

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

Collins Building  
2051 East Paul Dirac Drive  
Tallahassee, FL 32310  
October 12, 2021, 9:00 a.m.

**Agenda**

*Anyone wishing to submit written comments may do so by 9:00am the day before the scheduled meeting date so that the comments can be distributed to the Committee. Comments submitted after this time (up to the time of the meeting) will be accepted and included in the official record of the meeting. Email comments to: [publicinput@inn-park.com](mailto:publicinput@inn-park.com) and reference the meeting title and date in the subject line. Include your name and contact information. All times are approximate.*

1. Call to Order
2. Welcome/Introductions
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.*
4. Modifications to the Agenda
5. Public Comment  
*Any public comment received prior to the meeting will be provided to the Committee members in addition to any in-person public comment.*
6. Approval of Draft Meeting Minutes, April 14, 2020 (Attachment A)
7. North Florida Innovation Labs (Attachments B1-B5)  
*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. See the project narrative and drawings for additional details.*
8. Danfoss Expansion (Attachments C1-C6)  
*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. See the project narrative and drawings for additional information.*
9. New Business
10. Adjourn

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

*This meeting was held electronically via teleconference  
in accordance with Fla. Exec. Order No. 20-69 (Mar. 20, 2020)*

Tuesday, April 14, 2020, 9:00am

**DRAFT Minutes**

**Members in Attendance:** Ron Miller, John Reddick, Kimberly Strobel-Ball.

**Members not in Attendance:** None.

**Guests:** Peggy Bielby (LCRDA staff), John Nation (Hicks Nation Architects), Mary Jo Spector (FSU).

**1. Call to Order**

Ron Miller called the meeting to order at 9:04am.

**2. Introduction of Guests**

All present introduced themselves.

**3. Modifications to the Agenda**

None.

**4. Public Comment**

None. Public comment was solicited in the meeting public notices and the Innovation Park website.

**5. Approval of Meeting Minutes, May 14, 2019**

*Kimberly Strobel-Ball offered a motion to approve the May 14, 2019 meeting minutes. John Reddick seconded the motion which passed unanimously.*

**6. FSU Center for Advanced Power Systems Expansion Phase II**

Florida State University requests approval of its project to complete a second phase addition of a research lab building for the Center for Advanced Power Systems to the FSU Research Foundation A Building. The 6,294 gross square foot building is a high bay open lab to match the Phase I expansion.

Mary Jo Spector introduced the project and explained the funding and design. John Nation explained the landscaping plans, and Ron Miller reviewed the development checklist and the assessment of the project's compliance with the relevant elements of the PUD and covenants and restrictions.

*John Reddick offered a motion to approve the project as presented. Kimberly Strobel-Ball seconded the motion which passed unanimously.*

**7. New Business**

None.

**8. Adjourn**

The meeting was adjourned at 9:18am.

Next Development Review Meeting:  
Tuesday, May 12, 2020  
9:00am – 10:00am



## NORTH FLORIDA INNOVATION PARK LABS

### NARRATIVE

This project involves the proposed development of a 2-story, 40,000 sf high-tech business incubator equipped with labs, offices, conference room space, and other typical office space function areas. The project will be developed on a 3.51 acre parcel that slopes toward the stormwater pond in the rear. Two large oak trees at the front of the site will be preserved along with other trees making up the landscape buffer. Selective clearing will be performed through this wooded area to remove the smaller growth and vines along with general tree pruning to open the view to the building.

The site has received NFI approval and is subject to a wetland buffer and a 100 year floodplain associated with the stormwater pond. These features have been factored into the design. The building is elevated using a block stem wall along the northwest side. A small encroachment into the floodplain is limited to an area already disturbed due to utility lines and their respective easements.

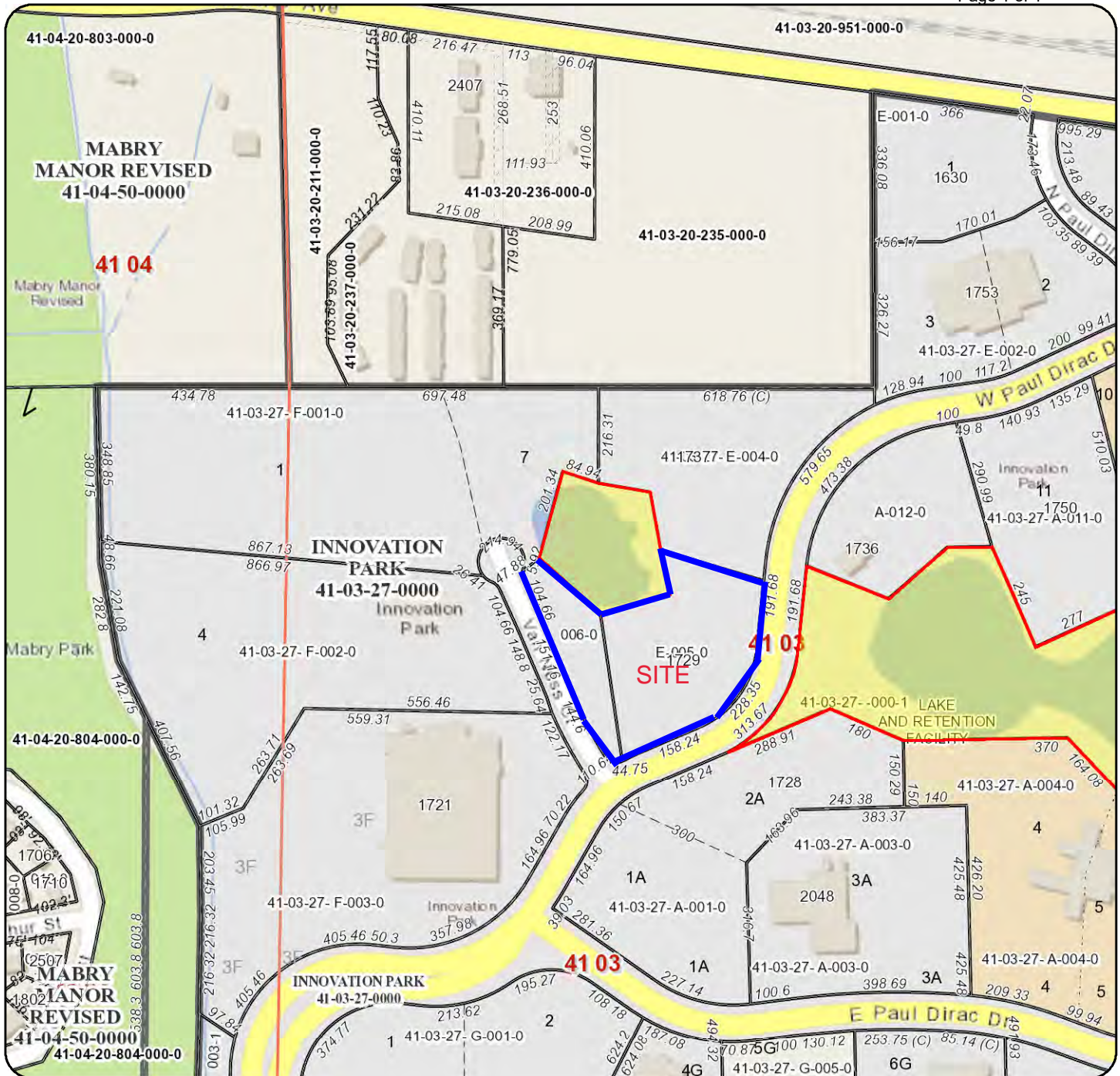
Stormwater will be directed to the existing pond. Two rain gardens are proposed along the west side to promote Low Impact Design stormwater treatment measures. Proposed impervious area will cover about 45% of the property.

Parking for the research facility will allow for 98 spaces, 4 handicap parking spaces and a loading zone. The PUD indicates that for a 40,000 square foot research and development facility the required parking is 180 spaces. Unfortunately, the parcel's shape, wetland buffer and gradient slope along with the need to preserve the large oak trees precludes the ability to achieve that number.

Landscaping will be added at the proposed landscape islands around the parking areas and within the landscape buffers on either side. Sidewalk will be added along Paul Dirac Drive and Van Ness Court as required by the Innovation Park PUD development standards. While the MMTD standards call for 10 foot wide sidewalks along the collector road W. Paul Dirac and 6 foot wide sidewalks along Van Ness Court, the implementation of such widths would be cost prohibitive. The grades along the property frontage are in a consistent incline about 5 feet off the curb line with many mature trees at the back of the right of way. Constructing a 10 foot wide sidewalk and placing it 6 feet off the curb line for the planting of street trees would result in the removal of several mature trees along with the added expense for such a large sidewalk. The plan is to maintain the same sidewalk width that is consistent with the subdivision which is a 5 foot wide sidewalk offset 4 feet from the curb line.

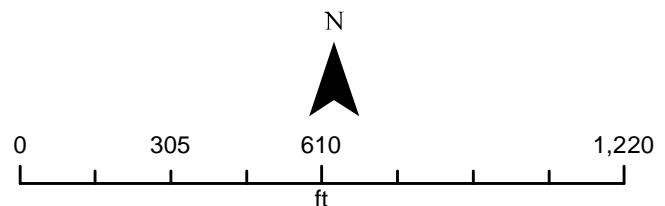
ADA access is provided to the east where the ground is best suited and the front perimeter trees, especially the 60" live oak, are not impacted. The building monument sign is also located in this vicinity.





## Leon County Property Appraiser

Legend			
	Township		Lot
	Section		Access Easement
	Subdivision		River
	Tax Parcel		Waterbody
			Building
			Park
			City Limit
			Imagery 1/2015



Akin Akinyemi, R.A.  
Leon County Property Appraiser

315 S. Calhoun St, Third Floor  
Tallahassee, FL 32301

Phone: (850) 606-6200  
Fax: (850) 606-6201

Email: admin@leonpa.org  
Website: leonpa.org

**DISCLAIMER:** This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

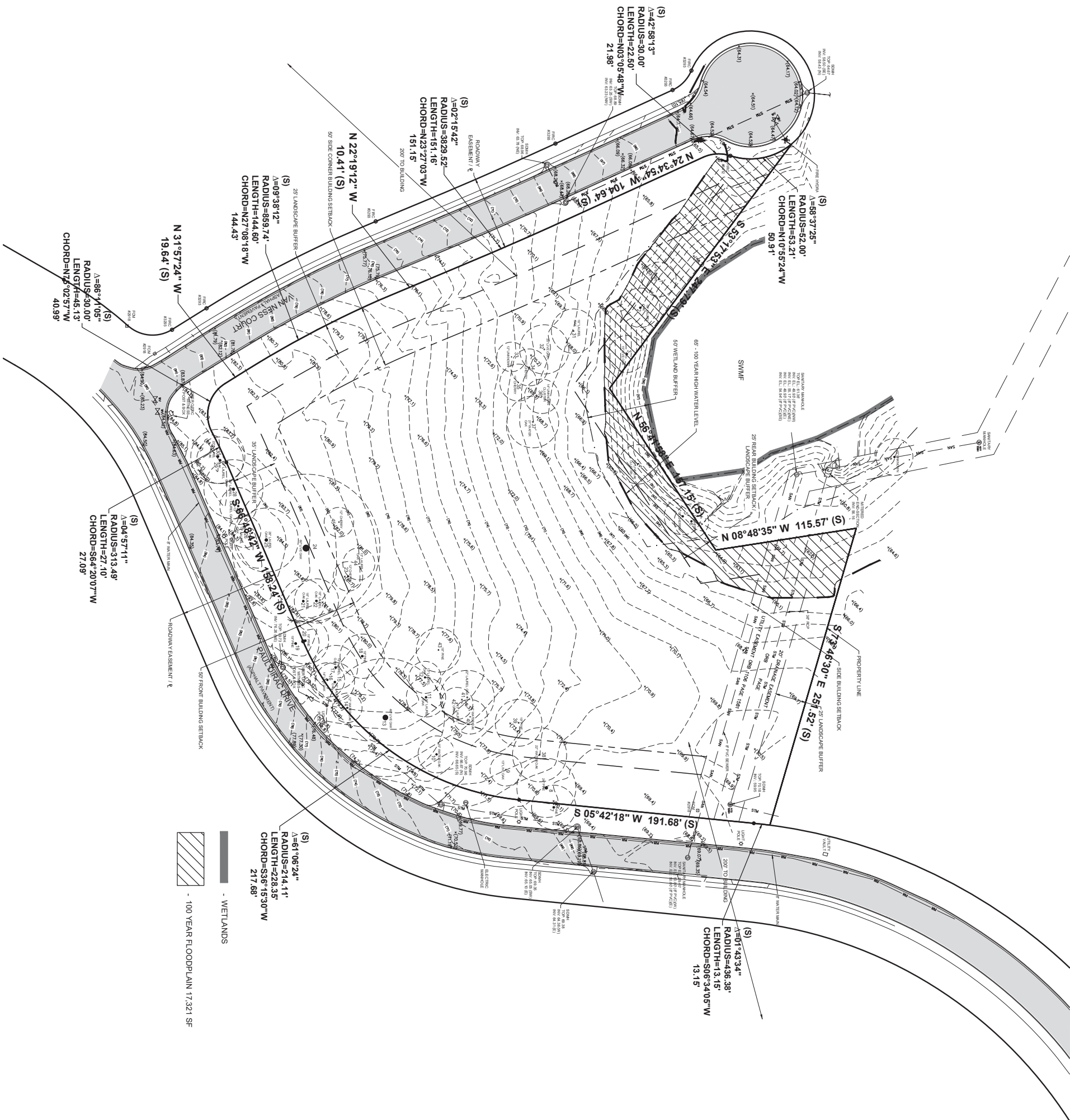
Innovation Park DRC Meeting 10-12-2021  
Date Drawn: Dec 14, 2020











