

RESOLUTION NO. 10-08

RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION
APPROVING SITE PLAN REVIEW (SPR) NO. 10-B: SAINT LEO UNIVERSITY
SCHOOL OF BUSINESS

WHEREAS, a Planned Unit Development (PUD) application (PUD No. 10-A) was filed by a by Saint Leo University, Inc. to approve a campus master plan (154.29+/- acres) for the University pursuant to the LDC Article XII, Development Review Procedures And Development Standards For General Site Plans and Planned Unit Developments, and

WHEREAS, on June 4, 2010, the Town of St. Leo Town Commission approved PUD No. 10-A; and

WHEREAS, projects listed in the approved PUD No. 10-A, including the School of Business, will be reviewed pursuant to Section 10.5 General Site Plan Review Procedures and that a final decision on these site plan reviews shall be conducted by the Town Commission at a regularly scheduled Town Commission meeting; and

WHEREAS, a site plan review application (SPR No. 10-B: School of Business) was filed by Saint Leo University, Inc.; and

WHEREAS, a public meeting was advertised and held on June 4, 2010, 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 public meeting.

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

SECTION A. REQUEST

Saint Leo University is requesting site plan approval for the School of Business, consisting 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 (75 feet) in height with a total gross building area of 49,950 square feet. The site plan application is contained in Attachment A.

SECTION B. TOWN COMMISSION DECISION

The site plan application (SPR No.10-B) is APPROVED SUBJECT TO the conditions specified in Section D.

SECTION C. FINDINGS AND CONCLUSIONS

The proposed site plan is consistent with the Town of St. Leo Comprehensive Plan and Land Development Code and the Saint Leo University Campus Master Plan (PUD No.10-A) provided the conditions in Section D are met.

SECTION D. CONDITIONS OF APPROVAL

The approval of SPR No. 10-B: School of Business is based on the application and site plan submitted by the authorized applicant and the Town's staff report (Attachment A) with the following conditions:

1. The seven (7) replacement Live Oaks along S.R. 52 are in addition to any required LDC landscape buffer along S.R. 52.
2. The twelve (12) replacement trees shall be at a minimum three (3) inch DBH and ten (10) feet in height at the time of planting.
3. The twelve (12) replacement trees shall be planted by the Applicant and inspected by a Town representative prior to final building inspection of the School of Business by the Town's Building Official. No final inspection approval will be issued by the Town's Building Official until these conditions are met.
4. The construction plans submitted for building permit review shall provide a copy of the SWFWMD permit and address the fire safety issues outlined in the Mr. Barnett's comments (Appendix B).
5. Prior to issuance of the building permit for this project all fees owed to the Town of St. Leo including fees for review by the fire safety inspector shall be paid by Saint Leo university.

SECTION E. ATTACHMENT A

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

Staff Report with the following exhibits:

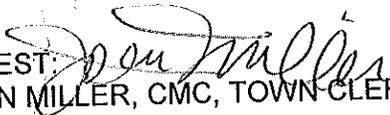
- Site Aerial (Exhibit A)
- Appendix A: Application, Project Narrative and Site Plan (Sheet SP-001 and SP-003)
- Appendix B

SECTION F. TOWN COMMISSION MOTION

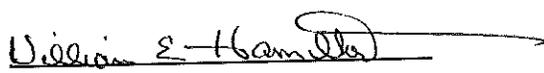
The foregoing resolution was adopted by the St. Leo Town Commission vote as follows:

William E. Hamilton, Mayor
Sister Donna DeWitt
Richard Christmas

DULY PASSED AND ADOPTED this 4th day of June, 2010. This approval is valid for ten (10) years from the date of approval.

