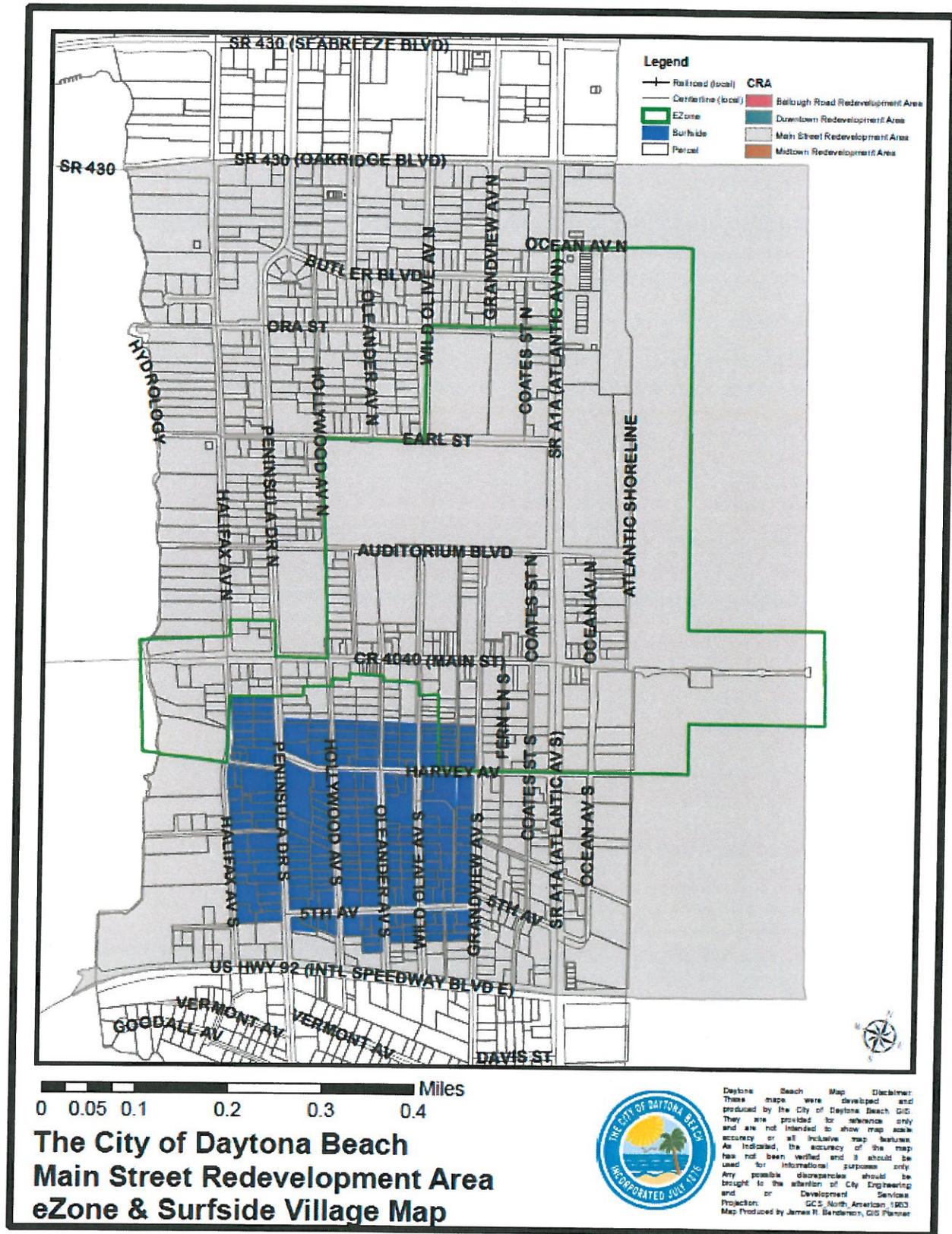
A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 15 SOUTH, RANGE 33 EAST, DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

