Leon County Research and Development Authority
Development Review Committee
Knight Administrative Centre
Tuesday, May 14, 2019, 9:00 a.m.

Agenda

1. Call to Order

2. Introduction of Guests

3. Modifications to the Agenda

4. Public Comment

5. Approval of Minutes, July 10, 2018 *(Attachment A)*

6. FSU Interdisciplinary Research and Commercialization Building *(Attachments B1-B4, Drawings Link: http://innovation-park.com/ircb-spdrawings/)*

   a. Florida State University (FSU) is requesting approval of its proposed construction of a 116,250 sf Interdisciplinary Research and Commercialization Building.

   b. The application also requests the Authority grant variances to the following Innovation Park/Tallahassee Declaration of Protective Covenants and Restrictions (C&R) and the Innovation Park/Tallahassee Planned Unit Development (PUD):

      i. C&R, Article VII, Section 3, to allow portions of the building, retaining walls, and decorative seating wall to be constructed within the 50' setback;
      ii. C&R, Article VII, Section 4, to allow a building height of 76' +/- to exceed the C&R 45' maximum, but within the 90' maximum allowed by the PUD;
      iii. PUD parking requirements, to allow 114 parking spaces rather than the PUD required 210 spaces based on the intended use of the building, the building's location within the Multimodal Transportation District and availability of alternative transportation modes;
      iv. PUD landscape buffer requirements, to allow for two parking spaces within the 25' landscape buffer.

   Within fifteen (15) days following the public hearing the Committee shall recommend to the Authority its proposed disposition of the application. The Authority shall act upon the application by majority vote within thirty (30) days following receipt of the Committee's recommendations and the Authority's decision shall be final and binding.

7. New Business

8. Adjourn

Leon County Research and Development Authority
Development Review Committee
Knight Administrative Centre
1736 W Paul Dirac Drive 32310
Tuesday, July 10, 2018, 9:00 am

DRAFT Minutes

Members in Attendance: Ron Miller, Greg Harden, Cheryl McCall, Kimberly Strobel-Ball

Members not in Attendance: Patrick Hoy

Guests: Peggy Bielby (LCRDA staff), Mary Jo Spector (FSU), Paul Davidson (David H. Melvin, Inc., Consulting Engineers), John Nation (Hicks Nation Architects)

1. Call to order
The meeting was called to order at 8:59am.

2. Introduction of Guests
All present introduced themselves.

3. Modifications to the Agenda
None.

4. Public Comment
None.

5. Approval of Minutes, March 13, 2018
Greg Harden offered a motion to approve the March 13, 2018 minutes. Cheryl McCall seconded the motion which passed unanimously.

6. FSU Center for Advanced Power Systems Expansion
Mary Jo Spector presented the submitted site plans for the proposed High Bay Building II, categorized as "R&D Use." She reviewed the elevations, materials, design, landscaping, and parking. The Committee asked that FSU provide a calculation of the required parking spaces according to the Innovation Park PUD based on the total building gross floor area on the site. As presented at the meeting, 306 parking spaces will remain following construction. For research and development uses, 306 parking spaces supports no more than 292,000 square feet of gross floor area.
Cheryl McCall offered a motion to approve the project as presented, subject to the additional calculations. Kim Ball seconded the motion which passed unanimously.

7. New Business
None.

8. Adjourn
The meeting was adjourned at 9:25am.

Moore Bass
CONSULTING
Land Use Planning • Engineering Design • Environmental Permitting • Landscape Architecture • Surveying

April 15, 2019

Mr. Ron Miller
Executive Director
Innovation Park
Leon County R&D Authority
1736 W. Paul Dirac Drive
Tallahassee, FL 32310

Re: FSU IRCB – Innovation Park
Site Plan Application and ***Variance Request Letter***
Tax I.D. # 41-03-27- B-004-0
MBC # 2566.001.02

Dear Mr. Miller:

As you know, Florida State University plans to construct a new research facility within their lands at Innovation Park (see attached plans and referenced tax id number, above). Please allow this letter to serve as a formal site plan application narrative and variance request for this project. The IRCB facility has completed review by FSU and, pending the allocation of funding will begin construction in 2019 with an anticipated opening in 2020.