Innovation Park DRC Meeting 10-12-2021  
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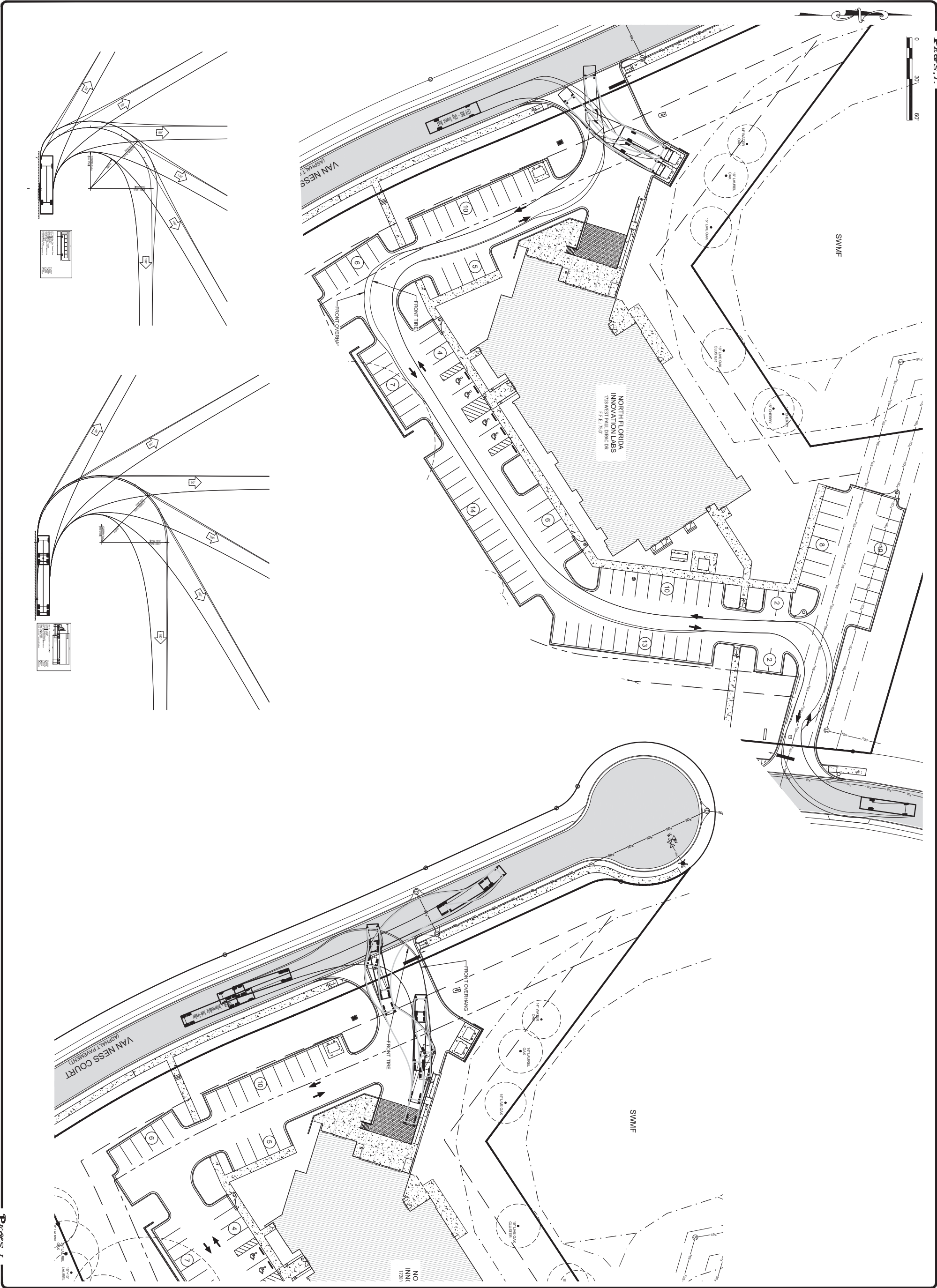












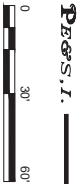
<b>POOLE</b> ENGINEERING & SURVEYING, Inc. 2145 DELTA BLVD. • TALLAHASSEE, FL. 32303 • (850)386-5117 • LICENSE NO: 6246	DATE: 09-30-21	SCALE: 1"=30'	DRAWN BY: BRP	PROJECT: NORTH FLORIDA INNOVATION LABS	TITLE: VEHICLE TRACKING PLAN
	REVISIONS:				

JOB NUMBER:  
21116

SHEET NUMBER:  
C-4

FLORIDA PROFESSIONAL ENGINEER  
No. 42037  
STATE OF FLORIDA  
CHERIE L. POOLE  
LICENSED PROFESSIONAL ENGINEER





PROPOSED WATER  
PROPOSED SEWER  
EXISTING SEWER  
PROPOSED STORM  
EXISTING STORM



1 LOCATION MAP  
NOT TO SCALE

P.E.S.I.

JOB NUMBER:  
21116

SHEET NUMBER:  
U-1

PROFESSIONAL ENGINEER

STATE OF FLORIDA

NO. 42037

CERTIFICATE

PROJECT:  
NORTH FLORIDA INNOVATION LABS

TITLE:  
UTILITY PLAN

DATE:  
09-30-21

SCALE:  
1"=30'

DRAWN BY:  
BRP

REVISED:

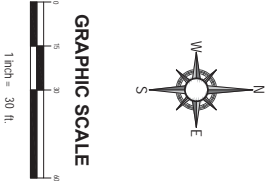
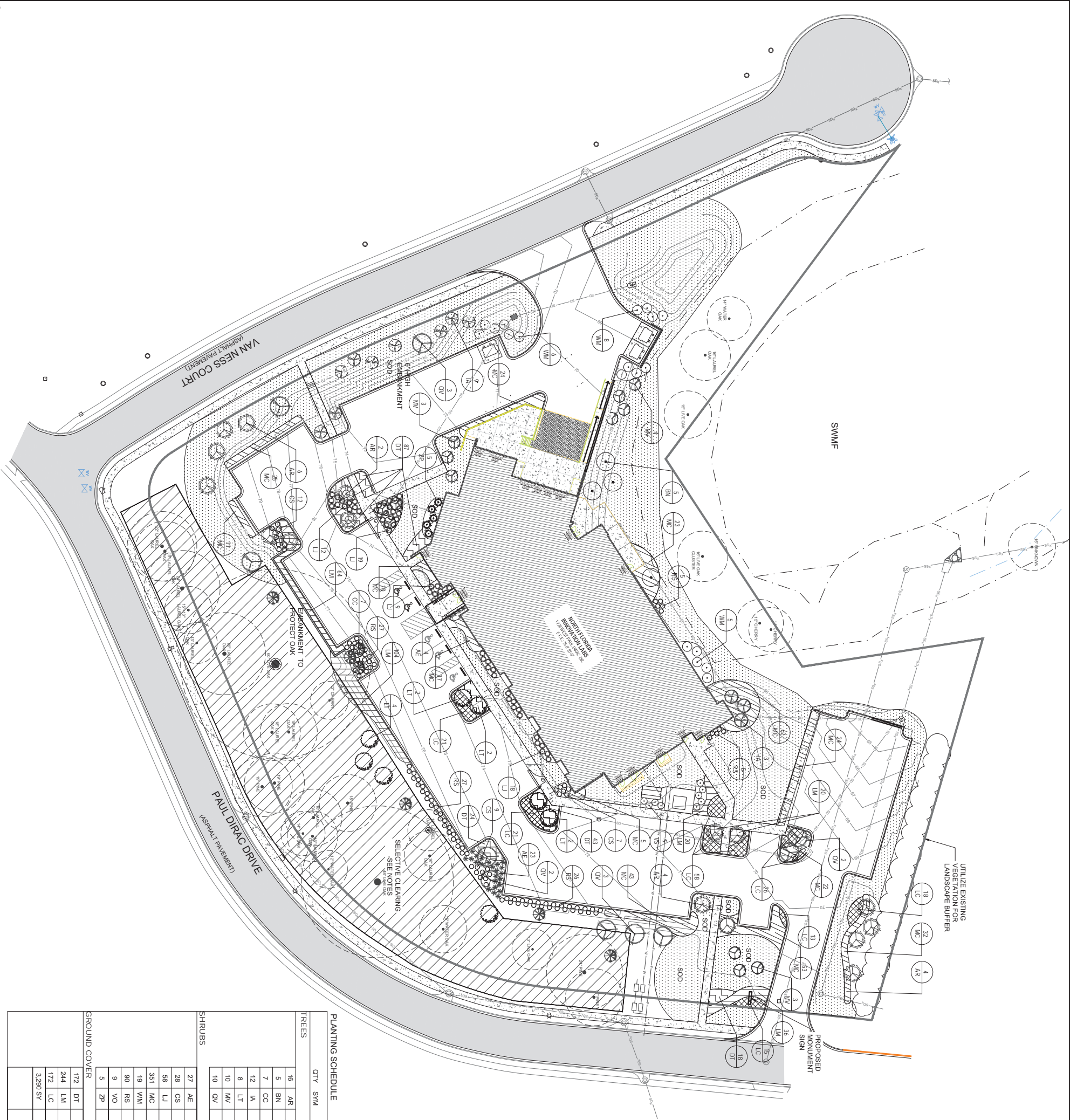
**POOLE**

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**ENGINEERING & SURVEYING, Inc.**



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- GENERAL NOTES:
1. ALL PLANT MATERIAL SHALL BE NO. 1 OR BETTER AS DESCRIBED IN THE "GRADES AND STANDARDS FOR NURSERY PLANTS" SECOND EDITION, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA.
  2. QUANTITIES ON LANDSCAPE PLAN ARE MINIMUM ONLY. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN QUANTITY TAKE-OFF, AND SHALL PROVIDE ALL PLANT MATERIAL REQUIRED TO FILL PLANT BED AREA AT SPACING ON PLANT SCHEDULE.
  3. SPECIFIED HEIGHT, SPREAD, AND VERIFICATION OF THE CALIPER OF PLANT MATERIAL SHALL TAKE PRECEDENCE AND MUST BE MET.
  4. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE PROJECT EMERGENCY TO PROVIDE WEED-FREE PLANTING BEDS FOR A MINIMUM OF 90 DAYS FROM DATE OF FINAL COMPLETION.
  5. A MINIMUM OF 3" THICK MINI PINE BARK MULCH SHALL BE PLACED WITHIN ALL LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
  6. ANY PLANT SIZE AND/OR SUBSTITUTION SHALL BE REVIEW AND APPROVED BY PROJECT LANDSCAPE ARCHITECT.
  7. CONTRACTOR TO STAKE LOCATION FOR ALL TREES / PLANS FOR APPROVAL.
  8. CONTRACTOR SHALL TEST SOIL PH AND COMPACTION AND MATERIALS REQUIRED TO ACHIEVE PROPER SOIL CONDITIONS AND ENSURE PLANT MATERIAL SURVIVABILITY.

LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE MITIGATED FOR IMPACTS
	SELECTIVE CLEARING AREA
	LIVE OAK
	RED MAPLE
	TULIP POPLAR
	RIVER BIRCH
	SWEET BAY
	RED BUD
	EAGLESTON HOLLY
	WAX MYRTLE
	SWEET VIBURNUM
	AUTUMN IVORY AZALEA
	COONITE
	SHI SHI CAMELIA
	DWARF BOTTLEBRUSH
	CAST IRON PLANT
	MULTI GRASS
	EVERGREEN GIANT LUROPE
	FLAX LILY
	ANNE MARIE LANTANA
	SOD
	MULCH

PLANTING SCHEDULE

TREES	QTY	SYM	BOTANICAL NOMENCLATURE	COMMON NAME	SIZE / SPACING
16	AR		ACER RUBRUM	FLORIDA FLAME MAPLE	14-6" HT., 3" CAL., 45 GAL.
5	BN		BETULA NIGRA	RIVER BIRCH	8-9" x 5-6", 2" CAL., 45 GAL.
7	CC		CERCIS CANADENSIS	EASTERN REDBUD	8-9" x 4", 2" CAL., 30 GAL.
12	IA		ILEX X ATTENUATA	EAGLESTON HOLLY	8-10" HT., 2" CAL., 30 GAL.
8	LT		LIRIODENDRON TULIPIFERA	TULIP POPLAR	12-14" HT., 3" CAL., FIELD GROWN
10	MV		MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	9" HT. X 4" SPD., 2.5" CAL., FIELD GROWN
10	QV		QUERCUS VIRGINIANA	CATHERAL LIVE OAK	15" HT. X 8" SPD., 3" CAL., 65 GAL.
SHRUBS					
27	AE		ASPIDISTRA ELATOR	CAST IRON PLANT	3 GAL., 36" OC.
28	CS		CAMELIA SASANOUA	LIGHT PINK SH SHI	3 GAL., 36" OC.
58	LJ		CALLISTEMON LITTLE JOHN	DWARF BOTTLEBRUSH	1 GAL., 30" OC.
351	MC		MULLEBERGIA CAPILLARIS	PINK MULHLY GRASS	3 GAL., 36" OC., FULL
19	WM		MYRTICA GERIFERA	WAX MYRTLE	15 GAL., SEE PLAN
90	RS		RHODODENDRON ROBLEV	AUTUMN IVORY	3 GAL., 36" OC.
9	VO		VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL., 48" OC.
5	ZP		ZAMIA PUMILA	COONITE	3 GAL., 36" OC.
GROUND COVER					
172	DT		DIANELLA TASMANICA	VARGATED FLAX LILY	3 GAL., 30" OC., FULL
244	LM		LIRIOPE MUSCARI	BIG BLUE LIRIOPE	1 GAL., 30" OC.
172	LC		LANTANA CAMARA ANNE MARIE	ANNE MARIE LANTANA	1 GAL., 30" OC.
3,290	SY		ZOYSIA SPP	ZOYSIA SOD	12" X 24", AREAS SHOWN ON PLAN
			MULCH	PINE STRAW	3" MIN DEPTH, INCLUDE SELECTIVE CLEARING AREA

LAND USE PLANNING

LANDSCAPE ARCHITECTURE

P.O. Box 27601  
Panama City Beach, Florida 32411  
Ph. 850.527.0653  
Fax 850.235.3997  
gtullo@tulloplanning.com  
www.tulloplanning.com

**TULLO**  
PLANNING  
GROUP

PROJECT NAME  
**NORTH FLORIDA INNOVATIONS LABS**

CLIENT NAME  
**INNOVATION PARK**

DATE 10-01-2021

CONTRACT # 103.000

DRAWN BY GMTW

The Drawings, Specifications and other documents prepared by Tullo Planning Group, LLC for this project are the property of Tullo Planning Group, LLC for use solely with respect to this Project and, unless otherwise provided, Tullo Planning Group, LLC shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SHEET TITLE  
**LANDSCAPE PLAN**

SEAL  
**LS.1**  
SHEET

GMA TULLO-Williams  
FL REG. NO. LA0001546

REVISIONS

1. SCOPE OF WORK  
A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPEARANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.  
B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS AS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

- [illegible]

### 1. PLANTING AREA PREPARATION TO OCCUR AS FOLLOWS

- [illegible]

1. CONTRACTOR IS RESPONSIBLE FOR SELECTIVE CLEARING WITHIN PRESERVED TREE AREA (SEE PLAN FOR LOCATION). REMOVAL OF UNDERSTORY VEGETATION TO INCLUDE ANY IDENTIFIED INVASIVE SPECIES, SHALL BE DIRECT BY PROJECT LANDSCAPE ARCHITECT OR ARBORIST TO ACHIEVE IMPROVED HEALTH FOR REMAINING TREES AND AESTHETICALLY PLEASING APPEARANCE.

- [illegible]

1. THE CONTRACTOR SHALL INSTALL ONLY PLANTS GRADED FLORIDA NO. 1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE, GRADES AND STANDARDS FOR NURSERY PLANTS' LATEST EDITION, (INCLUDING REVISIONS) THAT MEET OR EXCEED THE SPECIES SITES IN THE PLANTING SCHEDULE. BALLED AND BURLAPPED PLANTS SHALL BE WEDGED WITH FIRM NATURAL BALLS OF FIBER. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ALL THE SOIL TOGETHER FINALLY, BUT NOT LONG ENOUGH TO HAVE BECOME POT BOUND.

3. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF PROJECT LANDSCAPE ARCHITECT.
4. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS OR REVISIONS WITHOUT OWNER APPROVAL.
5. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS INCLUDING WATERING, MOWING, WEED, PEST CONTROL, ETC. UNTIL FINAL APPROVAL.
6. THE CONTRACTOR SHALL KEEP ALL AREAS OF WORK CLEAN AND ORDERLY. ALL PAVED SURFACES ARE TO BE CLEANED OF SOIL AND DEBRIS AT THE CLOSE OF THE WORK DAY.
7. ROAD CURBS AND CURBSIDE SHALL BE PROTECTED FROM DAMAGE BY ALL LOGS, LIMBS, BRANCHES OR MATERIALS. DAMAGE TO CURBSIDE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. PLANTS WITH BROKEN ROOT BALLS OR SUBSTANTIAL DAMAGE TO ANY PART SHALL BE REPLACED PRIOR TO PLANTING.

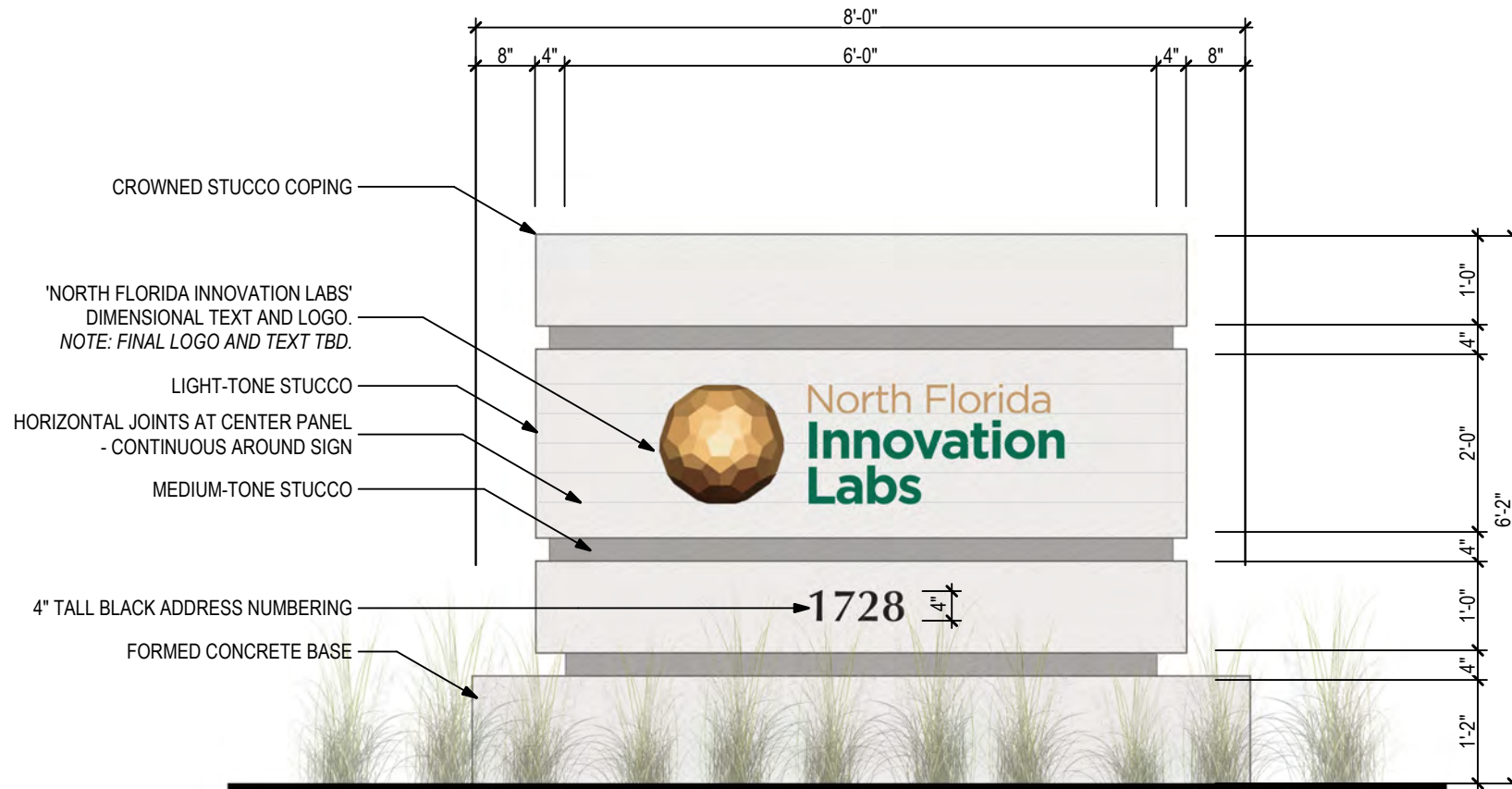


**LAND USE PLANNING**  
**LANDSCAPE ARCHITECTURE**

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Fax 850.235.3997  
gtullo@tulloplanning.com  
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## MONUMENT SIGN ELEVATION

SCALE: 1/2"=1'-0"





## DANFOSS TURBOCOR

### NARRATIVE

This project involves the proposed development of a manufacturing / warehouse / office building. The project contains 2 parcels for a total size of 15.39 acres and are both currently vacant. The northern parcel is zoned M-1 and the southern parcel is located in the Innovation Park PUD. The proposed building is 3 stories tall with a total floor area of 207,283 SF. The building footprint is 191,535 SF and is located on the northern parcel. The floor area ratio for this parcel is 0.39. The southern parcel contains vehicle use area, a gravel lot for container storage, and green area.

The overall development has two proposed driveways on site. The northern driveway will allow access from Roberts Avenue while the southern driveway provides access from Paul Dirac Drive. There is also a proposed connection to parking lot to the east. There are 118 parking spaces and 5 handicap spaces proposed for this development.

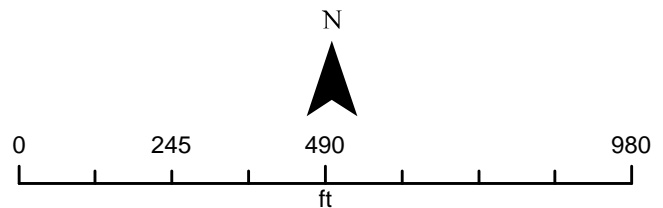
Stormwater from the northern parcel will be directed to a proposed stormwater pond on site. Stormwater from the southern parcel will be directed to an existing pond on the adjacent parcel to the south. The northern parcel will contain 59% impervious area while the southern parcel will be 44% impervious. The overall development contains 56% impervious area.