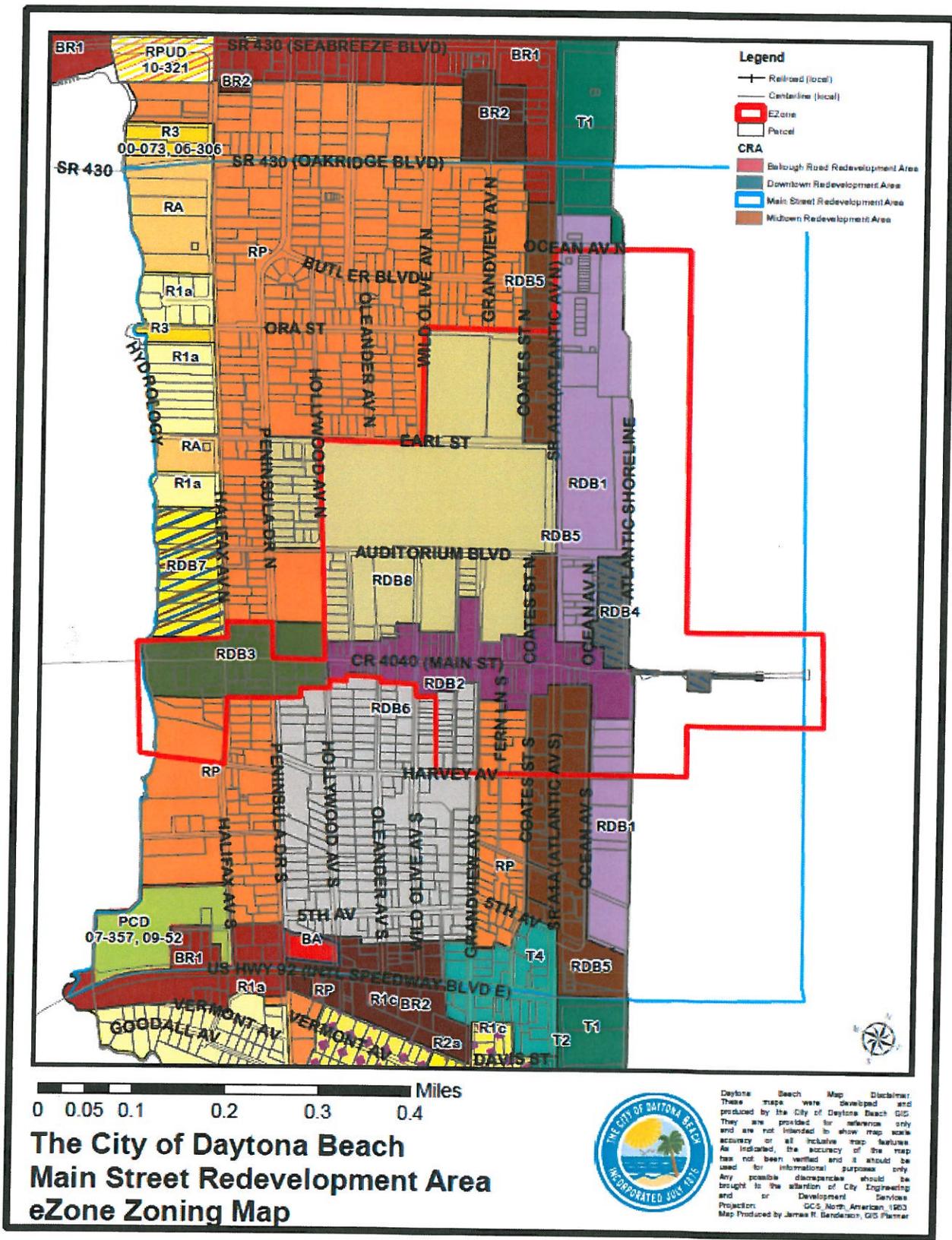
FROM THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ATLANTIC AVENUE, (A1A) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST INTERNATIONAL SPEEDWAY BOULEVARD, FORMERLY BROADWAY AVENUE, AS THE POINT OF BEGINNING, RUN ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST INTERNATIONAL SPEEDWAY BOULEVARD AVENUE THE FOLLOWING COURSES AND DISTANCES; S73°07'46"W A DISTANCE OF 1527.66 FEET, THENCE S65°36'19"W A DISTANCE OF 624.57 FEET TO THE P.C. OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 1480.31 FEET AND A CHORD BEARING OF S61°09'17"W; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°54'04" A DISTANCE OF 229.97 FEET TO THE P.T. OF SAID CURVE; THENCE S56°42'15"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST INTERNATIONAL SPEEDWAY BOULEVARD AVENUE AND A WESTERLY EXTENSION THEREOF A DISTANCE OF 1279.04 FEET TO THE CENTERLINE OF THE CHANNEL OF THE INTRACOASTAL WATERWAY, (HALIFAX RIVER); THENCE RUN ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES; N40°30'00"W A DISTANCE OF 978.04 FEET; THENCE N12°44'04"W A DISTANCE OF 2097.98 FEET; THENCE N25°38'22"W A DISTANCE OF 1179.11 FEET; THENCE N24°52'41"W A DISTANCE OF 748.15 FEET; THENCE DEPARTING SAID CENTERLINE, RUN N67°43'07"E ON A WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 3A, AND THE SOUTHERLY LINE OF LOT 3A, ASSESSOR'S SUBDIVISION OF BLOCKS 4 & 5, EAST DAYTONA, AS RECORDED IN MAP BOOK 3, PAGE 138, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 1658.14 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HALIFAX AVENUE; THENCE N22°11'40"W, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 30.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OAKRIDGE BOULEVARD; THENCE N67°41'16"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 2390.27 FEET TO THE VOLUSIA COUNTY COASTAL CONSTRUCTION SETBACK LINE AS RECORDED IN MAP BOOK 30, PAGE 19, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN ALONG SAID LINE THE FOLLOWING COURSES AND DISTANCES; S23°10'35"E A DISTANCE OF 1003.99 FEET; THENCE N66°13'05"E A DISTANCE OF 18.13 FEET; THENCE S23°46'55"E A DISTANCE OF 1862.62 FEET; THENCE N66°41'22"E A DISTANCE OF 18.60 FEET; THENCE S21°41'06"E A DISTANCE OF 1876.31 FEET; THENCE N65°41'03"E A DISTANCE OF 1.10 FEET; THENCE S20°57'49"E A DISTANCE OF 73.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST INTERNATIONAL SPEEDWAY BOULEVARD AVENUE; THENCE S67°41'10"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 354.75 FEET; THENCE S74°43'53"W A DISTANCE OF 85.92 FEET TO THE POINT OF BEGINNING. CONTAINING 451.31 ACRES. INCLUDING ANY IMPROVEMENTS WITHIN THE RIPARIAN WAY.