ATTEST: 
JOAN MILLER, CMC, TOWN CLERK

MAYOR, TOWN OF ST. LEO



William E. Hamilton

Approved as to form by:



Patricia Petruff, Esquire, Town Attorney

ATTACHMENT A



Town of St. Leo

**SITE PLAN REVIEW (SPR) STAFF REPORT
SPR#10-B: Saint Leo University School of Business
June 4, 2010**

Property Owner: Saint Leo University Inc.
Applicant: Same
Representative: Frank Mezzanini
Request: Site Plan Approval for the School of Business
Location/Legal Description: Located east of Saint Edward's Hall
Property Appraiser Folio: 01-25-20-0000-03000-0000
Land Use Designation: Institutional
Zoning: Institutional

Site Plan Review Application Overview:

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 (75 feet) and total building square footage is 49,950 square feet. The application and site plans are contained in Appendix A. The site is located northwest of the main campus entrance on S.R. 52 (Exhibit A). The project is also included as part of the Saint Leo University Master Campus Plan PUD (PUD #10-A) that is also under review.

This project received approval for tree removal on March 8, 2010, which required twelve (12) replacement canopy trees, at least five (5) of which must be incorporated into the School of Business site plan. Pursuant to the site plan application, the five (5) required replacement trees (Oaks) are shown along the north side of the School of Business site. The remaining twelve (12) required replacement trees will be located along S.R. 52. All replacement trees are shown as being three (3) inch DBH and minimum ten (10) feet in height, which meets LDC requirements.

The site will be landscaped and the building designed in the Mediterranean/Mission architectural style. The design and height of the building is compatible with adjacent campus buildings and the near-by historic Abbey buildings. Based on the application and site plan submitted, no variances are required.

The existing campus internal circulation pattern related to the School of Business would utilize the main campus driveway on S.R. 52 for access. It appears that the proposed project will not have an adverse impact on S.R. 52 due to the recently completed main campus entrance improvements which provide both a left turn lane and deceleration lane.

As part of the Saint Leo University Campus Master Plan (PUD#10-A) application all required open space and dedicated open space has been provided. SWFWMD has approved the new School of Business building and there are adequate on-campus water and wastewater facilities to accommodate the project.

Pursuant to the PUD #10-A approval, the Bowman Hall parking lot must be brought into compliance with LDC parking lot landscape requirements and the tennis court landscape buffer adjacent to the Lake Jovita residences must be brought into compliance with the approved buffer plan prior to the Town's issuance of site plan approval for the School of Business. Based review of the Bowman Hall parking lot landscape plan, a site inspection conducted on May 26, 2010, and photographic documentation provided by the Applicant, the parking lot landscaping meets LDC requirements. Based on a site inspection conducted on May 26, 2010, the tennis court landscape buffer is in compliance with the buffer plan.

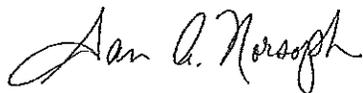
Based on the application and site plan submitted, no variances are required. The site plan submitted for the School of Business is consistent with the Saint Leo University Campus Master Plan (PUD#10-A).

Staff Recommendations:

The staff recommends approval of the School of Business based on the application and site plan submitted by the authorized applicant. The approval is conditioned on the following:

1. The Saint Leo University Campus Master Plan PUD #10-A is approved and subject to any conditions of approval related to the School of Business project.
2. The seven (7) replacement Live Oaks along S.R. 52 are in addition to any required LDC landscape buffer along S.R. 52.
3. The twelve (12) replacement trees shall be at a minimum three (3) inch DBH and ten (10) feet in height at the time of planting.
4. The twelve (12) replacement trees shall be planted by the Applicant and inspected by a Town representative prior to final building inspection of the School of Business by the Town's Building Official. No final inspection approval will be issued by the Town's Building Official until these conditions are met.
5. The construction plans submitted for building permit review shall provide a copy of the SWFWMD permit and address the fire safety issues outlined in the Mr. Barnett's comments (Appendix B).