## Leon County Property Appraiser

Legend			
	Township		Lot
	Section		Access Easement
	Subdivision		River
	Tax Parcel		Waterbody
			Building
			Park
			City Limit
			Imagery 1/2015



Akin Akinyemi, R.A.  
Leon County Property Appraiser

315 S. Calhoun St, Third Floor  
Tallahassee, FL 32301

Phone: (850) 606-6200  
Fax: (850) 606-6201

Email: [admin@leonpa.org](mailto:admin@leonpa.org)  
Website: [leonpa.org](http://leonpa.org)

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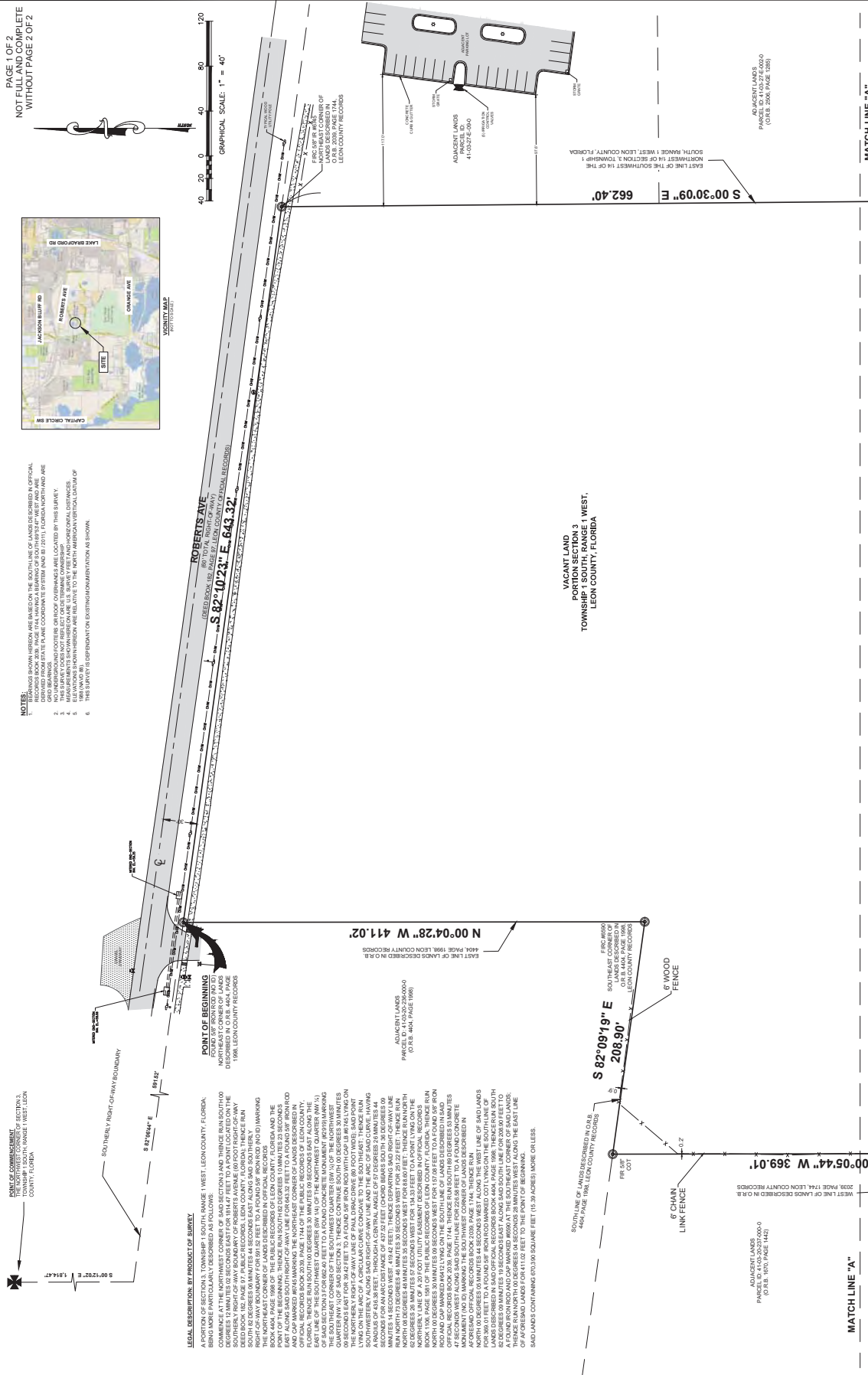
Innovation Park DRC Meeting 10-12-2021  
Date Drawn: Sep 28, 2021  
Page 17 of 44





**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHLINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 20, PAGE 1744, HAVING A BEARING OF S09°32'43" W121° AND ARE DERIVED FROM STATE PLAT FILING COORDINATE 57.576M (NAD 83). 2011, FACING NORTH AND ARE GIVEN BEARINGS.
2. NO UNDERGROUND FOOTERS OR ROOF OVERHANGS ARE LOCATED BY THIS SURVEY.
3. THIS SURVEY DOES NOT REFLECT ORCHARD ESTATE OWNERSHIP.
4. ELEVATIONS SHOWN HEREON ARE VERTICAL DATUM OF 1988 (NAD 83).
5. THIS SURVEY IS DEPENDANT ON EXISTING MONUMENTATION AS SHOWN.

[illegible]

BOUNDARY SURVEY VACANT PARCEL / ROBERTS AVENUE TALLAHASSEE, FL 32310	1 OF 2	SHEET NO.
DANFOSS TURBOCOR COMPRESSORS, INC.	211118	JOB NO.

**POOLE** **ENGINEERING & SURVEYING, Inc.**  
45 DELTA BLVD. • TALLAHASSEE, FL. 32301 • (850) 386-5117 • LICENSE NO. 6745  
• WWW.POOLE-ENG.COM •

[illegible]

CERTIFIED TO :

- DANFOSS TURBOCOR COMPRESSORS, INC.
- CITY OF TALLAHASSEE

NOTARIAL PUBLIC STATE OF FLORIDA

My commission expires 06/15/2022



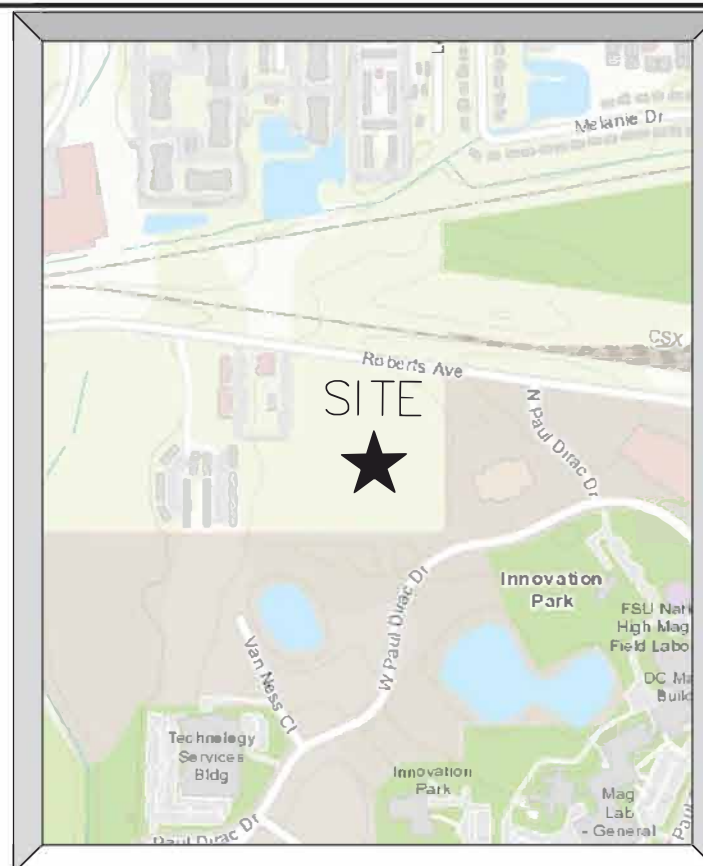
TYPE A SITE PLAN  
FOR:  
FOSS TURBO  
EXPANSION

1737 W PAUL DIRAC  
DRTALLAHASSEE, FL 32310

## INDEX

[illegible]

## VICINITY MAP



## PROJECT DATA

JOB NO.: 21118

PROJECT NAME:

OWNER:

PLANS PREPARED BY:

ENGINEER OF RECORD:

SURVEYOR OF RECORD:

PARCEL# 4103202350000 & 410327E0040

DANFOSS TURBOCOR EXPANSION

DANFOSS TURBOCOR COMPRESSORS INC  
1769 E PAUL DIRAC DR  
TALLAHASSEE, FL 32310

POOLE ENGINEERING & SURVEYING, INC.  
2145 DELTA BOULEVARD, SUITE 100  
TALLAHASSEE, FLORIDA 32303  
(850) 386-5117  
LICENSE NO. 006745

CHERYL L. POOLE, P.E. 42037  
VICE PRESIDENT - ENGINEERING

JAY ALAN KERI P.S.M. 5721  
2145 DELTA BOULEVARD, SUITE 100  
TALLAHASSEE, FLORIDA 32303  
(850) 386-5117

DATE PREPARED: 09-20-21

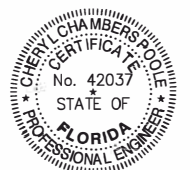
REVISIONS:

PAGE:      DATE:      INITIAL:      COMMENTS:


# POOLE

# ENGINEERING & SURVEYING, Inc.

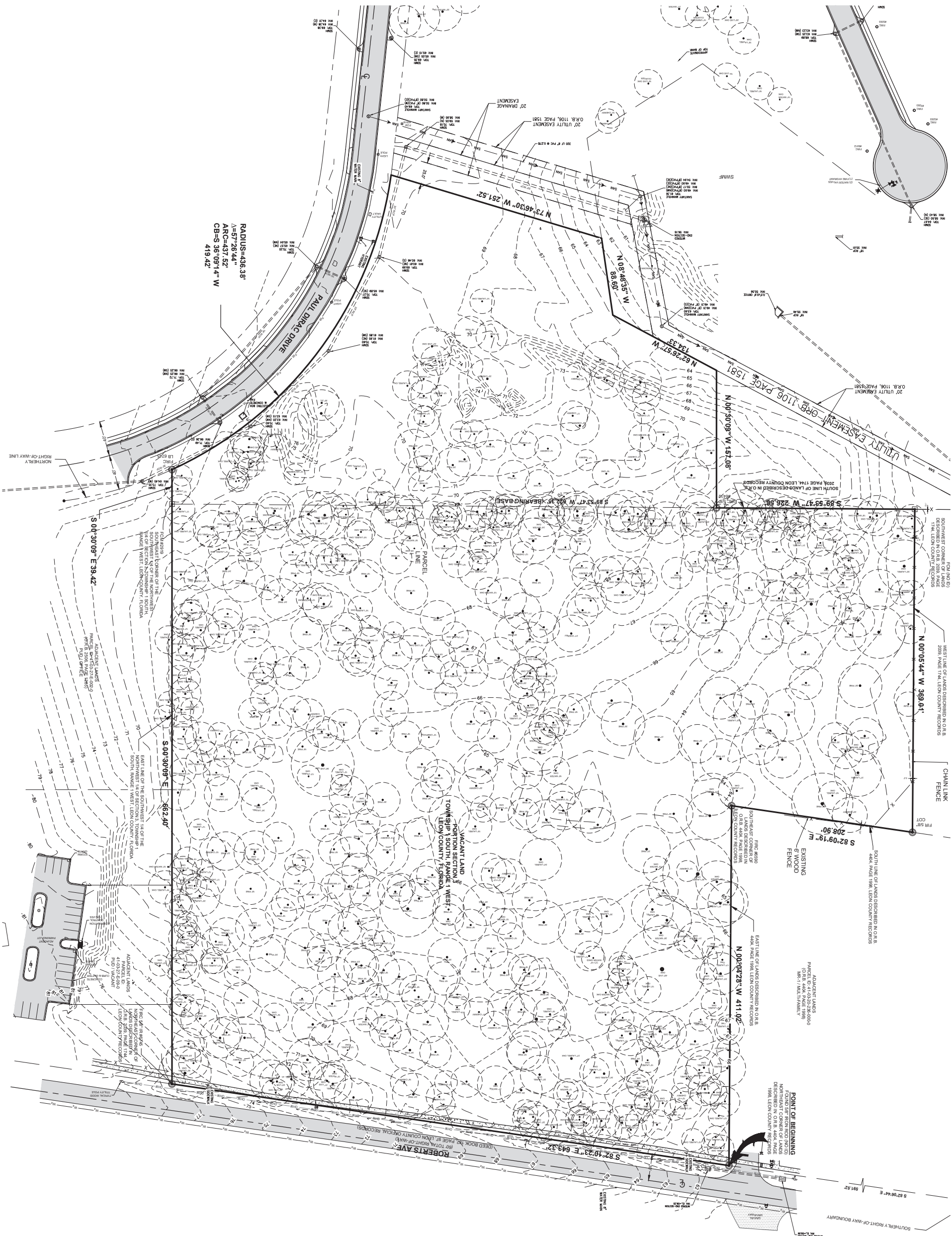
● 2145 DELTA BOULEVARD, SUITE 100 ●  
TALLAHASSEE, FLORIDA 32303



This item has been digitally signed and sealed  
by Cheryl L. Poole on the date adjacent to the  
seal. Printed copies of this document are not

Innovation Park DRC Meeting 10-12-2021  
Page 20 of 44





PERS, J.

