

RESOLUTION NO. 2013-14

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA ADOPTING THE LINCOLNVILLE COMMUNITY REDEVELOPMENT PLAN; REAFFIRMING THAT A NECESSITY EXISTS FOR THE REHABILITATION, CONSERVATION OR REDEVELOPMENT OF LINCOLNVILLE PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES; PROVIDING FINDINGS; PROVIDING GOALS AND FURTHER ACTIONS TO IMPLEMENT THE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969, which is codified as Chapter 163, Part III, Florida Statutes, as amended; and

WHEREAS, the City Commission of the City of St. Augustine desires to exercise the authority conferred upon it under the provisions of the Community Redevelopment Act; and

WHEREAS, on February 11, 2013, the City Commission of the City of St. Augustine adopted Resolution No. 2013-01 finding the existence of a blighted area within the City of St. Augustine, and designated the area as the Lincolnville Community Redevelopment Area; and

WHEREAS, it is in the public's interest that the City of St. Augustine carry out redevelopment projects within certain lands within the City; and

WHEREAS, pursuant to Section 163.346, Florida Statutes, notice of this proposed action has been given by registered mail to each taxing authority which levies ad

valorem taxes on real property within the boundaries of the Lincolnville Community Redevelopment Area; and

WHEREAS, pursuant to Section 163.360(6)(a), a public hearing was held after notice by publication in a newspaper of general circulation;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. It is hereby reaffirmed and determined that a certain area of land lying within the city limits of the City of St. Augustine is a blighted area and qualifies as eligible for certain redevelopment projects under Chapter 163, Part III, Florida Statutes. This finding is based upon Resolution No. 2013-01 adopted by the City Commission on February 11, 2013, and the area described shares common problems as a blighted area as defined in Section 163.340(8)(b), Florida Statutes.

Section 2. It is further reaffirmed and determined that the rehabilitation, conservation or redevelopment, or combination thereof, of the Lincolnville Community Redevelopment Area is necessary in the interest of the public health, safety or welfare of the residents of the City of St. Augustine. The area is currently developed land, which is used for predominantly residential uses. The City Commission of the City of St. Augustine further determines that:

1. Such residential uses are necessary and appropriate to facilitate the proper redevelopment of the community in accordance with sound planning standards and local community objectives; and

2. Rehabilitation, conservation or redevelopment may require the exercise of governmental action, as provided in this part, because of:
 - i. Inadequate lot sizes, configurations and layouts;
 - ii. Inadequate street layout and roadways;
 - iii. Failure to show any appreciable increase in assessed values;
 - iv. Unsanitary or unsafe conditions that endanger life and property;
 - v. Deterioration of site or other improvements; and
 - vi. High incidence of code violations.

Section 3. The City Commission of the City of St. Augustine finds that on March 5, 2013, this Redevelopment Plan was reviewed and approved by the Planning and Zoning Board, finding conformance with the City of St. Augustine 2030 Comprehensive Plan.

Section 4. The Lincolnville Redevelopment Plan, attached hereto as **Composite Exhibit "A"**, is hereby adopted and approved by the City Commission of the City of St. Augustine pursuant to the requirements of Sections 163.360 and 163.362, Florida Statutes, and the City Commission finds that the Plan meets the requirements of said Sections.

Section 5. Upon adoption of the Plan, as amended, by this Resolution, the Plan shall be deemed to be the official redevelopment plan for the Lincolnville Community Redevelopment Area in full force and effect and the City shall then cause the Community

Redevelopment Agency to carry out such Plan or modification in accordance with its terms.

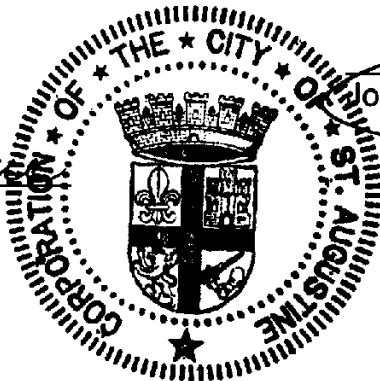
Section 6. The "Notices to Taxing Authorities" as required by Section 163.346, Florida Statutes, have been sent, and the public hearing held prior to adoption of this Resolution was noticed by publication in a newspaper of general circulation in the area of operation of the City of St. Augustine pursuant to the requirements of Sections 163.360(6)(a) and 166.041(3)(a), Florida Statutes.

