



THE CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION

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MEMORANDUM

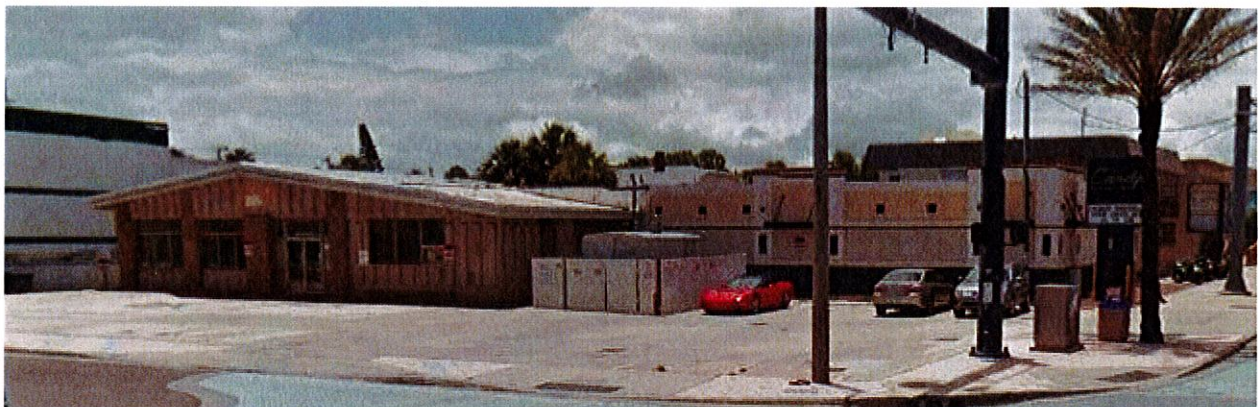
DATE: April 16, 2018
TO: James V. Chisholm, City Manager
THROUGH: Jim Morris, Deputy City Manager
FROM: Reed Berger, Redevelopment Director 
SUBJECT: Purchase of 730 E. International Speedway Blvd. and 300 S. Atlantic Ave.

Staff is requesting the City Commission to approve the assignment to the City of real estate contracts to purchase 730 E. International Speedway Blvd. and 300 S. Atlantic Ave. for \$1,075,000 and \$650,000 respectively, for a total of \$1,725,000, plus closing costs, from Dr. Michael Munier.

The purpose of this acquisition of land is to eliminate blight including improving the appearance and safety of a major intersection of two highways located at the gateway of the World's Most Famous Beach. An appraisal by Velie Appraisal Services is attached.

730 E. ISB, formerly the Shark's Lounge, is currently leased for a nightclub, Candy's Gentlemen's Club. The lease will be terminated prior to completing the sale to the City. 300 S. Atlantic Avenue, formerly a convenience store, has been vacant since it was damaged by Hurricane Matthew. Underground storage tanks associated with previous uses as an automobile service station have been removed and the site is currently being monitored to assure remediation is complete. Both properties have been owned by Dominique Delanoy and members of his family under the corporate names DELAN, Inc. and DOMCO, Inc.

The purchase of this property for future redevelopment is consistent with and supported by the goals and policies set forth in the South Atlantic Redevelopment Plan.