While the majority of the design complies with Innovation Park PUD and FSU Design Guidelines, there are four minor variances that require approval by the Leon County Research and Development Authority (LCRDA). These specific variances are from the Minimum Development standards and each variance is identified below:

1. **Building Setback**

The required building setback is 50 feet from the right-of-way.
The proposed building is located at the corner of two public roads and is 46 feet at the corner of the building (closest point) along Levy Avenue and 49 feet along Engineer Drive (closest point). As the building is not parallel to either road, the setback varies (increases substantially) from these two closest points. Site retaining walls and a decorative seating wall are also within the 50 foot setback at limited areas.

2. **Building Height**

The Innovation Park Covenants and Restrictions list a 45 feet maximum height but the PUD lists 90 feet. The IRCB building is a three story building (see attached renderings). Building height varies from 55 feet in height at the building edge to +/- 76 feet in height to the roof vents and mechanical equipment.

3. Parking

The proposed plan currently show 116 parking spaces.
The # of parking spaces required, per the PUD, is calculated below.

First floor 28,523 sf + Second 34,780 sf + Third 34,896 = 98,199 sf
2 spaces per 250 sf for first 20,000 = 160 spaces
2 spaces per 2,000 sf for 20,001 to 40,000 sf = 20 spaces
2 spaces per 4,000 sf above 40,000 sf = 30 spaces
Grand total = 210 spaces

FSU has identified a total program headcount of 236 persons for the IRCB project, not all of which are at the facility at the same time. Of that number, 72 are staff, and the balance of 164 are graduate and undergraduate students. With parking provided for all staff, there are a remaining 44 spaces for students. Students also have access to public transportation (Live Oak and Dogwood routes), as well as the FSU Innovation bus route.

From a regulatory standpoint, Innovation Park is within we are also within the boundaries of the Multimodal Transportation District, which encourages the use of other forms of transportation and the reduction of on-site parking.

This is a similar policy that FSU utilizes on their main campus as well.

4. Parking Setback

The surface parking lot has two spaces that are inside the required 25 foot landscape setback. The remainder of the parking field is outside of the buffer and the remainder of the site has a larger landscape edge to the parcel than required by the PUD.

Signage for the project will be a ground mounted sign that will follow the general guidelines of other FSU buildings located within Innovation Park. No specific design is available at this time, but location of the sign will be along the intersection of Levy Avenue and Engineer Drive.

Thank you in advance for consideration of these variance requests and approval of this project – we believe it will enhance both the educational activity and architectural quality of Innovation Park.

Sincerely,
Moore Bass Consulting, Inc.

Tom O'Steen, RLA

CITY OF TALLAHASSEE/INNOVATION PARK
SITE PLAN REVIEW
COMPLETENESS DETERMINATION CHECKLIST

In order for an application to be eligible for review, the following materials must be submitted to the Innovation Park/Tallahassee Development Review Committee. Five copies are required for this review.

APPLICANT VERIFICATION	STAFF VERIFICATION	
		1. The applicant shall submit to the Innovation Park/Tallahassee Development Review Committee a detailed statement of objectives indicating:
X		a. The general purpose of the development
X		b. The type and square footage of non-residential development including floor area ratios, pervious and impervious surface areas, and other standards as may be required.
X		2. A site conditions map drawn to an appropriate engineer's scale sufficient to show and to depict the location of existing property lines for both private and public property (boundary survey), existing contours shown at a contour interval of two (2) feet, streets, buildings, watercourses, transmission lines, sewers, culverts, and drain pipes, water mains, public utility easements, wooded area, streams, lakes, marshes, and any other physical conditions on the site.
		3. A site plan shall be drawn to an appropriate engineer's scale showing:
X		a. The proposed grading plan.
X		b. All rights-of-way and easements showing points of reference.
X		c. All proposed buildings and other structures.

