

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



July/August 2014

BUSINESS COMINGS & GOINGS:

- (NEW) Patina Retro & Modern, 457 Main Street
- (NEW) American Clothing Closet, 2676 Bayshore Boulevard
- (NEW) Mane Attraction, 1236 CR 1
- (NEW) Poochies Pet Boutique, 306 Monroe Street
- (NEW OWNER) M&W European Deli Inc., 2676 Bayshore Boulevard
- (NEW OWNER) Black Pearl, 315 Main Street
- (NEW) Casa Mama Lolita, 916-D Patricia Avenue
- (CLOSED) Bistro Atlantis, 1140 Main Street
- (CLOSED) Wrens Nest, 422 Patricia Avenue
- (CLOSED) Steve's Produce, 2058 Bayshore Boulevard
- (COMING SOON) Mandy's on Main, 1140 Main Street
- (COMING SOON) Carmelitas Mexican Grill, 1280 Main Street
- (COMING SOON) Studio Adams, 678 Douglas Avenue

DOWNTOWN EVENTS

- 2nd Friday activities with over 40 participating merchants.
- 5th Annual Dunedin Orange Festival, July 12, Edgewater Park.
- Purple Heart Recognition Day, August 7, Purple Heart Park.

FAÇADE OPPORTUNITIES:

- Two façade awards were granted during August to the property owners of Café Alfresco and the Orange Crate Cafe. A demolition award was also granted to the owner of Main Street Automotive for the removal of an old canopy. We have an additional four (4) approved applications for improvements in the CRA District. These property owners are busy working on façade improvements including signage, a decorative roof, paving and railings, and overall refacing the look of their buildings. It is very exciting to have so many property owners investing in their businesses, and the City is proud to be able to offer financial assistance.

PROJECTS:

- *Aqua Marketing & Communications* is off to a great start with public relations management services for the City. In the first few months of their two-year contract, they have been getting to know many of the business and property owners in Dunedin, as well as meeting with City Staff and Commission members. During July and August, working with Economic Development and Communications Department staff, Aqua has released several media pitches and gained attention of local television and newspaper for the Dunedin Orange Festival, City of Dunedin Pipe Band, and Dunedin Golf Club. Aqua is helping the City reach a wide audience. Coming up in September they will be giving their first quarterly report to the City Commission and present their Public Relations Plan for the duration of the contract.
- *Dolphins*: Staff is working with the placement of two 6' fiberglass dolphins in the City. These dolphins are being donated by business owner Peter Kreuzger, have been commissioned by the Dunedin Fine Art Center to be painted, and will be part of a *Dolphin Trail*, a trail of over 80 painted dolphins which started by the Clearwater Chamber of Commerce and City of Clearwater. The locations for the Dunedin dolphins will be at the Dunedin Marina and outside Café Alfresco. Mr. Kreuzger has also purchased a third to be placed on Honeymoon Island.

- *North Douglas Streetscape:* This project has been very successful and improved the aesthetics of this location along Douglas Avenue (Main Street north to Skinner Boulevard) with palm trees, brick sidewalks, new curbing, and irrigation. A decorative brick entryway on Skinner will be installed prior to completion by the end of October.
- *Gateway Property:* Pizzuti Companies were granted an eight-month extension to their Development Agreement at the 8/7 City Commission meeting.
- *Dunedin Historical Museum/Box Car:* A License Agreement between Pinellas County and the City of Dunedin was approved for an expansion to both properties which extend into Pinellas County property on the Pinellas Trail.
- *Additional Downtown Parking:* The Parking lot at 510 Main Street was completed for an additional 10 spaces; a Lease agreement was approved for another at 715 Edgewater Drive for 32 spaces. These small lots will provide additional parking in busy areas of the downtown. A Committee has been formed with interested citizens and staff representation to review options for additional downtown parking, including paid parking scenarios.
- *Downtown Hotel:* Staff is working with a developer for a hotel with conference space on North Douglas Avenue at the current site of City-leased downtown parking. This project is estimated at \$10 to \$15 million.
- *CRA Annual Report:* The CRA Annual Report 2012-13 was approved by the CRA at their 7/24/14 meeting. Required under Florida Statute 163.387(8), this report is also submitted to the Pinellas County Planning Department.

HOUSING:

- EcoVillage is currently installing infrastructure in preparation of constructing 25 townhomes at the Lorraine Leland Street location just north of Skinner Boulevard at Highland Avenue. Work includes forming pads, shaping drainage retention areas, installing water and sewer lines. More information is available on these properties through Greenergy Communities at the website ecovillagedunedin.com.

