

RESOLUTION NO. 13-07

RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION APPROVING PUD #10-A- MINOR MODIFICATION #3A: SAINT LEO UNIVERSITY CAMPUS MASTER PLAN RELATED TO THE ADDITION OF A GREENHOUSE PROJECT.

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

WHEREAS, Planned Unit Development (PUD) Minor Modification applications (PUD #10-A, Minor Modifications #1, #2 and #3 were filed by Saint Leo University, Inc. to approve minor modifications to previous PUD projects, and said Minor Modifications were approved by the Town Commission, and

WHEREAS, Saint Leo University, Inc. has submitted an application to approve a minor modification to add a greenhouse project to PUD #10-A, and

WHEREAS, a public meeting was held on December 10, 2012, on the request by Saint Leo University to add a greenhouse pursuant to PUD #10-A, before the Town of St. Leo Town Commission which gave full and complete consideration to the recommendations of the staff and evidence presented at the meeting.

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

SECTION A. REQUEST

The proposed PUD Minor Modification application is contained in Exhibit A. The Minor Modification relates to the construction of an approximate 892 square foot greenhouse behind DeChantal Hall (Exhibit A, Appendix A- site plan and elevations). The greenhouse will be approximately 13.5 feet in height and located on an existing concrete pad. Therefore, there is no change to the campus impervious surface ratio. Since the greenhouse is non-habitable space, there is also no change to the campus floor area ratio.

SECTION B. FINDINGS AND CONCLUSIONS

The proposed PUD Minor Modification #3A is consistent with PUD #10-A and the Town of St. Leo Comprehensive Plan and Land Development Code as evaluated in the staff report dated December 10, 2012 (Exhibit A).

SECTION C. EXHIBIT A

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

Town Staff Report with exhibits and Applicant's application and supporting documents.

SECTION D. TOWN COMMISSION DECISION

The proposed PUD #10-A, Minor Modification #3A, requests adding a greenhouse project. This request is consistent with PUD #10-A and the Town of St. Leo Comprehensive Plan and Land Development Code as evaluated in the staff report dated December 10, 2012 related to PUD#10-A, Modification #3A. The request by Saint Leo University for PUD #10-A, Minor Modification #3A is hereby APPROVED SUBJECT TO the following conditions:

1. All conditions of approval for PUD #10-A and Minor Modifications #1, #2 and #3 remain in effect.
2. Pursuant to this PUD Minor Modification approval, an update of the PUD Sheet PUD-1 to show the greenhouse. In addition, provide an update of the PUD data sheet (PUD-2), specifically, sections 6.2 and 12.2. As noted the greenhouse will be listed in these sections, but its square footage will not be counted toward ISR or FAR. These updates shall be submitted as part of the next minor or major modification request.

The approval of the PUD #10-A Minor Modification #3A is valid for the same time frame as PUD #10-A (until June 4, 2020). Any change in the physical location of any of the projects identified in the application are deemed to be a minor PUD modification (pursuant to Section 101.10) provided there is no increase in project building square footage of fifty (50) percent or more.

Further, this Approval permits Saint Leo University to submit building and any other required permits to allow for the construction of the greenhouse.

SECTION E. TOWN COMMISSION MOTION

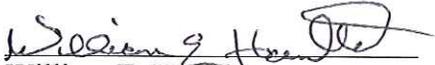
The foregoing resolution was adopted by the St. Leo Town Commission vote as follows:

William E. Hamilton, Mayor
Donna DeWitt, O.S.B.
James Hallett, O.S.B.
Robert Courtney
Jack Gardner

DULY PASSED AND ADOPTED this 10th day of December, 2012. This approval is valid for the same time frame as PUD #10-A (until June 4, 2020).

