

RESOLUTION NO. 11-03

RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION
APPROVING PUD #10-A- MINOR MODIFICATION #1: SAINT LEO
UNIVERSITY CAMPUS MASTER PLAN

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 pursuant to the LDC Article XII, Development Review Procedures And Development Standards For General Site Plans and Planned Unit Developments, and

WHEREAS, a public hearing was advertised and held on June 4, 2010, before the Town of St. Leo Town Commission, whereby, the Town Commission approved PUD #10-A, and

WHEREAS, a Planned Unit Development (PUD) Minor Modification application (PUD #10-A, Minor Modification #1) was filed by Saint Leo University, Inc. to approve minor modifications to previous PUD projects, and

WHEREAS, a public meeting was advertised and held on April 11, 2011, 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

Saint Leo University is requesting a Minor Modification to the previously approved PUD #1-A. This request amends the new Student Housing, Reclaimed Water Pond and parking garage projects and changes construction time frames for other projects. The proposed PUD Minor Modification application is contained in Exhibit A.

SECTION B. FINDINGS AND CONCLUSIONS

The proposed PUD Minor Modification 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 April 11, 2011 (Exhibit A).

SECTION C. TOWN COMMISSION DECISION

The request for the Planned Unit Development (PUD #10-A, Minor Modification #1) is APPROVED SUBJECT TO the following conditions:

1. All conditions of approval for PUD #10-A remain in effect unless specifically modified by this request.
2. Pursuant to this PUD Minor Modification approval, all site specific development plans for the proposed projects and future projects shown on Sheets PUD-1 and 2 will be reviewed pursuant to Section 10.5 General Site Plan Review Procedures. Final decision on these site plan reviews, including any minor PUD modifications, shall be conducted by the Town Commission at a regularly scheduled Town Commission meeting. Any site plans requiring a major PUD modification (pursuant to Section 10.10 Modifications) and/or variances will require public hearings pursuant to the LDC, Articles VIII and IX, respectively.
3. Any tree removal related to the projects identified in PUD #10-A and this Minor Modification #1 application shall be submitted to the Town Commission or its designee pursuant to Section 12.6 for approval. This includes identifying all trees regardless of size (DBH) on the property, indicating the tree(s) to be removed either on a site plan or aerial photograph.
4. Prior to issuance by the Town's Building Official of a Certificate of Occupancy for the new Student Housing, the Applicant shall provide to the Town Clerk a letter from the Florida Department of Transportation (FDOT) stating that based on the 2014 projected student population, as updated at that time, what traffic impacts, if any would require improvements to S.R. 52.
5. The approval of the PUD #10-A Minor Modification #1 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.

SECTION D. 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 E. TOWN COMMISSION MOTION

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

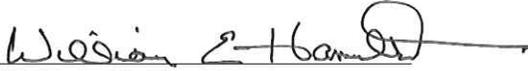
William E. Hamilton, Mayor
Donna DeWitt, OSB
Richard Christmas
Robert Courtney
Jack Gardner

DULY PASSED AND ADOPTED this 11th day of April, 2011. This approval is valid for
for the same time frame as PUD #10-A (until June 4, 2020).

ATTEST:

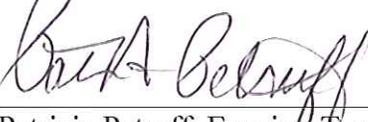


Joan Miller, CMC
Town Clerk



William E. Hamilton
Mayor, Town Of St. Leo

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

STAFF REPORT
Saint Leo University Campus Master Plan
PUD #10-A
Minor Modification #1
Town Commission Meeting April 11, 2011

Applicant: Saint Leo University

Representative: Frank Mezzanini

Request: Saint Leo University Campus Conceptual Master Plan PUD Minor Modification Approval

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

Legal Description- See Appendix A, Plan Sheet PUD-1.

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.

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). A detailed listing of all existing and proposed facilities is contained on Plan Sheet PUD-1. 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 1,268 beds and are projected in 2014 to increase to 1,572 beds.

