

COMMUNITY REDEVELOPMENT AGENCY

July 26, 2018

CRA's Directors Report

1. New Pavers Downtown (Artistic Bus Stop)
2. Purple Heart Clock
3. Pioneer Park Status
4. Douglas Speed Limit (reduction)
5. Skinner Blvd update
6. DEEP/Gateway update
7. Aristotle – Habitat for Humanity Project

New Brick Pavers on Sidewalk (at Church)

Downtown Dunedin

it's
Happening



Sidewalk by Methodist Church has grown from 6 feet in width to 10 feet in width!

Making Dunedin one of the most walkable communities in the nation...more walkable and beautiful, one step at a time!

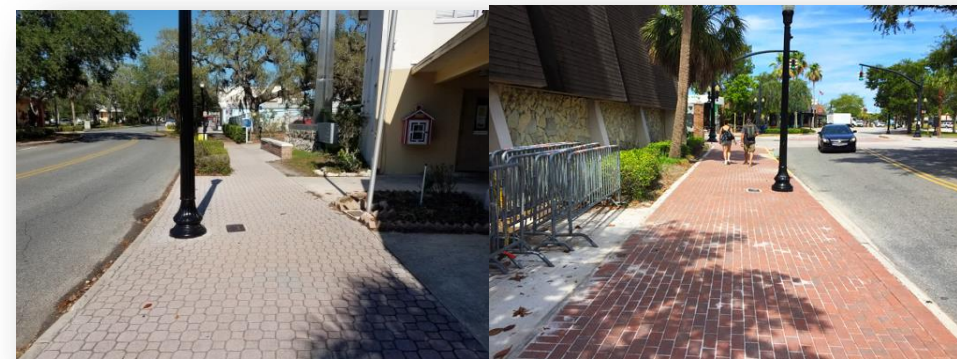
Before

After



Before

After



Purple Heart Clock



- Has been repaired!
- Parts were obsolete but we have found a vendor

***Purple Heart Recognition Day Ceremony which will be held on
Tuesday, August 7, 2018, 6:30 PM in Purple Heart Park***

John R. Lawrence Pioneer Park



- Sod was recently installed
- Engaging architects on possible design enhancements

Douglas Ave Speed Reduction

- 15 miles per hour
- Angled parking
- Special Transportation Zone Amendment



Skinner Blvd Enhancements



Public Meeting Update

Next steps is to review comments and prepare design concepts to present at next Public Meeting

DEEP GATEWAY UPDATE

The Downtown East End Plan (DEEP) was presented to the City Commission on June 19, 2018.

Next steps:

Build a critical path schedule for citing City Hall utilizing a RFP/RFQ process.

Gateway - prepare a critical path schedule and next steps regarding the sale of City owned Gateway parcels to the developer for a unified plan.

Artisan Today



Keller Property Before



DOUGLAS R. CLIFFORD | Times

Keller Sales & Engineering has moved from its longtime home on N Douglas Avenue in Dunedin. The owners of the site have asked the city to change the zoning for the property.

Warehouse's demise is good for Dunedin

Here's a piece of good news: A hulking industrial building that has been an eyesore on the north edge of Dunedin's downtown for years is going to be torn down. That's cause for celebration, not just because the blight will be gone, but because the almost 2-acre property can be redeveloped in a way that contributes to Dunedin's unique downtown rather than detracting from it.

The enormous metal warehouse at 940 N Douglas Ave. stood in startling contrast to the shops, boutiques and restaurants along Main Street a little more than a block away. City officials had long wished the owners of the property would raze the warehouse, where products for use in the citrus industry were fabricated for decades, but year after year the building remained standing, even after rust began to take it, even after a 2004 hurricane damaged it and structural supports began to fail.

In February, the Keller and Angelillis families, owners of the building, finally moved their metal fabrication company to a site on San Christopher Drive in Dunedin and put their Douglas Avenue property up for sale. They also are seeking a zoning change from the City Commission that would allow multi-use development on the site. The City Commission gave preliminary approval to the request at

a recent meeting, but a second vote is required.

A representative of the property owners would not tell a *St. Petersburg Times* reporter when the building will be torn down. However, with the property now vacant, the unstable building could attract vandals and could become a hazard to the public. The owners would be wise to demolish it soon, and city officials should keep a close eye on the situation in the meantime.

The demolition of the Keller/Angelillis property may help put the redevelopment of the N Douglas area on track. Keller Sales & Engineering was not the only industrial use in that area, which was dotted with machine shops, garages and other service businesses in the 1980s when the city adopted its vision of a downtown focused on the Pinellas Trail and with a low-key, pedestrian-oriented Main Street. The noise and dirt from those businesses and the trucks that rum-

bled through the area just didn't fit in such a downtown.

City officials had thought that the construction of the Holiday Inn Express at Skinner Boulevard and Alt. U.S. 19 in 2001 would spark a transformation of the area north of Main Street and that the industrial uses there would seek out other locations in the city. While the hotel certainly improved the corner of Skinner and Alt. U.S. 19, a number of the industrial businesses hung on.