Prepared: February 1, 1993
Revised:

X		d. The location of phase lines indicating all applicable construction phases if applicable.
X		e. The off-street parking and loading plan.
X		f. A circulation diagram showing vehicular and pedestrian movements including any special engineering features and traffic regulation devices.
X		g. Provisions for the control of signs including size, shape and appearance.
		4. A utility service plan showing:
X		a. Existing drainage and sewer lines.
X		b. The disposition and/or retention of sanitary waste and storm water.
		5. A landscaping plan showing:
X		a. Landscaped areas.
X		b. All specimen trees or groups of trees thirty-six (36) inches in diameter or larger, indicating those to be retained, removed, or relocated.
X		c. The location, height, and material for walks, fences, walkways, and other man-made landscape features.
X		d. Any special landscape features including but not limited to, man-made lakes, land sculptures and waterfalls.
		6. Statistical information including:
X		a. Total acreage of the site.
X		b. Maximum building coverage expressed as a percentage of the total site area.
X		c. The area of land devoted to rights-of-way, transportation easements, parking and other transportation facilities expressed as a percentage of the total site area.
X		d. The area of land devoted to undisturbed open space expressed as a percentage of the total site area.
X		e. The calculated density/intensity for the project and impervious percentage.

X		7. Development schedule showing order of construction, proposed date for the beginning of construction and completion of the project as a whole and any phases thereof.
X		8. This completed checklist.
X *Renderings attached		9. Other relevant information which is deemed to be appropriate by the Innovation Park/Tallahassee Development Review Committee to ensure consideration of all relevant issues.

If the Innovation Park/Tallahassee Development Review Committee refers the project to the City of Tallahassee the following will be required:

		10. Completed application for Site Plan Review - Type A.
		11. Application fee.

Note: All of the items listed above must be submitted at time of application, unless the Development Review Committee Chairman waives a specific item.

Category	C&R	PUD	Complies
Permitted Land Uses	Research, design, testing, analysis, prototype development, pilot scale production and limited product assembly purposes and for such other purposes, including administrative, professional and support services as the Authority may, in its sole judgment, determine to be an integral part of, related to or derivative of the aforesaid uses.		x
	The Authority shall, in its sole discretion, determine whether or not any existing or proposed use of a Site is a permitted use within the meaning and intent of this Declaration. The foregoing iteration of permitted uses shall not, however, preclude the Authority from constructing, owning, operating, maintaining, leasing, or permitting service, commercial, administrative or recreational facilities within INNOVATION PARK/TALLAHASSEE, provided any such facilities are for the primary use, enjoyment and convenience of the Authority or the Tenants of INNOVATION PARK/TALLAHASSEE, their employees, agents and representatives.		x
	No use will be permitted of any lands or space within INNOVATION PARK/TALLAHASSEE which fails to comport with the performance standards hereinafter set forth, nor shall any use be permitted which constitutes a nuisance, public or private, or which tends to damage or destroy public or private property, or which denigrates the integrity or character of the natural features of INNOVATION PARK/TALLAHASSEE.		x
	The Authority reserves the right to require that any permitted production or product assembly operations be confined to specially designated areas within INNOVATION PARK/TALLAHASSEE.		n/a
Performance Standards	Noise, smoke, particulate matter, toxic gases, fumes, vapors, vibration, glare and lighting, effluent discharge, disposal of waste materials, raidation and other matters of environmental concern.		n/a
Space Allocation & Dimensional Standards			
Minimum Site Size	Not less than 2 acres	2 acres	x
Site Coverage Limitation	50% max impervious	Standard: 65% of site area	x 34.4%
		Clustered: 100% of site within specific basin requirements	
East Basin		50%	n/a
Central Basin		65%	n/a

Category	C&R	PUD	Complies
Western Basin		See PUD	n/a
Setback Restrictions:			Variance
Standard			x
From building to building on adjoining site	100'	200'	x
Front & side site lines	50'	50'	Variance
Rear site line	25'	25'	x
Natural vegetative buffer along rear and side site lines	25'	35' front on Paul Dirac East & West Drive	x
Cluster setbacks:			n/a
From any building on adjoining lot		25'	n/a
Side to side site line		25'	n/a
Rear site line		15'	n/a
Height Limitations	45'	90' (eight stories)	Variance
Parking and Loading			
Parking:			
Space dimensions	9'w x 19'd		OK w/aisle
Entrance and exits	Each parking space shall be directly accessible from a street, alley or other public right-ofway or from an adequate access aisle or driveway leading to or from a street, alley or other public right-of-way. All offstreet parking spaces shall be so arranged that no motor vehicle shall have to back into any street or public right-of-way. No entrance or exit driveway shall be permitted any nearer than fifty (50) feet from a street intersection.		X
Aisle widths	For four or more parking spaces		x
	Parking Stall Angle--Aisle Width		x
	30 degrees--11'		n/a
	45 degrees--13'		n/a
	50 degrees--14.5'		n/a
	55 degrees--16'		n/a
	60 degrees--17.5'		n/a

