

RESOLUTION 2000-27

A RESOLUTION ADOPTING THE COMMUNITY REDEVELOPMENT AREA PLAN FOR THE REHABILITATION, CONSERVATION OR REDEVELOPMENT OF THE HISTORIC AREA TRANSPORTATION AND PARKING COMMUNITY REDEVELOPMENT AREA, PURSUANT TO PART III OF CHAPTER 163, FLORIDA STATUTES; REAFFIRMING THAT A NECESSITY EXISTS FOR THE ESTABLISHMENT OF A COMMUNITY REDEVELOPMENT AREA; AND FINDING THAT THE NOTICE TO TAXING AUTHORITIES AND OTHER REQUIREMENTS HAVE BEEN MET IN ACCORDANCE WITH PART III OF CHAPTER 163, FLORIDA STATUTES.

WHEREAS, the City Commission of the City of St. Augustine has found that one or more blighted area exists in the City of St. Augustine; and

WHEREAS, the City of St. Augustine desires to exercise the authority conferred upon it under the provisions of the Community Redevelopment Act ("Community Redevelopment") of the Part III of Chapter 163, Florida Statutes; and

WHEREAS, finding of necessity is required prior to the exercise of such authority under the provisions of said statutes; and

WHEREAS, the Commission of the City of St. Augustine on November 29, 2000, by resolution, found the existence of a blighted area within the City of St. Augustine, and designated the area as the Historic Area Transportation and Parking Community Redevelopment Area;

NOW, THEREFORE, be it resolved by the City Commission of the City of St. Augustine, Florida:

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 rehabilitation projects under Chapter 163, Florida Statutes. This finding is based upon the earlier Resolution adopted by the City Commission on November 29, 2000, 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 said area is necessary in the interest of the public health, safety or welfare of the residents of the City of St. Augustine. The area described in Section 1 is currently developed land, which is used for predominantly nonresidential uses. The governing body further determines that:

1. Such nonresidential uses are necessary and appropriate to facilitate the proper

development of the Community in accordance with sound planning standards and local community objectives; and

2. Acquisition may require the exercise of governmental action, as provided in this part, because of:

1. Outmoded street pattern.
2. Lack of correlation of the area with other areas of the City by streets and modern traffic requirements.
3. Inadequate parking facilities.
4. Roadways, bridges or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at present or following proposed construction.

SECTION 3. The City Commission finds that this Plan has been reviewed and approved by the local Planning Agency for conformance with the local Comprehensive Plan.

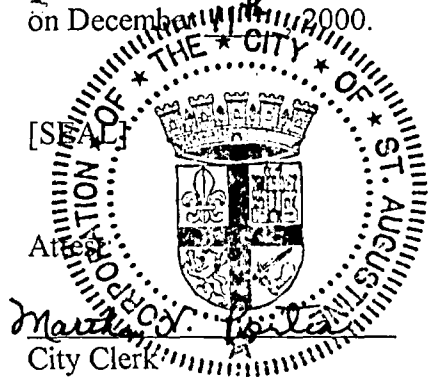
SECTION 4. The Historic Area Transportation and Parking Community Redevelopment Area Plan attached hereto as Exhibit A, is hereby adopted and approved by the City Commission of the City of St. Augustine pursuant to the requirements of §§163.360 and 163.362, Florida Statutes, and the City Commission finds that said Plan meets the requirement of said Sections.

SECTION 5. Upon adoption of the Plan by this Resolution, such Plan shall be deemed to be 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 total area found by the City Commission of the City of St. Augustine to be in need of redevelopment pursuant to the provisions of Part III, Chapter 163, Florida Statutes, is that area within the corporate limits of the City as described by the legal description contained in the Plan.

SECTION 7. That the "Notices to Taxing Authorities" as required by §163.346, Florida Statutes, have been sent, and that this public hearing 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 §166.041(3)(a), Florida Statutes.

PASSED AND ADOPTED by the City Commission of the City of St. Augustine, Florida,
on December 11th, 2000.



Mayor

APPROVED AS TO FORM AND LEGALITY
for the use and reliance of the City of St. Augustine,
Florida, on December 11th, 2000.