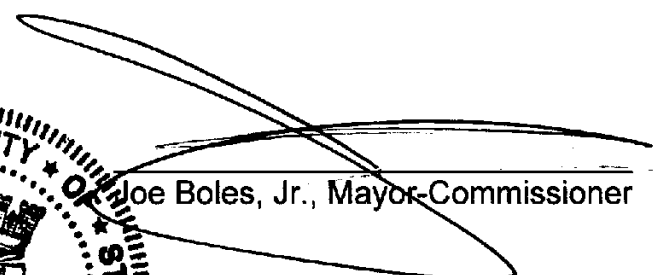
ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida, this 8th day of April, 2013.

ATTEST:


Alison Ratkovic, City Clerk

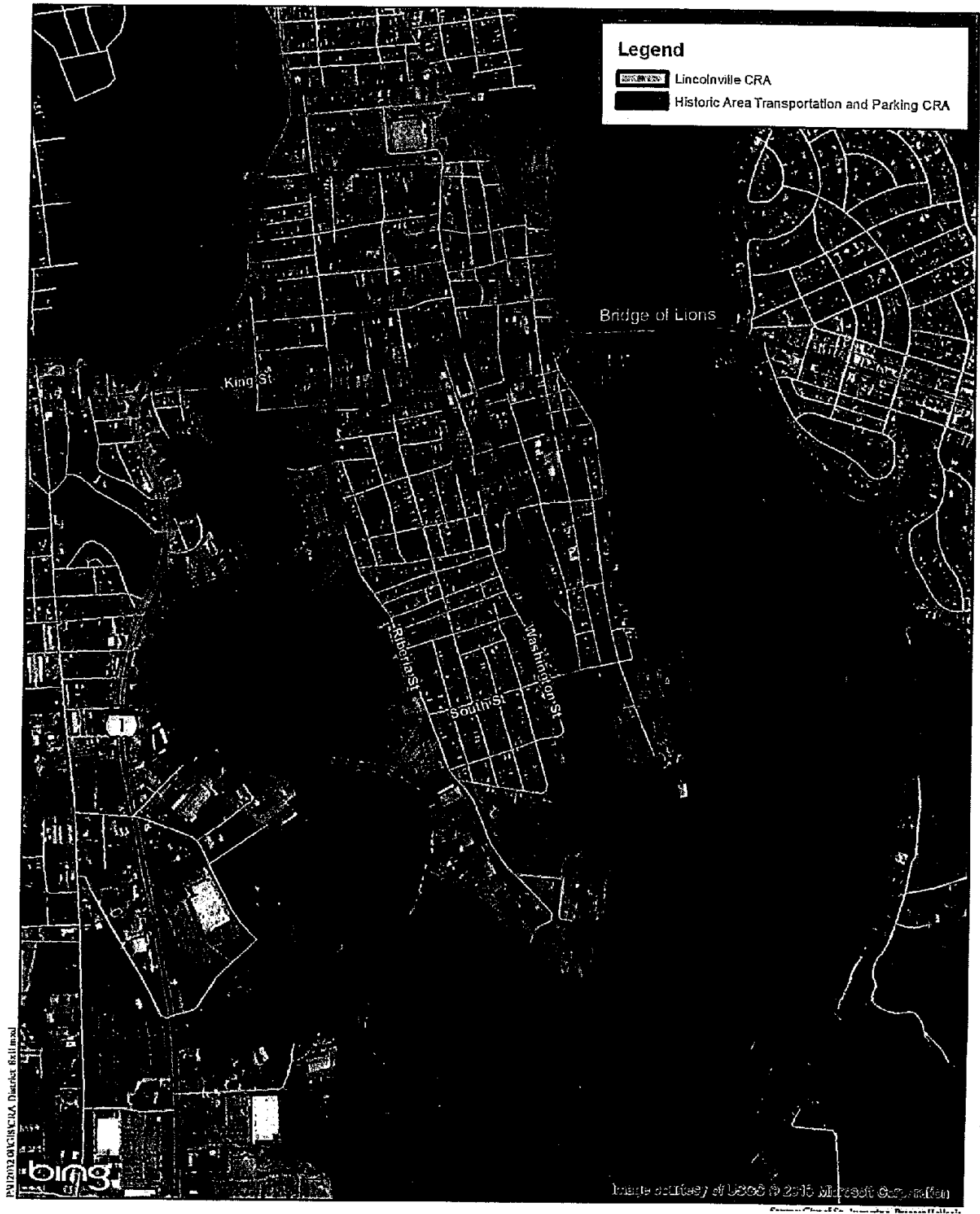
(SEAL)