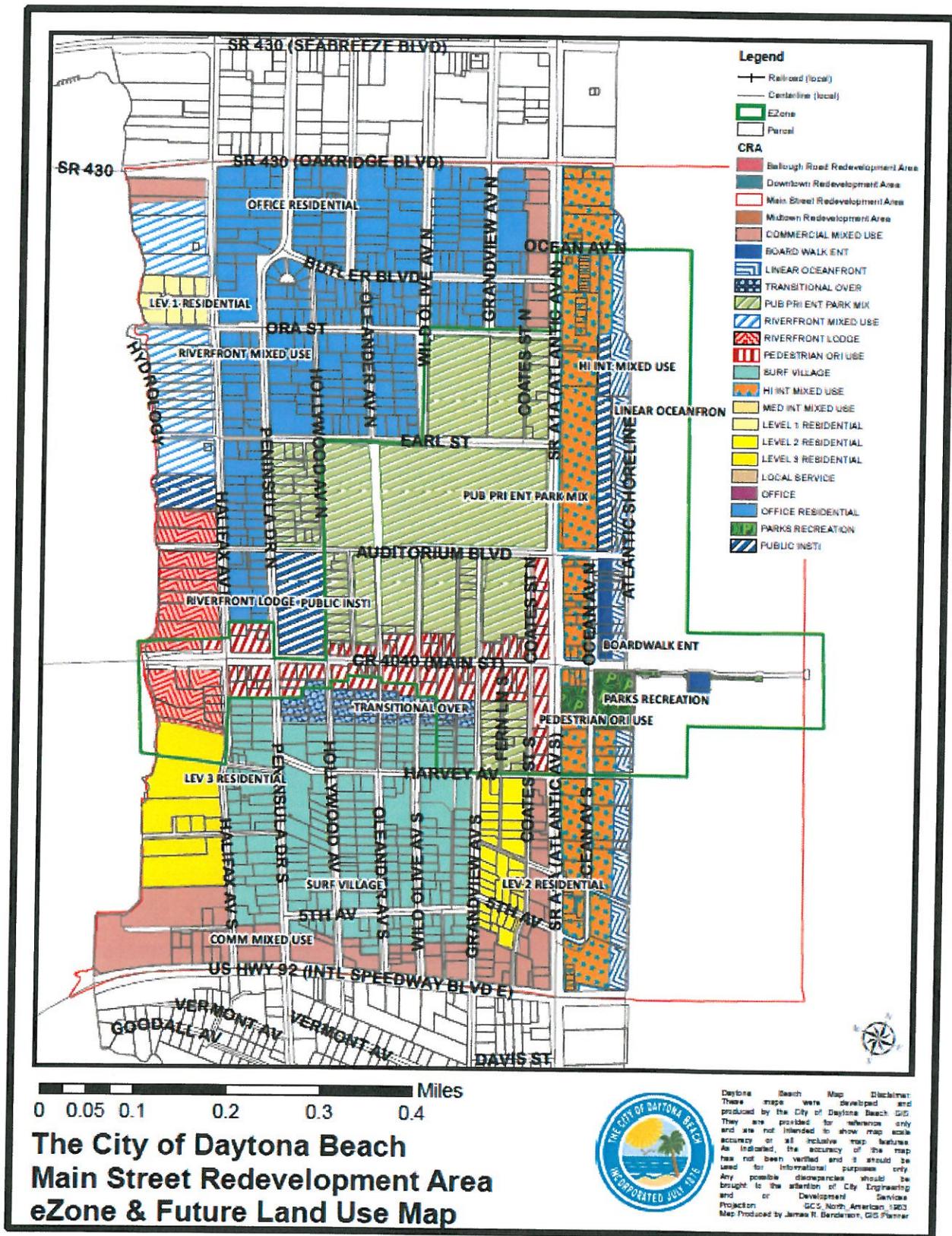
The City of Daytona Beach Main Street Community Redevelopment Area Plan
 Amended February 15, 2012



