

**Leon County Research and Development Authority
Strategic Planning Committee Meeting**

September 14, 2011

Minutes

The Leon County Research and Development Authority Strategic Planning Committee met Wednesday, September 14, 2011, at the Knight Administrative Centre, located at 1736 W. Paul Dirac Drive. Chair Kristin Dozier presided.

Members in attendance: John Chapin and Dr. Fred Leysieffer

Members not in attendance: Barney Bishop, Tanaga Boozer, and Dave Ramsay

Other attendees: Professor Craig Huffman and students, FAMU School of Architecture and Landscape Design Studio; Mark Frost, Talcor; and Dr. Catherine Kunst and Kathleen Hampton

1. Call to Order

Chair Dozier called the meeting to order at 2:05 p.m.

2. Approval of August 10, 2011, Meeting Minutes

Due to the lack of a quorum the approval of the meeting minutes were deferred to the next meeting.

3. Review of PUD Amendment Objectives

Members and guests discussed the Authority's Covenants and Restrictions, summary of the land use based on the Planning Department's presentation to the Board to amend the Park's Planned Unit Development (PUD).

Members and guests discussed future development of the Park and agreed to change the PUD to mixed use on all parcels to allow flexibility for future commercial development.

The Committee decided to pursue the following changes with representatives from the Planning Department, who offered to work with the Authority and Dr. Kunst to amend the Park's PUD:

- To classify all parcels as "Mixed Use" for greater flexibility of future developments and marketability of the Park.
- Explore "Cluster Design" options to allow higher density on certain parcels bordering Paul Dirac Drive and lower density for those parcels near the perimeter of the Park. This change could allow the Authority to modify the shape of parcels and the Authority's options for future development.
- Explore options relating to wetlands and environmental easements and the potential to cluster natural areas and increase density in other areas.
- Discuss requirements for green space and/or planting, trees, storm water and new technologies that could be used to handle storm water such as cisterns, and rain gardens and the Park becoming a 'testing' location for new technologies for the City of Tallahassee and Leon County.
- Explore incorporating a 12-acre parcel on Roberts Road under the Authority's PUD and Covenants and Restrictions. The Authority would need to ensure that this change would not reduce the development flexibility or change the Authority's relationship with City Growth Management.

The Committee asked Dr. Kunst to provided details on the process to change the Covenants and Restrictions. The Committee decided to pursue changes to the Covenants and Restrictions, Article VII, Section 1-4 regarding setbacks, lot restrictions, open space, etc. to allow us to increase density and provide more flexibility for future development. The Committee would also like to create more common space for future development of amenities.

Further changes to the Covenants and Restrictions could include Article V: Permitted Land Use.

The Committee will continue our review of the PUD and Covenants and Restrictions at our October Committee meeting and will also discuss the Sign Specifications for the Park. Additionally the Authority will coordinate with Professor Craig Huffman from the FAMU School of Architecture and his students to present their ideas to the Committee for future development of the Park.

4. **Adjourn**

Chair Dozier adjourned the meeting at 3:27 p.m.

Transcribed by Kathleen Hampton

The September 14, 2011, Strategic Planning Committee Meeting Minutes were approved by the Committee on October 19, 2011.