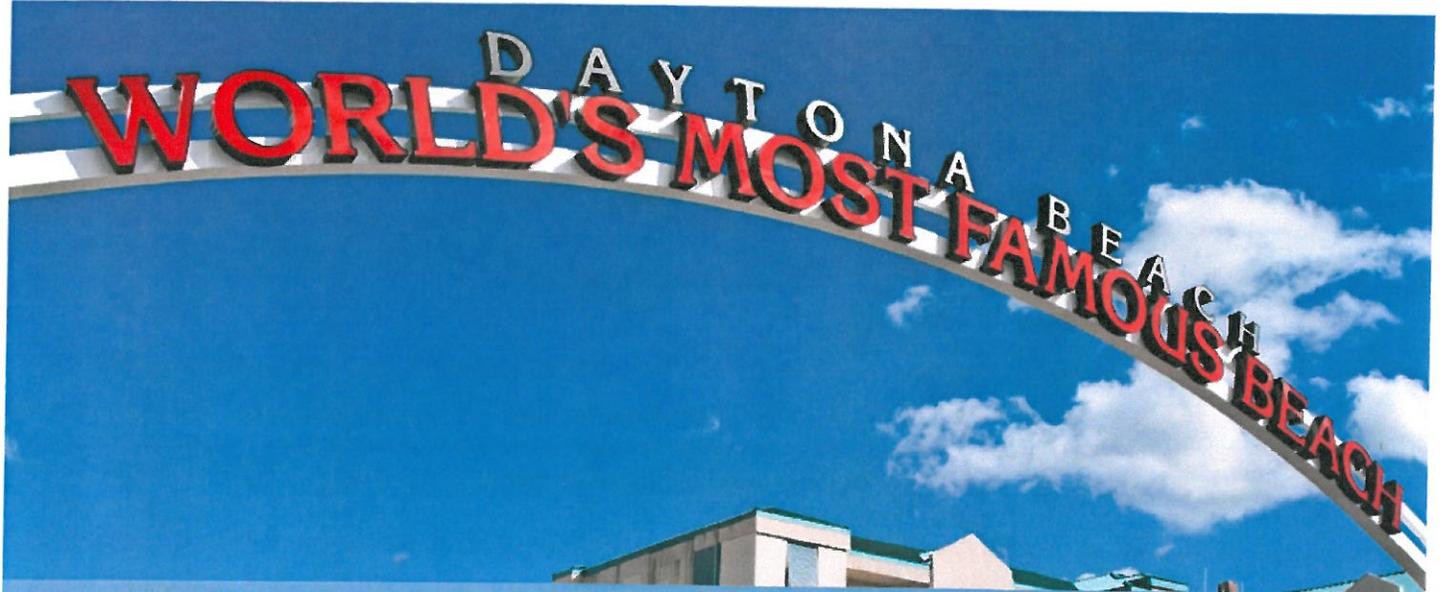


South Atlantic Redevelopment Area Plan



The City of Daytona Beach Community Redevelopment Agency

COMMUNITY REDEVELOPMENT PLAN

for the
SOUTH ATLANTIC REDEVELOPMENT PROJECT AREA
DAYTONA BEACH, FLORIDA

Amended December 18, 2013



THE CITY OF DAYTONA BEACH, FLORIDA

CITY COMMISSION/COMMUNITY REDEVELOPMENT AGENCY

Derrick L. Henry, Mayor
Robert A. Gilliland
Patrick Henry
Carl W. Lentz, IV
Paula R. Reed
Kelly M. White
Pamela Woods

MAIN STREET / SOUTH ATLANTIC REDEVELOPMENT AREA BOARD

Daniel Webster, Chair
L. William Chapin, II
Theresa Doan
Timothy Kostidakis
Dustin Leek
Dino Paspalakis
Randall Phillips
Suzanne Ramsey
Carrie Register

Prepared by:

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

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Introduction

By adoption of Resolution 00-311 on July 19, 2000 and Resolution 01-262 on 6/20/01 the City Commission of the City of Daytona Beach made the finding that blighted conditions exist within the South Atlantic Avenue 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 declare 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.

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 for effective enhanced law enforcement programs, including innovative community policing and systematic code enforcement, which are proven to eliminate blight and create the safe environment 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.

Purpose

Contained herein is the Community Redevelopment Plan to be known as The South Atlantic Avenue Redevelopment Area Plan prepared for the Community Redevelopment Agency for the South Atlantic Avenue Redevelopment Area.

The purpose of the plan is to provide the program framework for the elimination of blight within the South Atlantic Avenue 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 City upon adoption of this plan shall initiate a process of updating the comprehensive plan in a manner as described herein. Any activities conducted under this plan that are currently consistent with the comprehensive plan may be authorized by the city.

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

The South Atlantic Area Community Redevelopment Plan

A) South Atlantic Avenue Redevelopment Area Boundaries

The proposed South Atlantic Avenue Redevelopment Area is located generally as follows:

The area of the city which lies south of East International Speedway Blvd. and north of Silver Beach Ave. containing properties along the Speedway Blvd., Atlantic Ave., and Grandview corridors (see fig.1). Exhibit A sets forth the legal description for this area.

Why the boundaries were chosen?

The boundaries of this district were selected because the properties contained in the district meet the statutory requirements as set forth in the blight study for the area. The US 92 and A1A corridors dominate this redevelopment district. This area is composed of many small lots that were designed for residential uses when originally platted. To compound the problem the lots were further reduced in size when additional right-of-way was acquired to widen the roadways. The area, being on two major thoroughfares with high volumes of traffic; lost its residential character over time and was converted to commercial uses. The commercial uses were constructed on properties that lacked adequate size to meet minimum standards for such uses. The conversion resulted in developments that lacked adequate off-street parking, adequate building setbacks, safe access, sufficient areas for stormwater management and sufficient landscaping and buffering of adjacent residential uses. Portions of the Grandview corridor were selected because of the concentration of deteriorated structures and the adverse impact they have on the neighborhood. In general the area was selected because of its blighted conditions, to insure there is sufficient property for sound redevelopment and the high potential for reinvestment that can be achieved through government intervention.

B) Goals & Objectives

The establishment of a goals and objectives serves to set forward the specific direction and strategy for improving the area. Once adopted by the city, the goals and objectives provide direction in pursuing redevelopment programs and efforts. In addition, the goal 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.

Goals

1. 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 that eliminate blight.
2. It is expected that the stimulation and attraction of private investment in the redevelopment 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.

Objective 1.1 Land Use

Land uses shall be consistent with the Generalized Future Land Use Map as contained in the City's Comprehensive Plan as may be amended (see fig.2). The diagram as provided in figure 3 of this plan recommends generalized future land use map amendments for the South Atlantic Redevelopment area. The city shall pursue amendments to the comprehensive plan in a manner that considers these prescribed future land uses and the goals objectives and policies of this redevelopment plan.

- Policy 1.1.1 Encourage the continued use and improvement of existing commercial areas for businesses and facilitate growth in employment through high quality commercial, accommodations and service development.
- Policy 1.1.2 Encourage mixed-use projects combining various compatible land uses
- Policy 1.1.3 Prohibit the spread of small lot commercial development.
- Policy 1.1.4 Develop a regulatory mechanism that encourages assembly of lots to meet contemporary development requirements.
- Policy 1.1.5 Encourage the assembly of property generally as shown in figure 4 "Potential Redevelopment Sites and Conceptual Revised Thoroughfare System"
- Policy 1.1.6 Maintain and develop vistas between buildings along Atlantic Ave. so that the Atlantic Ocean can be seen from Atlantic Avenue.
- Policy 1.1.7 The Future Land Uses along the west side of Atlantic Avenue in this redevelopment area shall be controlled as prescribed below:

Examples of Undesirable Uses to be Prohibited in the Future as the area is redeveloped:

- Bars as a principal use
- convenient stores
- Head shops
- Motels
- High rise developments
- Special event outdoor vending
- Outdoor storage

Examples of Desirable Uses to be Allowed in the Future as the area is redeveloped:

- Small Specialty Grocery Store
- Drug Store
- Sporting Goods / Golf, Tennis, etc.
- Neighborhood service center with barber shops, beauty shops, etc.
- Small Hardware store
- Offices
- Clothing / Sportswear
- Office Supply
- Book Store
- Branch bank
- Paint/Decorating Store
- Quality Condominiums
- Quality Apartments
- Parking facilities

Policy 1.1.8 The future land uses along E. International speedway Blvd. west of Atlantic Ave. shall be controlled as prescribed below:

Examples of Undesirable Uses to be Prohibited in the Future as the area is redeveloped:

- Bars as a principal use
- convenient stores
- Head shops
- Motels
- High rise developments
- Special event outdoor vending
- Outdoor storage

Examples of Desirable Uses to be Allowed in the Future as the area is redeveloped:

- Supermarkets
- Drug Store
- Sporting Goods / Golf, Tennis, etc.
- Neighborhood service center with barber shops, beauty shops, etc.
- Small Hardware store
- Offices

- Clothing / Sportswear
- Office Supply
- Book Store
- Branch bank
- Paint/Decorating Store
- Quality Condominiums
- Quality Apartments
- Parking facilities
- Automobile fueling facility with convenience items

Objective 1.2 Mobility

Facilitate the development of an efficient traffic, parking and transit system for the area that supports the future land uses.

- Policy 1.2.1 Make improvements to the traffic system as needed to accommodate new development while reducing the impacts on nearby residential areas Consider the installation of cul-de-sacs and loop roads at the easterly ends of selected east-west streets in this area Such improvements would be designed to protect the residential areas from commercial traffic and encourage quality redevelopment projects along the main commercial thoroughfares (see fig. 4 and fig. 6)
- Policy 1.2.2 Consider in conjunction with redevelopment projects the installation of landscaped entranceways along Atlantic Ave. and East international Speedway Blvd. for the residential subdivisions adjacent to this redevelopment area. Figures 5a and 5b provide a conceptual view of such entranceways.
- Policy 1.2.3 Cause to be developed an integrated high quality pedestrian network throughout the redevelopment area.
- Policy 1.2.4 Improve the image of private parking areas through lighting, signage, and plantings.
- Policy 1.2.5 Develop public parking as needed and establish a system to maintain such parking areas.
- Policy 1.2.6 Monitor and encourage the improvement as necessary of the public transit service in the area.
- Policy 1.2.7 Keep all pedestrian access from residential streets to Atlantic Ave. and maintain all beach approaches.
- Policy 1.2.8 The city may from time to time vacate certain rights-of-way when necessary to encourage redevelopment. If and when vacating occurs the city will ensure that

all private and public properties in the area have adequate access to a public thoroughfare.

Objective 1.3 Law Enforcement, Regulatory Controls and Incentives

Through regulatory controls and incentives, encourage investment in new development and rehabilitation that by improving assessed property values, creating new jobs and increasing building occupancy in the redevelopment area.

