

Agenda Item:

3.e

Meeting Date:

August 6, 2026

MEMORANDUM

To: City Commission

Through: Jennifer K. Bramley, City Manager

From: Robert C. Ironsmith, Dir. of Economic & Housing Dev./CRA

Date: 2026-07-30

Subject: Letter of Agreement (LOA) between the City of Dunedin and 968 Douglas Avenue, LLC, and Euro-American Investments of Pinellas, LLC, outlining the terms and conditions associated with the delivery and construction activities for the Main Street Exchange and Douglas Avenue Parking Garage project.

Presenter(s): Robert C. Ironsmith, Director of Economic & Housing Development / CRA; Clayton "Clay" Watkins, P.E., Director of Utilities & Engineering; Bill Mazas, 968 Douglas Avenue, LLC; Todd Mullins, Hawkins Construction; and David Skinner, Hawkins Construction

Staff Recommendation: Motion to approve the "Letter of Agreement" between the City of Dunedin and 968 Douglas Avenue, LLC, and Euro-American Investments of Pinellas, LLC, outlining the terms and conditions associated with the delivery and construction activities for the Main Street Exchange and Douglas Avenue Parking Garage project; designating Jennifer K. Bramley, City Manager, as the City's authorized designee to execute the referenced "Letter of Agreement" (LOA).

Strategic Themes: Infrastructure, Planning and Growth

Boards & Committees: N / A

Budget Impact: N / A

Past Action:

- 1.) December 2, 2025 - ARC approved the unique alternative blend of the two (2) City approved architectural styles (French Creole & Mediterranean Revival) to be utilized for the Main Street Exchange portion of the project;
- 2.) January 14, 2026 - LPA unanimously recommended the Main Street Exchange and associated Douglas Avenue Parking Garage project to the City Commission;
- 3.) February 19, 2026 - Commission unanimously moved to

approve the Main Street Exchange and associated Douglas Avenue Garage project during the First Hearing; and
4.) March 05, 2026 - Commission unanimously moved to approve the Main Street Exchange and associated Douglas Avenue Garage project during the Second Hearing.

Next Action: City Manager executes the Letter of Agreement on behalf of the City of Dunedin, subject to Commission approval.

Attachments: [A. Main Street Exchange - Letter of Agreement \(Signed\).pdf](#)
[B. Main St. Exchange - Douglas Ave Parking Garage - Proposed Delivery Route.pdf](#)
[C. Douglas Parking Center Precast Erection MOT Plan & Schedule \(07-30-26\).pdf](#)

Background: The City of Dunedin has prepared a "Letter of Agreement" (LOA) with 968 Douglas Avenue, LLC, and Euro-American Investments of Pinellas, LLC (collectively, the "Developer", acting through Mazas Development, LLC) to facilitate construction of the Main Street Exchange project: an 89-room boutique hotel, marketplace, theatre, food hall, restaurants, social establishments, and retail spaces; and the associated Douglas Avenue Parking Garage.

The LOA addresses the use of the Douglas Avenue right-of-way for construction and delivery vehicles, including oversized and heavy trucks that may impact public infrastructure. To protect City roadways, curbs, sidewalks, utilities, and other public assets, this agreement establishes clear responsibilities for the Developer, including:

- ~ Full liability for any damages to public infrastructure resulting from construction activities, with repairs to be completed to City or FDOT standards at the Developer's sole expense;
- ~ A requirement to provide a Performance Bond (or equivalent Letter of Credit, or cash deposit) to guarantee restoration;
- ~ Pre-construction video documentation of existing conditions to establish a baseline for future repairs;
- ~ Maintenance of Traffic (MOT) and safety measures, insurance naming the City as an 'Additional Insured', and indemnification and hold harmless protection for the City; and
- ~ Provisions for median modifications and restoration of the right-of-way upon project completion.

The LOA will remain in effect until Certificates of Occupancy (CO's) are issued for both projects, and the City grants final acceptance of all right-of-way restoration work. For the Douglas Avenue Parking Garage component, delivery of a crane and construction materials is scheduled to begin on August 10, 2026, and continue for approximately two (2) months. For the Main Street Exchange component, Douglas Avenue is expected to

experience impacts beginning in the second quarter of 2027, for a period of approximately two (2) years. Because the delivery route includes roads maintained by Pinellas County (Sunset Point Road, County Road 1, and Union Street), the Developer will also be required to obtain a separate Development Review Services (DRS) permit from Pinellas County for the proposed route.

To minimize delivery and access conflicts with merchants along Douglas Avenue, staff contacted all affected businesses to obtain their delivery schedules and vendor contact information. Staff will maintain regular communication with affected businesses to provide advance notice of street closures and coordinate delivery schedules and routes. The City will also work closely with the Developer and vendors to minimize disruptions and ensure that at least one lane of traffic always remains open, except during the planned two-day full closure required for crane dismantling. During partial and full closures of Douglas Avenue, the approved Maintenance of Traffic (MOT) plan will be implemented and followed.

To mitigate construction-related impacts to businesses along Douglas Avenue, Bill Mazas, the Developer, hosted an open house on May 26, 2026, and is planning an additional open house to communicate the construction delivery schedule. He and his project team have expressed their commitment to meeting with stakeholders throughout construction to discuss project activities and work collaboratively with business owners to minimize disruptions, including impacts to employee, customer, and delivery access to adjacent businesses. Mr. Mazas is also developing a construction communications section on their project website to provide updates on key milestones, anticipated impacts, and the construction schedule. A projected schedule of construction deliveries from the Developer's contractor, Hawkins Construction, is also attached.

It should be noted that approval of an associated City of Dunedin Right-of-Way Use Permit (RUP) is conditioned upon execution of this LOA.

As such, staff hereby recommends approval of the "Letter of Agreement" (LOA) between the City of Dunedin and 968 Douglas Avenue, LLC, and Euro-American Investments of Pinellas, LLC, outlining the terms and conditions associated with the delivery and construction activities for the Main Street Exchange and Douglas Avenue Parking Garage project, as detailed herein.