

RESOLUTION NO. 14-04

RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION APPROVING SITE PLAN REVIEW (SPR) #14-A, THE SAINT LEO UNIVERSITY NEW ACADEMIC BUILDING WITH CONDITIONS.

WHEREAS, a Planned Unit Development (PUD) application (PUD #10-A) was approved by the Town of St. Leo Town Commission on June 4, 2010 to approve the Saint Leo University campus master plan (154.29+/- acres), and

WHEREAS, the Town of St. Leo Town Commission approved Saint Leo University Campus Master Plan PUD #10-A Major Modification #1, which included the New Academic Building (referred to as Crawford Hall replacement) pursuant to the Land Development Code (LDC) Article X, Development Review Procedures and Development Standards for General Site Plans and Planned Unit Developments, and

WHEREAS, Saint Leo University, Inc. has submitted an application to approve a site plan for the New Academic building, and

WHEREAS, a public meeting was held on April 14, 2014, before the Town of St. Leo Town Commission, regarding the above referenced application, which gave full and complete consideration to the recommendations of the staff and evidence presented at the public meeting.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF ST. LEO TOWN COMMISSION:

SECTION A. REQUEST

The Applicant is demolishing Crawford Hall (10,500 square feet) and constructing a new 48,000 square foot Academic building. This was originally identified as a long range project and is now changed to a current project. The building design will be Mediterranean/Spanish architecture compatible with the campus architecture and the building will be 65 feet in height.

SECTION B. EXHIBIT A

The following documents are attached to this resolution and incorporated herein by reference:

1. Town staff report with exhibits.
2. Applicant's application and submittal documents/plans.

SECTION C. FINDINGS AND CONCLUSIONS

Based on the Applicant's submittal documents and Town staff analyses, staff recommends APPROVAL WITH CONDITIONS of the New Academic building. The proposed project is consistent with PUD #10-A and Major Modification #1 and the LDC provided certain conditions are met:

SECTION D. TOWN COMMISSION DECISION

The Town Commission APPROVES SPR #14-A with the following conditions:

1. Tree Removal Permit TRP#14-A is approved and the Applicant complies with all conditions of that approval.
2. Submit a revised site plan showing the four (4) replacement Live Oaks on the project site.
3. All replacement trees required by the Tree Removal Permit approval shall be planted by the Applicant and inspected by a Town representative for compliance prior to final building inspection approval of the project by the Town's Building Official.
4. Any revisions to the attached site plan shall be provided to the Town Planning Consultant for approval prior to the issuance of final building inspection approval of the project by the Town's Building Official. Any variances will require a public hearing pursuant to Article IX.
5. Any change to the architectural design of the building shall be approved by the Town Planning Consultant.
6. No final building inspection approval will be issued by the Town's Building Official until all the above conditions are met.
7. One (1) year after the completion of the project, the Town Commission or its designee shall inspect all landscaping for compliance to the site plan and Tree Replacement approvals. The Town Commission or its designee shall provide a written report regarding compliance to the Applicant, and the Applicant shall be required to replace any trees deemed to be in poor or dead condition within 45 days of said inspection report date.

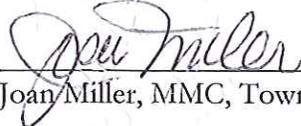
SECTION E. TOWN COMMISSION MOTION

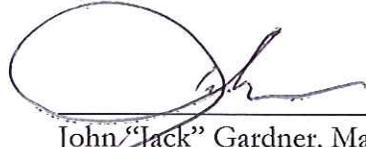
The foregoing resolution was adopted by the St. Leo Town Commission vote as follows:

John "Jack" Gardner, Mayor
Sister Donna DeWitt, O.S.B.
Brother James Hallett, O.S.B.
Robert Inslee
James Wells

DULY PASSED AND ADOPTED this 14th day of April, 2014.