JOB NUMBER:  
21118  
SHEET NUMBER:  
C-1



PROJECT:  
DANFOSS TURBOCOR EXPANSION

TITLE:  
EXISTING CONDITIONS

DATE:  
09-20-21  
SCALE:  
1"=50'  
DRAWN BY:  
JWT

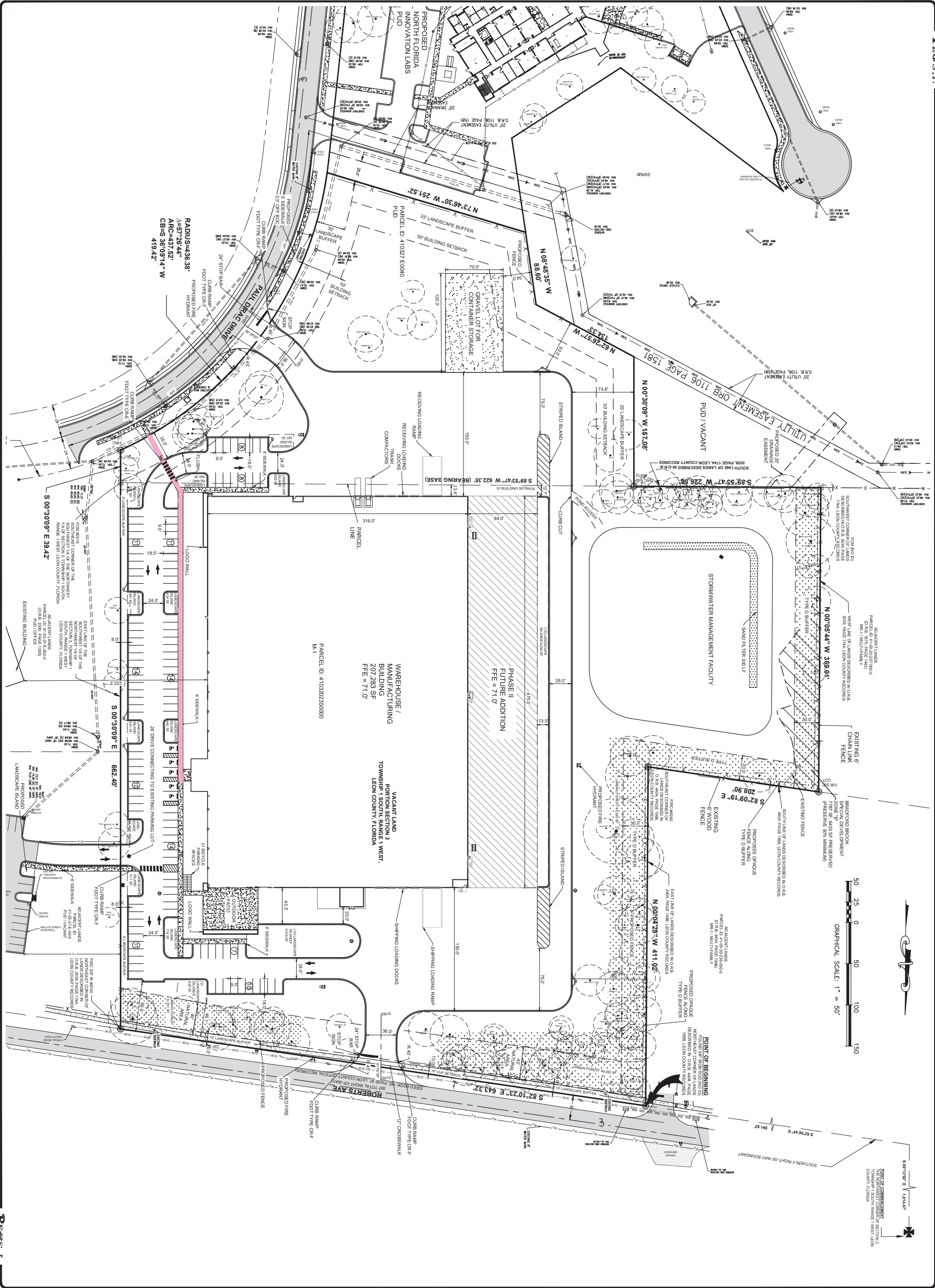
REVISED:

**POOLE**  
2145 DELTA BLVD. • TALLAHASSEE, FL. 32303 • (850)386-5117 • LICENSE NO: 6246

**ENGINEERING & SURVEYING, Inc.**

This item has been signed and sealed by the State of Florida. The date of the seal is the date of the document. The seal is valid for one year from the date of the seal. The seal is valid for one year from the date of the seal.





PROJECT:  
DANFOSS TURBOCOR

TITLE:  
SITE PLAN

DATE:  
09-20-21

SCALE:  
1"=50'

DRAWN BY:  
JMT

REVISED:

POOLE

ENGINEERING & SURVEYING, Inc.

2145 DELTA BLVD. • TALLAHASSEE, FL. 32303 • (850)386-5117 • LICENSE NO.: 6246

Innovation Park DRC Meeting 10-12-2021  
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TABULATION OF DEVELOPMENT AREA (SOUTH LOT)				
TYPE	EXISTING (SF)	EXISTING %	PROPOSED (SF)	PROPOSED %
TOTAL BUILDING AREA (SF) (FOOTPRINT)	0.00	0.00	0.00	0.00
TOTAL VEHICULAR USE AREA (SF)	0.00	0.00	55,577.32	38.32
MISC. CONCRETE AREA (SF)	0.00	0.00	8,592.96	5.92
TOTAL IMPERVIOUS AREA (SF)	0.00	0.00	64,170.28	44.24
TOTAL GREEN AREA (SF)	145,052.83	100.00	80,882.55	55.76
URBAN FOREST (SF)	0.00	0.00	0.00	0.00
SWMF AREA (SF)	0.00	0.00	0.00	0.00
TOTAL AREA (SF)	145,052.83	100.00	145,052.83	100.00

# ENGINEERING SURVEYING

DEPTH OF FIRE MAIN PIPING (TO TOP OF PIPE).  
36 INCH MINIMUM UNDER NON-FLARING SURFACES  
30 INCH MINIMUM UNDER FLARING SURFACES  
FIRE HYDRANT SHALL BE LOCATED WITHIN 100 FEET  
INSPECTED BY THE TALLAHASSEE FIRE  
DEPARTMENT.  
FIRE HYDRANTS SHALL BE A MINIMUM OF 24 INCH  
ABOVE GRADE MEASURED TO THE CENTER OF THE  
STEAMER NOZZLE.  
STEAMER NOZZLE TO FACE ROADWAY OR NEAREST  
SIDEWALK.  
FIRE HYDRANT SHALL BE MAINTAINED IN SERVICE,  
ACCESSIBILITY WHEN PLACED IN SERVICE.  
A MINIMUM OF 36 IN. CLEARE SPACE SHALL BE  
MAINTAINED TO PERMIT ACCESS TO (AND  
OPERATION OF) FIRE PROTECTION EQUIPMENT.  
FIRE DEPARTMENT MUST CONDUCT ANNUAL  
INSPECTIONS OF ALL FIRE HYDRANTS.  
ALL CLEAR SPACE MUST BE LESS THAN 10' SHALL BE  
PROVIDED IN FRONT OF EACH HYDRANT.  
CONNECTIONS HAVING A DIAMETER GREATER THAN  
2-1/2 INCHES.

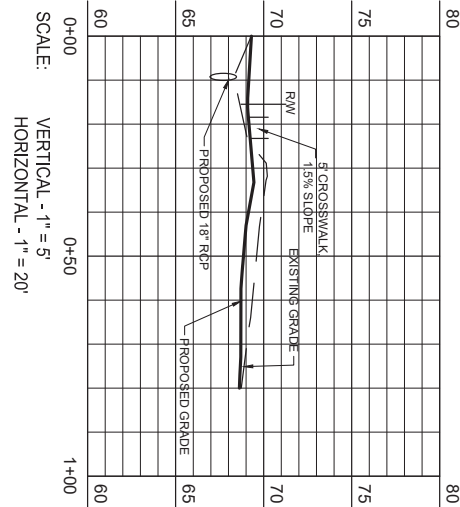
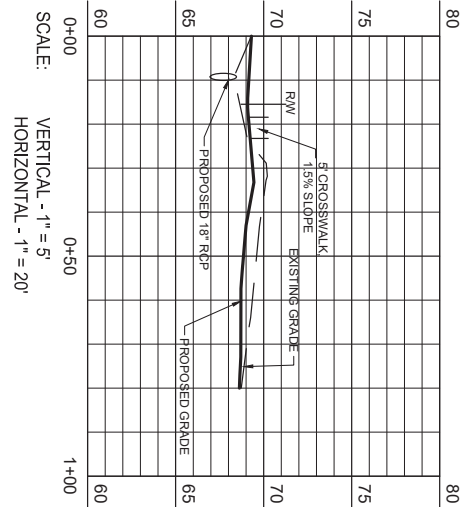
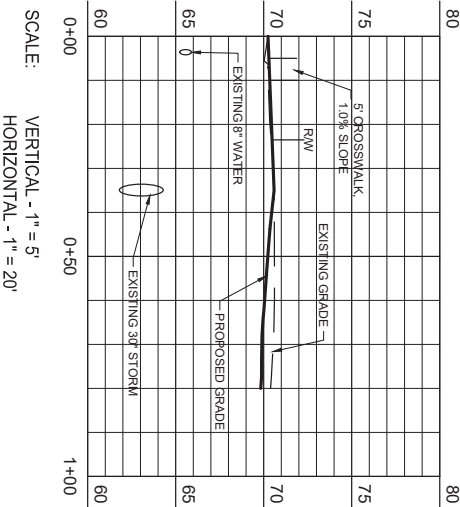
1. ALL TRAFFIC CONTROL DEVICES MUST BE INSTALLED IN ACCORDANCE WITH M.U.T.C.D., F.D.O.T. AND CITY OF TALLAHASSEE. ALL PAVEMENT MARKINGS, EXCEPT FOR PARKING STALL LINES, SHALL BE THERMOPLASTIC PER CURRENT F.D.O.T. STANDARDS. ALL PAVEMENT MARKINGS SHALL BE WHITE EXCEPT CENTERLINES AND PAINTED CURBS. DISABLED WHEEL CHAIR ACCESS AISLES SHALL BE COLORED BLUE, PER THE FLORIDA ACCESSIBILITY CODE AND OTHER RELATIVE STANDARDS (ADAAG, FDOT, ETC.).
2. ALL RETAINING WALLS THAT ARE EQUAL TO AND GREATER THAN 2 FEET IN HEIGHT SHALL BE REVIEWED AND PERMITTED UNDER A SEPARATE BUILDING PERMIT.
3. FINAL RIGHT OF WAY WALK-THROUGH WITH CITY AND/OR COUNTY INSPECTOR IS REQUIRED PRIOR TO FINAL ACCEPTANCE.
4. ALL PROVISIONS OF THE TALLAHASSEE LAND DEVELOPMENT CODE (TIDC), CHAPTER 7 SIGN CODE SHALL BE APPLICABLE AND SEPARATE PERMITS SHALL BE REQUIRED FOR SIGNS ACCORDINGLY.
5. ANY UNUSED WELL(S) MUST BE IDENTIFIED AND REPORTED TO THE AQUIFER PROTECTION OFFICE AND PROPERTY ABANDONED BY A LICENSED WELL CONTRACTOR FOLLOWING NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT GUIDELINES (850)363-0961) OR (850)891-1227. THE NWFWMD INSPECTION REPORT WILL BE REQUIRED AS PROOF OF PROPER ABANDONMENT.
6. THE FINISHED FLOOR ELEVATION (FFE) AT THE EXTERIOR DOORS IS A MAXIMUM ONE HALF INCH BELOW THE INTERIOR FFE AT THAT DOOR.
7. CONSTRUCTION EXPECTED TO BEGIN ON 1/14/2022 AND END ON 10/16/2023

W-1 / POD LIVING  
BUILDING SETBACKS (REQUIRED/PROVIDED)  
FRONT - .25 FEET / 170 FEET  
SIDE INTERIOR - 0 FEET / 85 FEET  
REAR - 10 FEET / 12 FEET

MAXIMUM BUILDING HEIGHT - 3 STORIES, PROPOSED 3 STORIES  
(207,283 SF TOTAL FLOOR SPACE)

REQUIRED PARKING: 33,766 SF OFFICE SPACE - 135 SPACES  
173,517 SF MANUFACTURING - 70 SPACES  
205 TOTAL SPACES REQUIRED  
21 BICYCLE SPACES REQUIRED  
PROVIDED PARKING: 118 SPACES PLUS 5 HANDICAP SPACES  
21 BICYCLE SPACES