The City of Daytona Beach Main Street Community Redevelopment Area Plan
 Amended February 15, 2012







APPENDIX B: SUMMARY OF BLIGHT CONDITIONS

A SUMMARY OF THE REQUIREMENTS FOR REDEVELOPMENT AREAS

- **Establishment of a Finding of Necessity** – The establishment of blighted conditions in the area. The blight study and any supplement thereto establish the existence of blight conditions required in order for the City to designate the area as a Community Redevelopment Area. (Note: The initial blight study for the Main Street Redevelopment Area was accepted on December 16, 1981.)
- **Define a Community Redevelopment Area** - An area defined by a legal description in which all the redevelopment projects funded by the Tax Increment Financing must be located. (Appendix A of this document provides the legal descriptions.)
- **Establish a Community Redevelopment Agency** – City Resolution 81-415 dated December 16, 1981 declared the City Commission to be the Community Redevelopment Agency (CRA). The City Commission, as agency, will be responsible for implementing the Redevelopment Plan and administering the Redevelopment Trust Funds.
- **Prepare a Community Redevelopment Plan** – The Community Redevelopment Plan sets forth the improvements that will revitalize the Redevelopment Areas. It must address the mandatory requirements in Chapter 163.362 of the Florida Statutes. (This document contains the Community Redevelopment Plan for the Main Street Redevelopment Area.)
- **Establish a Redevelopment Trust Fund** – The Redevelopment Trust Fund receives the Tax Increment Funds as they are generated each year and must be established by ordinance. The trust fund for the Main Street Redevelopment Area was established by Ordinance 82-255 on August 18, 1982.