Joe Boles, Jr., Mayor-Commissioner

COMPOSITE EXHIBIT "A"

COMPOSITE EXHIBIT "A"



Lincolnvillle CRA Legal Description

A PORTION OF SECTIONS 18, 19, 20, 29 AND 30 OF TOWNSHIP 7 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE WESTERLY EXTENSION OF THE SOUTH LINE OF MARSH LOT 28 WEST OF RIBERIA STREET, ACCORDING TO THE OFFICIAL 1923 MAP OF THE CITY OF ST. AUGUSTINE ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY, INTERSECTS WITH THE CENTERLINE OF THE SAN SEBASTIAN RIVER; THENCE EASTERLY, ALONG SAID SOUTH LINE OF LOT 28 AND ITS WESTERLY AND EASTERLY EXTENSIONS THEREOF, TO THE EAST RIGHT OF WAY OF RIBERIA STREET; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY OF RIBERIA STREET, TO THE NORTHWEST CORNER OF LOT 7, BLOCK 46-C, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG THE NORTH LINE OF LOTS 7 THROUGH 12, INCLUSIVE, OF SAID BLOCK 46-C, TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 12 AND ITS SOUTHERLY EXTENSION THEREOF, TO THE SOUTH RIGHT OF WAY OF LA QUINTA PLACE; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF LA QUINTA PLACE, TO THE NORTHWEST CORNER OF LOT 2, BLOCK 46-B, SUBDIVISION OF ESTATE OF JAMES L. COLEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 2, TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 2 AND ITS EASTERLY EXTENSION THEREOF, TO THE EAST RIGHT OF WAY OF MARTIN LUTHER KING AVENUE; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY OF MARTIN LUTHER KING AVENUE, TO THE NORTHWEST CORNER OF LOT 15, BLOCK 46-A, ACCORDING TO SAID OFFICIAL CITY MAP, THENCE EASTERLY, ALONG THE NORTH LINE OF LOTS 15, 16, 1, 2, 3 AND 4, INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 4 AND ITS SOUTHERLY EXTENSION THEREOF, TO THE SOUTH RIGHT OF WAY OF CEDAR STREET; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF CEDAR STREET, TO THE NORTHEAST CORNER OF LOT 13, BLOCK 46-J, BURT SUBDIVISION, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 13, TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 13, TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 7 FEET OF LOT 8, OF SAID BLOCK 46-J; THENCE SOUTHERLY ALONG SAID WEST LINE OF THE EAST 7 FEET OF LOT 8, TO THE NORTH RIGHT OF WAY OF DESOTO PLACE; THENCE WESTERLY, ALONG THE NORTH RIGHT OF WAY OF SAID DESOTO PLACE TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 14, BLOCK 46-F, OF SAID BURT SUBDIVISION; THENCE SOUTHERLY, ALONG SAID WEST LINE OF SAID LOT 14 AND ITS NORTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF LOT 9 OF SAID BLOCK 46-F; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 9, TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 9 AND ITS SOUTHERLY EXTENSION THEREOF TO THE SOUTH RIGHT OF WAY OF BRIDGE STREET; THENCE WESTERLY, ALONG SAID SOUTH RIGHT OF WAY OF BRIDGE STREET TO THE EAST RIGHT OF WAY OF ONEIDA STREET; THENCE SOUTHERLY, ALONG SAID EAST RIGHT OF WAY OF ONEIDA STREET, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK K, DUMAS TRACT, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 1, TO THE INTERSECTION WITH THE WEST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 454, PAGE 63 THROUGH 65 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 454, TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 463, PAGE 37, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 463 TO THE NORTH LINE OF THAT PROPERTY DESCRIBED IN DEED BOOK 163, PAGE 474, OF SAID PUBLIC RECORDS; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 163, TO THE NORTHEAST CORNER OF SAID PROPERTY DESCRIBED IN DEED BOOK 163; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 163, TO THE NORTH LINE OF LOT 4, OF SAID BLOCK K; THENCE EASTERLY, ALONG SAID NORTH LINE OF LOT 4, TO THE WEST RIGHT OF WAY OF WASHINGTON STREET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF WASHINGTON STREET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 4, BLOCK 38-A, ACCORDING TO THE SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG SAID SOUTH LINE OF LOT 4 AND ITS WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF LOT 21 OF SAID BLOCK 38-A; THENCE SOUTHERLY, ALONG SAID WEST LINE OF LOT 21 AND LOT 20 OF SAID BLOCK 38-A, TO THE SOUTHWEST CORNER OF SAID LOT 20, THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 20, TO THE WEST RIGHT OF WAY OF CORDOVA STREET; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY OF CORDOVA STREET TO THE WEST RIGHT OF WAY OF ST. GEORGE STREET; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY OF ST. GEORGE STREET TO THE NORTH RIGHT OF WAY OF SOUTH STREET; THENCE WESTERLY ALONG THE NORTH RIGHT OF WAY OF SOUTH STREET TO THE INTERSECTION WITH THE CENTERLINE OF MARIA SANCHEZ CREEK; THENCE SOUTHERLY ALONG THE CENTERLINE OF MARIA SANCHEZ CREEK TO THE INTERSECTION WITH THE CENTERLINE OF THE MATANZAS RIVER; THENCE SOUTHERLY ALONG THE CENTERLINE OF THE MATANZAS RIVER TO THE INTERSECTION WITH THE CENTERLINE WITH THE SAN SEBASTIAN RIVER; THENCE NORTHERLY ALONG THE CENTERLINE OF THE SAN SEBASTIAN RIVER TO THE POINT OF BEGINNING.