The following are current approved PUD projects that are nearing completion:

- **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 (Sheets PUD-4-6). This project received approval for tree removal on March 8, 2010. This approval requires twelve (12) replacement canopy trees, at least five (5) of which must be incorporated into the School of Business site and/or parking plan. Construction started in June 2010 and anticipated completion is July 2011.
- **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, will accommodate 344 spectators. This project will provide 164 grass parking spaces as well as 6 paved handicap spaces. The PUD plan shows a twenty (20) foot wide landscape buffer without a wall along the Lake Jovita golf course, which is in compliance with the LDC. This softball field is buffered from the Lake Jovita residences to the east by a grove of trees. This project received approval for tree removal on March 8, 2010. This approval requires 94 replacement canopy trees. At least thirty-five (35) of the required replacement trees must be located within or adjacent to the general area of the proposed softball field and parking lot. Given the existing tree canopy coverage of the site, the thirty-five (35) replacement trees will be planted in clusters to provide for a future tree grove canopy effect. Construction began in April 2010 and is completed.

On February 21, 2011, a site inspection was conducted by Mr. Norsoph and 95 trees were planted as replacement trees. As noted, only 94 trees were required. Thirty (30) Maples, twenty-five (25) Slash Pines, nine (9) Magnolias and thirty-one (31) oaks were planted. Based on spot checks, the Oaks were 3½-inch DBH, the Slash Pines and Magnolias 3-inch DBH and the Maples 2½-inch DBH. All of the new trees are in good condition and are approximately ten (10) feet in height. However, the Maples do not meet the minimum 3-inch DBH replacement tree requirement, which was a condition of the tree replacement and Softball Field site plan approvals. The University has indicated that 3-inch DBH Maples will be planted.

Proposed PUD Minor Modification

The Minor Modification relates to the following projects:

- New residence hall (Sheet PUD-1, Letter F): This project originally consisted of a single new student housing building to accommodate 162 beds. The project is changing to two (2) buildings to accommodate 304 beds. The buildings straddle a major east-west pedestrian circulation route with the sidewalk passing through the buildings into a central pedestrian plaza. Parking for the housing will be provided by the proposed parking garage ((Sheet PUD 1, Letter B) in close proximity to this project. The new residences will be similar in architecture to the previous student housing projects. Construction is anticipated to begin in May 2011 and completed in July 2012.
- Parking garage (Sheet PUD 1, Letter B): The project originally consisted of a new three story parking garage situated on the existing surface parking lot to the east of the existing softball field. The garage would accommodate over 400 cars and provide parking for the new residence hall. The parking garage is now to be constructed partially underground where the existing soccer field is located and provide 526 spaces. A new soccer field will be placed on top of the garage. Construction is anticipated to begin October 2011 and completed by July 2012.
- Reclaimed water storage pond (Sheet PUD-1, Letter E): This project will allow the University to tie into Pasco County's reclaimed water system. The pond was originally to be located on an upland area adjacent to S.R. 52; however, now it is to be located to the east of the tennis courts. The County has excess capacity, which the University can use to lessen irrigation by well pumping. This is a joint Saint Leo University, Pasco County, and SWFWMD project designed to help conserve water resources. Because reclaimed water availability and the timing of its eventual use may be at differing times, a reclaimed water storage retention area is needed. 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 February 2012 and completion date is unknown.
- The following projects have been moved from Long Range (3-25 years) status to Current Status (3 years):
 - Intramural Field (Sheet PUD 1, Letter G) [Anticipated construction: May 2011, anticipated completion: June 2012]
 - Practice fields (Sheet PUD 1, Letter H) [Anticipated construction: May 2011, anticipated completion: June 2012]
 - Admission and Security Building Infill (Sheet PUD 1, Letter I) [Anticipated construction: September 2011, anticipated completion: May 2012]

It is noted that site plan review applications have been submitted for the new student housing, intramural field and practice field.

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.

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)	33.5% (23.38 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 dedicated open space 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 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 projects include new student housing, practice and intramural fields, reclaimed water storage and underground parking garage are all integral functions of the Saint Leo University campus. Therefore, their use is compatible and consistent with the surrounding campus uses, the uses permitted in the Institutional and Conservation land use categories and the Institutional and Permanent Open Land zoning districts. Adjacent to the PUD site are the Holy Name Monastery, the Order of Saint Benedict of Florida, the Lake Jovita residential development and Lake Jovita. As the master plan develops over time, landscape buffering in compliance with the LDC will be provided between the University and adjacent properties.

The new student housing is designed in the Mediterranean/Mission architectural style, the same as the existing student housing. The height of the buildings is compatible with the height of the other campus buildings and adjacent Abbey buildings. A majority of the new parking garage will be underground with the new soccer field located on the garage roof deck.

Pursuant to the LDC, all buildings, except accessory buildings, shall be set back 100 feet from Lake Jovita and set back 50 feet from side and rear property lines and S.R. 52. No proposed development is adjacent to Lake Jovita or property boundaries. The new student housing and parking garage are located within the central part of the East campus.

