

## RESOLUTION

WHEREAS, the Leon County Research and Development Authority (Authority) is a local governmental body created and existing pursuant to Florida Statutes, which has acquired by long term lease from the State of Florida certain lands for development as Innovation Park, a research and development park; and

WHEREAS, the Authority has adopted a Declaration of Protective Covenants and Restrictions which creates a development review committee to review and approve all plans for construction or alteration of any building or other improvements in Innovation Park; and

WHEREAS, the City of Tallahassee's Land Use Administrator has historically been a member of the Authority's Development Review Committee and the Authority wishes to memorialize this position; and

WHEREAS, the City of Tallahassee has approved Innovation Park's planned unit development with conditions acceptable to the Authority regarding the scope of review by the LCRDA Development Review Committee;

BE IT RESOLVED:

1. The LCRDA Development Review Committee shall have, as one of its voting members, the Tallahassee-Leon County Planning Department's land use administrator or other person designated by the Planning Department Director.

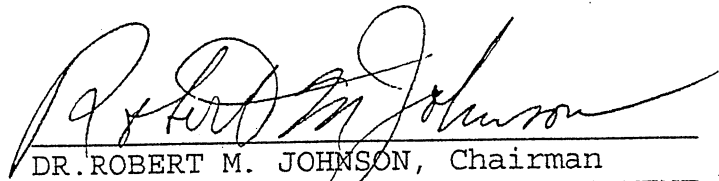
2. The LCRDA Development Review Committee's review of a proposed project shall incorporate the elements of Site Plan A Review listed in the attached City of Tallahassee/Innovation Park

Site Plan Review Completeness Determination Checklist, incorporated by reference into this Resolution.

3. If the Planning Department's designee is not satisfied that the LCRDA Development Review Committee has adequately reviewed an aspect of a project application which is part of the Site Plan A requirements incorporated by reference, the Planning Department designee may request and the LCRDA shall require the application for an Innovation Park development project to be submitted to the City of Tallahassee, Growth Management Department for Site Plan A Review.

Resolved this 16<sup>th</sup> day of June, 1993, by the Leon County Research and Development Authority.

By:



DR. ROBERT M. JOHNSON, Chairman  
LEON COUNTY RESEARCH AND DEVELOPMENT  
AUTHORITY

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

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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

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1. The applicant shall submit to the Innovation Park/Tallahassee Development Review Committee a detailed statement of objectives indicating:
  - a. The general purpose of the development
  - 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.

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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.

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3. A site plan shall be drawn to an appropriate engineer's scale showing:
  - a. The proposed grading plan.
  - b. All rights-of-way and easements showing points of reference.
  - c. All proposed buildings and other structures.

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

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- 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.
- 8. This completed checklist.
- 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:

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

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