Historic Area Transportation and Parking CRA Legal Description
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A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 7 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST BANK OF THE MATANZAS RIVER AT THE SOUTHEAST CORNER OF BLOCK O, ABBOTT TRACT, ACCORDING TO THE OFFICIAL 1923 MAP OF THE CITY OF ST. AUGUSTINE ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY, SAID SOUTH LINE OF BLOCK O ALSO BEING THE NORTH LINE OF THE CASTILLO DE SAN MARCOS NATIONAL MONUMENT PROPERTY; THENCE WESTERLY ALONG THE SOUTH LINE OF BLOCKS O AND A, OF SAID ABBOTT TRACT, TO THE SOUTHEAST CORNER OF THE RIPLEY'S PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 490, PAGE 47, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 490 AND ITS NORTHERLY EXTENSION THEREOF, TO THE NORTH RIGHT OF WAY LINE OF SHENANDOAH STREET; THENCE WESTERLY, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID SHENANDOAH STREET, TO THE SOUTHWEST CORNER OF THE EAST 12 FEET OF LOT 3, BLOCK B, OF SAID ABBOTT TRACT; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID EAST 12 FEET OF LOT 3, AND ITS NORTHERLY EXTENSION THEREOF, TO THE NORTH RIGHT OF WAY OF JOINER STREET; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF WAY OF JOINER STREET AND ITS WESTERLY EXTENSION THEREOF, TO THE WEST RIGHT OF WAY OF SAN MARCO AVENUE; THENCE SOUTHEASTERLY, ALONG SAID WEST RIGHT OF WAY OF SAN MARCO AVENUE, TO THE NORTH RIGHT OF WAY OF GROVE AVENUE; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF WAY OF GROVE AVENUE, TO THE EAST RIGHT OF WAY OF PONCE DE LEON BOULEVARD; THENCE SOUTHERLY, ALONG SAID EAST RIGHT OF WAY OF PONCE DE LEON BOULEVARD, TO THE NORTH RIGHT OF WAY OF ALMERIA STREET; THENCE EASTERLY, ALONG SAID NORTH RIGHT OF WAY OF ALMERIA STREET, TO THE SOUTHEAST CORNER OF LOT B, BLOCK F, MODEL LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT B, TO THE NORTHEAST CORNER OF SAID LOT B; THENCE EASTERLY, ALONG THE SOUTH LINE OF LOTS 17 AND 16, OF SAID BLOCK F, TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 16 AND ITS NORTHERLY EXTENSION THEREOF, TO THE NORTH RIGHT OF WAY OF SARAGOSSA STREET; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF WAY OF SARAGOSSA STREET, TO THE SOUTHEAST CORNER OF LOT 3, BLOCK A, MODEL LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 40, OF SAID PUBLIC RECORDS; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 3, BLOCK A, AND ITS NORTHERLY EXTENSION THEREOF, TO THE SOUTH LINE OF BLOCK B OF LAST SAID MODEL LAND COMPANY SUBDIVISION (SAID SOUTH LINE ALSO BEING