Category	C&R	PUD	Complies
	90 degrees--22' (or parallel and other configurations)		x
Surface material and drainage	All offstreet parking, aisles, driveways, maneuvering areas		x
Material	Hard, dustless, strength suitable to expected traffic		x
Parking stalls	Clearly marked on the paved surface		x
Parking setback:			Variance
Front site line	30'		x
Side and rear site lines	25' and screened		Variance
Maneuvering areas	Each Site shall contain paved maneuvering areas sufficient to accommodate maneuvering motor vehicles expected to result from loading, unloading and service operations, giving a clear view from the cab of the vehicle. Driveways and maneuvering areas shall meet the same surface material, maintenance and drainage requirements as are herein imposed on offstreet parking areas.		x
Driveway apron	Edge no closer than 50' from nearest adjacent Site line unless adjacent Site Tenants uses a common driveway.		x
Number of spaces			Variance
R&D Uses		2 per 250sf gross floor area up to 20,000 sf	160
		2 per 2,000 sf 20,001-40,000 sf	20
		2 per 4,000 sf above 40,001 sf	30
			210
Hotel		2 spaces per room	N/A
Office and commercial uses		2 per 250sf	N/A
Mixed Use		See PUD	N/A
PUD Note: Parking standards shall be reduced as appropriate , consistent with the availability of alternative transportation modes			Variance
Loading and Unloading:			
Minimum loading area dimensions	25'L x 12' W x 14' H		X
Other requirements	Must be on site and not onstreet.		X
	Sufficient to accommodate expected traffic.		X
	Conform to minimum standards required by City and County Code.		X

Category	C&R	PUD	Complies
	Located to the rear, or side if approved by DRC and appropriately screened.		X
	Direct access to street or public right of way and not interfering with use of streets, parking areas or public right of way.		X
Easements	The Authority reserves the right to cause the installation and maintenance of utilities, drainage and other facilities for the benefit of the Authority or its Tenants within the front and rear twenty-five (25) feet and within the fifteen (15) feet along each side of each Site.		X
	The Authority further reserves the right to grant easements for the installation of utilities, drainage and other facilities for the benefit of the Authority or its Tenants through individual Sites, provided that in so doing the Authority does not cause any damage to existing Buildings or improvements or require a change in any construction plans which the Committee has previously approved.		X
	All easements given for the benefit of an individual Site shall be subject to the prior approval of the Committee.		N/A
	All easement areas located within a Site and all improvements in such easement areas shall be continuously maintained by the Tenant of such Site, except for those improvements for which a public authority or utility company is responsible.		N/A
Architectural and Aesthetic Standards			
Landscaping	All Buildings and other improvements on any Site shall be placed so that the existing topography and vegetation is disturbed as little as possible and so that the maximum number of desirable trees and natural features is preserved.		X
	No tree may be removed or other natural feature altered except with the prior written approval of the Committee.		X
	Each Site on which a building is to placed shall be landscaped in accordance with the plans and specifications submitted to and approved by the Committee.		X
	The approved landscaping shall be completed no later than the date upon which the Building is completed or occupied, whichever first occurs.		X
	A twenty-five (25) foot landscape strip shall be installed along the front, rear and side Site lines, exclusive of driveways.		X