City Attorney
City of St. Augustine, Florida

CITY OF ST. AUGUSTINE

HISTORIC AREA TRANSPORTATION and PARKING COMMUNITY RE-DEVELOPMENT PLAN

Based on actions of the Commission of the City of St. Augustine, specified areas of the historic area have been declared a transportation and parking blight as defined under Chapter 163, Florida Statutes. The area is depicted in the attached Exhibit "B."

The statute requires a re-development plan which addresses actions anticipated to correct the noted blight. Specifically, this is a plan to address transportation and parking blight and will not displace any residents within the defined area. Therefore affordable housing need not be addressed in the re-development plan.

One goal of the plan is to reduce traffic in the downtown area. The best objective is to provide ample parking at strategic locations within the area that will minimize vehicular movement on the congested downtown streets. By allowing visitors to park at convenient locations, it will provide a more desirable environment for pedestrian, bicycle and transit travel, which in turn should encourage visitors to carry out their daily life without congesting the road network.

To correctly and efficiently direct motorists to these parking facilities and then onward to their activity areas, we will need to implement signage programs, similar if not exactly as identified in the previously approved heritage signage program.

A successful, walkable downtown shall consider the street orientation and placement of buildings and parking so as to encourage pedestrian and other non-motorized movements. Other features which help create such a walkable environment are safe sidewalks, an ample supply of specialized open space, such spaces being designed to be inviting for day and evening use.

Connecting various parking structures and other locales can be accomplished by a transit system (or various combinations of transit) and should be periodically evaluated for possible implementation as conditions warrant.

The plan shall include efforts directed towards specific projects which implement, enhance, promote or otherwise accomplish the following:

- ✓ **Construct and maintain parking garages at strategic locations.** Size and locations shall be determined on a case by case basis as conditions require. Identified locations where the City of St. Augustine currently owns the land are the Lightner Lot, Visitor Information Center and the San Sebastian Project. Other locations may be utilized as opportunities arise.
- ✓ **Maintain and improve existing sidewalks.** Efforts should be made to inventory existing sidewalks and conditions. A priority schedule should be developed that provides for an orderly repair or replacement of such walks as funding and needs allow. Replacement sidewalks should be evaluated for possibility of widening as building setbacks and rights-of-way may allow. Handicap accessibility shall be incorporated. The concrete mix shall include an appropriate standard color, texture and aggregate throughout the historic area.
- ✓ **Enhance pedestrian areas and streetscapes.** Public areas should include greenspace and pedestrian-friendly features such as benches, trash receptacles, appropriate lighting and scenic vistas where practical. City approved streetscape furnishings should be standardized throughout the area. Existing parks and open spaces should be considered as first priority upgrades when this phase of the plan is implemented.
- ✓ **Study changes to traffic patterns and implement as appropriate.** Periodically conduct a review of traffic patterns and traffic counts to confirm whether such patterns are remaining constant or not. Annual traffic counts conducted as part of our Comprehensive Plan may be the benchmark for review after each count. As parking structures are completed and appropriate signage implemented, certain potentially impacted streets should be scheduled for a traffic review. A competent traffic engineering study may be required from time to time to confirm the data collected and probable remedies.
- ✓ **Implement Heritage Tourism signage.** The previously approved signage program, if not entirely implemented prior to this plan, should be phased in based on the implementation of parking structures. Directional signage to such parking structures obviously cannot be implemented prior to such construction, however, signage denoting districts and generalized points of interest could commence as funding allows.
- ✓ **Encourage and enhance bicycle usage.** To the extent possible, work with the Florida Department of Transportation to encourage development of bicycle areas within the state roadway system. Due to the constraints on their roadway system and minimal rights of way, it may prove impractical to develop a continuous bike lane and/or path through any significant portions

of the area. However, the City should provide bike paths/lanes where possible on City streets and install appropriate bicycle racks as part of its standardized streetscape.

- ✓ **Periodically evaluate transit needs.** As traffic patterns change due to the implementation of parking structures, signage, walkability of downtown and the volumes and demographics of visitors, we should be prepared to evaluate such transit needs. At approximate five (5) year intervals the Planning & Building Department should conduct a complete review and, if warranted, obtain the services of a traffic/transit group (engineers and/or planners) to conduct a more intense review.
- ✓ **Implement transit system(s) when practical.** Based upon the results of the above periodic transit evaluation, at a time that such a review indicates a transit system shall be practical and feasible, the City shall devise an implementation plan including funding sources and construction schedule. Such plan may include types of vehicles, routes, frequency of operation and ridership fees required.