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
AERIAL

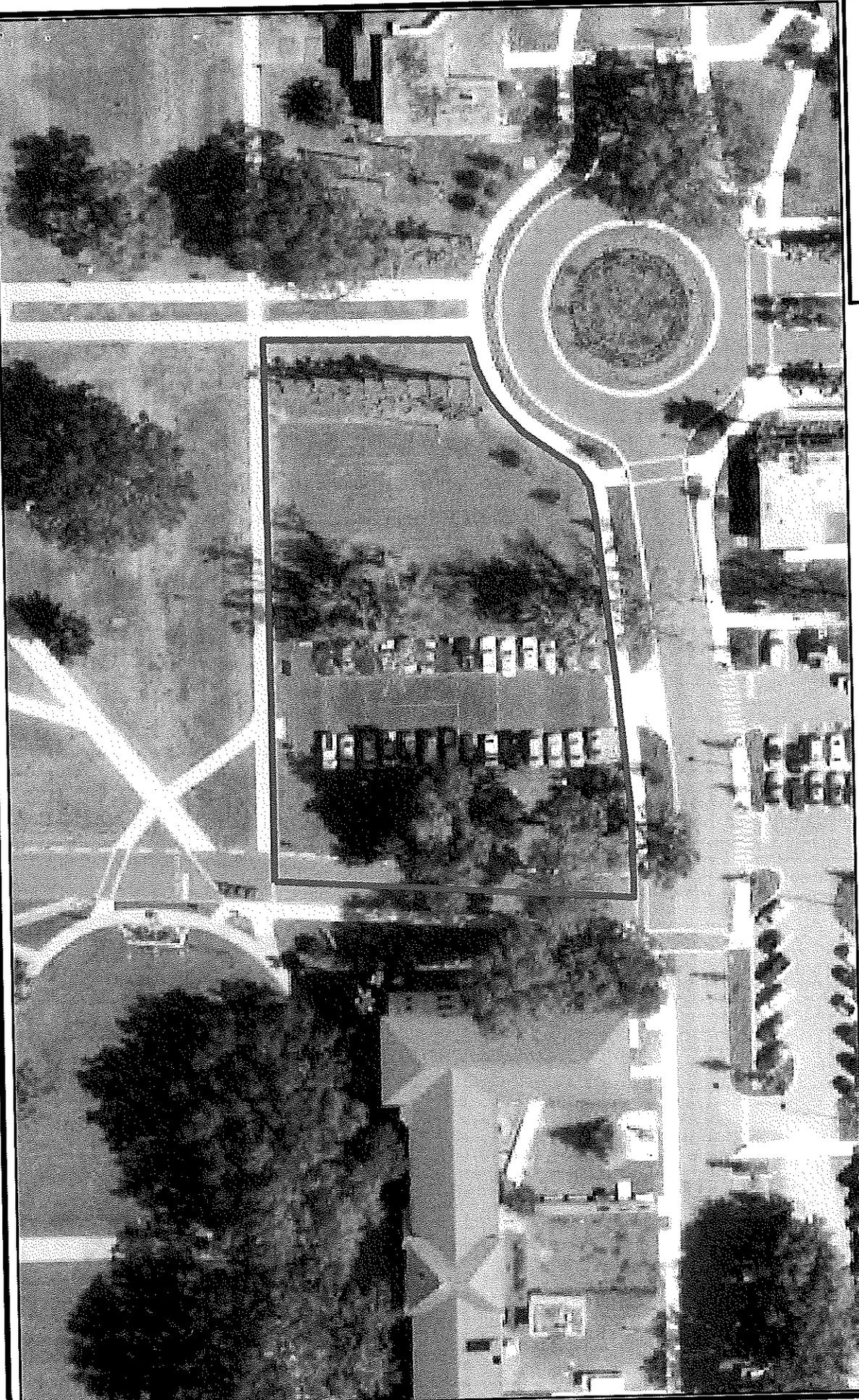


EXHIBIT A
Saint Leo University
School of Business Site



ENGELHARDT, HAMMER & ASSOCIATES
Lead Planning • GIS • Expert Testimony
4343 Anchor Plaza Parkway, Suite 220, Tampa, Florida 33634
Telephone: (813) 886-8100, Fax (813) 889-8811