ATTEST:


Joan Miller, MMC, Town Clerk


John "Jack" Gardner, Mayor

Approved as to form by:

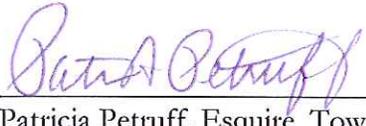

Patricia Petruff, Esquire, Town Attorney

EXHIBIT A
Town Staff Report/Exhibits
Applicant's Application and Supporting Documents



Town of St. Leo

**SITE/LANDSCAPE PLAN REVIEW (SPR)
STAFF REPORT
SPR#14-A: Saint Leo University New Academic Building
Town Commission meeting April 14, 2014**

Property Owner: Saint Leo University Inc.
Applicant: Saint Leo University Inc.
Representative: Frank Mezzanini
Request: Site and Landscape Plan Approval for the New Academic building
Location/Legal Description: South Central Quadrant of the Saint Leo University East Campus
Property Appraiser Folio: 01-25-20-0000-030000-0000
Land Use Designation: Institutional
Zoning: Institutional

Project Overview

The Applicant is demolishing Crawford Hall (10,500 square feet) and constructing a new 48,000 square foot Academic building (Exhibits A and B). This was originally identified as a long range project and is now changed to a current project. The building design will be Mediterranean/Spanish architecture compatible with the campus architecture (Exhibit C). The building will be 65 feet in height. Appendix A contains the application and project narrative.

The new building does create minor changes to the Campus floor area and impervious surface ratios; resulting in a net increase in FAR of 37,500 square feet and ISR of 6,600 square feet; however, the Campus is still far below the permitted maximum FAR and ISR. An updated data sheet (PUD has been submitted.

The project entails removal of one (1) Grand Tree and eight (8) other protected trees. Two other Grand Trees are being removed, which are in deteriorated condition. A Tree Removal Permit has been submitted for removal of the Grand and the other protected trees. Based on the Tree Replacement Plan submitted as part of the Tree Removal application, four (4) Live Oaks are to be planted within the project site.

Analysis of Relevant Land Development Code, Sec. 10.9. PUD Development Guidelines and Requirements.

3. Compatibility: The proposed PUD shall be compatible with adjacent land uses or zoning districts, or shall achieve compatibility through special design characteristics and buffers between incompatible uses to minimize differences between the proposed and existing surrounding land uses or zoning districts.

The proposed New Academic building is compatible with the scale and architectural design theme of the campus (Mediterranean/Spanish Revival).

5. Streets and Internal Transportation System: Streets shall be designed and constructed in accordance with the provisions of the Town of St. Leo Subdivision Regulations, with such modifications as may be approved as part of the plan submitted at all phases of Town review. Connection of the internal street system to the public road and highway network (via connectors of adequate design, construction, and capacity) shall be the responsibility of the developer and any required improvements shall be included in the PUD plans.

The new building will utilize the existing internal campus street network.

6. Principal Vehicular Access Points: Principal vehicular access points to the PUD shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards for vehicular or pedestrian traffic. Acceleration, deceleration, and turn lanes and similar improvements may be required where existing or anticipated heavy traffic flows indicate a need for such improvements.

The new building will utilize the existing internal campus street network and main campus S.R. 52 entrance.

9. Lake Jovita/S.R. 52 Visual Corridor: It is important to insure that the relationship between the view sheds of the unique hillside topography and natural landscape along State Road 52 and Lake Jovita, and the views of the historic St. Leo Abbey and Bell Tower, are preserved and protected. Factors to be considered in evaluating the impacts of development within a view shed include, but are not limited, to the following:

- Siting, massing and height of buildings and structures within the view shed.
- The relationship between the natural landscape and man-made features relative to massing, shapes, textures and contrast.
- The impact of altering the hillside topography and/or the relationship between the forested tree canopy and skyline.
- The location of the site relative to the view shed, topography and distance to the viewer.

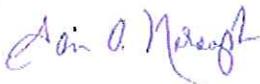
The proposed Academic building is located internal to the campus and would have minimal, if any visibility from Lake Jovita as it is over 1,500 feet away. The new building is 300+ feet from S.R. 52 and may be visible; however, it architecturally blends and is in scale with the surrounding campus buildings.