It is possible that a less intense circulatory system could be indicated after one or more parking garages are constructed. The nature of this circulatory system could be a dedicated loop route around the historic area which simply returns visitors to the parking structures.

The City's Parking and Transit Circulation Plan contains numerous alternatives that may be considered during any phase of this development.

Each of the above listed items can contribute to the improvement of the downtown traffic and parking blight. As funds accumulate, the CRA authority shall periodically review these items and assign a priority for each.

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

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

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

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. 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 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 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

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.

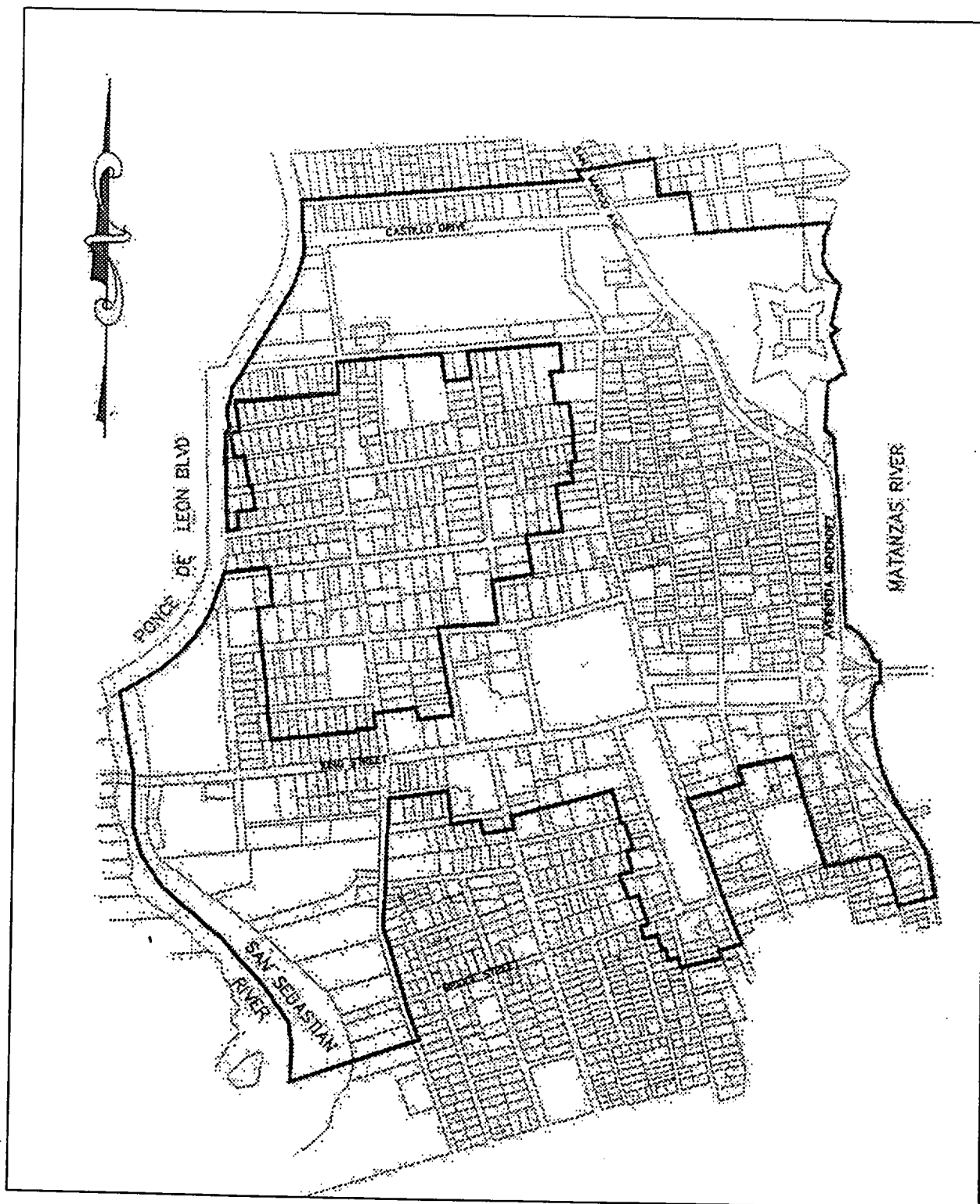


EXHIBIT "B"