

**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 the proposals did not fit the guidelines. Ms. Ball discussed her concerns about what Bing Engineering is proposing. Mr. Minardi replied to their 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 have and will 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. Lamy stated the variance is an issue as well. Committee approval is required due to the covenants and restrictions.

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.

**The February 25, 2011, Meeting Minutes were approved by the Development Review Committee on \_\_\_\_\_.**