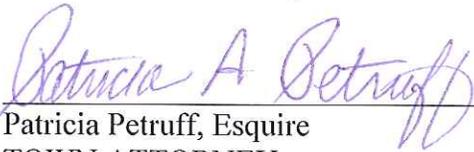


ATTEST:
JOAN MILLER, MMC
TOWN CLERK



William E. Hamilton
MAYOR

Approved as to form by:



Patricia Petrucci, Esquire
TOWN ATTORNEY



Town of St. Leo

STAFF REPORT
Saint Leo University Campus Master Plan
PUD #10-A
Minor Modification #3A
Town Commission Meeting December 10, 2012

Applicant: Saint Leo University Inc.

Representative: Frank Mezzanini

Request: Saint Leo University Campus Conceptual Master Plan PUD Minor Modification #3A: Approval for the addition of a greenhouse.

Location/Legal Description: The University campus is comprised of two separate tracts: East Campus and West Campus totaling 154.29+/- acres. The Pasco County Property Appraiser folio numbers for each campus tract are as follows:

- East Campus: 01-25-20-0000-00100-0010, 01-25-20-0000-03000-0000, 01-25-20-0000-02900-0000, 01-25-20-0000-03000-0012, 01-25-20-0000-03000-0020 and 06-25-21-0000-00300-0010.
- West Campus: 01-25-20-0000-02300-0010 and 01-25-20-0000-02300-0020

See Exhibit A.

Land Use Designation: Institutional and Permanently Open Land

Zoning: Institutional and Permanently Open Land

PUD Application Overview

The University is comprised of a West Campus (20.88 acres) and an East Campus (133.41 acres) for a total campus area of 154.29 acres (Exhibit A). Lake Jovita encompasses 14.65 acres of the total campus area. The two campus areas are bisected by property owned by the Order of St. Benedict of Florida, which is comprised of the historic St. Leo Hall, Church of Holy Cross and Carmel Covenant buildings. The West Campus is comprised of Marmion Center (performing arts) and Marmion/Synder Halls (student residences). The East Campus (main campus) is comprised of numerous classroom buildings, administrative offices, plant operations, student housing, indoor and outdoor sports facilities, and parking areas and a garage.

The Town Commission approved the Saint Leo University Campus Master Plan on June 4, 2010 (PUD #10-A). The PUD approval included the entire existing campus and conceptual plans for six (6) proposed projects. This approval incorporated all previous PUD approvals: PUD 02-A (Student Housing) and PUD 06-A (McDonald Center) and site plan approval for SPR#-05-A (Plant Operations/Tennis Courts). The PUD approval is valid for ten (10) years (June 4, 2020). The current full time and part-time student enrollment is 2,146 and projected future enrollment (2014) is 2,234. Current on-campus student residences contain 1,430 beds and are projected in 2014 to increase to 1,572 beds.

The following are current approved PUD projects that have been completed or are under construction:

- School of Business: The project consists of a new academic building to house the School of Business, an executive lecture hall and reception hall which together are intended to accommodate community and business meetings. The building is three-stories and total building square footage is 49,950 square feet and was completed in 2010.
- New softball stadium/parking lot: The project consists of a new softball complex with sports turf grass, synthetic clay, an underground drainage system and a press box with a team locker room below. The stadium, built into the natural slope, accommodates 344 spectators. This project also includes 170 parking spaces. This project was completed in 2010.
- Two new residence halls to accommodate 162 beds. This project was completed September 2012.
- Soccer/Lacrosse Field and parking garage: The project consists parking garage to be constructed partially underground where the existing soccer field is located and provide 526 spaces. A new soccer/lacrosse field will be placed on top of the garage. This project was completed October 2012. As part of the approval for this project, 17.73 acres of the adjacent wetland was dedicated as permanent open space.
- Reclaimed water storage pond: This project was approved in July 2012 and will allow the University to tie into Pasco County's reclaimed water system. The pond is located east of the tennis courts. This is a joint Saint Leo University, Pasco County, and SWFWMD project designed to help conserve water resources. The County's reclaimed water line is located along the north side of S.R. 52 and currently terminates at the Lake Jovita development entrance. This project will continue the line from that point to the proposed reclaimed water storage pond. From there the reclaimed water will be pumped to the irrigation well and tied into the irrigation system. Construction is expected to start before the end of this year and completion date is unknown.