Based on the above analysis, the site plan substantially meets the development guidelines.

Staff Recommendation

Based on the above analyses and Applicant submittals, staff recommends APPROVAL WITH CONDITIONS of the New Academic building as submitted (Exhibits B, C and Appendix A). The proposed project is consistent with PUD #10-A and Major Modification #1 and the LDC provided the following conditions are met:

1. Tree Removal Permit TRP#14-A is approved and the Applicant complies with all conditions of that approval.
2. Submit a revised site plan showing the four (4) replacement Live Oaks on the project site.
3. All replacement trees required by the Tree Removal Permit approval shall be planted by the Applicant and inspected by a Town representative for compliance prior to final building inspection approval of the project by the Town's Building Official.
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Engelhardt, Hammer & Associates, Inc.
Town of St. Leo Planning Consultant

Engelhardt, Hammer & Associates reserves the right to update this report upon becoming aware of new or updated information.

EXHIBIT A

Aerial Map

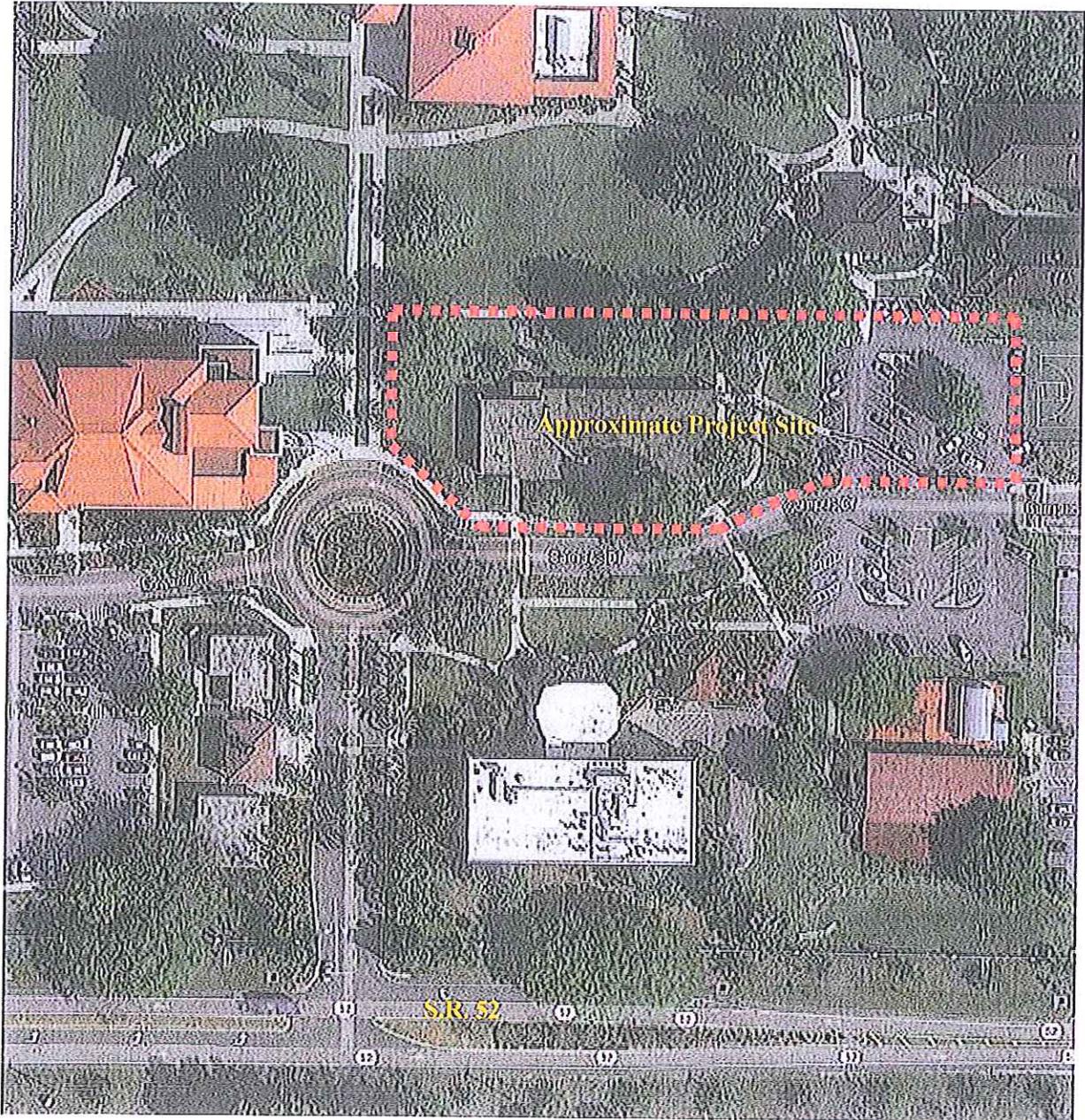


EXHIBIT B

Site Plan

goulddevens

32791 Chas. Road #3
Suite 100
Dallas, TX 75244
Tel: 972.333.3333
Fax: 972.333.3334
www.goulddevens.com

New Academic Building

32791 Chas. Road #3
Suite 100
Dallas, TX 75244
Tel: 972.333.3333
Fax: 972.333.3334
www.goulddevens.com

NOT FOR CONSTRUCTION

Project No: 037000
Scale: 1/8" = 1'-0"