- Policy 1.3.1 Maintain and encourage investor confidence by continuing to enforce mandatory maintenance for all commercial and residential structures in the redevelopment area.
- Policy 1.3.2 Implement redevelopment category administrative rezonings as needed to recruit and enhance developments that are consistent with this redevelopment plan.
- Policy 1.3.3 Continue to maintain the fast track development review process
- Policy 1.3.4 All new construction, exterior building and site renovations within the redevelopment zoning districts and area shall meet redevelopment appearance standards and design guidelines.
- Policy 1.3.5 Evaluate and update regulatory measures as needed, designed to provide flexibility and to improve the quality and appearance of developments in the redevelopment area.
- Policy 1.3.6 Require Planned Redevelopment District Zoning when consolidating residential lots with commercial lots to ensure compatibility with residential areas and quality redevelopment projects.
- Policy 1.3.7 Rid the area of criminal activities to the extent of substantially reducing drug dealing and prostitution.
- Policy 1.3.8 Ensure quality buffers with large numbers of shade trees and decorative masonry screening walls with a minimum height of six feet.
- Policy 1.3.9 Ensure maximum height of buildings along the south side of E. International Speedway Blvd. and the west side of Atlantic Ave. is three stories.
- Policy 1.3.10 In the area bordering the west side of Atlantic Ave. locate future buildings adjacent to the public sidewalks along Atlantic Avenue and as far away as possible from residential properties directly to the west.

Objective 1.4 Economic Incentives

Through economic incentives, encourage investment in new development and rehabilitation that will improve property value create new jobs and maintain building occupancy in the City's Redevelopment Areas.

- Policy 1.4.1 Encourage public/private partnership projects using tax increment and other revenues as the public share.
- Policy 1.4.2 Combine efforts with the Chamber of Commerce, Volusia County Business Development and the City's Economic Development Advisory Board and use state and local incentives to actively recruit new large scale developments that provide for sizable employment opportunities.
- Policy 1.4.3 Develop loan and grant programs and small business development programs as incentives to expand or attract businesses to the redevelopment area.
- Policy 1.4.4 Facilitate public and/or private redevelopment projects identified in this plan, using eminent domain if needed to assemble sites.
- Policy 1.4.5 Encourage redevelopment efforts with priority given to those sites identified in figure 7 "Priority Redevelopment Sites" and in a manner described in its corresponding table figure 8 "Priority Site Potential Use".

Objective 1.5 Public Amenities

Through public amenities, encourage investment in new development and rehabilitation that will improve assessed property values, create new jobs and maintain building occupancy in the City's Redevelopment Areas.

- Policy 1.5.1 Improve Lenox Playground through grants and redevelopment capital improvement funds to establish a neighborhood park.
- Policy 1.5.2 Utilize incentive development code regulations and the developer negotiation process to create plazas and park areas aesthetically and functionally related to adjacent uses and the pedestrian and open space network and connect parking areas to public spaces.
- Policy 1.5.3 Ensure that Volusia County maintains the oceanfront park in this redevelopment area.
- Policy 1.5.4 Encourage the Volusia County to maintain the Trolley system along Atlantic Avenue and to include access to the Main Street and Downtown/Balough Road Redevelopment Areas.

- Policy 1.5.5 Create well lit pedestrian corridors from the ocean to the river and throughout the area.

Objective 1.6 Beautification

Through code enforcement, incentive programs and capital improvements facilitate an upgrading of the areas appearance.

- Policy 1.6.1 Review and update where necessary design standards for the redevelopment of properties in this redevelopment area.
- Policy 1.6.2 Improve the streetscape system within the South Atlantic Avenue Redevelopment Area.
- Policy 1.6.3 Encourage the placement of utility lines underground where it is important to improve visual qualities.
- Policy 1.6.4 Cause structures to be removed which are blighting influences causing physical and or environmental deterioration.
- Policy 1.6.5 Expand enforcement of appearance standards in the South Atlantic Avenue Redevelopment Area.
- Policy 1.6.6 Consider establishing incentive programs to encourage upgrading property in this redevelopment area. Continue implementation of the "Color The Beach Program" designed to paint and brighten up properties along the commercial corridors.

Objective 1.7 Infrastructure Improvements

Through infrastructure improvements, encourage investment in new development and rehabilitation that will improve assessed property values create new jobs and maintain a minimum building occupancy in the redevelopment area.

- Policy 1.7.1 Continue the streetscape program to achieve an integrated high quality pedestrian movement network in the redevelopment area including the completion of International Speedway Boulevard and Atlantic Avenue.
- Policy 1.7.2 Seek local, state and federal finding for the development of water piers and facilities to support the development of water taxis as an alternate means of travel circulation in the redevelopment area.

- Policy 1.7.3 The Atlantic Avenue corridor, from Atlantic Avenue to the Ocean, is designated as a local Scenic Byway and will be preserved and enhanced accordingly. Pursue designation of this corridor with the Florida Department of Transportation and the Federal Highway Administration as a State and National Scenic Byway.
- Policy 1.7.4 Continue to encourage and seek public/private funding for FPL and Bellsouth to place utilities underground during any City, County or State projects. (At a minimum install conduit in public projects for future underground utilities.)

C) Development Controls

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, Land Development Regulations and other regulations and Codes that may be enacted by the City. 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 the Redevelopment Agency deems necessary to effectuate the purpose of the Redevelopment Plan.

COMPREHENSIVE PLAN

All development, redevelopment and rehabilitation activities carried out within the South Atlantic Redevelopment Project Area shall conform to the City's Comprehensive Plan as it exists now or as it may be amended from time to time. This Redevelopment Plan recommends a generalized future land use system as presented on figure 3. By adoption of this redevelopment plan the City will proceed to consider amendments as recommended in figure 3 to it's comprehensive plan.

LAND DEVELOPMENT CODE

Projects located within the South Atlantic 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 City Zoning District as they exist or may be amended 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.

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. The City's Mandatory Maintenance Ordinance shall be enforced in this area

D) Neighborhood Impact

The effect of the Plan upon the residents of the South Atlantic Avenue 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 South Atlantic Avenue Redevelopment Area serves the purpose of creating positive neighborhood impacts and improvements.

HOUSING: REPLACEMENT ASSURANCES

Every effort will be made to ensure that the need for relocation is minimized. 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 redevelopment efforts when complete will result in having approximately the same amount of residential units that existed before redevelopment activities occurred. Currently, there are approximately 343 existing dwelling units.
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 for both residential and commercial uses that are displaced.

TRAFFIC

As business increases in the area traffic may increase. The commercial traffic remains primarily along the major streets. The Redevelopment Plan provides for decreasing the opportunities for commercial traffic accessing the adjacent residential areas. If traffic on such major streets increases, the City's Concurrency Management Ordinance (when applicable) 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 and county impact fee regulations will serve to provide capacity for any impacts to the water and sewer, traffic, and school systems that may result from redevelopment. The Redevelopment Plan calls for upgrading the Lenox Playground located in the area.

PROJECTED FACILITIES AND SERVICES

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

OTHER PHYSICAL AND SOCIAL IMPACTS

It is anticipated that physical and social conditions in the area will improve with the elimination of very low rent motels, hotels, boarding houses and apartments which are substandard and not suitable for rehabilitation

E) 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, widening, resurfacing and/or the realignment of the street system, and improvements to the entrances to subdivisions
- curbs, gutters and sidewalks
- street lights
- sanitary sewer systems
- Stormwater systems
- water distribution systems
- parking lots or structures
- 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 be consistent with the Comprehensive Plan of the City of Daytona Beach.

The following is a list of Capital Projects to be undertaken over the next 10 years:

1. A1A Streetscape District 5 (to be completed when State funding is available)
2. East International Blvd. Reconstruction / DOT Traffic Operations (to be completed when State funds are available).
3. The elimination of through traffic in the adjacent residential areas by developing cul-de-sacs, loop streets, and other traffic calming improvements and closing certain points of access to Atlantic Avenue. These improvements will be developed as part of an adjacent redevelopment project.
4. Upgrading of the Lenox Playground

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. Incentive programs including grants and loans that encourage improvements to existing commercial and residential structures.
5. 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.”

F) Financing

Improvements to the South Atlantic Avenue 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 finding 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.

Maximum Tax Increment Contribution for Private Redevelopment Projects

No more than 50% of the tax increment generated for each selected private redevelopment project shall be used for a tax increment contribution toward the financing of that project. If no increment is generated by the project then no payments are made. The tax increment returned to the project shall not equal more than 15% of the total project cost including relocation costs.

The following formula shall be applied to determine the maximum 50% contribution:

| AMOUNT OF INCREMENT RETURNED | REQUIREMENT |
|---|---|
| A) 10% (need A only) | An increase in assessed value by 25% for the first year after redevelopment |
| B) 20% (need B only) | Increase in assessed value by 50% for the first year development |
| C) 30% | Project involves demolition, reconstruction and increase assessed value by 100% for the first year of development |
| D) 40% (need C and D) | Project involves assemblage of blighted properties |
| E) 50% (need D and E) | Project is located at a target site (see fig.5) and increase assessed value by 200% for the first year of development |

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

CAPITAL COSTS

General estimates for capital projects, programs, and activities are provided in Section E. Final detailed estimates will be determined when detailed plans and specifications are completed.

METHODS OF FINANCING

Tax Increment Financing

The principal source of revenues for use by the Redevelopment Agency for public expenditures associated with public or private 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 except as may be provided below.

It shall be the City's policy that these bonds be spent primarily toward physical improvements that add to the taxable value of the property in the redevelopment area or enhance that taxable value. Further it is the City's policy that the tax increment funds provided for private projects not be used for marketing, promotion, government fees, general operations, payroll, developer fees, training, market studies, private planning, design, engineering and other private services and commissions.

Such uses of funds are summarized below and may include the following:

- 1) slum clearance
- 2) acquisition of a slum area or a blighted area or portion thereof
- 3) demolition and removal of buildings and improvements
- 4) installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements

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necessary for carrying out the redevelopment objectives, and to support the maintenance, repair, and replacement of public improvements therein.

- 5) Disposition of any property acquired in the redevelopment area at its fair value for uses in accordance with the redevelopment plan.
- 6) Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan. Eligible activities include funding enhanced code enforcement operations and offering grants and loans to encourage voluntary rehabilitation.
- 7) Acquisition of real property in: the redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.
- 8) Acquisition of any other real property in the redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.
- 9) Acquisition of air rights and the construction of foundations and platforms necessary for the provision of air rights.
- 10) Developing, financing, and implementing projects, programs and activities that carry out the Redevelopment Plan as provided in Section E) Capital Projects, Programs, and Activities.

