

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

Collins Building  
2051 East Paul Dirac Drive  
Tallahassee, FL 32310

October 12, 2021  
9:00am – 10:30am

**Minutes**

**Members in Attendance:** Ron Miller, Ben Hood, Kimberly Strobel-Ball

**Members in Attendance Virtually:** Brad Richardson

**Guests:** Cam Whitlock, Kathryn Stivers, Architects Lewis + Whitlock; Cheryl Poole, Poole Engineering & Surveying; Jay Bostwick, Sperry & Associates; Bill Lickson, LCRDA staff.

**1. Call to Order**

Ron Miller called the meeting to order at 10:03am.

**2. Welcome/Introductions**

All present introduced themselves.

**3. Approval of Participation by Electronic Means**

In accordance with the Bylaws, there being a quorum of members present in person, the members of the Committee present in person are required to approve participation by those participating via Electronic Means acknowledging that the COVID-19 pandemic constitutes extraordinary circumstances.

*Kimberly Strobel-Ball offered a motion to allow participation by electronic means. Ben Hood seconded the motion which passed unanimously with Brad Richardson not voting.*

**4. Modifications to the Agenda**

None.

**5. Public Comment**

None.

**6. Approval of Draft Meeting Minutes, April 14, 2020**

*Kimberly Strobel-Ball offered a motion to approve the draft meeting minutes. Ben Hood seconded the motion which passed unanimously.*

**7. North Florida Innovation Labs**

The Leon County R&D Authority is requesting approval of its project to construct a two-story approximately 40,000 square feet business incubator on 3.51 acres lots 5E and 6E.

*After discussion, Kimberly Strobel-Ball offered a motion to approve the plan as presented subject to submission of a building signage plan, and the driveway apron located on West Paul Dirac Drive either being moved to comply with the requirement that it be located no less than 50 feet from the side site line or filing a request for a variance. Ben Hood seconded the motion which passed unanimously.*

#### **8. Danfoss Expansion**

Danfoss is requesting approval of its project to construct a 3-story 191,535 square feet manufacturing, warehouse, and office building, including approval from the Authority for the proposed underground drainage easement from its proposed stormwater management facility to the adjacent lot's stormwater drainage pipe.

*After discussion, Ben Hood offered a motion to approve the project as presented subject to Danfoss addressing three outstanding issues:*

- 1. Addition of a screen wall surrounding the gravel area designated as "container storage" and made of the same materials as the building,*
- 2. Providing a detailed lighting plan,*
- 3. Subject to clarification from counsel whether a variance request is necessary and if not, how to proceed, regarding the 8' parking lot setback and landscape buffer to be located on the east boundary adjoining the Florida Virtual School property (Counsel subsequently confirmed a variance would be required.)*

*Kimberly Strobel-Ball seconded the motion which passed unanimously.*

#### **9. New Business**

None.

#### **10. Adjourn**

The meeting adjourned at 10:30am.