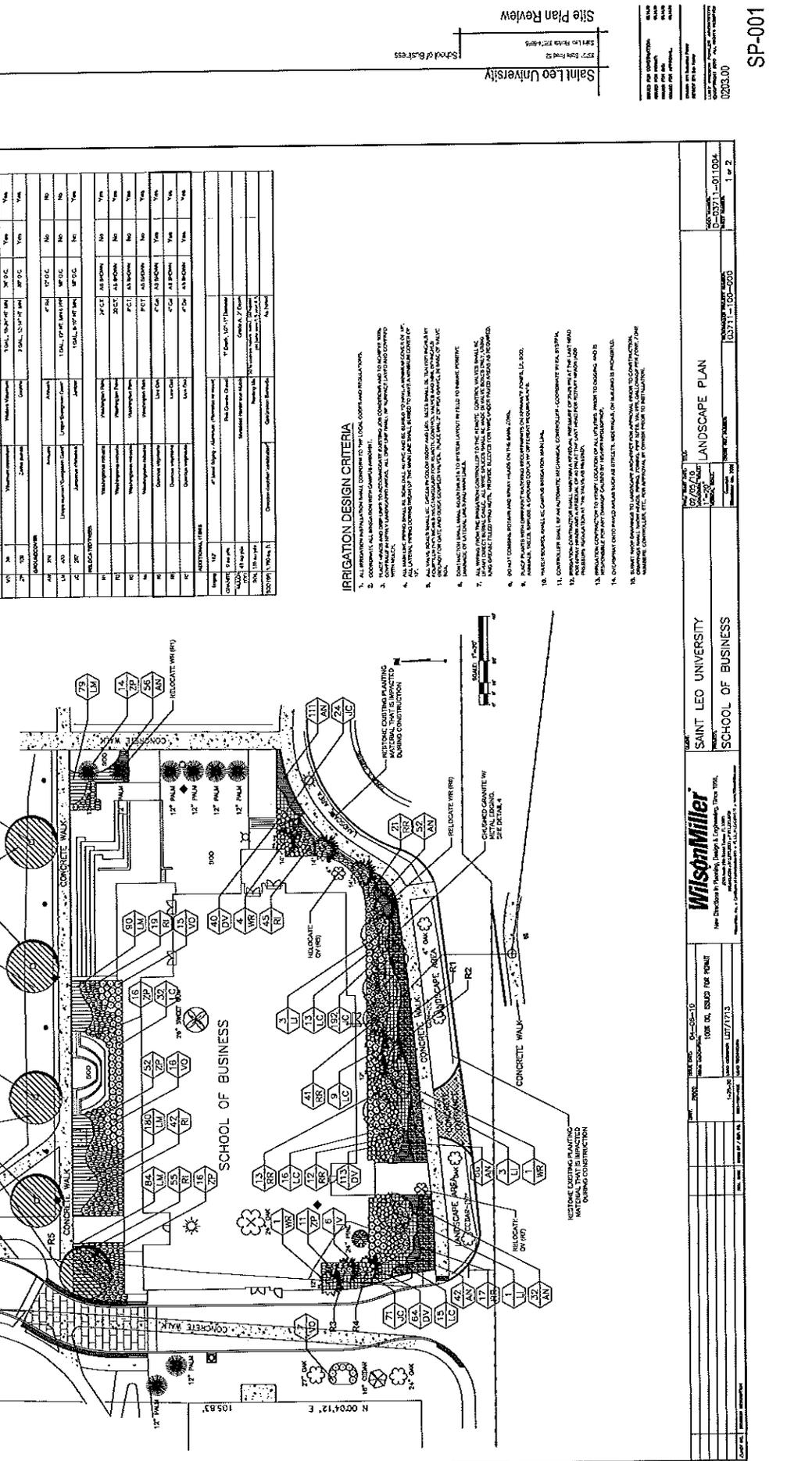


0 60 Feet



Source: SWFWMD 2009 Aerial

APPENDIX A
Site Plan and Application Submittal Documents



PLANT SCHEDULE

Item	Qty	Manufacturer	Common Name	Size/Dimensions	Quantity	Notes/Remarks	Quantity
IRRIGATION SYSTEMS							
1	1	Hydramatic	Automatic Control System	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
2	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
3	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
4	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
5	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
6	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
7	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
8	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
9	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
10	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
11	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
12	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
13	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
14	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
15	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
16	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
17	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
18	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
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23	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
24	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
25	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
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51	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
52	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes
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100	1	Hydramatic	Controller	1/2" x 1/2" x 1/2"	1	See Note 1	Yes