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 to 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 or 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 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 such private entities take advantage of Federal or State loan assistance or tax credit programs.

G) 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.

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

All real property in the redevelopment area 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 other plans adopted by the Redevelopment Agency to carry out this Plan.

All development, redevelopment and rehabilitation activities carried out within the South Atlantic Avenue Redevelopment Project Area shall conform to the City's Comprehensive Plan

as is exists now or as it may be amended from time to time. This Redevelopment Plan recommends a generalized future land use system as presented on figure 3. By adoption of this redevelopment plan the City will proceed to consider amendments as recommended in figure 3 to it's comprehensive 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
- Administer redevelopment programs

Owner Participation

Current owners of property in the redevelopment 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 substandard or detrimental conditions.

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 involve 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

Ordinarily, property to be redeveloped will be acquired by the developer after private negotiation with the property owners. It is anticipated that most land assembly and redevelopment will take place in this manner. In some cases, it may be necessary for the CRA to participate in this activity. In such cases 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, acting as the Redevelopment Agency, may acquire real property within the South Atlantic Avenue Redevelopment Area as necessary for public improvements, to provide sites for public facilities, eliminate unsafe conditions, remove nonconforming signs, 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. 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. Eminent domain will only be used in cases where the City Commission conclusively determines that it is in the overriding public interest to do so. An overriding public interest shall be defined as a project that meets the following criteria.

- 1) The redevelopment project has assembled through contracts to purchase or fee simple ownership at least 51% of the project site, but cannot complete the assembly in the same manner.
- 2) The redevelopment project must additionally meet at least two out of the following three conditions:
 - a. The redevelopment project generates a net increase in taxable value of over \$5,000,000.
 - b. The redevelopment project generates an estimated property tax revenue of over \$100,000 for the first 10 years after completion of the project.
 - c. The project will create a minimum of 50 full-time jobs.

In addition all redevelopment projects must commit to a specific development plan meeting the specific requirements contained in this plan.

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 entity 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.

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 purchases or lessees and their successors and assigns shall be obligated to devote such real property only to the uses specified in the Redevelopment Plan.

The Redevelopment Agency shall consider all proposals submitted including plans and specification, 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 or reverter, conditions subsequent, equitable servitude, 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, sue, 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 the 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.



South Atlantic Av. Redevelopment Area

Figure 1


Redevelopment Area

5/18/2001

- RESIDENTIAL**
- LEVEL ONE (1-8 D.U. / ACRE)
 - ▨ LEVEL TWO (9-20 D.U. / ACRE)
 - ▩ LEVEL THREE (21-40 D.U. / ACRE)
- COMMERCIAL**
- ▨ RETAIL
 - ▩ INTERCHANGE COMMERCIAL
 - OFFICE TRANSITION
 - ▨ TOURIST ACCOMMODATION
 - ▩ COMMERCIAL AMUSEMENT
 - ▨ MIXED USE

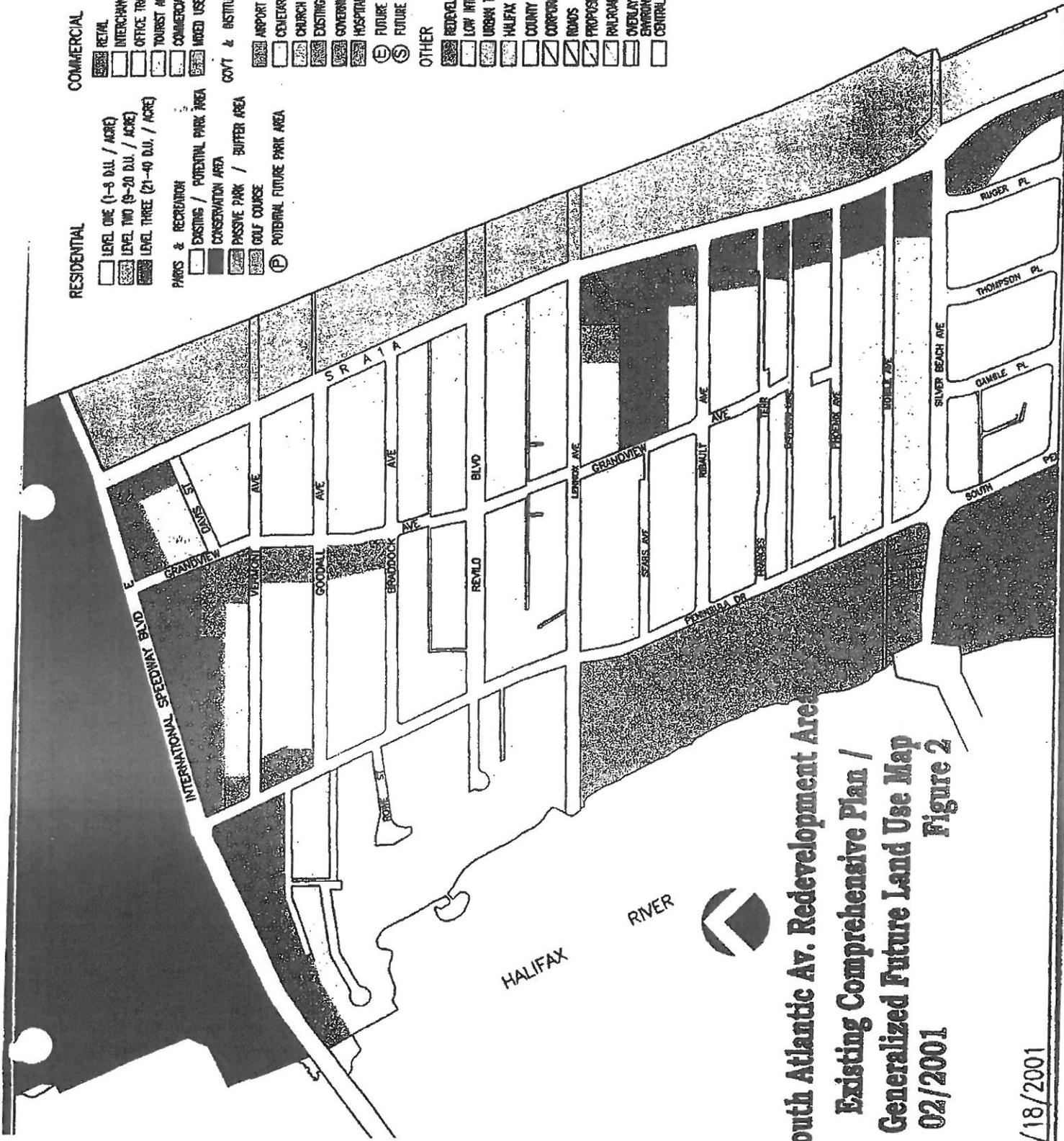
- PARKS & RECREATION**
- EXISTING / POTENTIAL PARK AREA
 - ▨ CONSERVATION AREA
 - ▩ PASSIVE PARK / BUFFER AREA
 - ▨ GOLF COURSE
 - Ⓟ POTENTIAL FUTURE PARK AREA

GOVT & INSTITUTIONAL

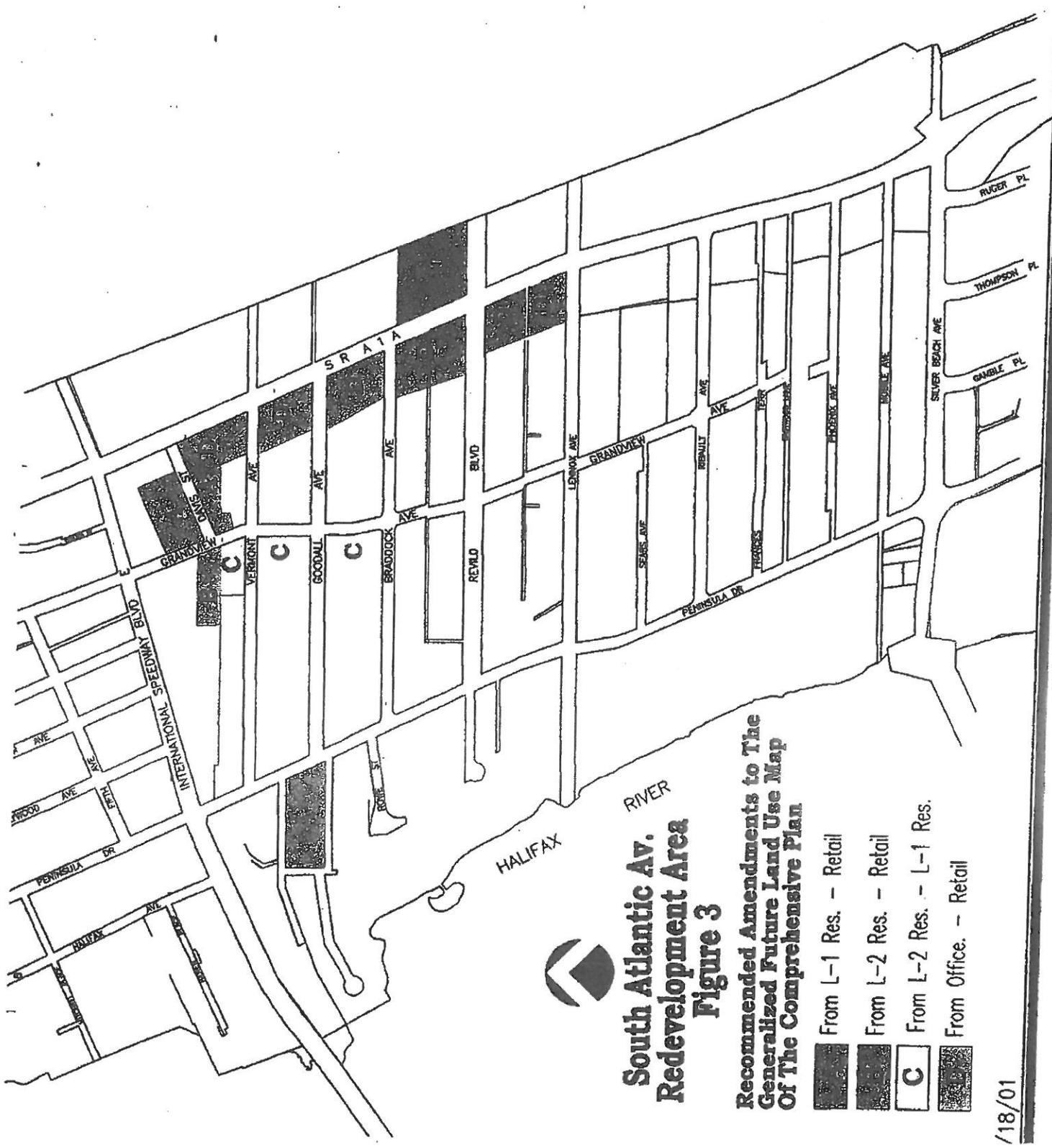
- ▨ AIRPORT
- CEMETERY
- ▨ CHURCH
- ▨ EXISTING SCHOOLS
- ▨ GOVERNMENT ADMINISTRATION
- ▨ HOSPITAL
- Ⓜ FUTURE ELEMENTARY SCHOOL
- Ⓢ FUTURE SCHOOL