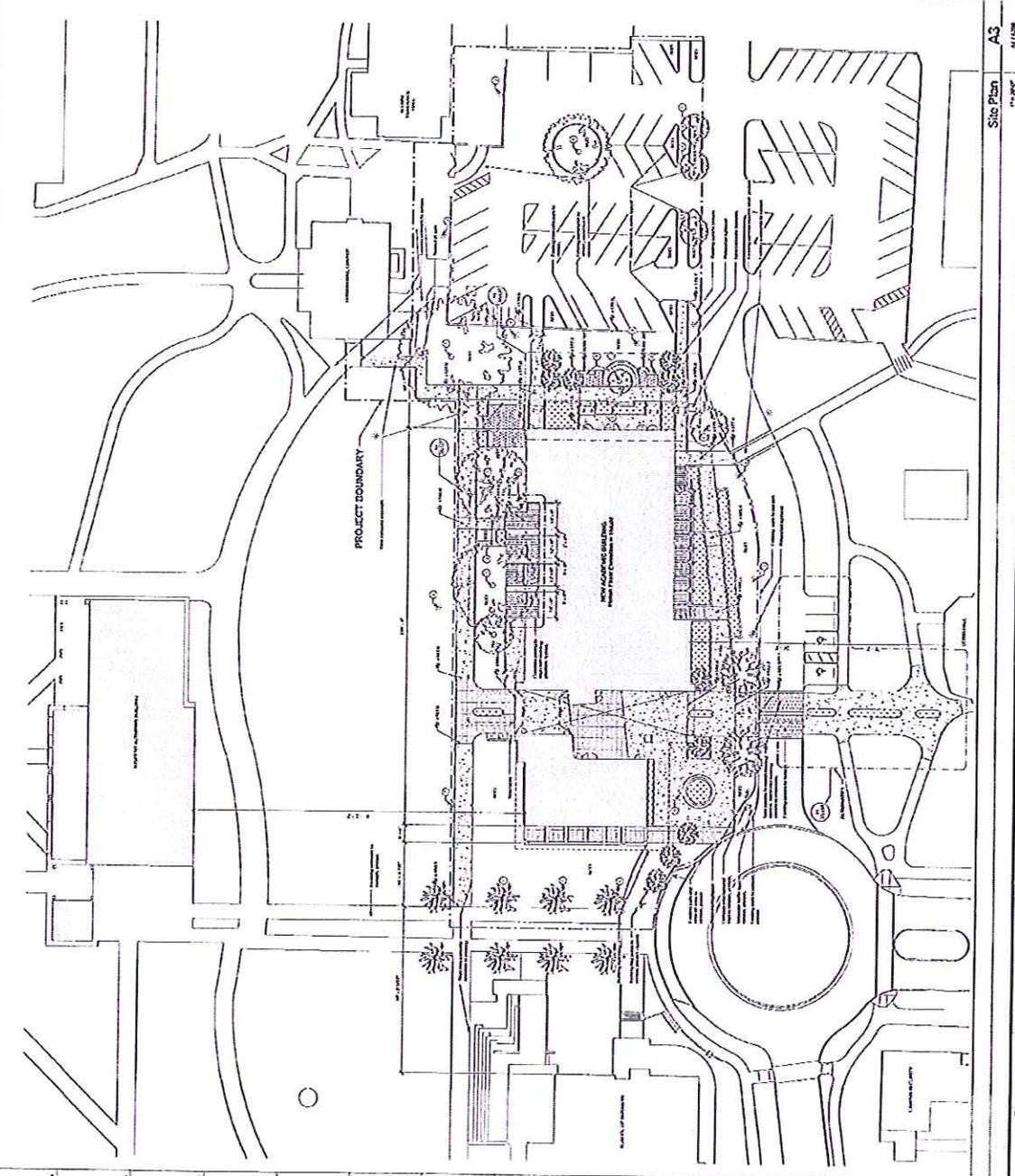
Architectural Co. Plan
AS100

Team Plan Review

- General Notes:**
1. Refer to CD for general notes.
 2. All work shall be in accordance with the City of Dallas Code of Ordinances, Title 