IRRIGATION DESIGN CRITERIA

1. ALL IRRIGATION SHALL BE DESIGNED TO MEET THE LOCAL CODES AND REGULATIONS.
2. IRRIGATION SHALL BE DESIGNED TO MEET THE LOCAL CODES AND REGULATIONS.
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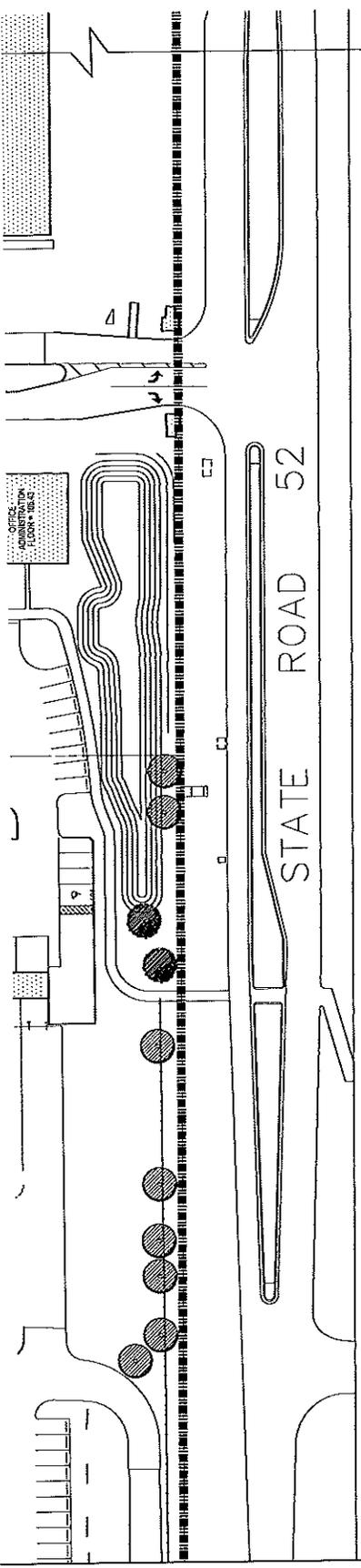
Wilson Miller
 LANDSCAPE ARCHITECTS
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.WILSONMILLER.COM

SAINT LEO UNIVERSITY
SCHOOL OF BUSINESS

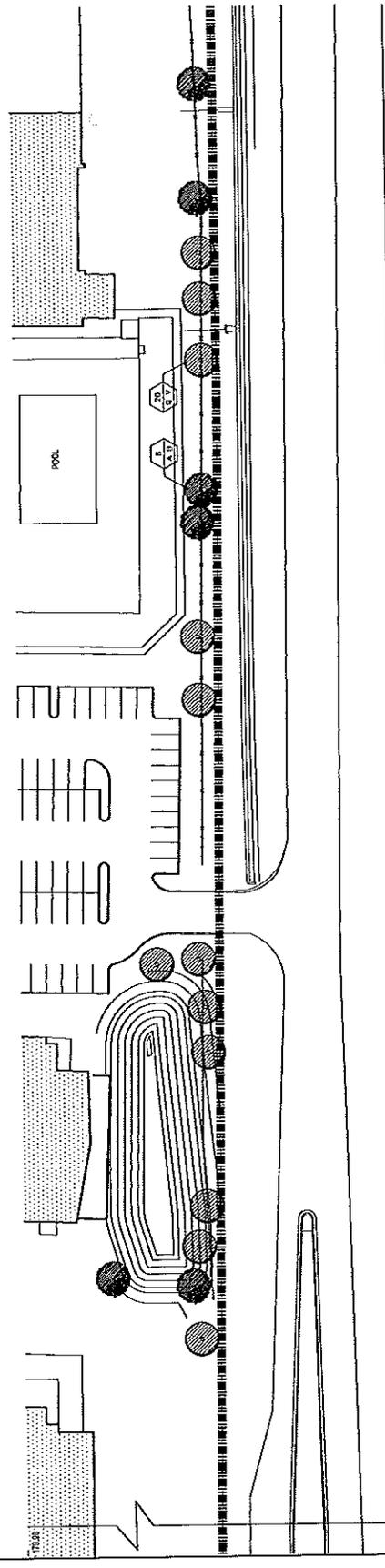
LANDSCAPE PLAN

DATE: 05/20/10
 PROJECT: 1000 W. 10TH AVENUE
 SHEET: 1 OF 2

PROJECT NUMBER: 1000-0000
 SHEET NUMBER: 1000-0000



Tree Replacement Plan
 1" = 20'-0"