OTHER

- ▨ REDEVELOPMENT AREA (See Specific Map)
- ▨ LOW INTENSITY URBAN
- ▨ URBAN TRANSITION
- ▨ HALIFAX RIVER
- COUNTY LAND USE DESIGNATION
- ▨ CORPORATE LIMITS
- ▨ ROADS
- ▨ PROPOSED ROADS (Generated Alignment)
- ▨ RAILROAD
- ▨ OVERLAY FOR POTENTIAL ENVIRONMENTAL SENSITIVE AREA
- ▨ CENTRAL BUSINESS DISTRICT



**South Atlantic Av. Redevelopment Area /
Existing Comprehensive Plan /
Generalized Future Land Use Map
02/2001**



South Atlantic Av. Redevelopment Area Figure 3

Recommended Amendments to The
Generalized Future Land Use Map
Of The Comprehensive Plan

-  From L-1 Res. - Retail
-  From L-2 Res. - Retail
-  C From L-2 Res. - L-1 Res.
-  From Office. - Retail

South Atlantic Av. Redevelopment Area
Landscaped Entranceways from Atlantic Ave. to Residential Areas
Figure 5B

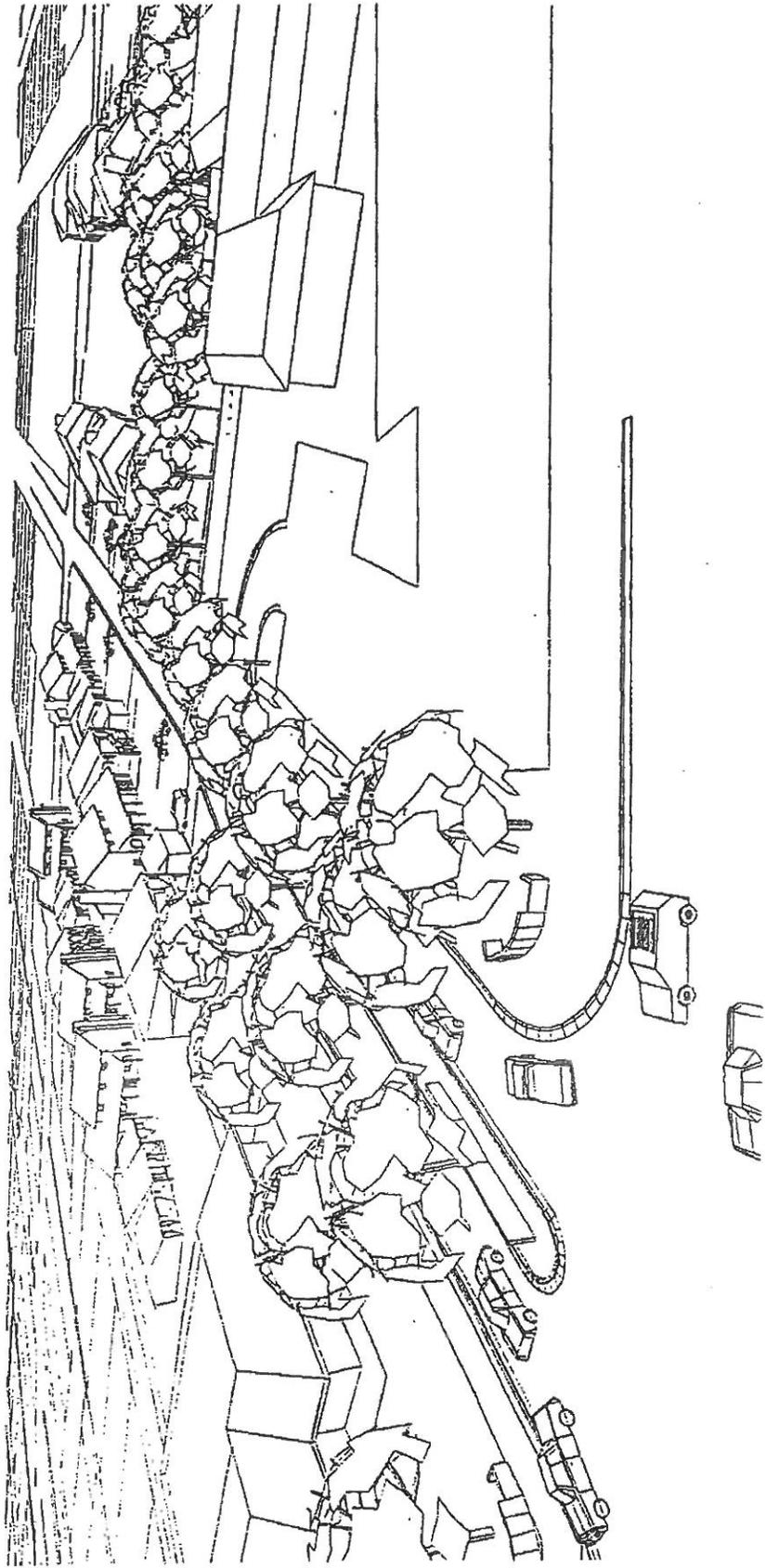
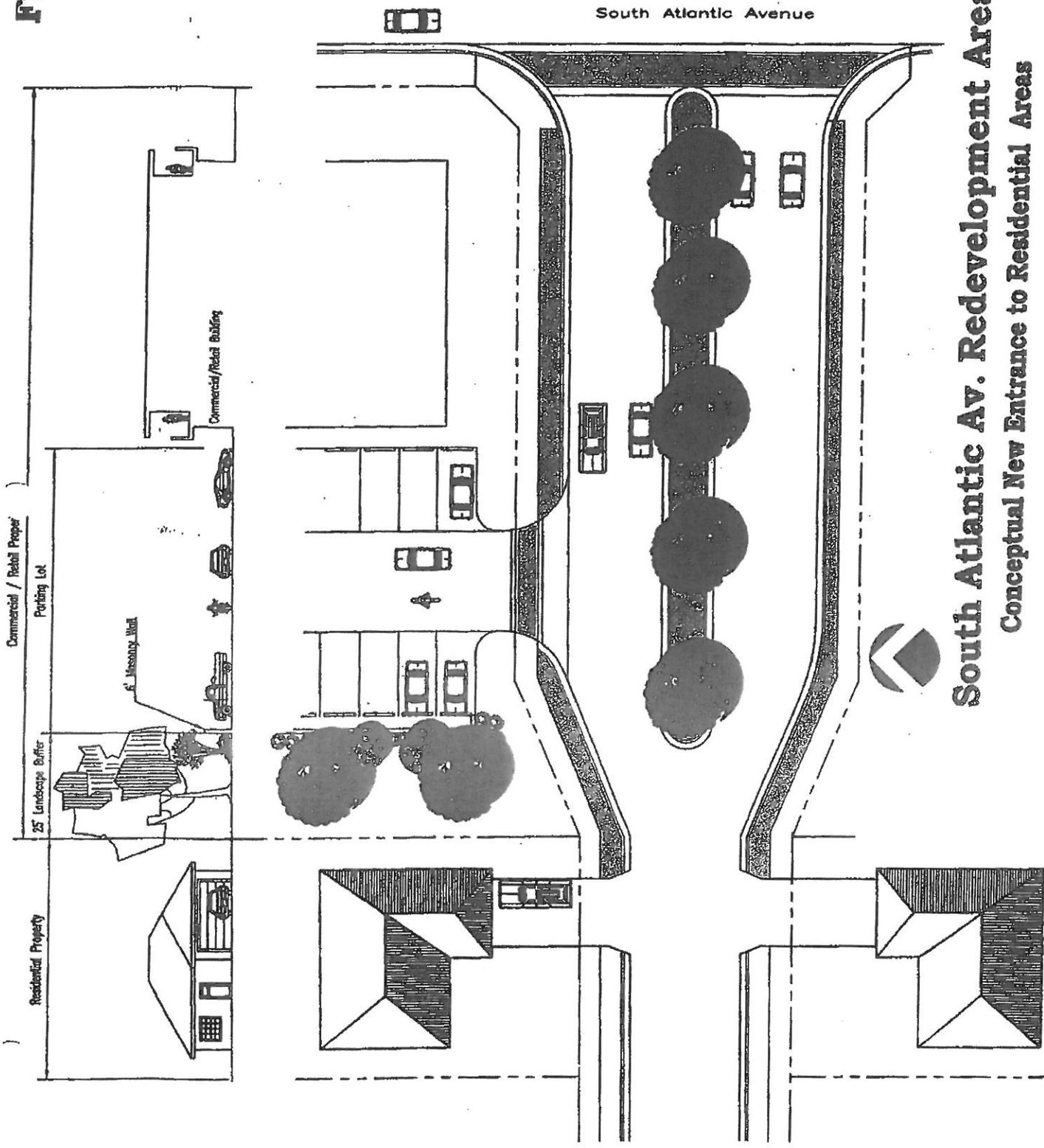
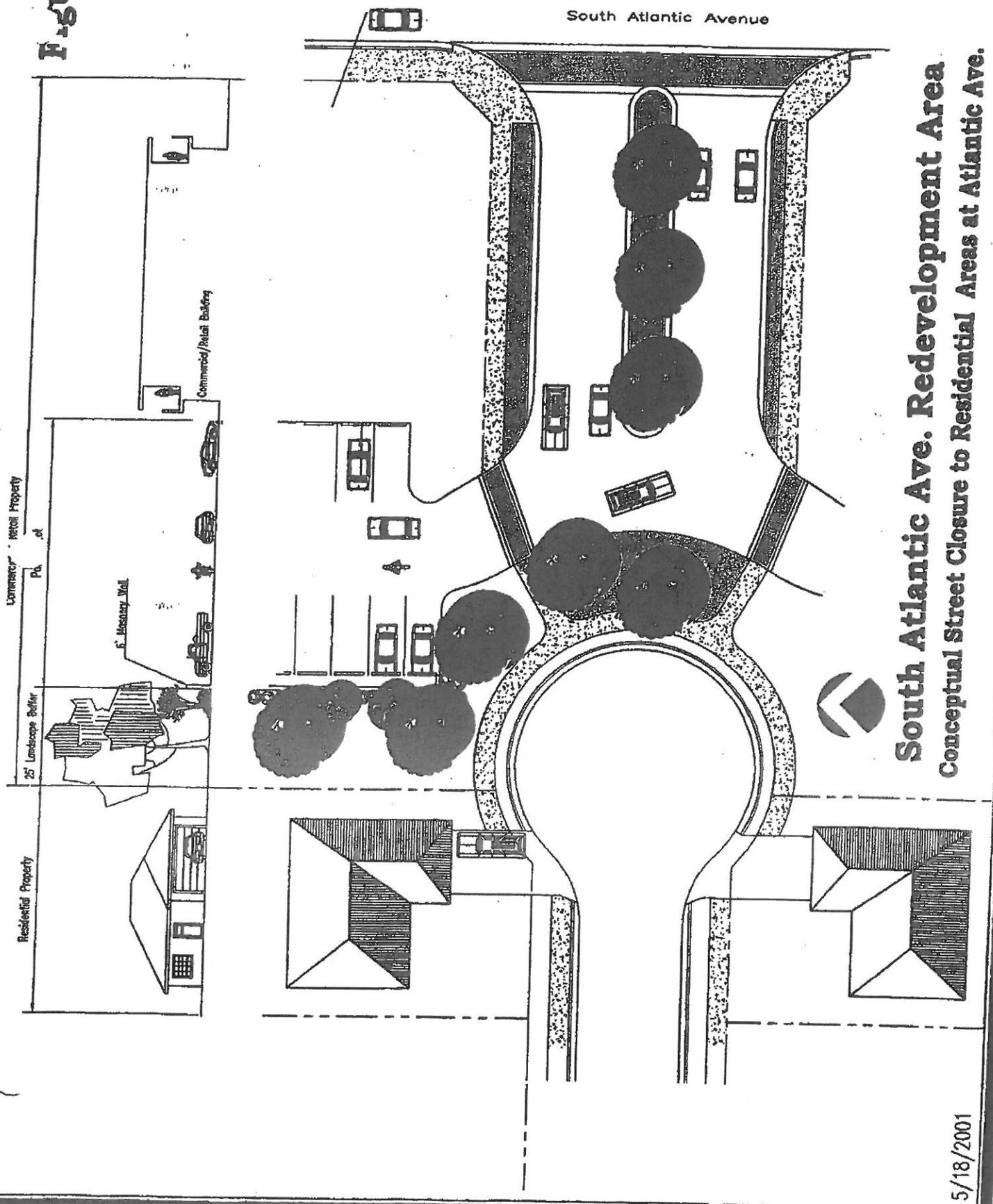


