

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



March/April 2014

BUSINESS COMINGS & GOINGS:

- (OPEN) Print Mart Inc., 1842 Main Street
- (OPEN) Frank's Pizza & Restaurant, 1680 Virginia Street
- MOVED) Insolu Inc., 201 Douglas Avenue #B
- (CLOSED) Carson Pest Control, 440 Douglas Avenue
- (CLOSED) Kids Consignment, 2109 Main Street #E1
- (CLOSED) Kina Kouture, 447 Main Street
- (COMING SOON) Studio Adams, 678 Douglas Avenue

PROPERTIES FOR SALE/LEASE:

For Sale:

- 1275 Bayshore Blvd, 12,080 SF retail building
- 2676 Bayshore Blvd, 1,400 SF retail space
- 900 Broadway, 3,452 SF retail business
- 201 Douglas Avenue (Liberty Square), 28,326 SF office
- 1370 Main Street, 4,960 SF retail building
- 1410 Main Street, .90 acre retail land
- 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)
- 1152 Belcher Road, 776 SF office space
- 730 Broadway, 1,739 SF retail
- 952 Huntley Avenue, 1,280 SF office space
- 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
- 2194 Main Street, 1,004 SF retail space
- 2196 Main Street, 2 offices (1,347 & 1,535 SF)
- 300 Monroe Street, 1 retail (1,819 SF) & 1 office (3,800 SF) space
- 324 Monroe Street, 1,900 SF office space
- 324A Monroe Street, 2,200 SF office space
- 1090 Pinehurst Road, 2 offices (840 & 899 SF)
- 461 Plaza Drive, 12,515 SF office space
- 124 Patricia Avenue, 1,200 SF retail space

DOWNTOWN EVENTS

- City of Dunedin Pipe Band Concert, John R. Lawrence Pioneer Park, March 2.
- Mardi Gras Parade & celebration, March 4th.
- Flanagan's Irish Pub's St. Patrick's Day celebration, March 17th.
- Olde Bay Café Seafood Festival, Edgewater Park, March 22.
- Dunedin Highland Games Pipe Band March down Main Street, April 4th.
- 2nd Friday activities with over 40 participating merchants.
- Films in the Park every Friday evening in April at dusk, John R. Lawrence Pioneer Park.
- Dunedin Downtown Market, Friday and Saturday mornings, John R. Lawrence Pioneer Park.

FAÇADE OPPORTUNITIES:

- A façade assistance grant was awarded to Dick Carroll, Inc. at 200 Douglas Avenue for new awnings, and approval was granted to two other business owners in the downtown.

PROJECTS:

- A former Laundromat at 510 Main Street was demolished to create space for an additional ten (10) parking spaces in close proximity to City Hall. We have entered into a lease agreement with this property owner, and will be making improvements to that property.
- A memorial to John R. Lawrence at Pioneer Park named after the former City Manager has been completed at the corner of Main Street and Douglas Avenue. A dedication ceremony is planned for Sunday, May 25th.
- Final designs for a metal archway are being completed for installation 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 with the wording, "America's Purple Heart City".
- A new Big Belly Solar Compactor is ordered for downtown, along with several recycling trash receptacles.
- Proposals were solicited for Public Relations services to assist the City with branding and tourism efforts.

HOUSING:

- EcoVillage: Development for 25 affordable townhomes has begun with site clearing activities and preparation for construction. Infrastructure review is complete. There has been good interest in these townhomes with several deposits received.

PROMOTIONS/KUDOS:

- The 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, newspapers and via social media. The City's website has been updated with a short video promoting the Market.
- Pole banners celebrating the City's 50th Anniversary with Sister City Stirling, Scotland are being displayed downtown. The Dunedin Historical Museum had an exhibit honoring this relationship and the Battle of Bannockburn (1314) in Scotland.
- City partnered with Visit Dunedin and the DDMA on a section in *Destination Tampa Bay Magazine* which included a map of the City and highlighted downtown parking.
- Staff is working with Visit Dunedin on a banner for Tampa International Airport that will feature *Dunedin, Home of Honeymoon Island*, to attract visitors.

COMMITTEE & MEETING NEWS:

- CRA Advisory Committee held monthly meetings in March and April with staff representation. Developers of two new downtown projects came to share their ideas with members and show their proposed drawings. Jack Norton, President and CEO of Mease Manor and Dan Massaro, Board Member, brought plans for Mease Memory Care (32 one-bedroom suites) at Virginia Avenue, between Milwaukee and Orange. Claudia Emory of JMC Communities and Architect Steve Klar brought their proposal for Victoria Place at the corner of Main Street and Broadway (200 Main Street). The plans are for 30 luxury apartments and 8,000 SF of retail space.
- Arts & Culture Advisory Committee met with staff representation. Topics discussed included a proposed public art policy and the Bird Cage Artists coop.

- Mobile Home Park Committee met with staff representation. Discussions included the upcoming hurricane season.
- DRC (Development Review Committee) meeting topics involving Economic Development included the Monroe/Huntley Streetscape and the new Fenway Hotel.
- Public meetings were held in neighborhoods where current projects are planned:
 - Victoria Place at 200 Main Street
 - Monroe and Huntley redevelopment

NETWORKING

- Visit Dunedin meeting
- Downtown Dunedin Merchants Association meeting
- Chamber of Commerce Before & After Hours meetings