PROMOTIONS/KUDOS:

- A banner over Main Street at the Pinellas Trail was erected in honor of the City of Dunedin Pipe Bands achievements at the Glengarry Highland Games in Maxville, Ontario, Canada. The City's Grade 3 Band took first place, awarding them the North American Pipe Band Champions. The City's Grade 4 Band took third place.
- Banners were also hung for many other events during July and August including Dunedin Orange Festival, 2nd Friday, a St. Andrews Church Concert, and the upcoming Dunedin Classic Car Show.
- Kudos to the Dunedin Downtown Market Managers on their first season with the City of Dunedin. They hosted a great market this year with an average of 40 vendors every Friday and Saturday offering a variety of fresh and organic foods, homemade goods and plants, as well as live entertainment on stage at every event. They had an incredible promotion and advertising campaign, and brought thousands of visitors to Downtown Dunedin. The season kicks off Saturday, November 1st.

COMMITTEE & MEETING NEWS:

- CRA Advisory Committee met with staff representation. Topics discussed included upcoming downtown events and development in the CRA.
- Arts & Culture Advisory Committee met with staff representation. Topics discussed included members' recent trip to our Sister City in Stirling, Scotland, the approved Public Art Policy, and possible locations for decorative bus shelters.

NETWORKING

- Visit Dunedin meeting
- Downtown Dunedin Merchants Association meeting
- Chamber of Commerce Before & After Hours meetings
- Chamber of Commerce Board of Directors meeting
- Meetings to discuss 375 Patricia Avenue redevelopment, a potential hotel on Douglas Avenue, and the purchase of the Fenway Hotel by the Tai Chi Society
- City Commission Budget Workshops FY2014-15

- End of Season Dunedin Downtown Market Meeting

PROPERTIES FOR SALE/LEASE:

For Sale:

Address	Size	Type	Asking Price
▪ 1275 Bayshore Boulevard	12,080 SF	Strip Retail Center	\$1,900,000
▪ 1299 Main Street	4,912 SF	Office	\$349,000
▪ 1370 Main Street	4,960 SF	Retail	\$999,000
▪ 1442 Main Street	3,680 SF	Retail Center	\$475,000
▪ 2175 Main Street	10,880 SF	Retail	\$6,587,426
▪ 1367 Martin Luther King Jr. Ave	10,770 SF	Industrial	\$592,350

For Lease:

Address	Spaces/Size	Type	Asking Price
▪ 2494 Bayshore Boulevard	(2) 10,997 & 16,717 SF	Office	\$11.50 SF/Yr
▪ 730 Broadway	(1) 1,739 SF	Retail	\$19 SF/Yr
▪ 345 Causeway Boulevard	(1) 1,735 SF	Office	\$18 SF/Yr
▪ 902 Curlew Road	(8 sp) 1,275-2,081 SF	Retail	\$20 SF/Yr
▪ 1714 CR 1	(1) 1,000 SF	Retail	\$9 SF/Yr
▪ 1995 CR 1	(1) 2,000 SF	Office	\$13.80 SF/Yr
▪ 201 Douglas Avenue	(1) 2,125 SF	Office	\$16 SF/Yr
▪ 952 Huntley Avenue	(1) 1,280 SF	Office	\$13 SF/Yr
▪ 764 Main Street	(1) 3,500 SF	Medical Office	\$12 SF/Yr
▪ 1523 Main Street	(7) 800 to 4,370 SF	Retail	Avg. \$12 SF/Yr
▪ 1681-1757 Main Street	(6) 1,000 - 5,600 SF	Retail	\$14 SF/Yr
▪ 2194 Main Street	(1) 1,004 SF	Retail	\$24 SF/Yr
▪ 2196 Main Street	(2) 1,347 & 1,535 SF	Office	\$8.50 SF/Yr
▪ 822 Milwaukee	(1) 1,830 SF	Office	\$9.50 SF/Yr
▪ 300-306 Monroe Street	(1) 4,608 SF	Restaurant	\$25 SF/Yr
▪ 324 Monroe Street	(1) 2,450 SF	Commercial/Retail	\$14.50 SF/Yr
▪ 461 Plaza Drive	(1) 12,515 SF	Office	\$14 SF/Yr
▪ 124 Patricia Avenue	(1) 1,200 SF	Retail	\$9 SF/Yr