Figure 5A



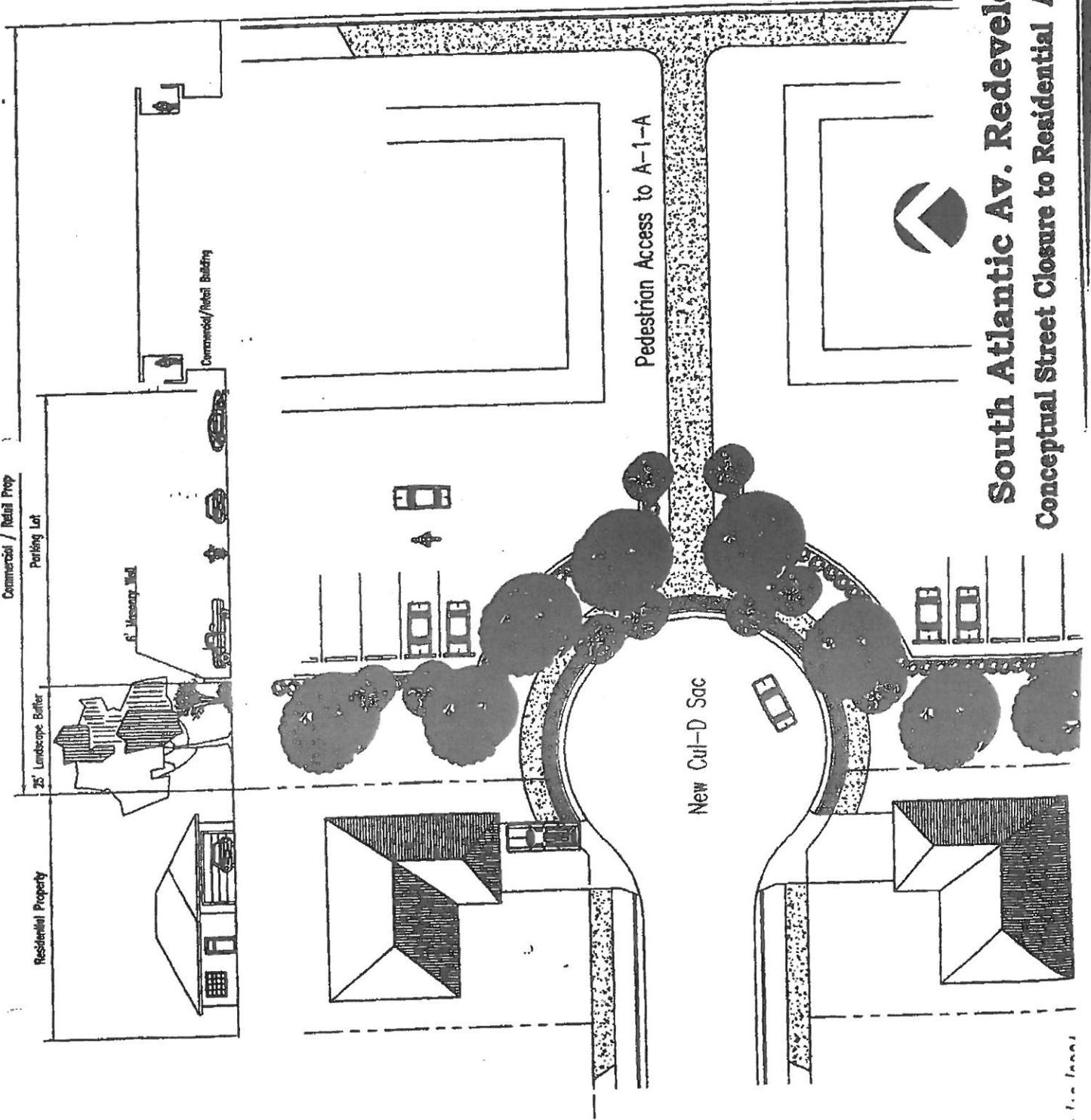
South Atlantic Av. Redevelopment Area
Conceptual New Entrance to Residential Areas

Figure 1

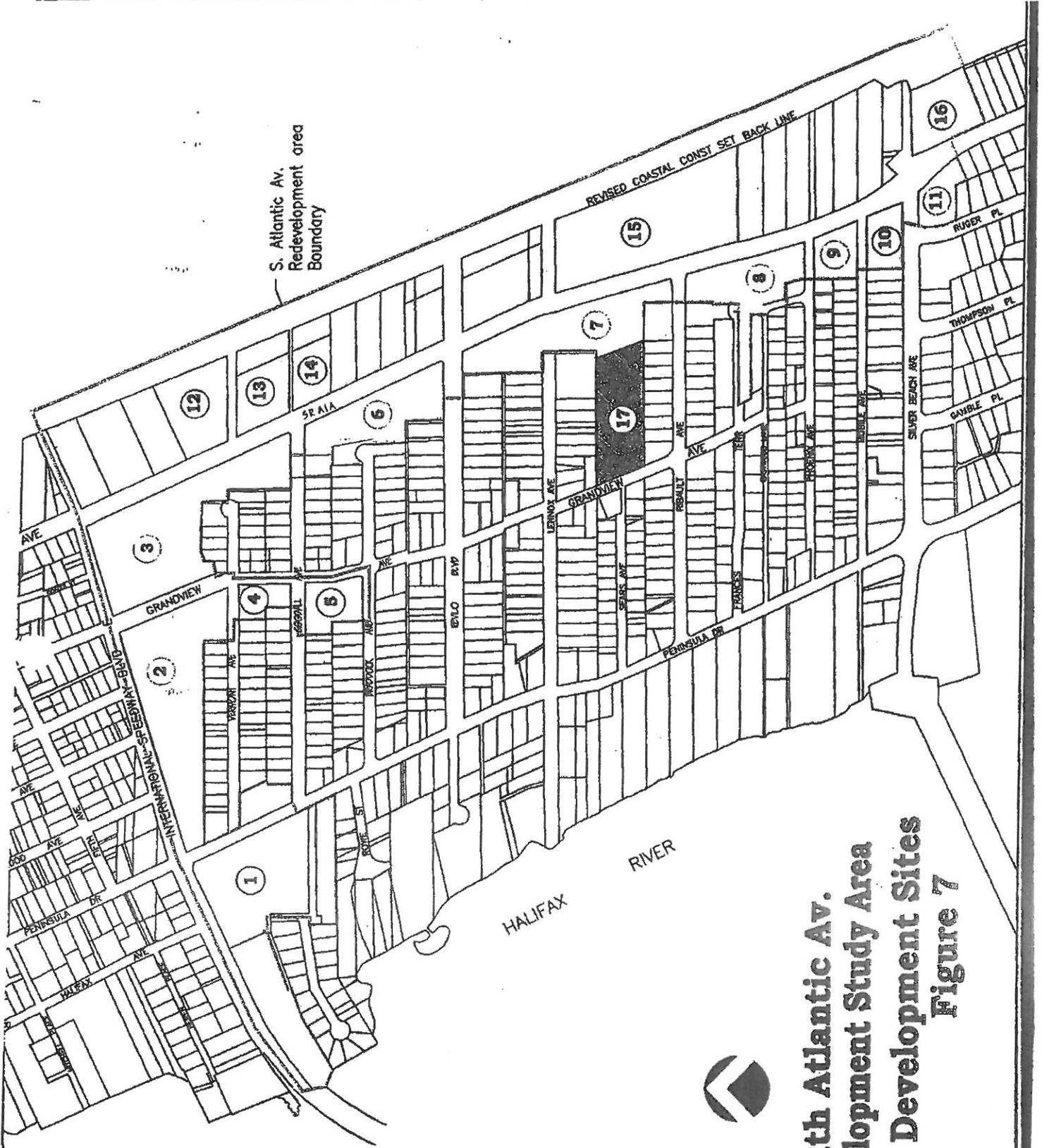


South Atlantic Ave. Redevelopment Area
Conceptual Street Closure to Residential Areas at Atlantic Ave.