Proposed PUD Minor Modification

The Minor Modification relates to the construction of an approximate 892 square foot greenhouse behind DeChantal Hall (Appendix A- site plan and elevations). The greenhouse will be approximately 13.5 feet in height and located on an existing concrete pad. Therefore, there is no change to the campus impervious surface ratio. Since the greenhouse is non-habitable space, there is also no change to the campus floor area ratio. The Institutional zoning district

requires a minimum 50 foot building setback from all sides and a maximum height of 50 feet. The greenhouse meets these requirements.

PUD Master Plan Modification Analysis

The following table provides a comparison of the existing, PUD #10-A data and proposed PUD modification with LDC requirements. As noted previously, there is no change to ISR or FAR.

TABLE A
Comparison of Existing and Proposed to Institutional District/LDC Requirements

Regulations	Requirements	Current	Proposed Modification (Original PUD #10-A)
Campus Land Area	No Minimum	154.29 ¹	154.29 ¹
Gross Building Square Footage	Maximum 2,352,305	667,002	857,597 (780,415)
Maximum FAR	0.35	0.10	0.13 (0.11)
Maximum ISR	50%	15.9% ²	17.8% (17.2%) ²
Minimum Open Space ²	50% (69.8 acres)	82.4% (115.1 acres)	81% (No change) (113.1 acres)
Minimum Dedicated Open Space (incl. POL district) ³	25% (17.5 acres)	36.2% (41.7 acres)	33.5% (No change) (23.38 acres)
Required Parking (0.5 space/student) ⁴	1,011	1,073	1,117
Proposed Parking	N/A	1,146	1,817 (1,591)
Percentage Grass Parking	Maximum 25%	4.7% (54 spaces)	3% (54 spaces)

Notes:

¹ 14.65 acres encompass Lake Jovita.

² The Town of St. Leo Comprehensive Plan requires property designated with the Institutional land use category to have a total of fifty (50) percent open space (excludes Lake Jovita). Therefore, 69.82 acres of open space [154.29-14.65 =139.64 acres x 0.50] is required.

³ Includes 18.5 acres of previously dedicated open space plus the 17.73 acre wetland dedicated for the Soccer Field project and 5.47 acres of land zoned Permanently Open Land (POL). The Town of St. Leo Comprehensive Plan requires property designated with the Institutional land use category to have a total of fifty(50) percent open space (excludes Lake Jovita) of which at least twenty-five (25) percent must be dedicated open space and/or designated POL. Therefore, 69.82 acres of open space [154.29-14.65 =139.64 acres x 0.50] is required. Of the total required open space, 17.46 acres must be dedicated open space and/or designated POL. Based on previous PUD approvals [PUD 02-A (14.10 acres) and PUD06-A (9.28 acres)], a total of 23.38 acres of dedicated open space has been required.

⁴ Current 2011 student enrollment (full/part time) is 2,146 and projected 2014 enrollment (full/part time per 2011 enrollment) is 2,234. Based on existing student enrollment (requiring 1,073 parking spaces) and proposed student enrollment (requiring 1,117 parking spaces), the PUD meets the parking requirements.

The following provides an analysis of the PUD relative to LDC Sec. 10.9 PUD Development Guidelines.

1. Location: PUDs should be located on or have direct access to an arterial or collector road, with minimum impact on residential local roads.

The PUD modification is part of the entire Saint Leo University campus. The campus has direct access and frontage along S.R. 52, which is an arterial roadway. The West Campus and East Campus each have one driveway on S.R. 52. The campus has its own internal roadway system, which includes a frontage road parallel to S.R. 52 that connects both campuses. No internal roads impact residential streets.

2. Size: All lands in the PUD must be contiguous. An existing public road through the property shall not be deemed to divide the PUD area.