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THE NORTH RIGHT OF WAY OF A 15 FOOT WIDE ALLEY); THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID BLOCK B, TO THE SOUTHEAST CORNER OF LOT 2, OF SAID BLOCK B; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 2, TO THE SOUTH RIGHT OF WAY OF LEMON STREET; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF LEMON STREET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 46.5 FEET OF LOT 3, BLOCK C, OF LAST SAID MODEL LAND COMPANY SUBDIVISION; THENCE NORTHERLY, ALONG SAID WEST LINE OF SAID EAST 46.5 FEET OF LOT 3, TO THE SOUTH RIGHT OF WAY OF A 15 FOOT WIDE ALLEY BETWEEN BLOCKS C AND D OF LAST SAID MODEL LAND COMPANY SUBDIVISION; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF ALLEY AND ITS EASTERLY EXTENSION THEREOF, TO THE EAST RIGHT OF WAY OF RIBERIA STREET; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY OF RIBERIA STREET TO THE SOUTH RIGHT OF WAY OF ORANGE STREET; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF ORANGE STREET, TO THE NORTHWEST CORNER OF LOT 12, BLOCK M, MODEL LAND COMPANY SUBDIVISION, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 12, TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE EASTERLY, ALONG THE SOUTH LINE OF LOTS 12 AND 11 OF SAID BLOCK M, TO THE WEST RIGHT OF WAY OF SEVILLA STREET; THENCE NORTHERLY, ALONG SAID WEST RIGHT OF WAY OF SEVILLA STREET, TO THE SOUTH RIGHT OF WAY OF ORANGE STREET; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF ORANGE STREET, TO THE NORTHWEST CORNER OF LOT 5, BLOCK N, MODEL LAND COMPANY SUBDIVISION, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 5, TO THE NORTH LINE OF THE TOLOMATO CEMETERY TRACT; THENCE WESTERLY, ALONG SAID NORTH LINE OF CEMETERY TRACT, TO THE NORTHWEST CORNER OF SAID CEMETERY TRACT; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID CEMETERY TRACT TO THE SOUTHWEST CORNER OF SAID CEMETERY TRACT; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID CEMETERY TRACT, TO THE NORTHWEST CORNER OF LOT 12, OF THE DR. ANDERSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 121, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY, ALONG THE WEST LINE OF LOTS 12, 11 AND 10 OF SAID DR. ANDERSON SUBDIVISION, TO THE NORTH RIGHT OF WAY OF SARAGOSSA STREET; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 16A, BLOCK K, MODEL LAND SUBDIVISION, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 16A TO THE NORTH LINE OF LOT 14 OF SAID BLOCK K; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID LOT 14, TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 18.3 FEET OF SAID LOT 14; THENCE SOUTHERLY, ALONG SAID EAST LINE OF THE WEST 18.3 FEET OF LOT 14, TO THE NORTH RIGHT OF WAY OF ANDERSON COURT; THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 8A OF SAID BLOCK K; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID

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LOT 8A TO THE NORTH LINE OF LOT 7, OF SAID BLOCK K; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID LOT 7, TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTHERLY, ALONG THE WEST LINE OF LOTS 7, 6, 5 AND 4, OF SAID BLOCK K, TO THE NORTH RIGHT OF WAY OF CARRERA STREET; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF WAY OF CARRERA STREET, TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 13, BLOCK J, MODEL LAND COMPANY, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE SOUTHERLY, ALONG THE EAST LINE OF LOTS 13 AND 14 OF SAID BLOCK J, AND ITS NORTHERLY EXTENSION THEREOF, TO THE SOUTH LINE OF THE NORTH 75 FEET OF SAID LOT 14; THENCE WESTERLY, ALONG SAID SOUTH LINE OF THE NORTH 75 FEET OF LOT 14 AND ITS WESTERLY EXTENSION THEREOF, TO THE WEST RIGHT OF WAY OF SEVILLA STREET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF SEVILLA STREET, TO THE NORTH RIGHT OF WAY OF VALENCIA STREET; THENCE WESTERLY, ALONG SAID NORTH RIGHT OF WAY OF VALENCIA STREET, TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST RIGHT OF WAY OF MARKLAND PLACE; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF MARKLAND PLACE, TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 45-A, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 4, TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 4, TO THE NORTHEAST CORNER OF LOT 1, OF SAID BLOCK 45-A; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID LOT 1 AND ITS WESTERLY EXTENSION THEREOF TO THE WEST RIGHT OF WAY OF RIBERIA STREET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF RIBERIA STREET, TO NORTHEAST CORNER OF THE SOUTH 12 FEET OF LOTS 1 AND 2, BLOCK G-2, MODEL LAND COMPANY SUBDIVISION, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID SOUTH 12 FEET OF LOTS 1 AND 2, TO THE EAST LINE OF LOT 3, OF SAID BLOCK G-2; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 3, TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY, ALONG THE SOUTH LINE OF LOTS 3 THROUGH 11, INCLUSIVE, OF SAID BLOCK G-2, TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 11, TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF LOT 15 OF BLOCK G-1 OF LAST SAID MODEL LAND COMPANY SUBDIVISION; THENCE NORTHERLY, ALONG THE EAST LINE OF LOTS 15 AND 8 OF SAID BLOCK G-1, TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF LOT 2, BLOCK H, OF LAST SAID MODEL LAND COMPANY SUBDIVISION; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 2, TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 2, TO THE SOUTHEAST CORNER OF LOT 10, OF SAID BLOCK H; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 10 AND ITS NORTHERLY EXTENSION THEREOF, TO THE NORTH RIGHT OF WAY OF CARRERA STREET; THENCE