25A, Chapter 101, and all applicable codes and regulations.
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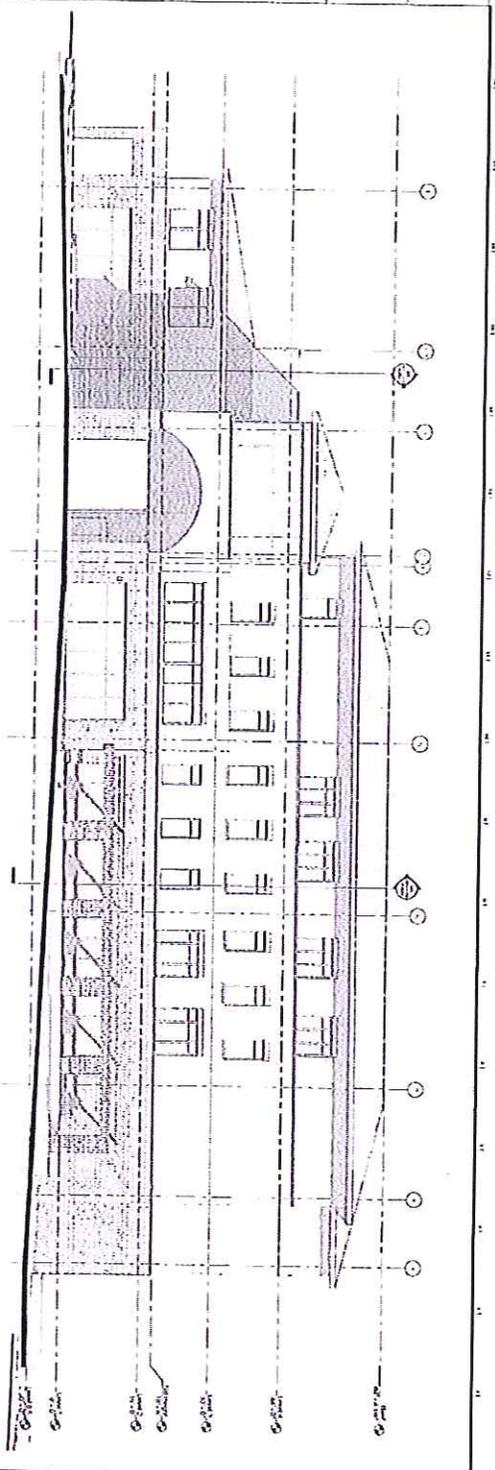
- Materials Legend:**
1. Concrete
 2. Steel
 3. Masonry
 4. Wood
 5. Glass
 6. Other

