

- *Economic Development*
- *CRA*
- *Housing*



January/February 2014

### **BUSINESS COMINGS & GOINGS:**

- (OPEN) Clear Sky Draught Haus, 680 Main Street
- (OPEN) Dunedin Birds & More, 1405 Main Street
- (OPEN) Platinum Bank, 2100 Main Street
- (OPEN) Debra's Inspirations & Antiques, 300 Monroe Street
- (CLOSED) Dunedin Beads, 730 Broadway
- (CLOSED) H'Art Gallery, 527 Main Street

### **PROPERTIES FOR SALE/LEASE:**

#### **For Sale:**

- 1275 Bayshore Blvd, 12,080 SF retail building
- 201 Douglas Avenue (Liberty Square), 28,326 SF office
- 440 Douglas Avenue, 2,959 SF office building
- 1370 Main Street, 4,960 SF retail building
- 1442 Main Street, 3,680 SF commercial building
- 234 Monroe Street, 2,100 SF office building
- 375 Patricia Avenue, 17.5 acres, former Nielsen property
- Scotland Street @ Pinellas Trail, .32 AC commercial land

#### **For Lease:**

- 2494 Bayshore Boulevard, 27,714 SF office building (2 spaces)
- 730 Broadway, 1,739 SF retail
- 764 Main Street, 3,500 SF medical office space
- 1280 Main Street, 4,400 SF retail space
- 1523 Main Street, 7 retail spaces (800 to 4,370 SF), Granada Plaza
- 1681-1757 Main Street, 6 retail spaces (1,000 to 7,600 SF), Wethersfield Commons; includes the former Sweet Bay Grocery store at 46,055 SF
- 1780 Main Street, 1,250 SF retail space
- 2196 Main Street, 2 offices (1,633 to 3,375 SF)
- 300 Monroe Street, 2 retail/office spaces (1,819 & 2,000 SF)
- 324 Monroe Street, 7,770 SF building
- 324A Monroe Street, 2,200 SF office space
- 912-956 Patricia Avenue, 2,000 SF retail space
- 461 Plaza Drive, 12,515 SF office space
- 124 Patricia Avenue, 1,200 SF retail space

### **DOWNTOWN EVENTS**

- 2nd Friday activities with over 40 participating merchants.
- Dunedin Downtown Market, Friday and Saturday mornings, John R. Lawrence Pioneer Park.
- City of Dunedin Pipe Band Concerts, John R. Lawrence Pioneer Park, Jan. 5 & Feb. 2.
- Diversity Week's Unity March and Performance, MLK Center to John R. Lawrence Pioneer Park, Jan. 18.
- Creative Artists Guild Art Show, John R. Lawrence Pioneer Park, January 12 & February 9.
- Arts & Crafts Festivals, January 11 & 12, February 15 & 16.
- Dunedin Historical Museum's Sunset Stroll on Victoria Drive, January 10 & February 14.

## FAÇADE OPPORTUNITIES:

- We are processing a façade grant award to Tina Avila, the new owner of the Orange Crate Café. Tina has completely redone the former “Box Car” into a beautiful café/shop offering local and organic fresh food & coffee, and has increased the outdoor seating area along the Pinellas Trail.



## PROJECTS:

- City has entered into a lease agreement with a property owner at 510 Main Street to demolish a former Laundromat and create ten (10) additional parking downtown close to City Hall.
- A memorial to John R. Lawrence at Pioneer Park named after the former City Manager is being built. Brick and metal design with landscaping and two bronze plaques will be installed at a location on the southwest corner of Main Street and Douglas Avenue. The bronze plaques will describe the history of the Park and the career of Mr. John Lawrence.
- A metal archway has been designed to be erected over Broadway at Main Street downtown. There has been a smaller, vinyl banner attached to poles at this location for many years which welcomed home Dunedin’s military veterans. This new archway will be a permanent, decorative structure. The naming of this structure will be discussed at the next CRA Advisory Committee meeting and with members of the VFW.
- Streetscaping on Lyndhurst: This project is well underway with irrigation and retaining wall completed, landscaping in the next phase.
- Patricia Avenue: Decorative streetlights are being explored for the south end of Patricia Avenue.

## HOUSING:

- EcoVillage: Development for 25 affordable townhomes has begun with site clearing activities.

## PROMOTIONS/KUDOS:

- The new Downtown Market continues to bring in strong attendance in John R. Lawrence Pioneer Park every Friday and Saturday. The market is publicized throughout Pinellas County in magazines and newspapers and all over social media.
- Staff filmed a spot for Dunedin TV to promote the City’s Façade Reimbursement Grant Program at local dermatologist, Dr. Kathleen Soe’s office. Dr. Soe’s Virginia Street Dermatology, 725 Virginia Street, was a participant in the façade program.
- We have partnered with Toronto Blue Jays to hang an outfield banner, “BASEBALL – DUN Our Way” and work with Courtney King to prepare shore 30-second ads to run on WTAN 1340AM Talk Radio between innings on baseball games and before commercial breaks. These ads are also heard on several out-of-market broadcasts.

## **COMMITTEE & MEETING NEWS:**

- CRA Advisory Committee held monthly meetings in January and February with staff representation. Nichole Allen discussed the new event application process. This new process ensures that the businesses and CRA Advisory Committee are given the opportunity to give input on new events that are being proposed in the downtown area. The first event was brought to this Committee at the February meeting, for a Pipe Band March sponsored by the Dunedin Highland Games Committee. Affected businesses were polled and gave support, as did the Committee. Other topics of discussion: A summary of the final Waterfront Task Force report, a presentation about the upcoming Land Dedication Ordinance (LDO) proposed changes, and new downtown City-leased parking at 362 Scotland and 510 Main Street.
- Arts & Culture Advisory Committee met with staff representation. Topics discussed included a proposed public art policy, a decorative arch over Broadway and Main, and the upcoming North Douglas streetscape.
- Mobile Home Park Committee met with staff representation. Staff provided copies of Florida codes affecting resident-owned parks and rental parks. Discussion of proposed Senate & House Bills affecting mobile home owners.
- CRA Meeting: The CRA met in January to approve a Budget Amendment funding monies for a parking lot lease at 362 Scotland Street, and approve plans for the improvements of property at 510 Main Street for an additional small downtown parking lot.
- DRC (Development Review Committee) meeting topics involving Economic Development: Cotherman Distillery, 200 Main Street, Seventh Sun Brewery, Sail Honeymoon, Dunedin Brewery.
- Meetings to discuss development of high-profile properties in Dunedin are on-going:
  - Former Fenway Hotel: a concept to feature a hotel and townhomes or condominiums
  - 375 Patricia: discussing land use and zoning changes with Pinellas Planning Council
  - Gateway: conference calls and meetings with Pizzuti Companies
  - 324 Monroe: meetings with project manager on redevelopment

## **NETWORKING**

- Visit Dunedin meeting
- Downtown Dunedin Merchants Association meeting
- Chamber of Commerce Before & After Hours meetings
- Staff attended DDMA Visioning Retreat at Bon Appetit
- ULI Seminar on Real Estate Trends
- Lunch & Learn with St. Pete/Clearwater CVB