Change will come, as it apparently will now for the Keller/Angelillis property, and hopefully other businesses that move out of downtown will choose to stay in the city, too.

Their departure from the Douglas Avenue area will allow the special ambience of Main Street to spread northward, as it has southward, and will provide developable properties to attract new investment and attractive, compatible uses to the downtown.

Artisan Checks All The Right Boxes

✓ Mixed –Use

✓ Walkability

✓ Public Art

✓ Parking

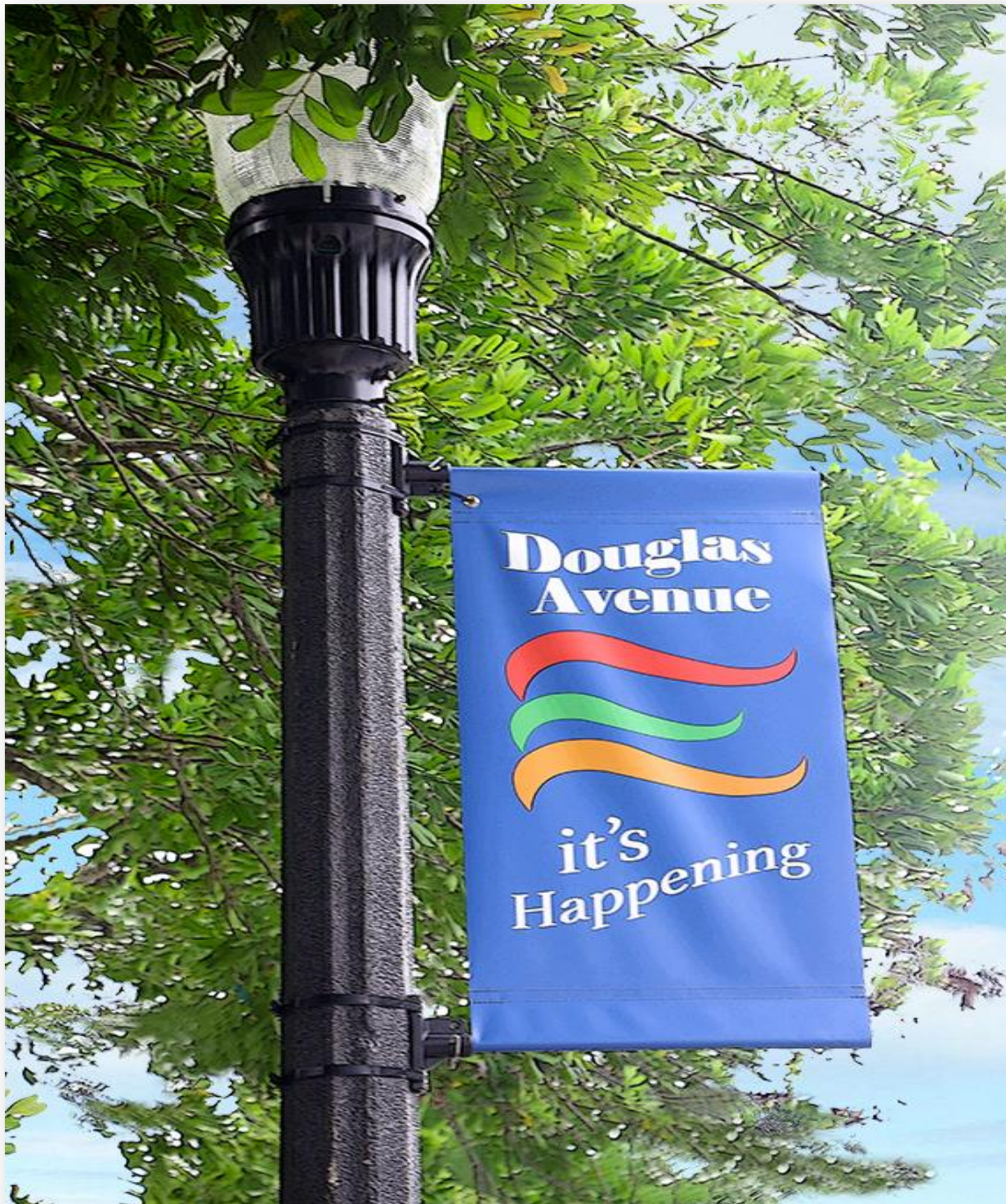
✓ Parklet

✓ LEED Certified

The City of Dunedin's Five **EPIC! GOALS**



Artisan Mixed- Use



Artisan Walkability



Artisan Art Work



Artisan Parking



Artisan Trail Parklet



Artisan LEED Certification

Buildings can qualify for four levels of certification:

- Certified: 40–49 points
- Silver: 50-59 points
- Gold: 60-79 points
- ✓ Platinum: 80 points and above (Applied for Certification)

Habitat Humanity Project at Aristotle

Ribbon Cutting



Monday, September 24, 2018 – 9am

Donaldson Family Home – 323
Aristotle Street
Sneed Family Home – 322
Aristotle Street