- Legend:**
- 1. Proposed Building Footprint
 - 2. Existing Building Footprint
 - 3. Proposed Parking
 - 4. Existing Parking
 - 5. Proposed Landscaping
 - 6. Existing Landscaping
 - 7. Proposed Site Access
 - 8. Existing Site Access
 - 9. Proposed Site Elevation
 - 10. Existing Site Elevation
 - 11. Proposed Site Grading
 - 12. Existing Site Grading
 - 13. Proposed Site Utilities
 - 14. Existing Site Utilities
 - 15. Proposed Site Stormwater
 - 16. Existing Site Stormwater
 - 17. Proposed Site Retention
 - 18. Existing Site Retention
 - 19. Proposed Site Fencing
 - 20. Existing Site Fencing
 - 21. Proposed Site Security
 - 22. Existing Site Security
 - 23. Proposed Site Lighting
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 - 26. Existing Site Signage
 - 27. Proposed Site Artwork
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 - 29. Proposed Site Amenities
 - 30. Existing Site Amenities
 - 31. Proposed Site Features
 - 32. Existing Site Features
 - 33. Proposed Site Details
 - 34. Existing Site Details
 - 35. Proposed Site Annotations
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 - 37. Proposed Site Dimensions
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 - 430. Existing Site Non-Temporality
 - 431. Proposed Site Eternity
 - 432. Existing Site Eternity
 - 433. Proposed Site Non-Eternity
 - 434. Existing Site Non-Eternity
 - 435. Proposed Site Mortality
 - 436. Existing Site Mortality
 - 437. Proposed Site Non-Mortality
 - 438. Existing Site Non-Mortality
 - 439. Proposed Site Immortality
 - 440. Existing Site Immortality
 - 441. Proposed Site Non-Immortality
 - 442. Existing Site Non-Immortality
 - 443. Proposed Site Transience
 - 444. Existing Site Transience
 - 445. Proposed Site Non-Transience
 - 446. Existing Site Non-Transience
 - 447. Proposed Site Permanence
 - 448. Existing Site Permanence
 - 449. Proposed Site Non-Permanence
 - 450. Existing Site Non-Permanence
 - 451. Proposed Site Timelessness
 - 452. Existing Site Timelessness
 - 453. Proposed Site Non-Timelessness
 - 454. Existing Site Non-Timelessness
 - 455. Proposed Site Temporality
 - 456. Existing Site Temporality
 - 457. Proposed Site Non-Temporality
 - 458. Existing Site Non-Temporality
 - 459. Proposed Site Eternity
 - 460. Existing Site Eternity
 - 461. Proposed Site Non-Eternity
 - 462. Existing Site Non-Eternity
 - 463. Proposed Site Mortality
 - 464. Existing Site Mortality
 - 465. Proposed Site Non-Mortality
 - 466. Existing Site Non-Mortality
 - 467. Proposed Site Immortality
 - 468. Existing Site Immortality
 - 469. Proposed Site Non-Immortality
 - 470. Existing Site Non-Immortality
 - 471. Proposed Site Transience
 - 472. Existing Site Transience
 - 473. Proposed Site Non-Transience
 - 474. Existing Site Non-Transience
 - 475. Proposed Site Permanence
 - 476. Existing Site Permanence
 - 477. Proposed Site Non-Permanence
 - 478. Existing Site Non-Permanence
 - 479. Proposed Site Timelessness
 - 480. Existing Site Timelessness
 - 481. Proposed Site Non-Timelessness
 - 482. Existing Site Non-Timelessness
 - 483. Proposed Site Temporality
 - 484. Existing Site Temporality
 - 485. Proposed Site Non-Temporality
 - 486. Existing Site Non-Temporality
 - 487. Proposed Site Eternity
 - 488. Existing Site Eternity
 - 489. Proposed Site Non-Eternity
 - 490. Existing Site Non-Eternity
 - 491. Proposed Site Mortality
 - 492. Existing Site Mortality
 - 493. Proposed Site Non-Mortality
 - 494. Existing Site Non-Mortality
 - 495. Proposed Site Immortality
 - 496. Existing Site Immortality
 - 497. Proposed Site Non-Immortality
 - 498. Existing Site Non-Immortality
 - 499. Proposed Site Transience
 - 500. Existing Site Transience