Category	C&R	PUD	Complies
	Within the twenty-five (25) foot landscape strip there shall be planted and maintained trees and other vegetation native, where practicable, to the area providing at least fifty percent (50%) visual opacity.		X
	All areas not covered by an impervious surface shall be landscaped, sodded or seeded.		X
	All offstreet parking, loading and unloading areas shall be screened from view from other Sites and from public roads, streets, and rights-of-way by the use of earth berms or other landscaping materials.		X
	All trees, plants, shrubs and other landscaping materials shall be of varieties that are adaptable to the local soil and climate conditions and shall blend with existing natural growth and be compatible with adjacent landscaped areas.		X
Exterior construction	Finish building materials shall be applied to all sides of any Building which are visible to the general public or to neighboring Sites or Common Areas. Exterior colors shall be compatible with the colors of the natural surroundings and other adjacent Buildings. The approval or disapproval of the exterior construction materials and colors shall be at the sole discretion of the Committee.		X
Signs	Only identification signs indicating the name and business of the persons or entities occupying the Site shall be permitted.		x
	Advertising signs, billboards or other signs are expressly prohibited. Identification signs shall generally be placed on the outside wall or walls of the Building but shall not extend above the line of the roof meeting that wall.		X
	With the advance written approval of the Committee, signs may be placed·in the front yard landscape strip if constructed and designed to be a part of the landscaping element. Otherwise, no sign in the front yard setback area shall be permitted.		TBD
	Painted signs, signs on the roofs of Buildings, and flashing or moving signs are prohibited.		x
	No signs shall be placed or externally illuminated in such a manner as to cast glare on neighboring Sites or in such a manner as to impede the safe movement of traffic.		X

Category	C&R	PUD	Complies
	All signs shall be designed, erected, altered, moved and maintained in accordance with plans and specifications submitted to and approved by the Committee in writing.		TBD
Outside Storage	No temporary Building, structure or other improvement shall be permitted on any Site except during the period of construction of the permanent Building and then only with the advance written approval of the Committee.		X
	No outside storage shall be permitted within the minimum Building setback areas nor shall any outside storage be permitted in the front yard of any Site.		X
	When outdoor storage would otherwise be visible from a public road, street, or right-of-way it must be screened from view by a wall of material similar to and compatible with that of the Building or Buildings on the Site.		X
	Garbage and refuse containers shall be concealed and contained within the Building or Buildings on a Site or shall be screened by a screening wall of the kind described above. Unless specifically approved by the Committee in writing, no materials, supplies or equipment shall be stored on any Site except in a closed Building or behind a screening wall so that such storage areas are not visible from neighboring Sites, Common Areas or public roads, streets or rights-of-way.		X
	All proposals for outside or outdoor storage shall be subject to the advance written approval of the Committee.		N/A
Utilities Placement and Design			
	All electrical, utility and telephone lines serving the Sites shall be brought underground.		Requested
	Padmounted electrical transformers, heating and airconditioning units, mechanical meters and storage tanks shall be located in such a manner as not to be visible from any public road, street or right-of-way or from Common Areas or other Sites.		X
	If concealment within the Building is not possible then such utility elements shall be concealed by screening.		X

Category	C&R	PUD	Complies
	No transformer, electric, gas or other meter of any type or other apparatus shall be hung on the outside of any Building but the same may be placed on or below the surface and when thus placed at ground level shall be adequately screened from view.		X
	Penthouses and mechanical equipment screen walls shall be of a design and constructed of materials similar to and compatible with those of the Building to which they pertain.		x
	All exterior lighting shall be designed, erected, altered, moved and maintained in accordance with plans and specifications submitted to and approved in writing by the Committee.		Requested
	The implacement of power or other utility poles, except temporarily during construction, is expressly prohibited.		Requested
	It is the declared intention of the Authority that to the extent possible exterior lighting be compatible and harmonious throughout INNOVATION PARK/TALLAHASEE.		Requested
	Antennae shall be visually masked or screened to the extent possible consistent with appropriate electromagnetic considerations and shall in any event be subject to the prior written approval of the Committee.		N/A
PUD Minimum Development Standards (not otherwise described in C&R)			
Zoning		PUD	x
Development Schedule Staging		Continuous build out of master infrastructure	x
Comprehensive Plan Compliance--Future land use map type		Suburban	x
Consistency & Concurrence Requirements		Stormwater/Water/SS impact must be determined	x
Parking (minimum when fully built out):			n/a
Light industrial (all R&D uses)		1900 spaces	n/a
Commercial		60 spaces	n/a
Traffic Generation			n/a
Daily Vehicle Trips		12006	n/a
Peak Hour VehiclesTrips		1918	n/a
PUD Note: Concurrency and mitigation requirements for any additional development that would generate additional vehicle trips in excess of the number of vested trips will be addressed at the time the development is proposed.			n/a
Sidewalks		Required on any public street frontage	x
Landscape Design Standards and Approved Plant List from PUD:			x