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 and athletic/recreational areas and landscape buffers, but excludes Lake Jovita.

The Comprehensive Plan also requires that 25 percent of the required open space has to be dedicated 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. It appears that the proposed PUD modification will not have an adverse impact on S.R. 52 due to the completed East Campus entrance improvements which provide a dedicated left-in turn lane and deceleration lane, and left-out/right-in/right-out turning movements. The West Campus entrance on S.R. 52 has full turning movements. However, a letter from the Florida Department of Transportation (FDOT) will be required to support this presumption relative to the 2014 projected student population. No projects are proposed for the West Campus, and therefore, there is no new impact on its S.R. 52 entrance.

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.

Southwest Florida Water Management District (SWFMWD) permits will be required for new development on campus. Permit modification application for the new student housing has been submitted and included the intramural field project. The University is beginning the design phase for the parking garage, and a permit modification is scheduled to be submitted in August. Only the practice field is covered under the campus's current SWFWMD permit.

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 increased 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 SWFWMD 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 modification projects are compatible with the Lake Jovita visual corridor, and therefore, does not create any negative visual impact. Previously approved development (Student Housing) has established a Mediterranean/Mission architectural style compatible with the St. Leo Abbey. In addition, building heights are in the range of 4-5 stories.

The new student housing buildings are situated in the middle of the campus. The buildings will be four (4) stories in height and be similar in mass and design to the existing student residences. The new parking garage is partially underground. Given their location and surrounding development, there would be no visual impact from S.R. 52 or Lake Jovita. The location of the softball field will have no visual impact on either the Lake Jovita or S.R. 52 visual corridor. The reclaimed water retention pond and practice fields adjacent to the tennis courts and Lake Jovita residential development to the east are required to meet landscape buffer requirements.

Conformity/Nonconformity Issues

There were a number of nonconformities associated with PUD #10-A that relate to existing development prior to adoption of the LDC. These nonconformities include the following:

1. The existing Music Building is set back 19+/- feet from the western East Campus boundary. The proposed new Music Building (long range project) will be required to meet the fifty (50) foot setback requirement.
2. The existing Cannon Library building is set back 31+/- feet from the western East Campus boundary. Only renovations (no additions) to the library are being proposed; therefore no variance is required.
3. The following parking lots are nonconforming to current landscape requirements (Exhibit A):
 - a. East Campus: Lots D, E, F and I.
 - b. West Campus: Lot A.

The following East Campus parking lots are conforming to current landscape requirements: Lots A, B, C G and H (Exhibit A).

Staff Recommendations

The staff recommends APPROVAL of the Minor Modification to the Saint Leo University Campus Conceptual Master Plan PUD (PUD Sheets 1 and 2) as submitted and attached to this report. 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 remain in effect.
2. Pursuant to this PUD Minor Modification approval, all site specific development plans for the proposed projects and future projects shown on Sheets PUD-1 and 2 will be reviewed pursuant to Section 10.5 General Site Plan Review Procedures. Final decision on these site plan reviews, including any minor PUD modifications, shall be conducted by the Town Commission at a regularly scheduled Town Commission meeting. Any site plans requiring a major PUD modification (pursuant to Section 10.10 Modifications) and/or variances will require public hearings pursuant to the LDC, Articles VIII and IX, respectively.

3. Any tree removal related to the projects identified in PUD #10-A and this Minor Modification #1 application shall be submitted to the Town Commission or its designee pursuant to Section 12.6 for approval. This includes identifying all trees regardless of size (DBH) on the property, indicating the tree(s) to be removed either on a site plan or aerial photograph.
4. Prior to issuance by the Town's Building Official of a Certificate of Occupancy for the new Student Housing, the Applicant shall provide to the Town Clerk a letter from the Florida Department of Transportation (FDOT) stating that based on the 2014 projected student population, as updated at that time, what traffic impacts, if any would require improvements to S.R. 52.

The approval of the PUD #10-A Minor Modification #1 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.

