

Leon County Research and Development Authority

Development Review Committee Meeting

April 19, 2011 at 9:00 a.m.

Knight Administrative Office
1736 W. Paul Dirac Dr., Tallahassee, FL

Agenda

1. Call to Order
 - a. Approval of the November 17, 2010, DRC Meeting Minutes (Attachment A)
 - b. Approval of the February 25, 2011, DRC Meeting Minutes (Attachment B)
2. Discussion of change to Danfoss Turbocor Expansion Plan (Attachment C) – Mark Thomasson, Genesis Group

Issue Summary:

Since they received Site Plan approval, they have had to add access to the building from the loading dock which required them to add steps and a sidewalk that were not shown on the site plan.

The sidewalk needs to encroach on the 25' Landscape Buffer by 2.4 feet (see attached).

They will still meet the intent of the buffer (to screen the parking, etc).

3. New Business
4. Adjourn

Minutes of the
DEVELOPMENT REVIEW COMMITTEE
of the
LEON COUNTY RESEARCH and DEVELOPMENT AUTHORITY
November 17, 2010

The Development Review Committee (DRC) of the Leon County Research & Development Authority met November 17, 2010 in the conference room of the Administrative Center, Innovation Park, 1736 W. Paul Dirac Drive, Tallahassee, Florida. Members present included Mr. Shington Lamy, Leon County; Mr. Glen Berman, City of Tallahassee Growth Management; Mr. John Coates, Chief, Bureau of Mining and Minerals Regulation; Jon Sewell, Kimley-Horn and Associates, Inc.; and Kim Strobel-Ball, Florida State University. Also present were Maureen Daughton, Broad and Cassel, Orlando Rivera, Bureau of Mining and Minerals Regulation; Lori Bilberry, Talcot; Byron Folsom, Florida State University; Ken Smith, Florida State University; and Adriane Tinsley, Florida State University Research Foundation.

Call to Order

The meeting was called to order by Mr. Shington Lamy at 8:35 A.M.

Proposed Modifications at the Sliger Building

Mr. Lamy presented and distributed photos of the proposed areas in which Florida State University requested the installation of a doorway canopy and window films on the east side of the Sliger Building.

Mr. Smith stated that a small exterior canopy made of stainless steel would be installed over the east side employee entrance for protection against inclement weather.

Mr. Rivera asked about whether the window films that would be reflective which may cause birds to fly into the windows. Mr. Smith stated that the window film would be reflective; however, all precautions would be taken to ensure the safety of wildlife. Mr. Sewell mentioned that he believed that due to the small size of the windows, the film would not pose a problem to the safety of wildlife.

Mr. Sewell moved to approve the installation of a doorway canopy and window films on the east side of the Sliger Building. The motion was seconded by Mr. Coates and approved unanimously.

Proposed Shaw Building Signage

Ms. Tinsley requested that the DRC consider a proposal to install signage for the Shaw Building although it was not on the agenda. The DRC unanimously agreed to consider the request. Ms. Tinsley stated that the FSU proposal would install a double face monument style ground sign perpendicular to East Paul Dirac Drive. She explained that the purpose the sign is to improve identification of the building by emergency personnel.

Mr. Sewell raised concerns that the sign would be installed away from the parking lot of the Shaw Building which is located on Pottsdamer. Ms. Tinsley stated that the location was selected

because it did not have any underground utilities in the area. The DRC suggested that FSU include directional signs to the parking for the Shaw Building.

Ms. Tinsley mentioned that there was also a diseased tree located near the desired location that would have to be removed; however, the grounds surrounding the Shaw Building is under the responsibility of the Authority. The DRC recommended that FSU work with the Authority to address any tree removal that may be needed to accommodate the sign.

Ms. Strobel-Ball reminded the DRC that a sidewalk, approved at the previous DRC meeting, will be constructed to connect the National High Magnetic Field Laboratory with the Shaw Building and should be taken into consideration when installing the sign for Shaw Building.

Mr. Coates mentioned that the sign would have to conform to the Authority's Building Sign Specification Standards (Standards). Ms. Tinsley stated that the Standards were used to develop the proposed sign.