SUMMARY OF BLIGHTED CONDITIONS

The following is a summary of blight conditions inventoried in the document entitled Blight Study (November 1981).

1. Structural Condition

One of the more apparent elements of blight is substandard buildings. The City conducted a field survey of all buildings in the Main Street Area. The table below shows the number of substandard buildings by use category. The term "substandard" refers to any building that was either deteriorating, deteriorated, or dilapidated.

Substandard Building by Use
Main Street Area

<u>Use</u>	<u>Number of Substandard Buildings</u>	<u>Percent of Use Category</u>
Single Family	172	28%
Multifamily	70	43%
Hotel/Motel	4	15%
Office	3	7%
Retail/Commercial	18	16%
Warehouse/Manufacture	0	0%
Public/Semi-Public	<u>3</u>	<u>18%</u>
Total All Uses	270	27%

Another important measure of the quality of the building stock in an area is the relative age of the structures. The following table summarizes the number and percentage of buildings by age and use category for the Main Street Area:

<u>Use</u>	<u>Pre- 1940</u>	<u>1940- 1949</u>	<u>1950- 1959</u>	<u>1960- 1969</u>	<u>1970- 1979</u>	<u>TOTAL</u>
Single Family	402	80	60	10	7	559
Multifamily	83	30	14	4	12	143
Hotel/Motel	4	9	12	7	2	34
Retail/Commercial	36	9	21	15	18	99
Office	15	4	12	5	5	41
Others	<u>1</u>	<u>0</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>4</u>
Total	541	132	120	43	44	880
Percent	61%	15%	14%	5%	5%	100%

2. Lot Size/Diversity of Ownership

The existence of a large number of separately owned lots impedes the normal process of redevelopment. In order for the private sector to invest in the needed new construction, a site with sufficient land area must be available.

The following table shows the number of lots by square footage of land area:

	Land Area of Property of Lots Main Street Area					
	<u>5,000 or less</u>	<u>5,000- 10,000</u>	<u>10,000- 25,000</u>	<u>25,000- 1 acre</u>	<u>1 acre- 2 acres</u>	<u>Over 2 acres</u>
No. of Lots	354	475	153	25	16	5
% of Total	34%	46%	15%	2%	2%	1%

3. Incidence of Crime

Crime is one of the most serious aspects of blight. It is both a result of blight and a cause of its continuation. Crime is a threat to the safety and welfare of both people and property, is a burden to all taxpayers, adversely impacts businesses, and discourages private investment.

The following table presents various measures of the extent of crime in the Main Street Area:

	Reported Incidents of Crime Main Street Area Two-Year Total 1978-79	
	<u>Main Street Area</u>	<u>Citywide</u>
Total Incidents	41,701	207,548
Percent of City Total	20%	100%
Percent of Land Area	2%	100%
Percent of Population	7%	100%
Crimes per Acre	154	15
Crimes per Capita	11	4

4. Sanitary Sewer System

Although much of the sanitary sewer system in the Main Street Area is relatively new and in good condition, a substantial portion was constructed in the 1940's. Due to construction methods and materials in use at that time and the general deterioration of the sewers over the last 35 years, leaks now exist. These leaks allow the ground water which surrounds the pipes to seep into the pipe system, adding to the load and decreasing capacity of the system. The leaks also allow sand and other solids to enter the system, impeding the flow of sewage and damaging the pumps at the lift stations through abrasion.

The total length of collector sewer line to be replaced is 5,170 feet at a cost of \$232,000 (1981 dollars).

In addition, the lift station located at Wild Olive and Ora needs to be replaced. Additional flows generated from the Civic Center and other new development will place an unacceptable demand on the lift station. The force main sewer line which connects with the treatment plant must also be replaced with a larger pipe. The condition of the existing pipes, some of which crosses under the Halifax River, is also a major concern due to age.