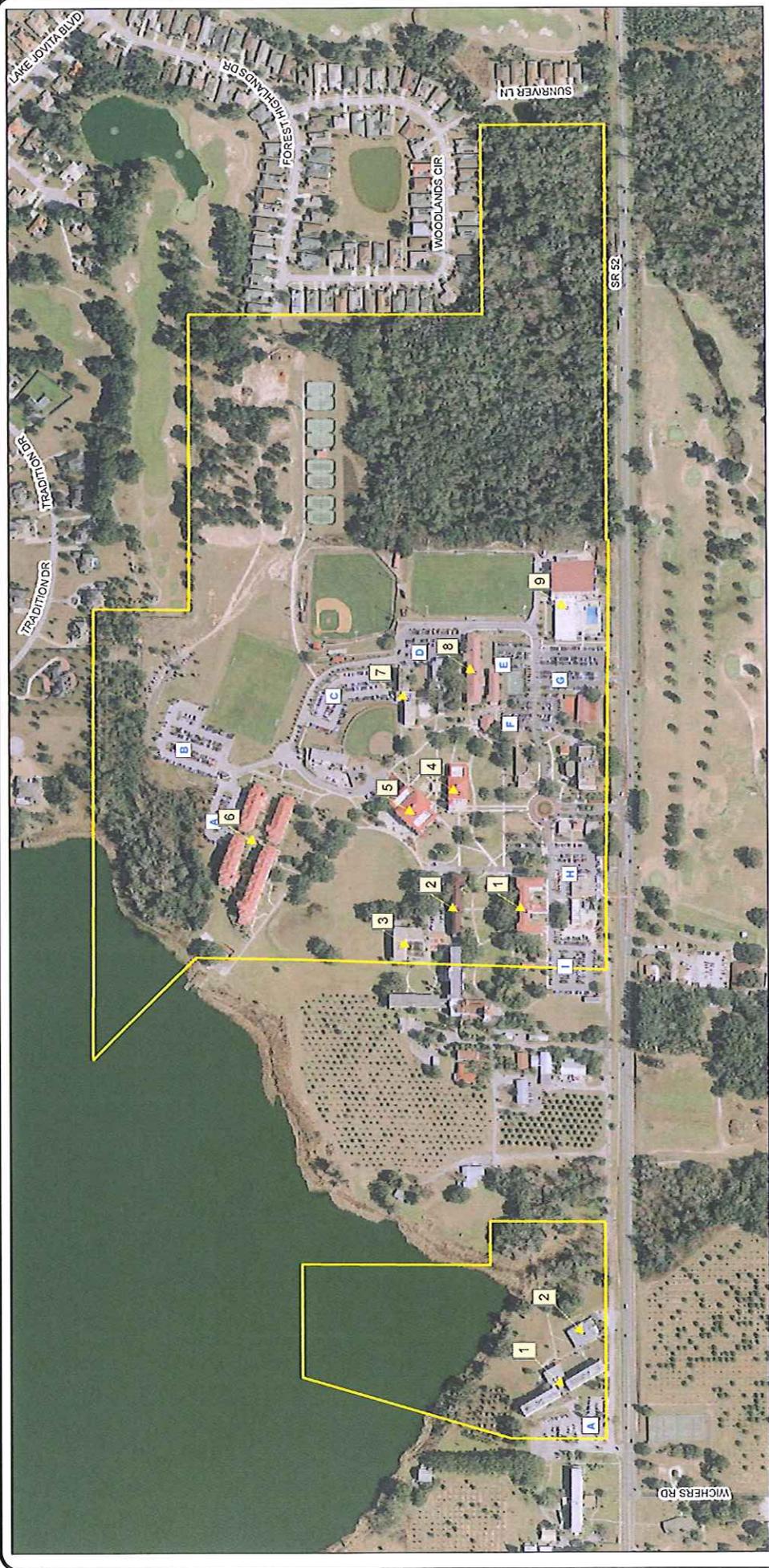
This report has been prepared by:



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	East Campus Major Building Number, Name	West Parking Lot	East Parking Lots
	1. Marmion - Snyder Hall	1. St. Edward Hall	Parking Lot, A	Parking Lot, A
	2. Marmion Center	2. Student Housing Buildings		Parking Lot, B
		3. Cannon Memorial Library		Parking Lot, C
		4. Student Activities Building		Parking Lot, D
		5. Student Community Center		Parking Lot, E
		6. Student Housing Buildings		Parking Lot, F
		7. Henderson Hall		Parking Lot, G
		8. Roderick Hall		Parking Lot, H
		9. Marion Bowman Activities Center		Parking Lot, I

Exhibit A
Saint Leo
University Campus

0 400 Feet

Source: SWFWMD 2009 Aerial

ENGELHARDT, HAMMER & ASSOCIATES
 Lead Planning - GIS - Expert Testimony
 4347 Anchor Plaza Parkway, Suite 220, Tampa, Florida 33614
 Telephone (813) 834-9191, Fax (813) 834-8671

APPENDIX A

PUD Minor Modification Application Submittal Documents and Plans

- Application and Minor Modification Narrative
- PUD-1 Campus Site Plan, Location Map, Legal Description
- PUD-2 PUD Site Data

Town of Saint Leo PUD Minor Modification

Request:

Saint Leo University requests approval for the minor modifications described below.