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WESTERLY, ALONG SAID NORTH RIGHT OF WAY OF CARRERA STREET TO THE
EASTERLY RIGHT OF WAY OF PONCE DE LEON BOULEVARD; THENCE
SOUTHWESTERLY, ALONG SAID EASTERLY RIGHT OF WAY OF PONCE DE LEON
BOULEVARD, TO THE INTERSECTION WITH THE CENTERLINE OF THE SAN
SEBASTIAN RIVER; THENCE SOUTHERLY, ALONG SAID CENTERLINE OF THE
SAN SEBASTIAN RIVER TO THE INTERSECTION WITH WESTERLY EXTENSION OF
THE SOUTH LINE OF MARSH LOT 28 WEST OF RIBERIA STREET, ACCORDING TO
SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG SAID SOUTH LINE OF
LOT 28 AND ITS WESTERLY AND EASTERLY EXTENSIONS THEREOF, TO THE
EAST RIGHT OF WAY OF RIBERIA STREET; THENCE NORTHERLY, ALONG SAID
EAST RIGHT OF WAY OF RIBERIA STREET, TO THE NORTHWEST CORNER OF
LOT 7, BLOCK 46-C, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE
EASTERLY, ALONG THE NORTH LINE OF LOTS 7 THROUGH 12, INCLUSIVE, OF
SAID BLOCK 46-C, TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE
SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 12 AND ITS SOUTHERLY
EXTENSION THEREOF, TO THE SOUTH RIGHT OF WAY OF LA QUINTA PLACE;
THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF LA QUINTA PLACE,
TO THE NORTHWEST CORNER OF LOT 2, BLOCK 46-B, SUBDIVISION OF ESTATE
OF JAMES L. COLBY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
MAP BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE
SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 2, TO THE SOUTHWEST
CORNER OF SAID LOT 2; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID
LOT 2 AND ITS EASTERLY EXTENSION THEREOF, TO THE EAST RIGHT OF WAY
OF MARTIN LUTHER KING AVENUE; THENCE NORTHERLY, ALONG SAID EAST
RIGHT OF WAY OF MARTIN LUTHER KING AVENUE, TO THE NORTHWEST
CORNER OF LOT 15, BLOCK 46-A, ACCORDING TO SAID OFFICIAL CITY MAP;
THENCE EASTERLY, ALONG THE NORTH LINE OF LOTS 15, 16, 1, 2, 3 AND 4,
INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTHERLY,
ALONG THE EAST LINE OF SAID LOT 4 AND ITS SOUTHERLY EXTENSION
THEREOF, TO THE SOUTH RIGHT OF WAY OF CEDAR STREET; THENCE
EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF CEDAR STREET, TO THE
NORTHEAST CORNER OF LOT 13, BLOCK 46-J, BURT SUBDIVISION, ACCORDING
TO SAID OFFICIAL CITY MAP; THENCE SOUTHERLY, ALONG THE EAST LINE OF
SAID LOT 13, TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE
WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 13, TO THE INTERSECTION
WITH THE WEST LINE OF THE EAST 7 FEET OF LOT 8, OF SAID BLOCK 46-J;
THENCE SOUTHERLY ALONG SAID WEST LINE OF THE EAST 7 FEET OF LOT 8,
TO THE NORTH RIGHT OF WAY OF DESOTO PLACE; THENCE WESTERLY, ALONG
THE NORTH RIGHT OF WAY OF SAID DESOTO PLACE TO THE INTERSECTION
WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 14, BLOCK 46-F,
OF SAID BURT SUBDIVISION; THENCE SOUTHERLY, ALONG SAID WEST LINE OF
LOT 14 AND ITS NORTHERLY EXTENSION THEREOF, TO THE NORTHWEST
CORNER OF LOT 9 OF SAID BLOCK 46-F; THENCE EASTERLY, ALONG THE
NORTH LINE OF SAID LOT 9, TO THE NORTHEAST CORNER OF SAID LOT 9;

