



To: Community Development Board Members

From: Gina L. Clayton, Planning and Development Director

Date: April 5, 2024

RE: Agenda Item F3 - Development Order Time Extension Request, FLD2021-12023 - 605 Palm Bluff (originally noticed as 1001/1003/1005 North Garden Avenue; 606 Cedar Street; 1138 Grove Street; 1001 North Martin Luther King, Jr. Avenue; 1006/1008/1010/1012/ 1020/1026/1032 Blanche B. Littlejohn Trail; 1012 Railroad Avenue; and 605/607/611/615/623/631 Palm Bluff Street)

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Norm Novitsky, Managing Member Palm Bluff LLC submitted the attached request for a Development Order time extension for the above-referenced project located at 605 Palm Bluff. The approved project is a mixed-use project with a total of 84 units and 5000 square feet of non-residential development (60 attached dwelling units [including three units allocated from the Public Amenities Incentive Pool] in the Downtown (D) District and the Old Bay Character District and 24 attached dwelling units and 5000 square feet of non-residential development in the C District). The proposal includes a building height of 45 feet in the D District, 55 feet in the C District, a minimum of 106 off-street parking spaces along with allowable flexibility from setback requirements, building entry location and treatment, finished floor elevations, and location of parking (Clearwater Downtown Redevelopment Plan, Community Development Code Sections C-301.A.2, C-803.B.1, C-803.D.2, C-803.D.3 and C-803.E.2).

The Community Development Board approved this project on May 17, 2022, with a one-year Development Order, requiring a building permit application to be submitted by May 17, 2023. The Community Development Coordinator (Planning and Development Director) granted a one-year extension pursuant to Community Development Code Section 4-407, which will expire on May 17, 2024. The applicant is requesting the Community Development Board consider an additional one-year time extension, therefore the item is being placed on the agenda for your consideration. If approved, the amended Development Order would expire on May 17, 2025.

Pursuant to Section 4-407, extensions of time “shall be for good cause shown and documented in writing.” The Code further states that good cause “may include but are not limited to an unexpected national crisis (acts of war, significant downturn in the national economy, etc.), excessive weather-related delays, and the like.” Condition #16 of the Development Order for FLD2021-12023 required that prior to the issuance of any permits, except for clearing and grubbing, demolition or the provision of fill, evidence of the filing of a Unity of Title with the Clerk of the Court be submitted to Planning Staff. Upon filing the required Unity of Title at the Pinellas County Property Appraiser’s Office, it was discovered the applicant does not have clear title to one of the site parcels. The time extension is requested as the matter will not be resolved prior to the expiration of the development order, therefore impacting the applicant’s ability to apply for a building permit within the required timeframe.

*Attachments:*

- *Letter of Request*
- *Development Order and Time Extensions 1*
- *Planning and Development Department Staff Report (May 17, 2022)*