Mr. Coates moved for the approval of the proposed sign for the Shaw Building with the following conditions:

1. Coordinate with the Authority to provide directional signs to parking at the Shaw Building
2. Work in conjunction with the Authority to address any tree removal that may be required
3. Follow the guidelines of the Innovation Park Building Sign Specification

The motion was seconded by Mr. Berman and approved unanimously.

Review of Proposed DRC Bylaws

Mr. Lamy presented a draft of proposed bylaws that was developed utilizing bylaws of the City of Tallahassee DRC and Leon County DRC as a template. Along with Ms. Daughton, the DRC went through each section of the draft bylaws to allow for comments and discussion. After considerable discussion, there was unanimous agreement that further review should be conducted regarding the responsibility and authority of the DRC prior to drafting bylaws. Ms. Daughton stated that she would distribute an updated draft of the DRC bylaws for the DRC's next meeting.

Additional Discussion

Mr. Coates stated that he will no longer be able to serve on the DRC on behalf of the Board of Trustees of the Internal Improvement Fund. He submitted a letter address to the chairman of the Authority, Mr. Phil Blank, requesting that the Authority appoint Mr. Rivera to the DRC.

The meeting was adjourned at 10:15 a.m.

**Leon County Research and Development Authority
Development Review Committee**

Friday, February 25, 2011

Knight Administrative Center
1736 W. Paul Dirac Dr.
Tallahassee, FL 32310

Minutes

Members in attendance: Dr. Catherine Kunst, Chair; Kimberly Strobel-Ball, FSU; Jon Sewell, Kimley-Horn and Associates; Glenn Berman, City of Tallahassee; and Shington Lamy, Leon County.

Others in attendance: Lori Billberry, Talcor; Michael Conn and Shane Moniz, Conn Architects & Associates; R. Dean Minardi, Bing Energy; Mark Thomasson, Genesis Group; and Kathleen Hampton, LCRDA.

1. Call to Order

Chair Kunst called the meeting to order at 9:32 a.m.

2. Proposal of Bing Sign at the Collins Building

Chair Kunst stated she was concerned that the proposal did not fit the guidelines. Mr. Minardi replied to her concerns and described where the sign would be located on the Collins Building and the design details.

Ms. Billberry stated her concerns regarding three tenants in one building and the location of the sign on the building. Ms. Ball asked if the Collins Building tenants know about Bing Energy's sign proposal. Ms. Billberry replied they would have to approve the design and placement of the sign.

Mr. Sewell stated the original purpose of the revised signage guidelines eliminated ambiguity and there is a provision for a variance.

Mr. Sewell stated Bing will need a building permit to erect the sign. Mr. Minardi replied he was aware and their designer will work within the guidelines.

Dr. Kunst asked Mr. Minardi how long he envisioned occupying the Collins Building. He replied 2 years with a 9 year option and added they are interested in moving into the Elbit Building.

Mr. Sewell stated the importance of working with the current tenants of the Collins Building for their approval in the placement of the sign. He made the

motion to approve Bing Energy's request on the condition that the other tenants, Florida Department of Environmental Protection (DEP) and the Florida Department of Agriculture and Consumer Services (DACS) approve the sign and its placement.

Mr. Sewell made the motion to approve Bing Energy's reverse cut metal signage request contingent upon the approval of DEP and DACS, seconded by Mr. Berman. The motion carried 4-0.

3. Proposal of Expansion for Danfoss Turbocor

Dr. Kunst described the details of Danfoss Turbocor's proposal.

Mr. Conn and Mr. Thomasson described the proposal referencing an architectural drawing. Mr. Thomasson reiterated that they are requesting approval for an additional 7,500 square feet for parking.

Ms. Ball asked if they are solving the storm water issue. Mr. Thomasson described the solution to this issue. Dr. Kunst asked for the motion to approve Danfoss Turbocor's request. Ms. Ball moved, seconded by Mr. Sewell, to approve Danfoss Turbocor's request to expand and additional 7,500 square feet for parking. The motion carried 4-0.

Mr. Lamy stated he would draft a letter documenting their approval and asked who the letter should be addressed to. Mr. Thomasson replied the letter should be addressed to Stan Zalik, CFO of Danfoss Turbocor and carbon copy Mr. Conn and Mr. Moniz.

4. Next Meeting

The next meeting is scheduled on March 8, 2011, at 9:00 a.m.

5. Adjourn

Chair Kunst adjourned the meeting at 10:09 a.m.