Tree Replacement Plan
 1" = 30'-0"

TREE REPLACEMENT MATRIX			
PROJECT	REQUIRED TREES	LOCATION	TYPE(S)
School of Business	12 Required	5 On Site	5 Live Oak
Sofball/Parking	94 Required	73 On Site	27 Florida Maple 46 Live Oak
Totals:	106 Required	78 On Site	28 Along SR-52

PLANT SCHEDULE - TREE REPLACEMENT:			
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME
OV	20	QUERCUS VIRGINIANA	LIVE OAK
AB	8	ACER BARBATUM	FLORIDA MAPLE

LOCATION	AS SHOWN	3" DBH 10'-0" HEIGHT	SIZE REQUIRED	AS SHOWN	3" DBH 10'-0" HEIGHT	LOCATION	AS SHOWN	AS SHOWN	NATIVE FLORIDA	DROUGHT TOLERANT
21 Along SR-52	YES	YES	27 Florida Maple	YES	YES	7 Along SR-52	YES	YES	YES	YES
28 Along SR-52	NO	NO	46 Live Oak	NO	NO	14 Live Oak	NO	NO	NO	YES



**APPLICATION FOR GENERAL SITE PLAN REVIEW
BY THE ST. LEO TOWN COMMISSION
Saint Leo University New School of Business**

NOTE: All applications are to be filled out completely and correctly, and submitted in person (no fax or deliveries) to the Town Clerk. 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 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.

Applicant (Title Holder(s)) Saint Leo University
Address 33701 State Road 52, Saint Leo, Florida Zip 33574 Phone/Fax 352.588.8215/352.588.8211
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 Lunz Prebor Fowler Architects
Address 58 Lake Morton Drive Zip 33801-5344 Phone 863.682.1882
When Property Title Obtained 1889
Property Legal Description Refer to previously submitted drawing PUD-1
PIN Number(s) [County] 01-25-20-0000-03000-0000 (Pasco County)
General Location (Address) 33701 State Road 52, Saint Leo, Florida 33574
Zoning Institutional Land

The applicant, by filing this application agrees he/she will comply with all requirements of the Town of St. Leo Land Development Code (LDC). One copy of the application, narrative and proposed general site plans/building elevations is to be submitted for a determination of application sufficiency with General Site Plan review submittal requirements pursuant to the LDC (see attached). Upon a 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.

FEES: The applicant will be billed for the actual expenses related to the Town of St. Leo's Planning Consultant and other Town of 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 meetings 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 [Handwritten Signature] Title Holder(s)/Owner(s) VP Business Saint Leo Univ.



**APPLICATION FOR GENERAL SITE PLAN REVIEW
BY THE ST. LEO TOWN COMMISSION
Saint Leo University New School of Business**

NOTE: All applications are to be filled out completely and correctly, and submitted in person (no fax or deliveries) to the Town Clerk. 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 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.

Applicant (Title Holder(s)) Saint Leo University
Address 33701 State Road 52, Saint Leo, Florida Zip 33574 Phone/Fax 352.588.8215/352.588.8211
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 Lunz Prebor Fowler Architects
Address 58 Lake Morton Drive Zip 33801-5344 Phone 863.682.1882
When Property Title Obtained 1889
Property Legal Description Refer to previously submitted drawing PUD-1
PIN Number(s) [County] 01-25-20-0000-03000-0000 (Pasco County
General Location (Address) 33701 State Road 52, Saint Leo, Florida 33574
Zoning Institutional Land

The applicant, by filing this application agrees he/she will comply with all requirements of the Town of St. Leo Land Development Code (LDC). One copy of the application, narrative and proposed general site plans/building elevations is to be submitted for a determination of application sufficiency with General Site Plan review submittal requirements pursuant to the LDC (see attached). Upon a 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 and other Town of 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 meetings 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

Saint Leo University requests for the Town of Saint Leo to proceed with site plan review with the understanding that the PUD has not yet been approved.

