

**Leon County Research and Development Authority**  
**Development Review Committee**  
**Variance Hearing**  
Collins Building  
2051 East Paul Dirac Drive  
Tallahassee, FL 32310

November 9, 2021  
9:00am

**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, October 12, 2021 (Attachment A)
7. North Florida Innovation Labs (Attachments B & D)  
*Leon County R&D Authority, Parcel 410327E0050, requests a variance to Section VIII.1(d) to locate its East Paul Dirac driveway apron 12.6' from the nearest adjacent Site line (Parcel 410327E0040) rather than the C&R required 50'. A proposed mitigating factor is that the driveway is 197' from the driveway on the adjacent property.*
8. Danfoss Expansion (Attachments C & D)  
*Danfoss LLC, Parcels 4103202350000 and 410327E0040, requests a variance to Sections II.3, VIII.1(d), and IX.1 to locate its parking lot the City required setback of 8' from the eastern side property line, along with the corresponding landscape buffer, rather than the C&R required 25'. An existing mature forested area and additional dense landscaping are proposed mitigating factors.*
9. New Business
10. Adjourn

**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

**DRAFT 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.



## Declaration of Protective Covenants and Restrictions

## Variance Application

<b>Property Street Address or Parcel Number:</b> 410327E0050 & 410327E0060		<b>Application Date:</b> 10/19/2021
<b>Property Tenant Applicant</b>		
<b>Legal Name:</b> Leon County Research and Development Authority		<b>Mailing Address:</b> 2051 E. Paul Dirac Drive, Suite 100 Tallahassee, FL 32310
<b>Applicant's Representative</b>		
<b>Name:</b> Cheryl Poole PookEngineering & Surveying		<b>Mailing Address:</b> 2145 Delta Boulevard, Suite 100 Tallahassee, FL 32303
<b>Email Address:</b> cheryl@pook-eng.com		<b>Phone Number:</b> (850) 386-5117
<b>Project Description</b>		
40,000 Square Feet High Tech Business Incubator		
<b>Variance Request(s)</b>		
<b>C&amp;R</b>		<b>Description of variance including justification and/or proposed mitigation (Attach supplemental information/drawings/reports if necessary)</b>
<b>Article</b>	<b>Section</b>	
VIII	1(d)	<p>East Paul Dirac driveway apron edge is closer than 50' from nearest adjacent Site line. The actual distance is <u>12.6'</u>.</p> <p>The approved development site plan for the adjacent property does not include a driveway within 100'+ of the adjacent Site line.</p>

  
 Applicant Representative Signature  
10-20-21  
 Date Signed  
V.P.  
 Title

OFFICE USE ONLY	
Date received: _____	Initials: _____
Notice mailed: _____	Initials: _____
Notice published: _____	Initials: _____

VAR2021-10-01



## Declaration of Protective Covenants and Restrictions

## Variance Application

<b>Property Street Address or Parcel Number:</b> 4103202350000 and 410327 E0040		<b>Application Date:</b> 10/20/2021
<b>Property Tenant Applicant</b>		
<b>Legal Name:</b> Danfoss LLC		<b>Mailing Address:</b> 1769 E. Paul Dirac Drive Tallahassee, FL 32310
<b>Applicant's Representative</b>		
<b>Name:</b> Cheryl Poole Poole Engineering & Surveying, Inc.		<b>Mailing Address:</b> 2145 Delta Blvd., Suite 100 Tallahassee, FL 32303
<b>Email Address:</b> cheryl@poole-eng.com		<b>Phone Number:</b> 850-386-5117
<b>Project Description</b>		
247,183 sf Manufacturing and Offices for Danfoss LLC. Includes future phase addition to manufacturing building.		
<b>Variance Request(s)</b>		
<b>C&amp;R</b>		<b>Description of variance including justification and/or proposed mitigation (Attach supplemental information/drawings/reports if necessary)</b>
Article	Section	
II	3	
VIII	1(d)	
IX	1	

Side setback for the parking was set at 8 feet from the property line to comply with City code requirements. The size of the building and the need for an onsite stormwater pond resulted in moving the parking lot to the minimum City setback. However, the adjacent parking lot and building are currently buffered by a mature forested area and is at a slightly higher elevation than the proposed site. Plantings along the proposed parking lot will include dense holly trees and 3 foot high shrubbery that will further block the intrusion of car lights and parking lot activity from the adjacent parcel. These two features will adequately mitigate for the reduction in the side setback and landscape buffer width of 17 feet.

Further north the buffering transitions to that abutting another parking lot that is used by Danfoss. The east parking lot has a setback of 97 feet from the property line which will more than mitigate the western buffer's shortcomings.

Should the landscape buffer variance not be granted then Danfoss would lose a significant amount of parking at 46 spaces. This will detrimentally affect the use of the proposed facility.

  
 Applicant Representative Signature  
 10-20-21  
 Date Signed  
 V.P.  
 Title

OFFICE USE ONLY	
Date received: _____	Initials: _____
Notice mailed: _____	Initials: _____
Notice published: _____	Initials: _____

VAR2021-10-01



DATE: 10-20-21

SCALE: 1"=50'

DRAWN BY: JWT

PROJECT: DANFOSS TURBOCOR	TITLE: VARIANCE EXHIBIT
------------------------------	----------------------------



JOB NUMBER:  
21118

SHEET NUMBER:  
1-1