The Saint Leo University campus is bisected by an intervening tract of land owned by the Order of St. Benedict of Florida. Therefore, not all land within the PUD is contiguous. Although there is physical separation, the campuses are connected via the S.R. 52 frontage road. Given the characteristics of university campuses, non-contiguity is not an issue.

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 minor modification project is an integral function of the Saint Leo University campus. Therefore, the use is compatible and consistent with the surrounding campus uses, the uses permitted in the Institutional land use category and the Institutional zoning district. The site is located interior to the campus and does not border adjacent non-university properties.

4. Open Space and Recreation Area: The applicant shall indicate who will be responsible for the maintenance of any open space or recreation areas within the PUD. The open space shall be protected by covenants running with the land, conveyances, or dedications.

Pursuant to the Comprehensive Plan, the Institutional land use category requires fifty (50) percent open space (excluding Lake Jovita). Therefore, 69.82 acres of open space [154.29-14.65(lake Jovita) =139.64 acres x 0.50] is required. Current open space provided is 113.1 acres or 81 percent of 139.64 acres. The proposed minor modification does not alter the acreage of campus open space. Open space includes all green areas, wetlands, the major central open space/pedestrian promenade associated with the two new student housing buildings and athletic/recreational areas and landscape buffers, but excludes Lake Jovita.

The Comprehensive Plan also requires development on lands designated Institutional provide 25 percent of the required open space as dedicated open space or 17.46 acres (69.82 x 0.25) is required. Currently, there is 23.38 acres of dedicated open space (33.55 percent), per approvals of PUD #02-A and PUD #06-A. No additional dedicated open space is proposed or required. The University will maintain all open space areas.

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 existing and proposed circulation pattern utilizes two existing driveways on S.R. 52 for access. All campus buildings and activity areas will be accessed by internal roadways. The proposed greenhouse will not generate any traffic, and thereby will not have an adverse impact on S.R. 52, as it is non-habitable space.

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 existing and proposed circulation pattern utilizes the existing S.R. 52 East Campus driveway and existing West Campus driveway for access. The two campuses are connected by a campus frontage road that parallels S.R. 52. This frontage road also provides access to the Order of St. Benedict property.

7. Surface Water Management (including drainage): The surface water management plans for the PUD shall be approved by the Town Engineer and other State/Federal agencies having jurisdiction.

The proposed greenhouse is located on an existing concrete pad, and therefore, should not require stormwater treatment. However, if a Southwest Florida Water Management District (SWFMWD) permit is required, a copy shall be provided to the Town.

8. Utilities and Services: The applicant shall provide for water and sewer facilities approved by the Town and the Pasco County Health Department, the Pasco County Utilities Division, and/or the Florida Department of Environmental Protection (DEP). The developer shall provide for all necessary solid waste disposal and other public or private utilities or service required.

There are adequate on-campus water and wastewater facilities to accommodate the greenhouse use, classrooms and on-campus student housing population. For sanitary sewer service, the University is now connected to Pasco County Utilities via a force main, affording plenty of capacity. For both potable water and irrigation, the University has its own water wells and distribution systems. Although the University's goal is to reduce well pumping with the use of reclaimed water to assist with irrigation, the University received approval from SWFMWD to double their pumping capacity resulting in an abundant water supply.

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 greenhouse is only 13.5 feet in height and is located behind DeChantal Hall; therefore, the greenhouse would have limited or no visibility from S.R. 52.

Staff Recommendations

The staff recommends APPROVAL of Minor Modification #3A to the Saint Leo University Campus Conceptual Master Plan PUD as submitted and attached to this report (Appendix A). The proposed Minor Modification will be consistent with the previously approved PUD #10-A, and the Town's Comprehensive Plan and LDC provided the following conditions are met:

1. All conditions of approval for PUD #10-A and Minor Modification #1, #2 and #3 remain in effect.
2. Pursuant to this PUD Minor Modification approval, an update of the PUD Sheet PUD-1 to show the greenhouse. In addition, an update of the PUD data sheet (PUD-2), specifically, sections 6.2 and 12.2. As noted the greenhouse will be listed in these sections, but its square footage will not be counted toward ISR or FAR. These updates shall be submitted as part of the next minor or major modification request.

