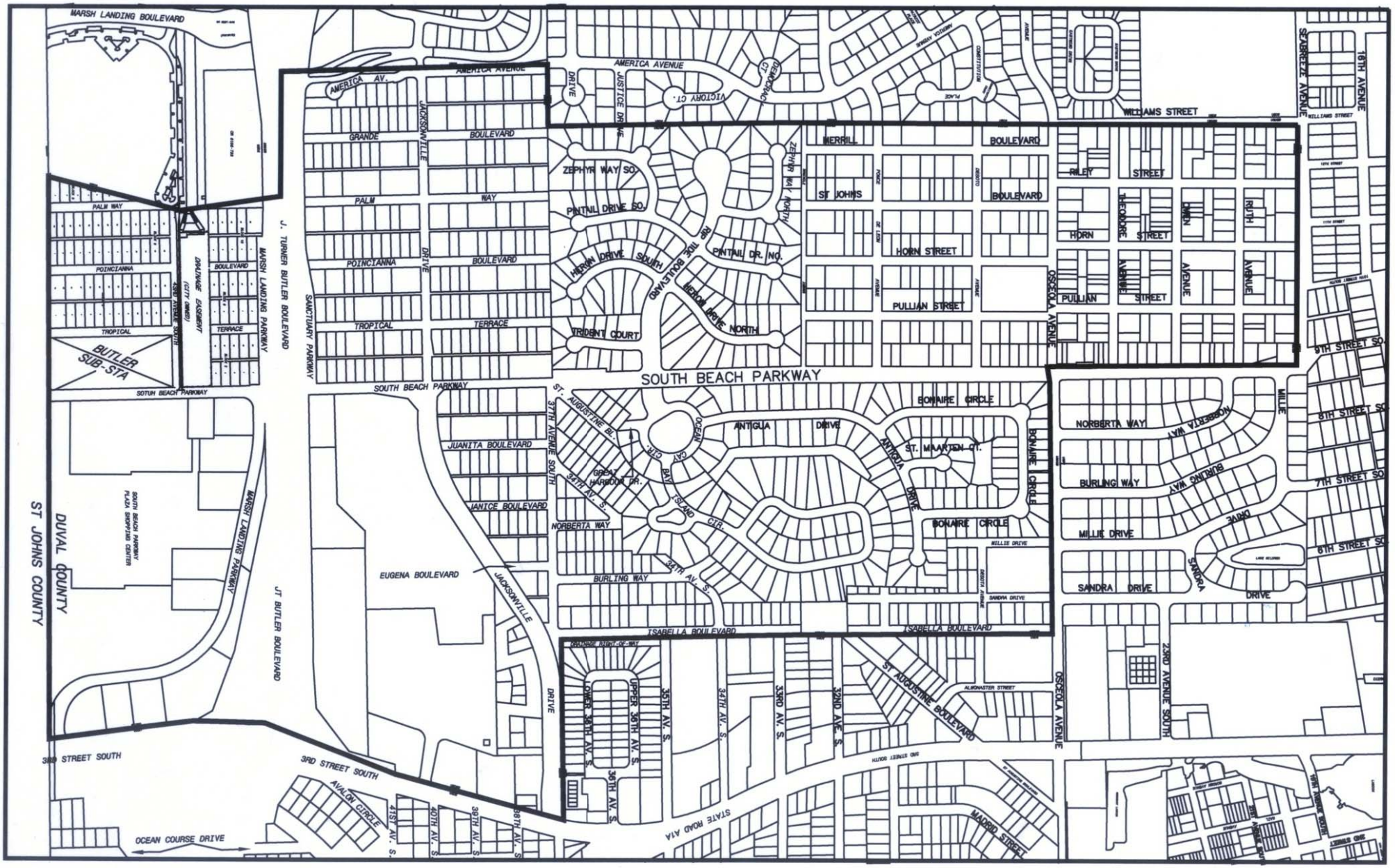SOUTH BEACH COMMUNITY REDEVELOPMENT AREA