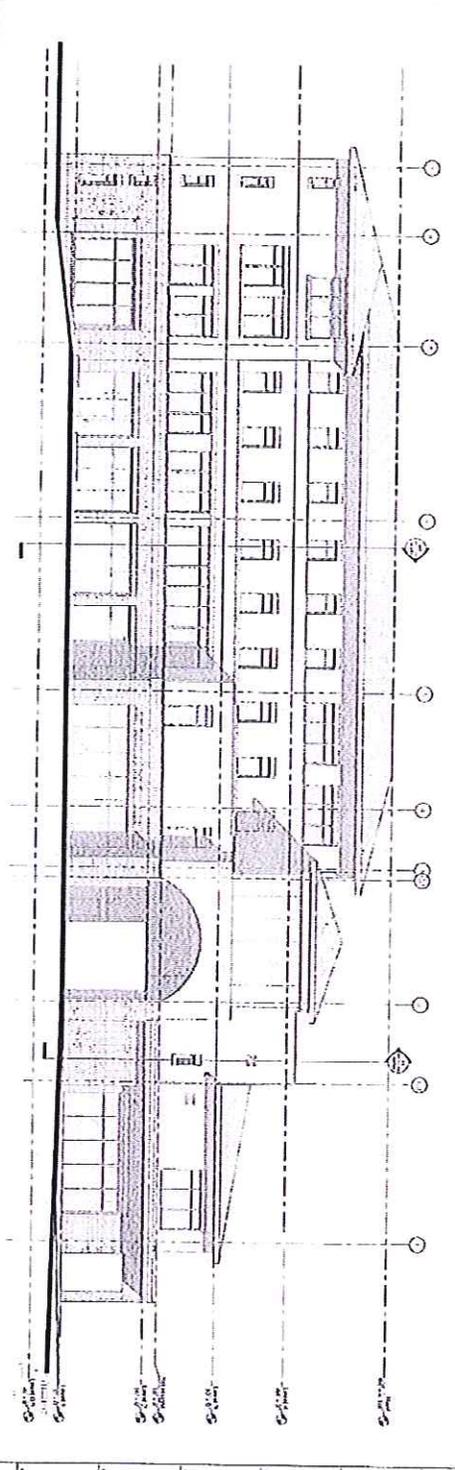


Site Plan AS
1/8" = 1'-0"
A1/A08

EXHIBIT C
Building Elevations



Building Elevation - South H1
 1/2" = 1' 0"
 8/14/11



Building Elevation - North A1
 1/2" = 1' 0"
 8/14/11

goulddevons

20701 Glen Road SE
 Charlotte, North Carolina 28225
 Phone: 704.545.1000
 Fax: 704.545.1001
 Website: www.goulddevons.com

New Academic Building

20701 Glen Road SE
 Charlotte, North Carolina 28225
 Project No. 10000000000000000000
 Drawing No. 10000000000000000000
 Date: 8/14/11
 Scale: 1/2" = 1' 0"
 Project Manager: [Name]
 Designer: [Name]
 Checker: [Name]
 Title Block: [Name]

NOT FOR CONSTRUCTION

Callender Davidson
A200
 10000000000000000000

APPENDIX A

- **Application**
- **Project Narrative**
- **Sheet SP-021**
- **Sheet SP-022**

N.A.B.



Town of Saint Leo

APPLICATION FOR GENERAL SITE PLAN REVIEW
BY THE ST. LEO TOWN COMMISSION

NOTE: All applications are to be filled out completely and correctly, and submitted in person (no fax or deliveries) to the Town Clerk. The applicant, by filling this application agrees he/she will comply with all requirements of the Town of St. Leo Land Development Code (LDC). General Site Plan Review is typically a staff review. However, if a variance to the LDC is required, then a variance public hearing will be scheduled. It is necessary for the applicant or the applicant's representative to be present at the public hearing meeting. No revisions to the General Site Plan application will be processed no later than 14 days prior to the scheduled town Commission meeting. The Public Hearing will be conducted pursuant to Quasi-Judicial Proceedings.