Project Overview: The project consists of a new academic building to house the **School of Business**. It will include an executive lecture hall and reception hall which together are intended to also serve for community and business meetings.

The building is three story with the attic space designed for future buildout. Height to peak of roof is 70'. The LDC allows a height of 75' due to the additional building setback. Total building square footage is 49,950 square feet, including future attic buildout.

Because of very tight site constraints, part of the existing road east of Saint Edward Hall will be shifted slightly to the west. The building will be connected to the existing campus pedestrian network via sidewalks on all four sides. For special University functions, the traffic circle is being expanded toward the north to create a drop off area.

Refer to accompanying drawings SP-001 Architectural Site Plan, SP-003 Tree Replacement Plan, and previously submitted PUD-5 Exterior Elevations, and PUD-6 Exterior Elevations for additional information.

APPENDIX B
Kerry Barnett's Fire Safety Review Comments

Town of St. Leo
34544 SR 52, St. Leo, Florida 33574

**Fire Safety Inspector
Kerry Barnett**

Bus (352) 588-2622

Cell (813) 778-4981

E-mail: barnettk@townofstleo-fl.gov

Plan Review #: 10-003
Project: St Leo University Site Plan (SPR 10-B)
Location: School of Business
Address of Job: 33741 SR 52
Pages: 2

Architects: Lunz, Prebor, & Fowler
Contact: Daniel Fowler
Telephone: 863-682-1882

May 22, 2010

I have received and reviewed the plans for the Site Plan submitted for the School of Business at the St Leo University. Review was completed to ensure life safety was compliant with NFPA codes and standards, State Statutes, County Ordinances and St Leo Land Development Code. The plan submitted contained only landscaping information and nothing else with regards to utilities, roadways, street markings, etc. Please refer to my comments submitted after the PUD review dated 5/19/2010 for items to be addressed.

It is my understanding that the PUD has to be approved prior to the site plan being approved, further, an approved site plan before a permit can be issued for construction of a project. Please submit plans referencing the items noted in the PUD in order to keep this project moving forward without delays. The site plan cannot be approved until the additional information is received and reviewed.

Should anyone have any questions, please do not hesitate to contact the Fire Marshal's office.



KERRY BARNETT, Fire Safety Inspector



June 2, 2010

Mr. Kerry Barnett, Fire Safety Inspector
Town of Saint Leo
34544 State Road 52
Saint Leo, Florida 33574

RE: Saint Leo University
School of Business Site Plan Review
Plan Review # 10-003

Dear Mr. Barnett,

This is to follow up with our phone conversation of today as well as your plan review letter of May 22nd to address your comments.

1. Accompanying this letter is the Water Flow Test Report from SimplexGrinnell for the hydrant just east of Saint Edward Hall.
2. We will add fire lane pavement markings at the fire hydrants and in front (south side) of the building to our Site Plan.
3. On the Landscape Plan we will change the landscape material at the backflow preventer to a lower growing plant species that will not completely hide the device.
4. We will add the Knox Box to our Floor Plan and follow up with Pasco County Fire Rescue for application.

We will submit the revised sheets showing the above modifications at the same time we address your forthcoming Building Permit Review comments.

I understand that with this letter you will approve the Site Plan allowing Town Commission Site Plan Review approval this Friday, June 4th.

Sincerely,

A handwritten signature in black ink that reads "Dan Fowler".