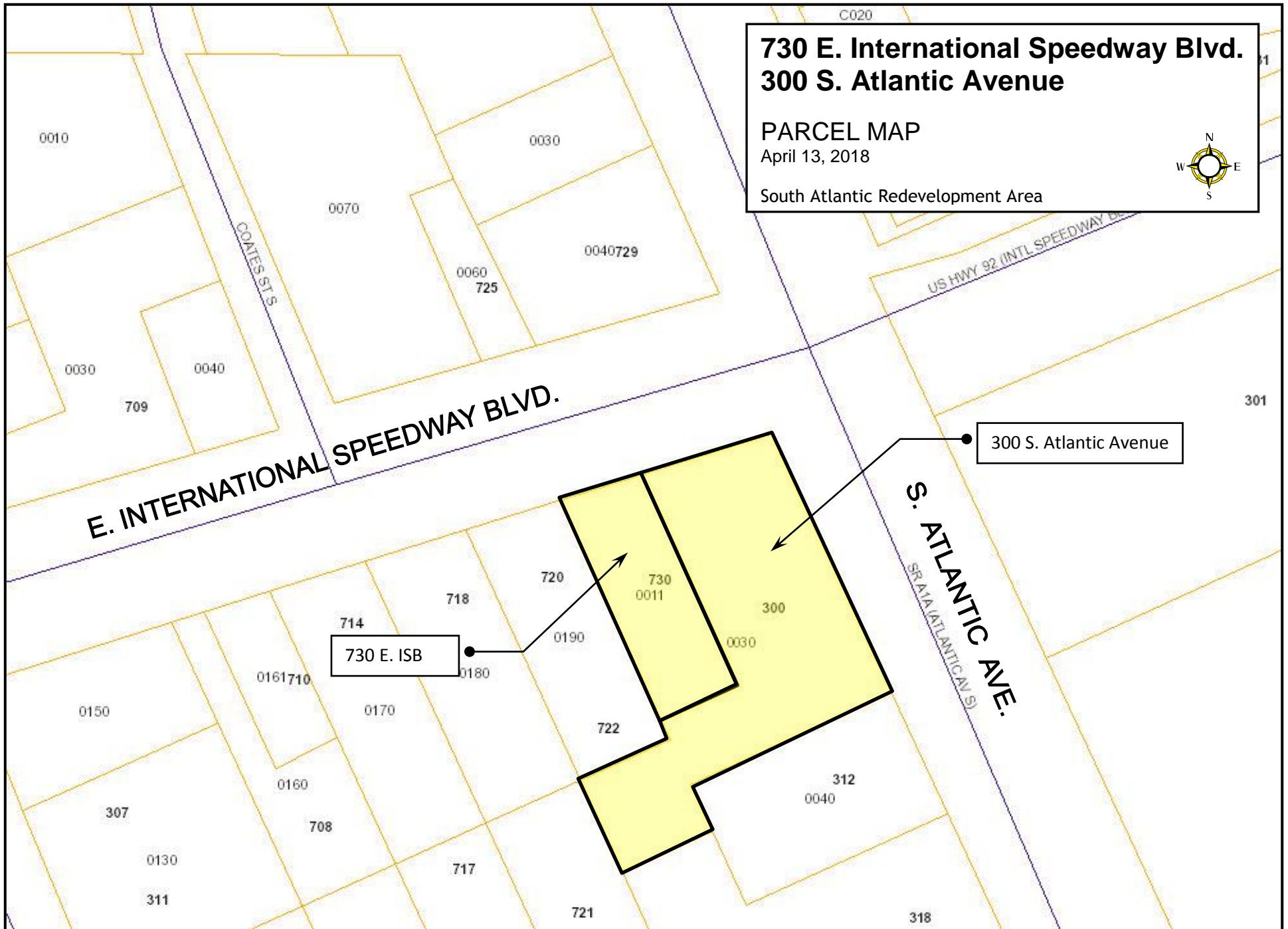


**730 E. International Speedway Blvd.
300 S. Atlantic Avenue**

PARCEL MAP

April 13, 2018

South Atlantic Redevelopment Area





**730 E. International Speedway Blvd.
300 S. Atlantic Avenue**

2015 AERIAL PHOTO MAP

April 13, 2018

South Atlantic Redevelopment Area



E. INTERNATIONAL SPEEDWAY BLVD.

S. ATLANTIC AVE.

730 E. ISB

300 S. Atlantic Avenue

LEV 2 RESIDENTIAL

730 E. International Speedway Blvd. 300 S. Atlantic Avenue

FUTURE LAND USE MAP

April 13, 2018

South Atlantic Redevelopment Area



COMM MIXED USE

729

725

709

E. INTERNATIONAL SPEEDWAY BLVD.

300 S. Atlantic Avenue

S. ATLANTIC AVE.
SRA1A/ATLANTIC AV(S)

Tourist Accomodations

730 E. ISB

Retail

720

718

714

710

700

307

708

311

Level 1 Residential

721

722

312

318

301