Figure 6B



South Atlantic Av. Redevelopment Area
Conceptual Street Closure to Residential Areas at Atlantic Ave



**South Atlantic Av.
Redevelopment Study Area
Priority Development Sites
Figure 7**



PRIORITY SITE POTENTIAL USE

Figure 8

| Potential Use | High Priority | Moderate Priority |
|-----------------------|----------------|-------------------|
| Hotel | 12,13,14,15,16 | |
| Commercial | 1,2,3,6 | 7,8,9,10,11 |
| Park Improvements | 17 | |
| Single Family Housing | 4,5 | |

APPENDIX

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 established the existence of blighted conditions required in order for the City to designate the area as a Community Redevelopment Area. (Note: The initial blight study was accepted on July 19, 2000)
- **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. (Exhibit A of this document provides the legal description)
- **Establish a Community Redevelopment Agency** -The City will serve as the Community Redevelopment Agency (CRA). The City Commission as agency will be responsible for implementing the South Atlantic Avenue Redevelopment Plan and administering the Redevelopment Trust Fund.
- **Prepare a Community Redevelopment Plan**-The Community Redevelopment Plan sets forth the improvements that will revitalize the Redevelopment Area. It must address the mandatory requirements in Chapter 163.362 of the Florida Statutes. (This document contains the Community Redevelopment Plan.)
- **Establish a Redevelopment Trust Fund**–The Redevelopment Trust Fund receives the Tax Increment Funds as they are generated each year. The trust fund cannot be established until the City has adopted this Redevelopment Plan by ordinance. The City previously established the CRA Trust Fund and this redevelopment area creates an addition to the trust fund.

SUMMARY OF BLIGHTED CONDITIONS

The following is a summary of the blighting conditions that were found in the South Atlantic Redevelopment Area as detailed in the document entitled "Blight Study for Finding of Need to Create a Community Redevelopment Agency, South Atlantic Avenue" and its supplement.

Faulty Lot Layout in relation to Size, Adequacy, Accessibility, or Usefulness

- Substandard lot sizes
- Inadequate properties in relation to current development codes
- Large diversity of parcel ownership

Unsanitary or Unsafe Conditions

- Dilapidated and deteriorating building conditions
- Unsafe pedestrian areas along primary roadways
- Substantial crime incidences

Deterioration of Site or Other Improvements

- Deteriorating building conditions

Deterrents to sound Future Growth and Development

- Economic disuse
- High cost and difficulty of property assembly
- Visual blight as deterrent to private sector investment

Declining Tax Base

- Vacant buildings
- Undeveloped and underdeveloped properties
- Loss of market value
- Low land to improvement ratio

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 Section A).**

Exhibit A – Provides for a legal description of the boundaries of The South Atlantic Avenue Redevelopment Area and Figures 3 & 4 containing maps identifying the location of The South Atlantic Redevelopment Area and it's Boundaries

The boundaries of this district were selected because the properties contained in the district meet the statutory requirements as set forth in the blight study for the area. The US 92 and A1A corridors dominate this redevelopment district. This area is composed of many small lots that were designed for residential uses when originally platted. To compound the problem the lots were further reduced in size when additional rights-of-way was acquired to widen the roadways. The area being on two major thoroughfares with high volumes of traffic lost its residential character over time and was converted to commercial uses. The commercial uses were constructed on properties that lacked adequate size to meet minimum standards for such uses. The conversion resulted in developments that lacked adequate off-street parking, adequate building setbacks, safe access, sufficient areas for stormwater management and sufficient landscaping and buffering of adjacent residential uses. Portions of the Grandview corridor were selected because of the concentration of deteriorated structures and the adverse impact they have on the neighborhood. In general the area was selected because of its blighted conditions, to insure there is sufficient property for sound redevelopment and the high potential for reinvestment that can be achieved through government intervention.

- 2. Show a diagram and in general terms (see Section B & Section C):**

- **The approximate amount of open space to be provided and street layout**

Exhibit B – The approximate amount of open space is 28.7 acres.

- **Limitation 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 South Atlantic 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.

- **Approximate number of dwelling units.**

Exhibit B – There are a total of approximately 343 dwelling units in the area

single-family = 46 units
multi-family = 297 units
Total = 343 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 D).

There is expected to be no adverse impact from redevelopment activities upon the residential areas in the South Atlantic Avenue Redevelopment Area or surrounding area. The overwhelming majority of this redevelopment area is non-residential in nature.

There currently is a concentration of rent assisted housing on Grandview Avenue that were considered deteriorating by the blight study for this area.. This plan calls for the redevelopment of this housing in a manner that upgrades the properties. The redevelopment could involve reduction in density and replacement with single family detached units which may be more compatible with the surrounding single family neighborhood.

4. Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area

(see Section E).

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

(see Section G).

The work of 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 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 C).

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**

(see Section D).

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 therefor.**

(see Section B)

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 increment revenues.**

(see Section E & Section F).

Projects contained within the South Atlantic Avenue Redevelopment Area will be financed through various means as identified in Section F of this plan.

A statement of projected costs for increment funded projects is contained in Section E of this redevelopment 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 F).

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.

Exhibit A – Legal Description

SOUTH ATLANTIC AVENUE REDEVELOPMENT AREA

AS A POINT OF REFERENCE BEGIN AT THE INTERSECTION OF THE CENTERLINE OF EAST INTERNATIONAL SPEEDWAY BOULEVARD BEACH APPROACH, AS NOW LAID OUT AND A NORTHERLY EXTENSION OF THE EASTERLY LINE OF BLOCK 1, DAVIS SUBDIVISION, AS PER MAP RECORDED IN MAP BOOK 18, PAGE 17, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID LINE ALSO BEING THE WESTERLY LINE OF THE ATLANTIC OCEAN BEACH; THENCE DEPARTING SAID CENTERLINE, RUN SOUTHEASTERLY, ALONG SAID NORTHERLY EXTENSION, TO THE NORTHEAST CORNER OF SAID BLOCK; THENCE DEPARTING SAID NORTHEAST CORNER, RUN SOUTHEASTERLY ALONG THE EASTERLY BLOCK LINE OF AFOREMENTIONED BLOCK 1, ALSO BEING SAID WESTERLY LINE OF THE ATLANTIC OCEAN BEACH, TO THE NORTHEAST CORNER OF BLOCK 2, OF ASSESSORS MAP OF DAYTONA BEACH, AS PER MAP RECORDED IN MAP BOOK 21, PAGE 6, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE CONTINUING SOUTHEASTERLY, ALONG SAID WESTERLY LINE OF THE ATLANTIC OCEAN BEACH, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID BLOCK 2, TO THE SOUTHEAST CORNER OF SAID BLOCK 2, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF VERMONT AVENUE APPROACH, AS NOW LAID OUT AND THE AFOREMENTIONED WESTERLY LINE OF THE ATLANTIC OCEAN BEACH; THENCE DEPARTING SAID SOUTHEAST CORNER, RUN SOUTHEASTERLY ALONG SAID WESTERLY LINE TO THE NORTHEAST CORNER OF BLOCK 5, W.W. MARSHALL SUBDIVISION, AS PER MAP RECORDED IN MAP BOOK 15, PAGE 187, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED VERMONT AVENUE AND SAID WESTERLY LINE OF THE ATLANTIC OCEAN BEACH; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID BLOCK 5, AND BLOCK 4, OF AFOREMENTIONED W.W. MARSHALL SUBDIVISION, ALSO BEING SAID WESTERLY LINE, TO THE SOUTHEAST CORNER OF SAID BLOCK 4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF HUSTON'S DAYTONA BEACH, AS PER MAP RECORDED IN MAP BOOK 14, PAGE 42, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHEAST CORNER, RUN SOUTHEASTERLY, ALONG THE EAST LINE OF SAID HUSTON'S DAYTONA BEACH, ALSO BEING AFOREMENTIONED WESTERLY LINE, TO THE SOUTHEAST CORNER OF SAID HUSTON'S DAYTONA BEACH, SAID POINT ALSO BEING THE NORTHEAST CORNER OF GREEN-FERRAN REPLAT, AS PER MAP RECORDED IN MAP BOOK 11, PAGE 127, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHEAST CORNER, RUN SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID GREEN-FERRAN REPLAT, SAID LINE ALSO BEING SAID WESTERLY LINE OF THE ATLANTIC OCEAN BEACH, TO THE SOUTHEAST CORNER OF SAID GREEN-FERRAN REPLAT, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SILVER BEACH AVENUE APPROACH, AS NOW LAID OUT AND SAID WESTERLY LINE OF THE ATLANTIC OCEAN BEACH; THENCE DEPARTING SAID SOUTHEAST CORNER, RUN SOUTHEASTERLY ALONG AFOREMENTIONED WESTERLY LINE, TO THE NORTHEAST CORNER OF BOSTWICK PARK SUBDIVISION, AS PER MAP RECORDED IN MAP BOOK 21, PAGES 149-150, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF SILVER BEACH AVENUE APPROACH AND SAID WESTERLY LINE OF THE ATLANTIC OCEAN BEACH; THENCE DEPARTING SAID NORTHEAST CORNER, RUN SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID BOSTWICK PARK SUBDIVISION, SAID LINE ALSO BEING SAID WESTERLY LINE, TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 1, OF SAID BOSTWICK PARK SUBDIVISION; THENCE DEPARTING SAID EASTERLY LINE OF SAID BOSTWICK PARK SUBDIVISION, SAID LINE ALSO BEING SAID WESTERLY LINE, RUN EASTERLY ALONG THE SOUTH LINE OF SAID LOT 8 TO THE SOUTHWEST CORNER OF SAID LOT 8, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF ATLANTIC AVENUE (STATE