REQUIRED: 1 / 400 SF VUA = 41 LANDSCAPE ISLANDS  
41 LANDSCAPE ISLANDS PROVIDED





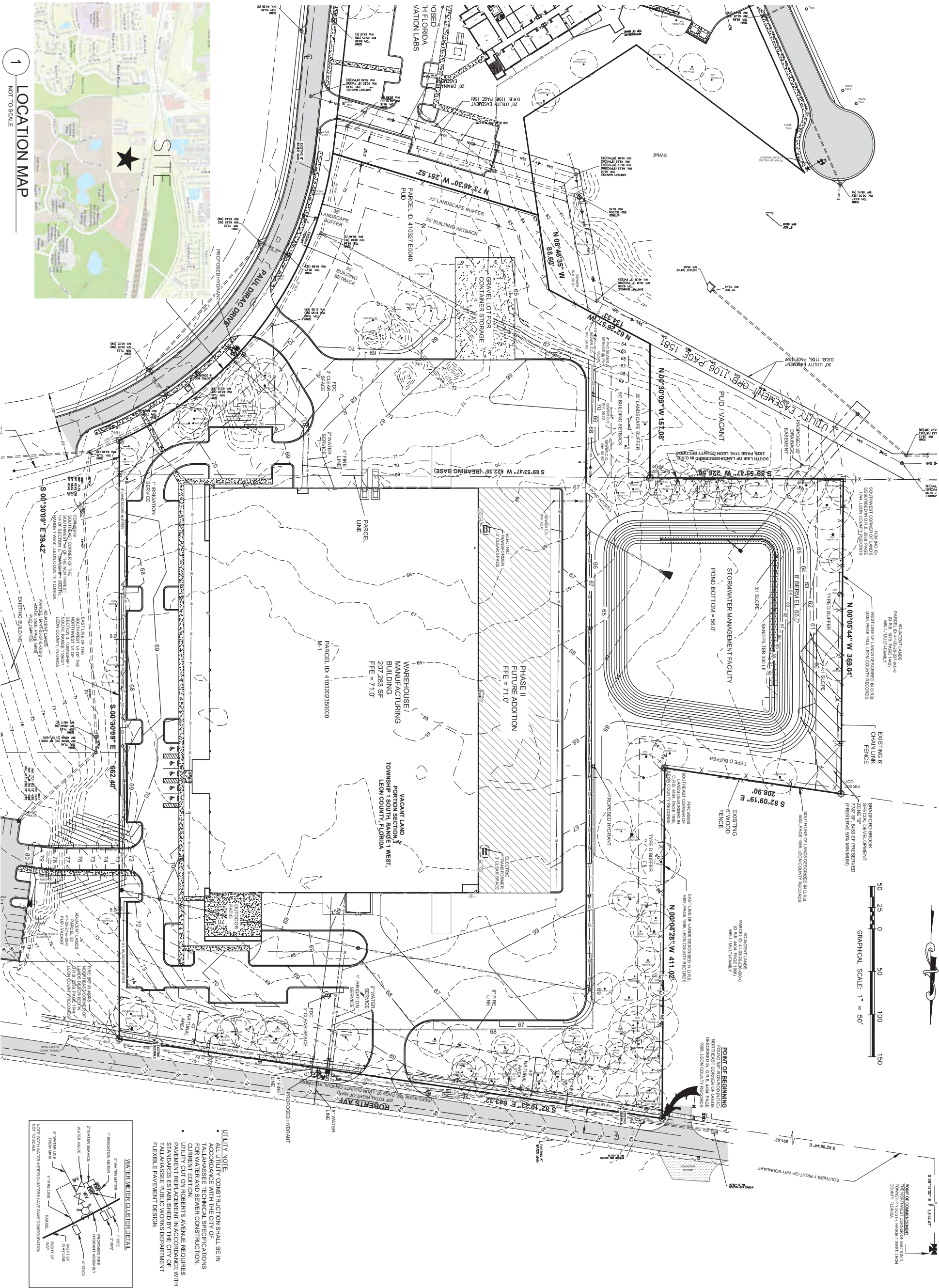
5-3





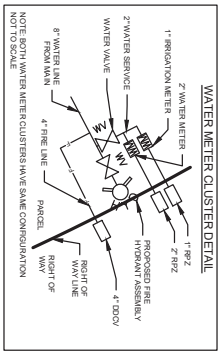


P.E. S. J.



1 LOCATION MAP  
NOT TO SCALE

UTILITY NOTE:  
• CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TALLAHASSEE TECHNICAL SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION, CURRENT EDITION.  
• UTILITY CUT ON ROBERTS AVENUE REQUIRES PAVEMENT REPLACEMENT IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE CITY OF TALLAHASSEE DEPARTMENT OF PUBLIC WORKS DEPARTMENT.  
• FLEXIBLE PAVEMENT DESIGN.



PROJECT:  
DANFOSS TURBOCOR

TITLE:  
UTILITY PLAN

DATE:  
09-20-21

SCALE:  
1"=50'

DRAWN BY:  
JWT

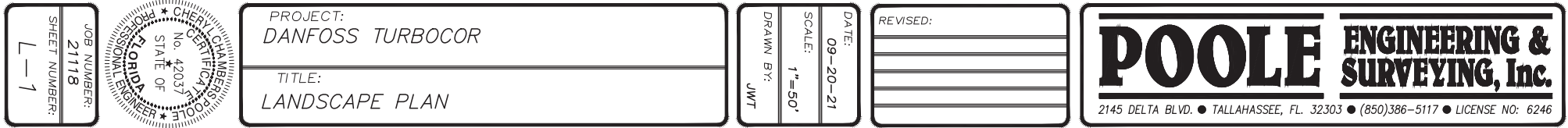
REVISED:

**POOLE**

**ENGINEERING & SURVEYING, Inc.**

2145 DELTA BLVD. • TALLAHASSEE, FL. 32303 • (850)386-5117 • LICENSE NO.: 6246





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**APPLICATION FOR THE USE OF STATE OWNED UPLANDS**

**BOARD OF TRUSTEES**

**OF THE INTERNAL IMPROVEMENT TRUST FUND**

**OF THE STATE OF FLORIDA**

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**FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION**





**Instructions and general guidance for completing this application:**

*\*Please be advised that the information requested herein, is to provide DEP the necessary information to complete the requested authorization.*

This application is comprised of two (2) separate sections that are outlined and described as follows:

**Section 1 – General Information**

This section is used to indicate what type of upland authorization is requested. It is also used for contact information relative to the applicant and/or their representative. In addition, some general property information should be entered.

**Section 2 – Other Specific Information**

This part requests specific information relative to the type of upland authorization requested.

**What Section(s) or Part(s) must be completed?**

The table below depicts the applicable section(s) or part(s) that must be completed before submitting the application:

Type of Authorization Requested	Section(s) or Part(s) to be completed					
	Section 1	Section 2				
		Part A	Part B	Part C	Part D	Part E
Lease	✓	✓				
Sublease	✓		✓			
Easement	✓			✓		
Use Agreement	✓				✓	
Conveyance	✓					✓
Other*	✓					

*\*This includes types such as Letter of Consent, Estoppel, Affidavit, etc.*

**PRIOR TO COMPLETING THIS APPLICATION, PLEASE BE ADVISED THAT:**

Any application to use state land which would result in significant adverse impact to state land or associated resources shall not be approved unless the applicant demonstrates there is no other alternative and proposes compensation or mitigation acceptable to the Board of Trustees pursuant to paragraph 18-2.018(2)(i), Florida Administrative Code. Any requested use of state land which has been acquired for a specific purpose, such as conservation and recreation lands, shall be consistent with the original specified purpose for acquiring such land pursuant to paragraph 18-2.018(2)(c), Florida Administrative Code.

**SPECIAL NOTE TO ALL APPLICANTS: SUBMITTAL OF A COMPLETE APPLICATION SHALL NOT OPERATE TO CREATE ANY RIGHTS OR CONSTITUTE ANY GROUNDS FOR THE DEPARTMENT TO RECOMMEND APPROVAL OF ANY REQUESTED USE OF STATE LAND. THE BOARD OF TRUSTEES HAS THE AUTHORITY AND RESERVES THE RIGHT TO DENY ANY APPLICATION. ALL COSTS INCURRED BY APPLICANTS COMPLYING WITH THE REQUIREMENTS OF THIS APPLICATION SHALL BE AT THEIR OWN RISK. COSTS ASSOCIATED WITH OBTAINING AN AUTHORIZATION ARE NON-REFUNDABLE AND SHALL BE ASSUMED BY THE APPLICANT INCLUDING, BUT NOT LIMITED TO, ALL APPRAISALS, ALL SURVEYS, ALL TITLE SEARCHES, AND ALL RECORDING FEES.**

Completed Applications with any and all required attachments shall be electronically submitted to [Upland.Applications@dep.state.fl.us](mailto:Upland.Applications@dep.state.fl.us). Please be advised that applications deemed incomplete will be immediately returned to the Applicant with a request to provide any outstanding items.

If unable to send electronically, mail (1) one hard copy to the address below:

Department of Environmental Protection  
Division of State Lands  
Bureau of Public Land Administration  
3800 Commonwealth Boulevard, MS 130  
Tallahassee, Florida 32399-3000



**Section 1 – General Information****REQUESTED ACTION**

- ☒ New
 ☐ Release
 ☐ Assignment/Assumption  
☐ Amendment
 ☐ Partial Release

**AUTHORIZATION REQUESTED**

- ☐ Lease
 ☒ Easement
 ☐ Conveyance  
☐ Sublease
 ☐ Use Agreement
 ☐ Other: \_\_\_\_\_

**TYPE OF ENTITY REQUESTING AUTHORIZATION**

- ☐ State Agency  
☐ Federal, Regional or Local Agency  
☒ Private – Please indicate if commercial: ☒ YES ☐ NO

<b><u>Applicant Information</u></b>		
Legal Name of Lessee/Grantee: Danfoss LLC		
Contact Name: Chris Neal	Title: Sr Manager Facilities	
Address: 1769 E. Paul Dirac Drive		
City: Tallahassee	State: FL	Zip: 32310
Phone (1): 850-504-4865	Phone (2): 850-228-5921	Fax:
Email Address: chris.neal@danfoss.com		
<b><u>Billing Information</u></b> (if same as above check here <input checked="" type="checkbox"/> )		
Name:		
Title:	Company:	
Address:		
City:	State:	Zip:
Phone (1):	Phone (2):	Fax:
Email:		
<b><u>Representative Information:</u></b> (Only complete if someone will be handling this transaction on your behalf)		
Name: Cheryl L. Poole		
Title: V.P.	Company: Poole Engineering & Surveying, Inc.	
Address: 2145 Delta Blvd., Suite 100		
City: Tallahassee	State: FL	Zip: 32303
Phone (1): 850-386-5117	Phone (2):	Fax:
Email Address: cheryl@poole-eng.com		
<b><u>Management Plan or Land Use Plan Contact Information</u></b> (for Leases/Subleases only)		
Name:		Title:
Phone (1):	Phone (2):	Fax:
Email Address:		



## Section 1 – General Information (cont'd)

Estimated construction commencement date (if applicable): \_\_\_\_\_

Property Information		
County: Leon	Property Appraiser's Parcel ID Number: 410327 F0010	
Section: 41	Township 1S	Range: 1W
Approximate Acres: 9.46		
Zoning Designation: Innovation Park PUD		
Location Address: Van Ness Court		
City Tallahassee	State: FL	Zip 32310

**Descriptive Narrative describing the intended use of the property. Narrative shall include the following:**

*\*Narrative can be attached as a separate page(s).*

- The requested term, which shall not be greater than is necessary to provide for the reasonable use of the state land and shall not be greater than the parent lease term.*
- The need for the proposed use of state lands and written evidence that all other alternatives to the use of state lands have been denied.*
- Projected revenue to be generated from the use of state lands.*
- Whether the intended use is public or private and the extent of public access for such use.*
- A statement describing the public benefits that will occur as a result of the proposed use of state lands.*

The proposed use of the drainage easement is for the conveyance of the project's stormwater pond outfall to the existing conveyance pipe of Innovation Park's stormwater outfall pipe. This pipe system ultimately drains to Munson Slough located to the west. The parcel planned for development, Parcel 4103202350000, naturally drains to the southwest. As such any discharge from the proposed stormwater facility will flow to the southwest. Parcel 410327 F0010 is located adjacent to the southwest and includes a stormwater outfall pipe from the adjacent Innovation Park pond to Munson Slough. The project's plan is to utilize this same pipe for the conveyance of its water to Munson Slough.

## Section 1 – General Information (cont'd)

### Required Attachments

*The following must be completed and attached for all types of authorization requests:*

- ☒ A recent aerial photograph with the boundaries of the proposed project.
- ☒ A county tax map identifying the parcel(s).
- ☒ A letter from the applicable local planning agency stating that the proposed use of state lands is consistent with the local government comprehensive plan.
- ☒ Non-refundable \$300 application fee per 18-2.019(6), F.A.C. *(does not apply to State/Federal agencies)*
- ☒ A certified survey\* or sketch of description\*\*, which contains the boundaries, legal description(s), and acreage of the property.