A. Daniel Fowler, AIA, LEED AP

ADF/bjb

XC: Frank Mezzanini, Saint Leo University
Michael Gradisher, Saint Leo University
Joan Miller, Town of Saint Leo Town Clerk
Jan Norsoph, Town of Saint Leo Planner
Patricia A. Petruff, Dye, Deltrich, Petruff & St. Paul, P.L.
File 0904.04

58 Lake Morton Drive

Lakeland

Florida 33801-5344

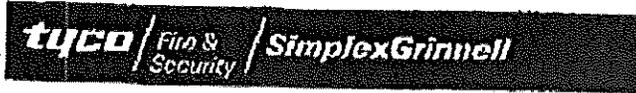
PHONE 863.682.1882

FAX 863.687.6346

WEBSITE www.v.lunz.com

EX-1003153

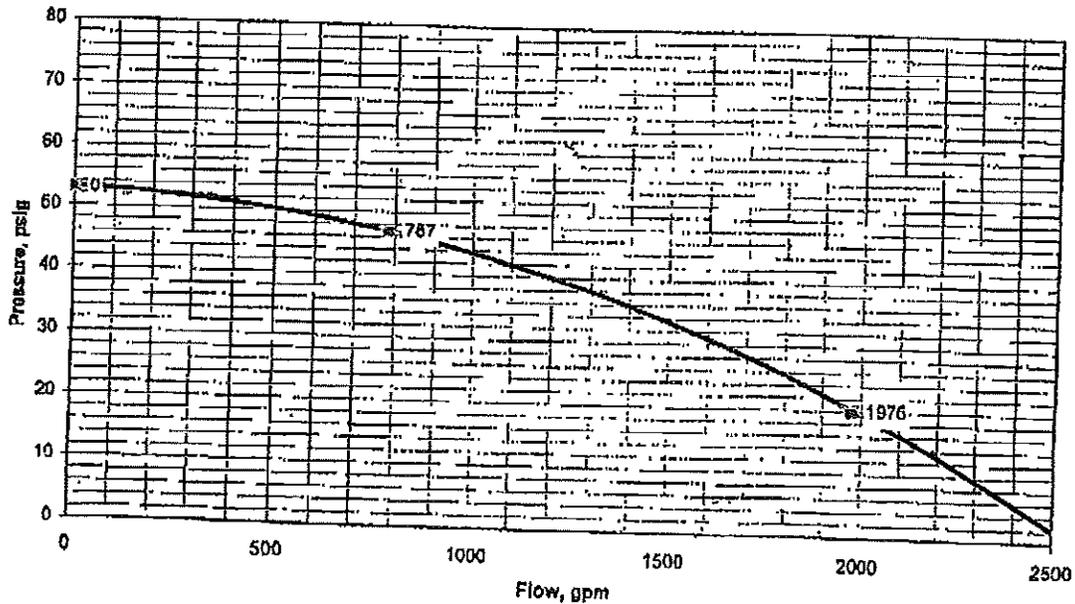
WATER FLOW TEST REPORT



Name: Saint Leo SG District: 292
 City, State: Tampa, Florida Conducted by: Stuart Turner
 HYDRANT & LOCATION Hydrant east of St. Edward Hall DATE: 11/23/2009
 TEST BY: SimplexGrinnell Day or Week: Monday TIME OF DAY: 12:30 p.m. MIN. OF FLOW 15 Min.
 WATER SUPPLIED BY: Municipal
 PURPOSE OF TEST: FLOW DATA

DATA

FIRE HYDRANT	A1	A2	A3
SIZE OPENING:	<u>2.5</u>	_____	_____
COEFFICIENT:	<u>0.9</u>	_____	_____
PITOT READING:	<u>22</u>	_____	_____
GPM:	<u>787</u>	<u>0</u>	<u>0</u>
TOTAL FLOW DURING TEST:	<u>787</u> GPM		
STATIC READING:	<u>63</u> PSI	RESIDUAL: <u>47</u> PSI	
RESULTS: AT 20 PSI RESIDUAL	<u>1976</u> GPM	AT 0 PSI	<u>2552</u> GPM
ESTIMATED CONSUMPTION:	<u>787</u> GAL.		
REMARKS:	<u>.8 Coefficient is required by FM for smooth, well rounded hydrant outlets</u>		



Provided by the:
 Life Safety and
 Fire Protection Engineering
 Section

101 S. Spring St
 Little Rock, AR 72201
 (501) 372-2900