ROAD A1A), AS NOW LAID OUT; THENCE DEPARTING SAID SOUTHWEST CORNER, RUN NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO A POINT OF INTERSECTION WITH AN EASTERLY EXTENSION OF THE SOUTHERLY LOT LINE OF LOT 16, BLOCK 2, OF AFOREMENTIONED BOSTWICK PARK SUBDIVISION; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN WESTERLY ALONG SAID EASTERLY EXTENSION TO THE SOUTHEAST CORNER OF SAID LOT 16, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ATLANTIC AVENUE; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 16, TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE DEPARTING SAID SOUTHWEST CORNER RUN NORTHERLY, ALONG THE WEST LOT LINE OF SAID LOT 16, TO THE NORTHWEST CORNER OF SAID LOT 16, SAID POINT ALSO BEING ON THE SOUTHERLY LOT LINE OF LOT 2, OF AFOREMENTIONED BLOCK 2; THENCE DEPARTING SAID SOUTHWEST CORNER, RUN ALONG THE SOUTHERLY LINE OF LOTS 2, 3 AND 4, BLOCK 2, OF AFOREMENTIONED BOSTWICK PARK SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 4, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF RUGER PLACE, AS NOW LAID OUT; THENCE DEPARTING SAID SOUTHWEST CORNER, RUN NORTHWESTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SILVER BEACH AVENUE, AS NOW LAID OUT; THENCE DEPARTING SAID INTERSECTION, RUN NORTHERLY TO THE SOUTHWEST CORNER OF LOT 2, BEACON REALTY SUBDIVISION, AS PER MAP RECORDED IN MAP BOOK 15, PAGE 9, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SILVER BEACH AVENUE; THENCE DEPARTING SAID SOUTHWEST CORNER, RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, TO THE SOUTHWEST CORNER OF LOT 6, OF AFOREMENTIONED BEACON REALTY SUBDIVISION; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTHERLY, ALONG THE WESTERLY LINE OF SAID LOT 6, TO THE NORTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MOBILE AVENUE, AS NOW LAID OUT; THENCE DEPARTING SAID NORTHWEST CORNER, RUN NORTHERLY TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MOBILE AVENUE, SAID POINT BEING 37.70 FEET EASTERLY OF THE SOUTHWEST CORNER OF LOT 25, SILVER TERRACE SUBDIVISION, AS PER MAP RECORDED IN MAP BOOK 11, PAGES 132-133, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, TO SAID SOUTHWEST CORNER OF LOT 25; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTHWESTERLY, ALONG THE WESTERLY LINE OF SAID LOT 25, TO THE NORTHWEST CORNER OF SAID LOT 25, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 20, CAREW SUBDIVISION, AS PER MAP RECORDED IN MAP BOOK 8, PAGE 145, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHWEST CORNER, RUN ALONG THE WESTERLY LINE OF SAID LOT 20, TO THE NORTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PHOENIX AVENUE, AS NOW LAID OUT; THENCE DEPARTING SAID NORTHWEST CORNER, RUN NORTHERLY, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PHOENIX AVENUE, SAID POINT BEING 1.97 FEET WESTERLY OF THE SOUTHWEST CORNER OF LOT 24, BUREIGH SUBDIVISION, AS PER MAP RECORDED IN MAP BOOK 22, PAGES 119-120, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, TO SAID SOUTHWEST CORNER OF LOT 24; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTHWESTERLY, ALONG THE WESTERLY LINE OF SAID LOT 24, TO THE NORTHWEST CORNER OF SAID LOT 24, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 23, OF AFOREMENTIONED BLOCK 1, HUSTON'S DAYTONA BEACH; THENCE DEPARTING SAID NORTHWEST CORNER, RUN WESTERLY, ALONG SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF A LOT BEING DESCRIBED AS, THE SOUTH 80 FEET OF THE WEST 56 1/2 FEET OF THE EAST 288.87 FEET MEASURED ON THE SOUTH LINE OF LOT 23, OF SAID BLOCK 1, WEST OF SAID ATLANTIC AVENUE; THENCE DEPARTING SAID SOUTH LINE, RUN NORTHERLY ALONG THE WEST LINE OF SAID LOT, TO THE NORTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-

OF-WAY LINE OF EASTWOOD LANE, AS NOW LAID OUT; THENCE DEPARTING SAID NORTHWEST CORNER, RUN EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE AND A SOUTHERLY EXTENSION OF THE WESTERLY LOT LINE OF A LOT DESCRIBED AS THE WEST 102.5 FEET OF THE EAST 252.5 FEET MEASURED ON THE SOUTH LINE OF THE SOUTH ½ OF LOT 22, OF SAID BLOCK 1, HUSTONS DAYTONA BEACH, WEST OF ATLANTIC AVENUE; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN NORTHERLY ALONG SAID SOUTHERLY EXTENSION, TO THE SOUTHWEST CORNER OF SAID DESCRIBED LOT, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EASTWOOD LANE; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT, TO THE NORTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF A LOT DESCRIBED AS THE NORTH ½ OF LOT 22 WEST OF ATLANTIC AVENUE, EXCLUDING THE EAST 200 FEET AND EXCLUDING TRIANGLE PORTION IN STREET BEING 27 FEET MEASURED ON THE NORTH LINE AND 16 FEET MEASURED ON THE WEST LINE, BLOCK 1, HUSTONS DAYTONA BEACH; THENCE DEPARTING SAID NORTHWEST CORNER, RUN WESTERLY ALONG THE SOUTHERLY LINE OF SAID DESCRIBED LOT, TO THE SOUTHWEST CORNER OF SAID LOT; THENCE DEPARTING SAID SOUTHERLY LINE, RUN NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FRANCES TERRACE, AS NOW LAID OUT; THENCE DEPARTING SAID NORTHWEST CORNER, RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE AND A SOUTHERLY EXTENSION OF THE WEST LOT LINE OF A LOT DESCRIBED AS THE NORTH 70 FEET AS MEASURED ON THE WEST LINE OF THE EAST 150 FEET AS MEASURED ON THE NORTH LINE, OF LOT 21, WEST OF ATLANTIC AVENUE, HUSTONS DAYTONA BEACH, EXCLUDING RIGHT-OF-WAY OF STATE ROAD A1A; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN NORTHERLY ALONG SAID SOUTHERLY EXTENSION, TO THE SOUTHWEST CORNER OF SAID DESCRIBED LOT, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FRANCES TERRACE; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT, TO THE NORTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF RIBAUT DEVELOPMENT SUBDIVISION, AS PER MAP RECORDED IN MAP BOOK 10, PAGE 82 , OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHWEST CORNER, RUN EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT, SAID LINE ALSO BEING SAID SOUTHERLY LINE OF RIBAUT DEVELOPMENT, TO THE SOUTHWEST CORNER OF LOT 4, OF SAID RIBAUT DEVELOPMENT; THENCE DEPARTING SAID SOUTHWEST CORNER, RUN NORTHERLY ALONG THE WESTERLY LOT LINE OF SAID LOT 4, TO THE NORTHWEST CORNER OF SAID LOT, SAID PONT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIBAUT AVENUE, AS NOW LAID OUT; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN NORTHERLY, ALONG A NORTHERLY EXTENSION OF SAID WESTERLY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RIBAUT AVENUE; THENCE DEPARTING SAID NORTHERLY EXTENSION, RUN EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, TO THE SOUTHWEST CORNER OF LOT 1, OF SAID RIBAUT DEVELOPMENT SUBDIVISION; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTHERLY ALONG SAID WESTERLY LINE OF LOT 1, TO THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE NORTHERLY LINE OF SAID RIBAUT DEVELOPMENT SUBDIVISION; THENCE DEPARTING SAID WESTERLY LINE RUN WESTERLY ALONG THE SAID NORTHERLY LINE OF RIBAUT DEVELOPMENT SUBDIVISION, TO THE EASTERLY RIGHT-OF-WAY LINE OF GRANDVIEW AVENUE, AS NOW LAID OUT; THENCE DEPARTING SAID NORTHERLY LINE, RUN NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 17, BLOCK B, OLIVER TERRACE, AS PER MAP RECORDED IN MAP BOOK 16, PAGE 153, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID SUBDIVISION; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN EASTERLY ALONG SAID SOUTHERLY LINE , TO THE SOUTHWEST CORNER OF LOT 4,

BLOCK B, OLIVER TERRACE; THENCE DEPARTING SAID SOUTHERLY LINE, RUN NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 4, TO THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LENNOX AVENUE, AS NOW LAID OUT; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN NORTHERLY ALONG A NORTHERLY EXTENSION OF SAID WESTERLY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LENNOX AVENUE, THENCE DEPARTING SAID EXTENSION, RUN WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, TO THE SOUTHWEST CORNER OF LOT 6, NELSON AND BORIS SUBDIVISION, AS PER MAP RECORDED IN MAP BOOK 21, PAGE 159, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTHERLY, ALONG THE WESTERLY LINE OF SAID LOT 6, TO THE NORTHWEST CORNER OF SAID LOT 6, THENCE DEPARTING SAID NORTHWEST CORNER, RUN NORTHERLY TO THE SOUTHEAST CORNER OF LOT 1, BLOCK B, A.C. SCHNEE'S REPLAT, AS PER MAP RECORDED IN MAP BOOK 9, PAGE 75, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHEAST CORNER, RUN NORTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 1, TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF REVILO BOULEVARD, AS NOW LAID OUT; THENCE DEPARTING SAID EASTERLY LINE, RUN WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE NORTH EAST CORNER OF LOT 3, SAID BLOCK B, A.C. SCHNEE'S REPLAT; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN NORTHERLY ALONG A NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 3, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID REVILO BOULEVARD; THENCE DEPARTING SAID EXTENSION, RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, TO THE SOUTHEAST CORNER OF A LOT DESCRIBED AS THE WEST 62.5 FEET OF LOT 7 AND THE EAST 12.5 FEET OF LOT 8, BLOCK A, OF SAID SCHNEE'S REPLAT; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTHERLY ALONG SAID EASTERLY LINE OF SAID DESCRIBED LOT, TO THE NORTHEAST CORNER OF SAID DESCRIBED LOT, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID SCHNEE'S REPLAT; THENCE DEPARTING SAID NORTHERLY LINE, RUN NORTHERLY TO A POINT ON THE SOUTHERLY LINE OF BRADDOCK PARK SUBDIVISION, AS PER MAP RECORDED IN MAP BOOK 20, PAGES 60-61, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING 88.66 FEET WESTERLY OF THE SOUTHWEST CORNER OF LOT 30, OF SAID BRADDOCK PARK SUBDIVISION; THENCE RUN WESTERLY, ALONG SAID SOUTHERLY LINE, TO THE SOUTHWEST CORNER OF LOT 32, OF SAID BRADDOCK PARK SUBDIVISION; THENCE DEPARTING SAID SOUTHERLY LINE RUN NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 32, TO THE NORTHWEST CORNER OF SAID LOT 32, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADDOCK AVENUE, AS NOW LAID OUT; THENCE DEPARTING SAID WESTERLY LINE, RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND A SOUTHERLY EXTENSION OF THE EASTERLY LOT LINE OF LOT 25, SAID BRADDOCK PARK SUBDIVISION; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN NORTHWESTERLY ALONG SAID SOUTHERLY EXTENSION, TO THE SOUTHEAST CORNER OF SAID LOT 25, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BRADDOCK AVENUE; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTHWESTERLY, ALONG SAID EASTERLY LOT LINE TO THE NORTHEAST CORNER OF SAID LOT 25, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF BLOCK 3, OF AFOREMENTIONED MARSHALL PARK SUBDIVISION; THENCE DEPARTING SAID EASTERLY LINE RUN, WESTERLY ALONG SAID SOUTHERLY LINE, TO THE SOUTHWEST CORNER OF LOT 28, OF SAID BLOCK 3; THENCE DEPARTING SAID SOUTHERLY LINE, RUN NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 28, TO THE NORTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF GOODALL AVENUE, AS NOW LAID OUT; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN NORTHERLY, ON A NORTHERLY EXTENSION OF SAID WESTERLY LOT LINE, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID GOODALL AVENUE; THENCE DEPARTING SAID NORTHERLY EXTENSION, RUN WESTERLY ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH A SOUTHERLY EXTENSION