New Residence Halls Project Overview:

This is essentially the same as the initial project overview except two buildings are to be built beginning May 2010 instead of one.

This project consists of two new student housing buildings to accommodate the natural growth of the University. In addition to providing 304 beds and the normal lobby, game room, and laundry amenities, this project will include a flexible VTT classroom, (Video Teaching Technology) which can also function as a student movie theater.

Straddling a major east-west pedestrian circulation route, the sidewalk will pass through the buildings creating a pedestrian plaza. Parking will be provided by a new two level 526 car parking garage to be constructed under the soccer field; it will be completed with the new student housing project.

The new housing buildings are situated in the middle of the campus. It is doubtful they would have any visual impact from S.R. 52. They would be seen from across Lake Jovita but unlike the four residential buildings which are in the campus forefront from that vantage point. These buildings will be in the background. The new housing buildings will be seen in relation to the four previous housing buildings, and so will have similar massing and design elements. They will be four story with stucco and brick finish and matching red barrel tile roof.

No variances to the Town's Land Development Code are required.

Because the buildings are in the center of the campus, over 700' from the closest property line, setback and perimeter landscape requirements are not applicable (although the buildings will be landscaped).

The existing stormwater retention system in place to serve the previous student housing projects was designed to accommodate this future project. A "Permit Modification" submittal to SWFWMD will be required and is currently in progress.

One tree will have to be removed as part of this project. A Tree Removal Permit application will be submitted for this. Trees installed at the adjacent parking lot will remain and be protected from construction activities.

New Parking Garage Project Overview:

The parking garage location has shifted to the existing competition soccer field where it will be set in the ground below the soccer field. A new soccer field will be constructed on top.

Due to the natural sloping terrain towards the wetlands, the garage will be open to the protected wetlands towards the east. The north and south walls will be partially open as the ground slopes down. The west wall will be a retaining wall completely underground.

It will be approximately 93,000 square feet per level and have two parking levels providing 526 spaces to accommodate the new student housing buildings (304 beds) and additional parking needs.

Since it will be set down in the grade; it will not be visible from either the State Road 52 corridor or from Lake Jovita. Please refer to the accompanying Site Plan and revised PUD Site Plan which show the relationship of the garage with surrounding university development. Design is scheduled to begin in April 2011. When additional information, including Floor Plans and Elevations are developed, an Application for General Site Plan Review will be submitted, as will a Tree Removal Permit.

With the relocation, the existing surface parking adjacent to the new housing project will remain as is, but with a pricing alternate to add an additional 23 spaces at its north end.

New Reclaimed Water Storage Project Overview:

The scope of this project remains the same as submitted with the original PUD, except its location is shifting to just east of the tennis courts. That is a preferred location of the administration because it removes it from the State Road 52 corridor and according to a new wetlands delineation there is less area available at the State Road 52 location.

The project will allow the University to tie into the county's reclaimed water system. The county has excess capacity and the University can use it to lessen irrigation well pumping. Because reclaimed water availability and its eventual use are at differing times, a storage retention area is needed.

The county's water line is along State Road 52, currently stopping at Lake Jovita development entrance. The project will continue this line from that point and carry it to the retention area east of the tennis courts. From there the reclaimed water will be pumped to the irrigation well location and tied into the irrigation system. Although the sides of the retention area intrude into the buffer area, they will appear as a berm which is permitted by the Landscaping Buffering article. The buffer area will be planted with appropriate material to comply with the Land Development Code.

This is a joint Saint Leo University, Pasco County, and SWFWMD project designed to help conserve our water resources.

Please refer to the revised PUD Site Plan for the new location. The project is just beginning the design phase so there is no further layout information available. When design is far enough along an Application for General Site Plan Review will be submitted, as well as a Tree Removal Permit.

Also note additional minor modification to the PUD Site Plan:

1. Long Range Development No. 27 soccer field reorientation has been moved to Current Development as Item G.
2. Long Range Development No. 31 intramural & practice sports fields has been moved to Current Development as Item H.
3. A new Item I. Admission and security building infill has been added to Current Development.

Attachments: Revised PUD Cover Sheet
Revised PUD Site Plan & Legal Description
Revised PUD Land Development Code Data and Open Space Parking Garage Site Plan