*\*The Department, at its discretion and if deemed necessary, can require a boundary survey for the action requested.*

*\*\*If the applicant chooses to submit a sketch of description it must include a note of what field methods were used to complete the sketch.*



## Section 2 – Other Specific Information

### A) Leases:

Parent Lease number (if existing): \_\_\_\_\_

- ☐ A statement describing the public benefits that will occur as a result of the proposed lease; how the lease will impact local resources and the general public; and how the proposed lease of state land will not be contrary to the public interest.
- ☐ A written statement from the managing agency agreeing to lease the state-owned parcel(s).
- ☐ For Leases subject to Section 253.0341(7), F.S., provide a business plan with the pertinent information required by Statute.

Any **Private entity** applying for a lease, must also include:

- ☐ A written commitment to pay a lease fee based on the appraised market value of the proposed lease.
- ☐ Names and addresses, as shown on the latest county tax assessment roll, of all property owners lying within a 500-foot radius of the state land proposed for lease, certified by the county property appraiser.

Any **Local Governments** applying for a lease, must also include:

- ☐ A formal resolution adopted by the Board of County/City Commissioners requesting the proposed lease.

If applying for a **Full Release** or **Partial Release** of Lease, please complete the items below:

Are there any subleases, sub-sub leases, etc. within the area requesting to be released? ☐ YES ☐ NO  
If so, has notification of the intent to release been provided? ☐ YES ☐ NO

- ☐ A written statement confirming that Lessee understands the release will not be executed until the property is leased or sold to another entity. Lessee will remain under lease and will continue to be responsible for the maintenance and upkeep of the property until the release is executed by the Board of Trustee.

### B) Subleases:

Sublease number of existing sublease (if applicable): \_\_\_\_\_

Parent Lease number (if applicable): \_\_\_\_\_

- ☐ A written statement from the managing agency approving the proposed action, along with a statement describing how the sublease conforms to the management plan or land use plan when the sublease application involves state land that is under lease.

Any **Private entity** applying for a sublease, must also include:

- ☐ A written commitment to pay a sublease fee based on one of the following: (1) appraised market value, (2) negotiated value or (3) competitive bid.

Any **Local Governments** applying for a sublease, must also include:

- ☐ A formal resolution adopted by the Board of County/City Commissioners requesting the proposed sublease.

If applying for a **Full Release** or **Partial Release** of Sublease, please complete the items below:

Are there any sub-sub leases, etc. within the area requesting to be released? ☐ YES ☐ NO  
If so, has notification of the intent to release been provided? ☐ YES ☐ NO

- ☐ A written statement confirming that Lessee understands the release will not be executed until the property is leased or sold to another entity. Lessee will remain under lease and will continue to be responsible for the maintenance and upkeep of the property until the release is executed by the Board of Trustee.



**C) Easements**

*\*Applicants applying for an easement across state land which is managed for the conservation and protection of natural resources shall be required to provide net positive benefit as defined in subsection 18-2.017(31), Florida Administrative Code, if the proposed easement is approved.*

Parent Lease number (if applicable): \_\_\_\_\_

☒ A written statement from the managing agency approving the proposed action, along with a statement describing how the proposed easement conforms to the management plan or land use plan (when the easement application involves state land which is under lease or sublease.

Any **Private entity** applying for a private Easement, must also include:

☒ The applicable application fee per 18-2.019(6), F.A.C.

☐ A written commitment to pay an easement fee based on the appraised market value of the proposed easement.

Any **Local Governments** applying for an Easement, must also include:

☐ A formal resolution adopted by the Board of County/City Commissioners requesting the proposed easement.

**D) Use Agreements**

Parent Lease number (if applicable): \_\_\_\_\_

Please indicate what type of use agreement is requested:

☐ Well-Monitoring  
☐ Geophysical

☐ Beach (Re)Nourishment  
☐ Other: \_\_\_\_\_

☐ A written statement from the managing agency approving the proposed action, along with a statement describing how the proposed use agreement conforms with the management plan or land use plan when the use agreement application involves state land which is under lease or sublease.

**E) Conveyances**

☐ Release of Deed Restriction(s)

☐ Modification of Deed Restriction(s)

☐ Reverter Deeds

☐ DACS Conveyance (DSL-5) Pursuant to s. 253.025(16)(a), F.S.





LEGAL DESCRIPTION: 20' DRAINAGE EASEMENT

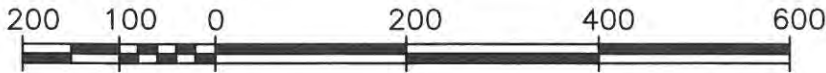
A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, LEON COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3 AND THENCE RUN SOUTH 00 DEGREES 12 MINUTES 02 SECONDS EAST FOR 1814.47 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF ROBERTS AVENUE (60 FOOT RIGHT-OF-WAY DEED BOOK 182, PAGE 97, PUBLIC RECORDS, LEON COUNTY, FLORIDA); THENCE RUN SOUTH 82 DEGREES 06 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY FOR 591.52 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4404, PAGE 1998 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE RUN SOUTH 00 DEGREES 04 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID LANDS FOR 411.02 FEET TO THE SOUTHEAST CORNER OF AFORESAID LANDS; THENCE RUN NORTH 82 DEGREES 09 MINUTES 19 SECONDS WEST ALONG THE SOUTH LINE OF SAID LANDS FOR 208.90 FEET; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 44 SECONDS EAST ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2039, PAGE 1744 OF SAID PUBLIC RECORDS FOR 369.01 FEET TO THE SOUTHWEST CORNER OF AFORESAID LANDS; THENCE RUN NORTH 89 DEGREES 53 MINUTES 47 SECONDS EAST ALONG THE SOUTH LINE OF SAID LANDS FOR 35.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 53 MINUTES 47 SECONDS EAST ALONG SAID SOUTH LINE FOR 26.15 FEET; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 39 DEGREES 59 MINUTES 35 SECONDS WEST FOR 119.50 FEET; THENCE RUN NORTH 50 DEGREES 00 MINUTES 25 SECONDS WEST FOR 20.00 FEET; THENCE RUN NORTH 39 DEGREES 59 MINUTES 35 SECONDS EAST FOR 102.66 FEET TO THE POINT OF BEGINNING.

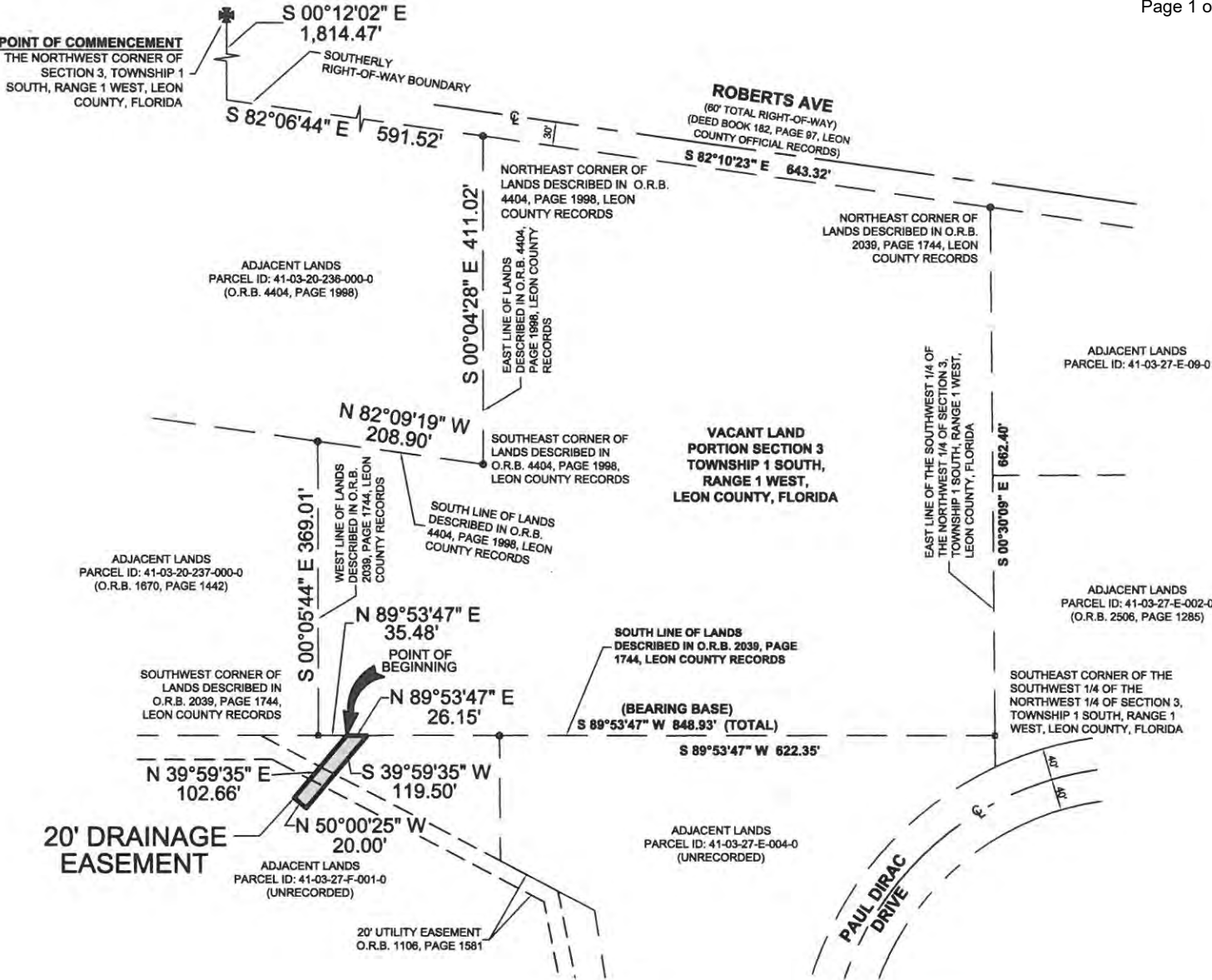
SAID LANDS CONTAINING 2,222 SQUARE FEET, MORE OR LESS.

NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2039, PAGE 1744, HAVING A BEARING OF SOUTH 89°53'47" WEST.
- 2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY.



GRAPHICAL SCALE: 1" = 200'



DRAWN BY: JCM / JAK

CHECKED BY: JAK

DATE: 09/09/2021

REVISED:

SCALE: 1" = 200'

JAY ALAN KERI  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA  
LICENSE NO. 5721

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT BOUNDARIES.

**POOLE ENGINEERING & SURVEYING, Inc.**  
2145 DELTA BLVD. • TALLAHASSEE, FL. 32303 • (850)386-5117 • LICENSE NO: 6745  
WWW.POOLE-ENG.COM

SKETCH AND LEGAL DESCRIPTION  
20' DRAINAGE EASEMENT  
VACANT LAND, ROBERTS AVENUE  
TALLAHASSEE, FL 32310

DANFOSS TURBOCHARGER COMPRESSORS, INC.  
Innovation. Performance. Reliability.  
Page 34 of 44

SHEET NO.

1  
OF 1

JOB NO.

21118



September 9, 2021

Jack Trafton  
2145 Delta Blvd, Ste 100  
Tallahassee, FL 32303

**RE: Danfoss Turbocor Expansion Type A Site Plan, TSP210041**  
**Parcel Identification Number: 41-03-24- E-0040 and 41-03-20-235-0000**

Dear Jack Trafton:

The Danfoss Turbocor Expansion Type A Site Plan was conditionally approved on September 9, 2021 for development of a 230,000 square-foot research and development facility on the 11.77-acre and 3.8-acre sites, subject to the conditions as indicated verbally during the meeting as well as in the "TSP210041 - Checklist Report" document included as an attachment to this letter dated September 21, 2021.

The deadline for resubmittal is Wednesday, December 8, 2021 by close of business.

Feel free to contact me by telephone at 850-891-7010 or by e-mail at [kim.cole-sweazy@talgov.com](mailto:kim.cole-sweazy@talgov.com) if you need additional information or clarification.

Sincerely,

Kim Cole Sweazy, Senior Planner  
Land Use & Environmental Services Division  
Growth Management Department

Attachment: Checklist Report

**NOTICE OF APPEAL RIGHTS:** The above decision on this Type A site plan shall become final 30 calendar days after it is rendered unless a person who qualifies as a party under the City's Land Development Code files a petition for formal proceedings pursuant to Sec. 9-154, Land Development Code and pays the filing fee. Failure to meet the requirements of Sec. 9-154(11)(f), Land Development Code shall result in the waiver of the right to petition for formal proceedings.