The total estimated cost of replacing the lift station and force main is \$2.9 Million (1981 dollars).

5. Storm Drainage System

The City's Comprehensive Storm Drainage Study recommended that the storm sewers in the City should be of a design and size to handle a ten-year storm. The same study revealed that portions of the stormwater drainage systems within the Main Street Area are not of a size sufficient to handle a ten-year storm. Many of the lines are not adequate to handle even a three-year storm. The result is significant spot flooding problems at a number of locations during even only moderately heavy rains.

To correct the problem, much of the existing system must be replaced with larger pipes. In total, approximately 14,750 feet of pipe must be replaced at a cost of \$2,200,000 (1981 dollars).

6. Water Distribution System

According to the City's Comprehensive Water report, the City should have no water mains smaller than six (6) inches in diameter. There are portions of the Main Street Area that currently have two-inch lines. Although adequate for existing needs, future increases in demand due to redevelopment and growth would necessitate larger lines. Furthermore, these two-inch lines are galvanized iron and were installed in the 1940's. The useful life of galvanized pipes is approximately 25 years. Therefore, in order to assure adequate and dependable water service in the area, these water lines need to be replaced with new and larger lines.

A total of 9,680 feet of pipe needs to be replaced at a cost of \$268,000 (1981 dollars).

7. Streets and Traffic

The primary issue regarding streets and traffic in the Main Street Area is the impact of the proposed Civic Center. Increases in traffic volume due to other redevelopment activities will also require improvements to the street system.

Grandview, Coates and Noble are to be closed between Auditorium and Earl. As a result, improvements will be needed for Wild Olive and Oleander to provide north-south through streets and help relieve Atlantic Avenue, Halifax Avenue and Peninsula Drive. Preliminary studies have indicated that the improvements would involve selected widening, realignments, and resurfacing. Wild Olive and Oleander are proposed to be a north-south one-way pair.

Preliminary studies have also proposed that Auditorium and Earl, as well as Oakridge and Ora, be east-west one-way pairs. Widening and resurfacing may also be needed for these streets.

The estimated cost of making the proposed improvements, including right-of-way acquisition, street paving, and related improvements, will need to be prepared following more detailed engineering studies.

In addition to the street improvements mentioned above, most of the other streets in the area are in need of resurfacing. A total of 37,900 feet in length will need resurfacing at an estimated cost of \$315,000 (1981 dollars).

8. Parking

There are three parking issues in the Main Street Area:

1. Lack of adequate off-street parking in the residential area;
2. Lack of adequate parking near the Main Street business district;
3. Need for public parking near the proposed Civic Center.

Inadequate residential off-street parking results from older multi-family structures and houses which have been converted to multi-family. The only viable solution is either to have the owners provide additional off-street parking spaces, or to reduce the number of living units.

The lack of parking in the Main Street district serves to discourage people from patronizing the businesses and works against the efforts toward increased private

investment in the commercial properties. The most workable solution would likely be the provision of collective use public parking areas.

Sufficient public parking must also be available for the proposed Civic Center. For the near term time period, a combination of some on-site parking, curbside parking, and satellite parking lots will meet the need. However the long term, additional on-site parking will be required. The redevelopment program's tax increment financing, combined with parking revenue bonds, provides an alternative for funding the cost of providing such parking.

2. Lack of Tax Base Growth

Perhaps of all the problems created by a blighted area, the loss of potential tax revenues has the broadest effect on a community. Blighted areas which have little or no growth in property values contribute an ever-decreasing amount of property tax revenue. At the same time, these areas increase the cost of services for such things as police, code enforcement and public improvements.