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THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 9 AND ITS SOUTHERLY EXTENSION THEREOF TO THE SOUTH RIGHT OF WAY OF BRIDGE STREET; THENCE WESTERLY, ALONG SAID SOUTH RIGHT OF WAY OF BRIDGE STREET TO THE EAST RIGHT OF WAY OF ONEIDA STREET; THENCE SOUTHERLY, ALONG SAID EAST RIGHT OF WAY OF ONEIDA STREET, TO THE SOUTHEAST CORNER OF LOT 1, BLOCK K, DUMAS TRACT, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 1, TO THE INTERSECTION WITH THE WEST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 454, PAGES 63 THROUGH 65, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 454, TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 463, PAGE 37, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 463 TO THE NORTH LINE OF THAT PROPERTY DESCRIBED IN DEED BOOK 163, PAGE 474, OF SAID PUBLIC RECORDS; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 163, TO THE NORTHEAST CORNER OF SAID PROPERTY DESCRIBED IN DEED BOOK 163; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 163, TO THE NORTH LINE OF LOT 4, OF SAID BLOCK K; THENCE EASTERLY, ALONG SAID NORTH LINE OF LOT 4, TO THE WEST RIGHT OF WAY OF WASHINGTON STREET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF WASHINGTON STREET, TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 4, BLOCK 38-A, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG SAID SOUTH LINE OF LOT 4 AND ITS WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF LOT 21 OF SAID BLOCK 38-A; THENCE NORTHERLY, ALONG SAID WEST LINE OF LOT 21, TO THE NORTHWEST CORNER OF SAID LOT 21, THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 21 AND ITS EASTERLY EXTENSION THEREOF, TO THE EAST RIGHT OF WAY OF CORDOVA STREET; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY OF CORDOVA STREET, TO THE SOUTHWEST CORNER OF PARCEL "A", AS DESCRIBED IN OFFICIAL RECORDS BOOK 1224, PAGES 261 THROUGH 263, OF SAID PUBLIC RECORDS; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID PARCEL "A" TO THE NORTHWEST CORNER OF PARCEL "B", AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1224; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID PARCEL "B", TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID PARCEL "B", TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID PARCEL "B", TO THE SOUTH LINE OF SAID PARCEL "A"; THENCE EASTERLY, ALONG SAID SOUTH LINE OF PARCEL "A" AND ITS EASTERLY EXTENSION THEREOF TO THE EAST RIGHT OF WAY OF ST. GEORGE STREET; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY OF ST. GEORGE STREET, TO THE SOUTH RIGHT OF WAY OF ARTILLERY LANE; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF ARTILLERY LANE TO THE

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WEST RIGHT OF WAY OF AVILES STREET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF AVILES STREET AND ITS SOUTHERLY EXTENSION THEREOF, TO THE SOUTH RIGHT OF WAY OF BRIDGE STREET; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF BRIDGE STREET, TO THE WEST RIGHT OF WAY OF MARINE STREET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF MARINE STREET, TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 5, BLOCK 22, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG SAID SOUTH LINE OF THE NORTH HALF OF LOT 5 AND ITS EASTERLY AND WESTERLY EXTENSIONS THEREOF TO SAID WEST BANK OF THE MATANZAS RIVER; THENCE NORTHERLY, ALONG SAID BANK OF THE MATANZAS RIVER, TO THE POINT OF BEGINNING.

Final Copy of the Lincolnville
Redevelopment Plan is filed under
Miscellaneous Documents

File 3818 - Drawer 2