**Notice for Florida Land Use and Environmental Dispute Resolution Act:**

**NOTICE:** If the property owner feels that this order is unreasonable or unfairly burdens the use of his/her land, he/she may apply to the City of Tallahassee within 30 days of the receipt of this order for relief under Sec. 70.51, Florida Statutes, the Florida Land Use and Environmental Dispute Resolution Act. The request for relief should be filed with the City Attorney, 300 So. Adams St., Tallahassee, FL, pursuant to City Commission Policy 414CP, which is available online at [Talgov.com](http://talgov.com) under the Treasurer-Clerk's web site or by calling the City Attorney's Office at (850) 891-8554.



**Caution:** The information provided herein may be incomplete. The user of this document is cautioned that the information shown is subject to change prior to issuance of the final set of comments, and receipt of an Applicant Resubmit Assignment notice. An individual should proceed at their own risk when using a list of partial draft comments to formulate repos prior to receiving the Applicant Resubmit Assignment notice containing the complete list of comments.

TSP210041 – Checklist Report - 09/08/2021

<u>Comment ID</u>	<u>Group Name</u>	<u>Cycle</u>	<u>Sheet Name</u>	<u>Comment Text</u>	<u>Reviewer Follow-up</u>	<u>Comment Status</u>	<u>Date</u>	<u>Response</u>
CON1	Concurren cy	1		Concurrency application has been submitted and is under review		Open	09/08/2021	
Eng1	Engineer	1		1. Section 5-83 Tree protection—Provide a tree debit/credit table.		Open	09/08/2021	
Eng2	Engineer	1		2. Section 5-85d Urban Forest— 10% urban forest is required for the northern parcel, show this area in plan view and provide the statistics on the Site Data table.		Open	09/08/2021	
Eng3	Engineer	1		3. Section 5-85k1 Perimeter landscape- Perimeter landscape areas are required at widths: 10-foot front, and 8-foot side and rear between pavement and property lines. Add missing dimensions to demonstrate compliance with these requirements.		Open	09/08/2021	
Eng4	Engineer	1		4. Section 5-85k7 Landscape islands- The Site Data table indicates that 41 landscape islands have been provided. Update the Site Plan to show all the required islands.		Open	09/08/2021	
Eng5	Engineer	1		5. Section 5-86 Stormwater – Obtain final stormwater concurrency approval.		Open	09/08/2021	
Eng6	Engineer	1		6. Provide a capacity accounting record for the existing stormwater facility.		Open	09/08/2021	



Eng7	Engineer	1		7. Show the proposed location of any ground mounted electrical transformers and the required clear space.		Open	09/08/2021	
Eng8	Engineer	1		8. Show the required clear spaces around the two Fire Department Connections.		Open	09/08/2021	
Eng9	Engineer	1		9. Section 5-87(5) Grading- Demonstrate (at a minimum) that the finished floor elevation (FFE) of the new construction is a minimum of two feet above the highest ground elevation as measured within ten feet horizontally from the perimeter of any point of the building. This standard may be waived upon demonstration from the applicant that an acceptable alternative method is sufficient to ensure that drainage flows away from the structure and is designed to prevent entry into the structure. Typically we request a breakout elevation of 1 foot +/- lower than FFE within about 10 feet to approve a drainage waiver. Clarify how roof drainage is conveyed and show door locations.		Open	09/08/2021	
EU1	Electric Utility	1		There are existing overhead power lines along Roberts Ave, therefore no tall growing trees with a mature height above 14 feet are allowed within thirty feet of an existing overhead power line. A list of acceptable plants near power lines is available from John Tedder – 850-891-5009.		Open	09/08/2021	
EU2	Electric Utility	1		Either single phase or three phase service is available from a future underground power line along Paul Dirac Drive with three-phase being available to the qualified applicant.		Open	09/08/2021	

				<p>The type, size and location of the electric facilities required to serve this development will be determined at the time of permitting.</p> <p>Please contact Tina Drose with the COT Electric Utility at 850-891-5016 to coordinate electric service for this development.</p>				
EU3	Electric Utility	1		Easements will be required for all electric facilities existing and installed upon the Developer's property. Such easement will typically be twenty feet wide and run parallel with the power lines. Easements adjacent to and parallel with the ROW are typical ten feet in width.		Open	09/08/2021	
FD1	Fire Department	1		<p>NOTICE:</p> <p>The required width of a fire department access road shall not be obstructed in any manner, including the parking of vehicles. NFPA 1, 18.2.4.1.1, Seventh Edition of the Florida Fire Prevention Code.</p>		Open	09/07/2021	
FD2	Fire Department	1		<p>NOTICE:</p> <p>Prior to construction of buildings or facilities, an approved water supply, capable of providing the required fire flow for fire protection shall be established where hydrants are first installed or that the development is served by existing functioning hydrants located within 500 feet from the furthest building corner as the fire truck would drive. NFPA 1, 18.3.1,</p>		Open	09/07/2021	

				Seventh Edition of the Florida Fire Prevention Code.				
FD3	Fire Department	1		<p>NOTICE:</p> <p>Needed Fire Flow calculations are not provided. NFPA 1, 18.4, Seventh Edition of the Florida Fire Prevention Code.</p>		Open	09/07/2021	
FD4	Fire Department	1		<p>NOTICE:</p> <p>Maximum distance from the nearest hydrant to the most remote exterior point of any building is not shown on plans. NFPA 1, 18.4, Seventh Edition of the Florida Fire Prevention Code, NFPA 24: Standard for the Installation of Private Fire Service Mains and Their Appurtenances, 2016 Edition).</p>		Open	09/07/2021	
FD5	Fire Department	1		<p>NOTICE:</p> <p>If unsupervised and isolated above ground fuel storage tanks are to be located on the property prior to or during construction, City of Tallahassee Plans Review staff must be contacted prior to tank installation. NFPA 1, 66.21.7.2.1 and 66.21.7.2.2, Seventh Edition of the Florida Fire Prevention Code.</p>		Open	09/07/2021	
FD6	Fire Department	1		<p>Must meet NFF (needed fire flow) as determined by AWWA Manual M31, using NFPA 1 Method. Please provide needed fire flow calculations to the Tallahassee Fire Department representative and to Water Utilities Engineering and Inspections at this time. Please use the Required Fire Flow</p>		Open	09/07/2021	

				Information form (NFPA 1, 18.4.5.2.1, Seventh Edition of the Florida Fire Prevention Code) to provide fire flow calculations. The Fire Flow form is located on the Growth Management Department page within the City of Tallahassee's web page (www.talgov.com) in the "Applications and Forms" section. If hydrants are existing the following is required. After the NFF is determined, the existing fire hydrant(s) shall be flowed to determine its GPM. If the GPM meets or exceeds the NFF, no additional hydrants are required. If it does not meet the NFF, additional hydrant(s) are required.				
FD7	Fire Department	1		Water supply. Approved fire hydrants shall be provided for buildings to meet the fire flow requirements. The location and number of fire hydrants shall be designated by the fire official. Maximum distance from the nearest hydrant to the most remote exterior point of any building shall be 500 feet. The distance shall be measured on a roadway surface as the truck would drive meeting the fire department access requirements. Please show on plans.		Open	09/07/2021	
FD8	Fire Department	1		Commercial buildings, multi-family residential, institutional or industrial:  (1) 8 inch fire line and looped wherever possible  (2) Maximum distance between fire hydrants shall not exceed 500 feet; please show on plans.		Open	09/07/2021	

FD9	Fire Department	1		During the building plan review process, location and requirements of proposed fire protection components may be amended including, but not limited to, coordination with fire sprinkler contractors. Please contact Babette Ferris at (850) 891-7196 in Fire Plans Review for additional information.		Open	09/07/2021	
GU1	Gas Utility	1				Open	09/08/2021	
PD5	Planning Department	1		The Mobility Element of the Tallahassee-Leon County Comprehensive Plan requires development to provided accommodations for pedestrian access [Mobility Element Policy 1.1.8(a and b)]. The site plan shall include sidewalks and a planting strip consistent with the requirements of Section 10.283.3 and 10-283.4(2) of the Tallahassee Land Development Code along West Paul Dirac Drive.		Open	09/08/2021	
PD6	Planning Department	1		The Planning Department recommends approval of the project with the condition that the sidewalk and the associated planting strip along West Paul Dirac Road meet the requirements of 10-283.2 and 10-283.4 of the Tallahassee Land Development Code.		Open	09/08/2021	
TE1	Traffic Engineering	1		Provide a centerline profile for the proposed driveway into the site, from the existing roadway edge of pavement to a minimum of 20' outside of the R.O.W. line. Refer to Figure VIII in the COT 'Driveway Manual' and FDOT Standard Plans Index #000-515. This profile must show that an accessible route path exists through the driveway apron. Label the accessible route on the profile. The accessible route must have a minimum width of 48 inches and the cross slope shall be 1.5% maximum not to exceed 2%.		Open	09/08/2021	

TE2	Traffic Engineering	1		Show and label the actual & required sight distance triangles for the proposed driveway on Paul Dirac Dr and Roberts Ave. on the site plan, and show any objects (parking spaces, trees, etc.) that would obstruct the proper required sight distance from the connection along the public street in the directions of approaching traffic. Include conceptual landscape plans in the sight distance drawing. (FDOT Design Manual Chapter 212.11)		Open	09/08/2021	
TE3	Traffic Engineering	1		Paul Dirac Dr is a major collector street located within the Multi-Modal Transportation District (MMTD). Provide an 8' wide sidewalk along the project frontage in accordance with MMTD Standards.		Open	09/08/2021	
TE4	Traffic Engineering	1		The utility cut on Roberts Ave will require milling and resurfacing in accordance with COT's Flexible Pavement Design Standard.		Open	09/08/2021	
TE5	Traffic Engineering	1		Notice: All construction work within the City of Tallahassee right-of-way (R.O.W.) requires a Public Works Right-Of-Way Management Permit. Contact Tyler Harrison at (850) 891-8476 to obtain the Right-Of-Way Management Permit prior to EMO permit issuance. Construction shall be in accordance with the current FDOT Design Standards.		Open	09/08/2021	
TE6	Traffic Engineering	1		Notice: The developer shall repair any damage to the R.O.W. caused during construction, such as replace any curb and gutter and other existing infrastructure that is damaged due to the development construction. We recommend photographically documenting the pre-construction conditions.		Open	09/08/2021	
WU1	Water Utility	1		Water and sewer are available to the site.		Open	09/08/2021	



WU2	Water Utility	1		Connection to water and sewer is required.		Open	09/08/2021	
WU3	Water Utility	1		UU&PI Engineering must approve a Water and Sewer Service Plan prior to Site Plan Approval. Provide a PDF to Joshua Logan (Joshua.Logan@talgov.com) for review along with the required checklist, calculations, and fire flow test results.		Open	09/08/2021	
WU4	Water Utility	1		All construction must be in accordance with the latest edition of the "City of Tallahassee Technical Specification for Water and Sewer Construction".		Open	09/08/2021	
WU5	Water Utility	1		DEP Permits for water and sewer will be required.		Open	09/08/2021	
ZON1	Zoning	1		Sec. 9-152  A verified original, signed and sealed boundary survey must be received prior to final site plan approval. Electronic verification from trusted source will be accepted or the survey may be submitted, in person, to our office for verification and scanning.		Open	09/03/2021	
ZON2	Zoning	1		Sec. 9-151  A LUCC was submitted indicating 75,000 sq ft of development. Because this is less than the structure size indicated on the site plan document, a revision of the LUCC to appropriate square footage is required prior to final site plan approval.		Open	09/03/2021	
ZON3	Zoning	1		Correct parcel numbers on Owner's Affidavit.		Open	09/08/2021	

				Notary information is not fully completed on either of the Owner's Affidavits. Submit fully completed Owner's Affidavits prior to final site plan approval				
ZON4	Zoning	1		<p>If no unity of title is planned, the building on the northern lot will not meet rear setback requirements. Either a Unity of Title to remove the current rear property line or a Type B Site Plan review will be required to allow for rear setback deviation for northern lot will be required.</p> <p>The minimum rear setback for the M-1 zoning district is 10 feet and the nearest upright portion of the building must be located no less than that distance from the property line.</p>		Open	09/07/2021	
ZON5	Zoning	1		<p>Sec. 10-177</p> <p>a multi-family residential development is located to the west of the proposed M-1 site. A type D buffer is required along the western property line of the M-1 portion of the project.</p> <p>A Type D buffer has a width range between 30 feet and 60 feet with specific plantings. If a 30-foot buffer is selected, an opaque fence will be required in addition to the specific plantings.</p>		Open	09/07/2021	