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Further, this Approval permits Saint Leo University to submit building and any other required permits to allow for the construction of the greenhouse.

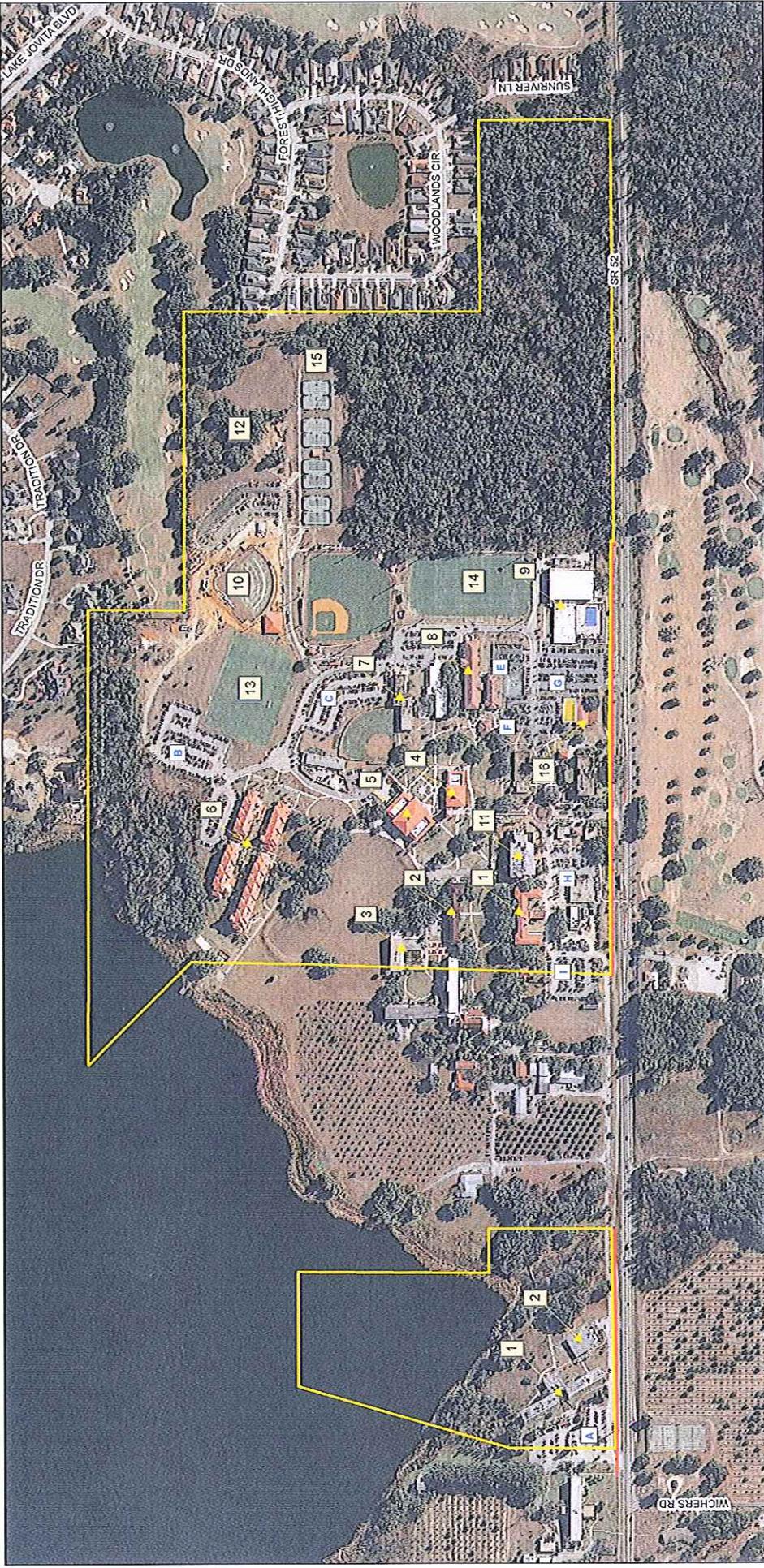
This report has been prepared by:



Jan A. Norsoph, AICP
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
Saint Leo University Aerial



St Leo University Campus	West Campus Major Building Number, Name	7. Henderson Hall	East Parking Lots
Proposed Greenhouse	1. Marrison - Snyder Hall	8. Roderick Hall	• Parking Lot, A
SR52 Fence Project	2. Marrison Center	9. Marlon Bowman Activities Center	• Parking Lot, B
		10. New Softball Stadium (2010)	• Parking Lot, C
	East Campus Major Building Number, Name	11. School of Business (2011)	• Parking Lot, D
	1. St. Edward Hall	12. Practice Field (2011)	• Parking Lot, E
	2. Student Housing Buildings	13. Intramural Field (2011)	• Parking Lot, F
	3. Cannon Memorial Library	14. Soccer / Lacrosse Fields / Parking Garage (2011)	• Parking Lot, G
	4. Student Activities Building	15. Reclaimed Water Pond	• Parking Lot, H
	5. Student Community Center	16. DeChantal Hall	• Parking Lot, I
	6. Student - Housing Buildings		• Parking Lot, J

Exhibit A
Saint Leo
University Campus

ENGELHARDT, HAMMER & ASSOCIATES, S
Land Planning • GIS • Expert Testimony
 P.O. Box 239 Okemos, MI 48866
 Telephone (517) 890-1100, Fax (517) 890-0659



Source: FDOT 2011 Aerial

APPENDIX A

PUD Minor Modification Application Submittal Documents and Plans

- Site Plan
- Elevation Sheet #1
- Elevation Sheet #2

received
11-5-12 ac

TOWN OF ST. LEO
ZONING COMPLIANCE APPLICATION
P.O. Box 2479, Saint Leo, Florida 33574
352.588.2622 Fax 352.588.3010
townclerk@townofstleo-fl.gov

Date 8/31/12 Zoning District A RDR LDR MDR IL B POL

PROJECT ADDRESS 33701 State Rd 52, Saint Leo, FL 33574 VALUE \$39,000.00

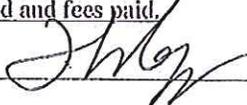
PROPERTY OWNER Saint Leo University TELEPHONE(S) 352.588.8215

PROPERTY PARCEL I.D.# 01-25-20-0000-03000-0020 SUBDIVISION N.A.

PROJECT DESCRIPTION Installation of a pre-engineered greenhouse

Lot size 3470 X 2,220 Setbacks of project from property line:
Front 160' Side 1,100' Side 2,360' Rear 1,950' Height 13'-6"
Contractor Name Pete Fries/Imperial Builders & Supply, Inc.
Mailing Address P.O. Box 670, Apopka, Florida 32704
Project contact person: Pete Fries Fax 407-889-0453
Phone(s) 800-442-4147 x 222 E-mail petef@imperialbuilders.com

Applicant acknowledges that a Certificate of Occupancy (CO) will not be granted until all required inspections are completed and fees paid.

Applicant's Signature  Date 10/19/2012

- *Three sets of site plans showing clear setbacks for proposed and existing structures must be part of this application.
- *New structures must include a drawing of front elevation.
- *A certificate of Liability & Workers Compensation Insurance listing the Town of St. Leo as an additional insured.
- *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.

St. Leo Signature for Zoning Approval _____ Date _____

Fire Inspector Signature _____ Date _____

Road Impact Fee \$ _____ Pasco County Schools \$ _____

Fire Combat/Rescue \$ _____ Fire Plan Review Fee \$ _____

Fire Permit Fee \$ _____ Fire Inspection Fee \$ _____