Category	C&R	PUD	Complies
All future development within Innovation Park shall be designed per the appropriate City of Tallhassee Land Development Code Standards in effect at the time of final development plan submittal for individual site plans with the PUD, to the extent such standards are not inconsistent with the PUD. Landscape plans will be subject to LCRDA review as well as City of Tallahassee and shall comply with the Architecural and Aesthetics standards within the Protective Covenants and Restrictions for Innovation Park. Prior to issuance of a development order an onsite tree mitigation area shall be established for purposes of meeting urban forest requirements.			x
Review and approval notes from PUD:			
A. Proposed development submitted subsequent to the approval of this PUD concept plan shall be reviewed through the appropriate site plan process pursuant to the LCRDA resolution June 16, 1993 fo rcompliance with the PUD.			x
B. Any development standard not specifically addressed in this document shall comply with the appropriate City of Tallahassee Land Development Code standards in effect at the time of final development plan submittal for individual site plans within the PUD, the the extent such standards are not inconsistent with the PUD.			x

TALLAHASSEE DEMOCRAT
Tallahassee.com
A GANNETT COMPANY

Attn:
INNOVATION, PARK
1736 W PAUL DIRAC DR
TALLAHASSEE, FL 32310

STATE OF FLORIDA COUNTY OF LEON:
Before the undersigned authority personally appeared Debbie Davis, who on oath says that he or she is a Legal Advertising Representative of the Tallahassee Democrat, a daily newspaper published at Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

NOTICE

In the Second Judicial Circuit Court was published in said newspaper in the issues of:

04/26/19

Affiant further says that the said Tallahassee Democrat is a newspaper published at Tallahassee, in the said Leon County, Florida, and that the said newspaper has heretofore been continuously published in said Leon County, Florida each day and has been entered as periodicals matter at the post office in Tallahassee, in said Leon County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 26th of April 2019, by Debbie Davis who is personally known to me.

Affiant

Notary

KATHLEEN A GIBSON
NOTARY PUBLIC, STATE OF NEW JERSEY
MY COMMISSION EXPIRES
DEC. 18 2019

NOTICE OF VARIANCE HEARING

The Leon County Research and Development Authority's Innovation Park Development Review Committee will hold a public meeting for the purpose of considering an application for variance by Florida State University related to the proposed construction of a building at 2001 Levy Avenue. The meeting will be held 9:00am, May 14, 2019 at the Knight Administrative Centre, 1736 W. Paul Dirac Drive, Tallahassee, FL 32310.

The application requests the Authority grant variances to the following Innovation Park/Tallahassee Declaration of Protective Covenants and Restrictions (C&R) and the Innovation Park/Tallahassee Planned Unit Development (PUD):

1. C&R, Article VII, Section 3, to allow portions of the building, retaining walls, and decorative seating wall to be constructed within the 50' setback;

2. C&R, Article VII, Section 4, to allow a building height of 76' +/- to exceed the C&R 45' maximum, but within the 90' maximum allowed by the PUD;

3. PUD parking requirements, to allow 114 parking spaces rather than the PUD required 210 spaces based on the intended use of the building, the building's location within the Multimodal Transportation District and availability of alternative transportation modes;

4. PUD landscape buffer requirements, to allow for two parking spaces within the 25' landscape buffer.

Meeting information and changes to the date, time or location of a meeting will be posted on the Authority's website: http://innovation-park.com/drc/. Any person who desires to appeal a decision of the Authority will need a record of the proceedings of the Authority conducted at such meetings. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in this proceeding should contact 850-575-0343 or lcrda@inn-park.com by written or oral request at least 48 hours prior to the proceeding.

Publication Date: April 26, 2019.

0003518777-01

4.29.19