NOTE: it is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.

Application Date March 14, 2014
Applicant (Title Holder(s)) Saint Leo University
Address 33701 State Road 52, Saint Leo, Florida Zip 33574 Phone/Fax 352.588.8215
Representative (Owner Authorization Affidavit is required) Frank Mezzanini, V.P. of Finance
Address 33701 State Road 52, Saint Leo, Florida Zip 33574 Phone/Fax 352.588.8215/352.588.8211
Architect/Engineer Gouldevans
Address 107 S. Franklin Street, Suite 200, Tampa, Florida Zip 33602 Phone/Fax 813.288.0729
When Property Title Obtained 1889
Legal Description Refer to "Site Plan East" Drawing
PIN Number(s) [County] 01-25-20-0000-03000-0000
General Location (Address) 33701 State Road 52, Saint Leo, Florida 33574

- Pursuant to the LDC, included with this application must be:
- a written narrative describing the proposed use and development, including any variances and identification of impact to established visual corridors
 - a property survey, including topographic vertical contours no greater than at five-foot contour intervals and identification of soils
 - a letter of authorization/affidavit from the property owner should a representative be acting on the owner's behalf

Upon determination of completeness, two sets the application and proposed general site plans/building elevations are to be submitted. Please note: If trees are proposed to be removed, then a tree survey for all trees over 3" d.b.h on site may be required if deemed applicable by staff.

FEE: The applicant will be billed for the actual expenses related to the Town of St. Leo's Planning Consultant or other Town of St. Leo staff review of the application. This may include, but not be limited to, time spent reviewing the application for completeness, site inspection, preparing a report to the Town Commission, telephone conversations and/or written correspondence to the applicant, attending any meeting with the applicant and attending public hearings. The Town Commission may request an advanced partial payment based on an estimate of the Planning Consultant's fees and expenses.

Signature Title Holder(s)/Owner(s)

Request: (Explain proposal in detail); use additional sheets if necessary Refer to accompanying narrative

General Site Plan Review
Saint Leo University
New Academic Building

The New Academic Building will be a four story 48,000 square foot replacement of Crawford Hall, a one story 10,500 square foot building dating from 1957. It will house state of the art instructional spaces as well as staff offices.

The exterior design, as depicted on the accompanying elevations is consistent with the University's Spanish Mission aesthetics. The materials of stucco, brick and metal roofing will mimic the adjacent School of Business Building. Height to peak of roof is 65', which is within the height of 75' the Land Development Code allows due to the additional building setback from the property lines.

The project requires no variances to the Land Development Code, nor will it have a visual impact on either the Lake Jovita or SR 52 visual corridors. It is over 1,500 feet from Lake Jovita and over 300 feet from SR 52. Although from certain limited angles it may be viewed, it will simply fit in with the "sky line" of the university, with the other taller building such as the School of Business or the last six Residential Buildings built on campus.

For the legal description, project location, and storm water retainage see accompanying "Site Plan East" Drawing. Storm water will be handled by the existing retention pond as shown on the drawing. The civil engineering firm of Surak Engineering is preparing the "Permit Modification Application" to SWFWMD. Approval by SWFWMD is anticipated prior to submittal for the building permit.

The project requires trees to be removed and relocated. The Tree Removal Permit was previously submitted to the Town on March 12, 2014.

Although the project is adding additional impervious surface (slight) and additional floor area, the resulting Impervious Surface Ratio (ISR) and Floor Area Ratio (FAR) remain far under the allowed limits. See the accompanying Land Development Code Data Drawing.

Supporting Drawings:
New Academic Building Site Plan
Site Plan East
Exterior Building Elevations
Land Development Code Data