The following table shows the change in taxable real estate property values from 1975 to 1980, for the Main Street Area and remainder of Daytona Beach in total:

Taxable Property Values Main Street Area and City-wide 1975 and 1980		
	<u>Main Street Area</u>	<u>Remainder of City</u>
1975 Property Value	\$39,915,730	\$428,472,022
1980 Property Value	45,579,451	587,073,448
Increase/Taxable Value	5,663,721	158,601,426
Percent Increase	14.2%	37.0%
Annual Rate	2.8%	7.4%

When the property value figures and tax revenues are adjusted to account for inflation, it can be seen that the Main Street Area generated less property tax revenues in 1980 than in 1975. The following tables show the results:

Main Street Property Tax Revenues
 1975 and 1980
 Adjusted For Inflation
 (Constant 1980 Dollars)

	<u>1975</u>	<u>1980</u>
Assessed Property Value	\$61,470,224	\$45,579,451
Decrease in Real Value	N/A	- 15,890,773
Tax Revenue @6.243 Mills	383,759	284,552
Decrease in Real Value	N/A	- \$99,207
Percent Decrease	N/A	- 25.9%

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.

Legal description and maps identifying the location and boundary of the Main Street Redevelopment Areas is in Appendix A.

2. Show by diagram and in general terms.

(a) The approximate amount of open space to be provided and the street layout.

Refer to Appendix C (E-Zone Master Plan) for diagrams of the Public Realm areas and street layout. The approximate amount of open space in the Main Street Redevelopment Area is currently 5.23 acres, not including the beach.

(b) Limitations on the type, size, height, number, and proposed use of buildings.

Limitations on the type, size, height, number and proposed use of buildings in the Community Redevelopment Area shall be regulated by the Comprehensive Plan and the Land Development Regulations of the City of Daytona Beach as amended from time to time.

(c) The approximate number of dwelling units.

There are approximately 2900 dwelling units in the Main Street Redevelopment Area.

- (d) 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 and streets are depicted in the public realm in Appendix C (E-Zone Master Plan). Public utilities and public improvement are identified in Redevelopment Plan Sections 5.2 (Infrastructure Objective), 5.3 (Transportation and Parking Objective), 5.4 (Public Amenity Objective), and VI (Capital Projects)

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 areas 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 Redevelopment Plan Section X, Neighborhood Impacts.

4. Identify specifically and publicly funded capital projects to be undertaken with the Community Redevelopment Areas.

See Redevelopment Plan Section VI – Capital Projects.

5. Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan

See Redevelopment Plan Section VII – Program Management and Administration

The work of redevelopment will be carried out 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 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 Redevelopment Plan Section VII - Program Management and Administration, Property Disposition and Development

The City's Comprehensive Plan and Land Development Regulations establish restrictions on the land for private and public usage. The City may require special covenants for private property as a condition where the City directly participates in its redevelopment.

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.

Refer to Redevelopment Plan Section VII – Program Management and Administration, Relocation of Displaced Persons and Businesses

If as a result of implementation of projects set forth in 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 therefore.

See Redevelopment Plan Section 6.1 Land Use Objectives and Redevelopment Plan Section X Neighborhood Impacts

The plan is not intended to remedy a shortage of housing for residents of low or moderate income.

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 incremental revenues.

See Redevelopment Plan Section VIII – Financing Element

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 Redevelopment Plan Section VIII – Financing Element

It is anticipated that increment revenues to pay for the projected costs of redevelopment will require no more than thirty (30) years after adoption (or amendments thereto) 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.

11. Subsection (1), (3), (4), and (8), as amended by S.10, Chapter 84-356, Laws of Florida, and Subsections (9) and (10) do not apply to any governing body of a County or Municipality or to a Community Redevelopment Agency if such governing body has approved and adopted a Community Redevelopment Plan pursuant to S.163.360 before Chapter 84-356 became a law; nor do they apply to any governing body of a County or Municipality or a Community Redevelopment Agency if such governing body or agency has adopted an Ordinance or Resolution authorizing the issuance of any bonds, notes, or other forms of indebtedness to which is pledged increment revenues pursuant only to a Community Redevelopment Plan as approved and adopted before 84-356 became a law.

APPENDIX C E-ZONE MASTER PLAN

(Volume 1 and Volume 2 of the E-Zone Master Plan are available for review at the City Clerk's office, 301 S. Ridgewood Avenue, Daytona Beach. The Plan is also available on the City of Daytona Beach web site at www.codb.us/redevelopment.)