OF THE WESTERLY LOT LINE OF LOT 34, BLOCK 2, OF SAID MARSHALL PARK SUBDIVISION; THENCE DEPARTING SAID CENTERLINE, RUN NORTHERLY ON SAID SOUTHERLY EXTENSION, TO THE SOUTHWEST CORNER OF SAID LOT 34, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF SAID GOODALL AVENUE; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 34, TO THE NORTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 27, OF SAID BLOCK 2; THENCE DEPARTING SAID NORTHWEST CORNER, RUN NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 27, TO THE NORTHEAST CORNER OF SAID LOT 27, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF VERMONT AVENUE, AS NOW LAID OUT; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN NORTHERLY ALONG A NORTHERLY EXTENSION OF THE SAID EASTERLY LINE OF LOT 27, TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID VERMONT AVENUE SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 6, BLOCK 5, OF AFOREMENTIONED DAVIS SUBDIVISION; THENCE DEPARTING SAID SOUTHEAST CORNER, RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, TO THE SOUTHWEST CORNER OF SAID LOT; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 6, TO THE NORTHEAST CORNER OF SAID LOT; THENCE DEPARTING SAID NORTHEAST CORNER, RUN WESTERLY ALONG THE NORTHERLY LINE OF LOTS 7, 8, 9, 10 AND 11, OF SAID BLOCK 5, TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE DEPARTING SAID NORTHERLY LINE, RUN SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, TO THE NORTHEAST CORNER OF A LOT DESCRIBED AS THE SOUTH 50 FEET, AS MEASURED ON GRANDVIEW AVENUE AND 60 FEET AS MEASURED ON THE EAST LINE OF LOT 12, OF SAID BLOCK 5; THENCE DEPARTING SAID WESTERLY LINE, RUN SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID DESCRIBED LOT, TO THE NORTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED GRANDVIEW AVENUE; THENCE DEPARTING SAID NORTHWEST CORNER, RUN SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID VERMONT AVENUE; THENCE DEPARTING SAID SOUTHWEST CORNER, CONTINUE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID VERMONT AVENUE; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN WESTERLY ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF AFOREMENTIONED GRANDVIEW AVENUE; THENCE DEPARTING SAID CENTERLINE OF VERMONT AVENUE, RUN SOUTHERLY ALONG SAID CENTERLINE, TO THE CENTERLINE OF AFOREMENTIONED BRADDOCK AVENUE; THENCE DEPARTING SAID CENTERLINE OF GRANDVIEW AVENUE, RUN EASTERLY ALONG SAID CENTERLINE OF BRADDOCK AVENUE, TO A SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 12, OF AFOREMENTIONED BRADDOCK PARK SUBDIVISION; THENCE DEPARTING SAID CENTERLINE, RUN NORTHERLY ALONG SAID EXTENSION, TO THE SOUTHEAST CORNER OF SAID LOT 12, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BRADDOCK AVENUE; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, CONTINUE NORTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 12, TO THE NORTHEAST CORNER OF SAID LOT, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID BRADDOCK PARK SUBDIVISION; THENCE DEPARTING SAID EASTERLY LINE, RUN WESTERLY ALONG SAID NORTHERLY LINE, TO THE SOUTHEAST CORNER OF A LOT DESCRIBED AS LOT 11 AND THE WEST ½ OF LOT 12, BLOCK 3, OF AFOREMENTIONED MARSHALL PARK SUBDIVISION; THENCE DEPARTING SAID NORTHERLY LINE, RUN NORTHERLY ALONG THE EASTERLY LINE OF SAID DESCRIBED LOT, TO THE NORTHEAST CORNER OF SAID LOT, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED GOODALL AVENUE; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN NORTHERLY ALONG A NORTHERLY EXTENSION OF SAID EASTERLY LINE, TO THE CENTERLINE OF SAID RIGHT-OF-WAY; THENCE DEPARTING SAID EXTENSION, RUN EASTERLY ALONG SAID CENTERLINE, TO A SOUTHERLY EXTENSION OF

THE EASTERLY LINE OF LOT 45, BLOCK 2, OF SAID MARSHALL PARK; THENCE DEPARTING SAID CENTERLINE, RUN NORTHERLY ALONG SAID SOUTHERLY EXTENSION, TO THE SOUTHEAST CORNER OF SAID LOT 45, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GOODALL AVENUE; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, CONTINUE NORTHERLY ALONG SAID EASTERLY LINE, TO THE NORTHEAST CORNER OF SAID LOT 45; THENCE DEPARTING SAID EASTERLY LINE, RUN WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 45, TO THE NORTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 16, OF SAID BLOCK 2; THENCE DEPARTING SAID NORTHERLY LINE, RUN NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 16, TO THE NORTHEAST CORNER OF SAID LOT, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED VERMONT AVENUE; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, CONTINUE NORTHERLY ALONG A NORTHERLY EXTENSION OF SAID EASTERLY LINE, TO THE CENTERLINE OF SAID RIGHT-OF-WAY; THENCE DEPARTING SAID NORTHERLY EXTENSION, RUN ALONG SAID CENTERLINE, TO A SOUTHERLY EXTENSION OF THE EASTERLY LINE OF A LOT DESCRIBED AS LOT 15 AND THE WEST ¼ OF LOT 16, BLOCK 1, MARSHALL PARK SUBDIVISION; THENCE DEPARTING SAID CENTERLINE, RUN NORTHERLY ALONG SAID SOUTHERLY EXTENSION, TO THE SOUTHEAST CORNER OF SAID DESCRIBED LOT, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID VERMONT AVENUE; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, CONTINUE NORTHERLY, ALONG SAID EASTERLY LINE OF SAID LOT, TO THE NORTHEAST CORNER OF SAID LOT, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID MARSHALL PARK SUBDIVISION; THENCE DEPARTING SAID EASTERLY LINE, RUN WESTERLY ALONG SAID NORTHERLY LINE, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID MARSHALL PARK SUBDIVISION, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF PENINSULA DRIVE, AS NOW LAID OUT; THENCE DEPARTING SAID NORTHERLY LINE, RUN SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 1, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE, TO THE SOUTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID VERMONT AVENUE; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, CONTINUE SOUTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VERMONT AVENUE; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 2, OF SAID MARSHALL PARK SUBDIVISION; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTHEASTERLY, ALONG THE EASTERLY LINE OF SAID LOT 1 AND LOT 2, BLOCK 2, TO THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 59, OF SAID BLOCK 2; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 59, TO A POINT ON THE NORTHWEST CORNER OF A LOT DESCRIBED AS THE EAST 59.9 FEET OF LOT 59, BLOCK 2, OF SAID MARSHALL PARK SUBDIVISION; THENCE DEPARTING SAID NORTHWESTERLY LINE, RUN SOUTHERLY ALONG THE WESTERLY LINE OF SAID DESCRIBED LOT, TO THE SOUTHWEST CORNER OF SAID DESCRIBED LOT, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED GOODALL AVENUE; THENCE DEPARTING SAID WESTERLY LINE, RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED PENINSULA DRIVE; THENCE DEPARTING SAID INTERSECTION, RUN SOUTHWESTERLY AND PERPENDICULAR TO SAID EASTERLY RIGHT-OF-WAY, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID PENINSULA DRIVE; THENCE RUN SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, TO THE SOUTHEAST CORNER OF BLOCK 8, OF AFOREMENTIONED W.W. MARSHALL SUBDIVISION; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN WESTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 8, TO THE SOUTHWEST CORNER OF SAID BLOCK 8, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SUNSET PARK SUBDIVISION, AS PER MAP RECORDED IN MAP BOOK 8, PAGE 151, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE

DEPARTING SAID SOUTHERLY LINE, RUN NORTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK 8, ALSO BEING THE EASTERLY LINE OF SAID SUNSET PARK SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 1, OF SAID SUNSET PARK SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED GOODALL AVENUE; THENCE DEPARTING SAID NORTHEAST CORNER, RUN NORTHEASTERLY TO THE SOUTHEAST CORNER OF LOT 20, OF SAID SUNSET PARK SUBDIVISION, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GOODALL AVENUE; THENCE DEPARTING SAID SOUTHEAST CORNER RUN NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 20, TO THE NORTHEAST CORNER OF SAID LOT 20, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED VERMONT AVENUE; THENCE DEPARTING SAID NORTHEAST CORNER, RUN NORTHERLY ALONG A NORTHERLY EXTENSION OF SAID EASTERLY LOT LINE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID RIGHT-OF-WAY; THENCE DEPARTING SAID NORTHERLY EXTENSION, RUN WESTERLY ALONG SAID CENTERLINE, TO THE INTERSECTION OF SAID CENTERLINE AND THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF A LOT DESCRIBED AS THE EAST 44 1/3 FEET OF THE NORTH 1/2 OF LOT 5, BLOCK 8, OF AFOREMENTIONED MARSHALL PARK SUBDIVISION; THENCE DEPARTING SAID CENTERLINE, RUN SOUTHERLY ALONG SAID SOUTHERLY EXTENSION, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GOODALL AVENUE, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SUNSET PARK SUBDIVISION, AS PER MAP RECORDED IN MAP BOOK 8, PAGE 151, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY EXTENSION, RUN SOUTHWESTERLY ALONG SAID NORTHERLY LINE, TO THE NORTHWEST CORNER OF SAID SUNSET PARK SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BLOCK 8, OF AFOREMENTIONED MARSHALL PARK SUBDIVISION; THENCE DEPARTING SAID NORTHERLY LINE, RUN NORTHERLY ALONG THE WESTERLY LINE OF SAID MARSHALL PARK SUBDIVISION AND THE WESTERLY LINE OF SEARS-BROADWAY SUBDIVISION, AS PER MAP RECORDED IN MAP BOOK 9, PAGE 227, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TO THE INTERSECTION OF SAID WESTERLY LINE OF SEARS-BROADWAY SUBDIVISION AND THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST INTERNATIONAL SPEEDWAY BOULEVARD (STATE ROAD #600) (U.S. HIGHWAY # 92), AS NOW LAID OUT; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, CONTINUE NORTHERLY ALONG SAID WESTERLY LINE, TO THE CENTERLINE OF SAID RIGHT-OF-WAY; THENCE DEPARTING SAID WESTERLY LINE, RUN NORTHEASTERLY ALONG SAID CENTERLINE, TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF AFOREMENTIONED ATLANTIC AVENUE, SAID POINT ALSO BEING THE INTERSECTION OF THE CENTERLINE OF ATLANTIC AVENUE AND THE CENTERLINE OF AFOREMENTIONED EAST INTERNATIONAL SPEEDWAY BOULEVARD BEACH APPROACH; THENCE DEPARTING SAID CENTERLINE OF ATLANTIC AVENUE, RUN EASTERLY ALONG SAID CENTERLINE OF EAST INTERNATIONAL SPEEDWAY BOULEVARD BEACH APPROACH, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.