

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

Collins Building
2051 East Paul Dirac Drive
Tallahassee, FL 32310

November 9, 2021
9:00am – 10:00am

Minutes

Members in Attendance: Ron Miller (Chair), Ben Hood, John Reddick, Brad Richardson.

Members in Attendance Virtually: Kimberly Strobel-Ball.

Guests: Cheryl Poole, Poole Engineering & Surveying; Kathryn Stivers, Architects Lewis + Whitlock.

1. Call to Order

Ron Miller called the meeting to order at 9:00am.

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.

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

4. Modifications to the Agenda

None.

5. Public Comment

None.

6. Approval of Draft Meeting Minutes, October 12, 2020

John Reddick offered a motion to approve the draft meeting minutes. Brad Richardson seconded the motion which passed unanimously.

VARIANCE HEARING

Prior to the variance hearing agenda items, Ron Miller read into the record the variance process followed as required by the Innovation Park/Tallahassee Declaration of Protective Covenants and Restrictions included as Attachment A to these minutes.

7. North Florida Innovation Labs

Leon County Research and Development Authority, Parcel 410327E0050, requests a variance to Section VIII.1(d) to locate its East Paul Dirac driveway apron 12 feet 6 inches from the nearest adjacent Site line (Parcel 410327E0040) rather than the Innovation Park Covenants and Restrictions required 50 feet. A proposed mitigating factor is that the driveway is 197 feet from the driveway on the adjacent property.

Ben Hood offered a motion to recommend approval of the variance as requested. Brad Richardson seconded the motion which passed unanimously.

8. Danfoss Expansion

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 of Tallahassee required setback of 8 feet from the eastern side property line, along with the corresponding landscape buffer, rather than the Innovation Park Covenants and Restrictions required 25 feet. An existing mature forested area and additional dense landscaping are proposed mitigating factors.

After discussion Kimberly Strobel-Ball offered a motion to recommend approval of the requested variance subject to the applicant's good faith effort to maintain a high level of opacity between the properties. John Reddick seconded the motion which passed unanimously.

9. New Business

None.

10. Adjourn

The meeting adjourned at 9:13am.