

RESOLUTION NO. 11-04

RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION
APPROVING SAINT LEO UNIVERSITY INC. STUDENT HOUSING
SITE PLAN REVIEW (SPR #11-B) WITH CONDITIONS.

WHEREAS, a general site plan review application (SPR #11-B) was submitted by Saint Leo University, Inc. (Applicant) to approve new student housing for Saint Leo 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 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 public meeting.

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

SECTION A. REQUEST

The Applicant is requesting site plan review approval for new student housing consisting of two (2) buildings to accommodate 304 beds. No variances are required.

SECTION B. FINDINGS AND CONCLUSIONS

Based on the facts and analysis presented in the staff report (Exhibit A), and the Applicant's application, justification and submittal documents, approval of the site plan is warranted.

SECTION C. TOWN COMMISSION DECISION

The Town Commission hereby APPROVES the site plan with the following conditions:

1. This approval is subject to any conditions of approval related to the Saint Leo University Campus Master Plan PUD #10-A (Minor Modification #1).
2. Submit a landscape plan for approval by the Town for either the new parking lot or west side of Building A by October 31, 2011.
3. The Applicant shall provide a copy of the SWFWMD permit to the Town Clerk prior to the issuance of any building and/or fire safety permits.
4. The landscaping referenced in Condition #2 shall be planted by the Applicant and inspected and approved by a Town representative prior to final building inspection of the Student Housing buildings by the Town's Building Official. The Applicant shall be required to replace any trees or shrubs deemed to be in poor or dead condition prior to issuance of any final inspection approval by the Town.

5. No final inspection approval or Certificate of Occupancy shall be issued by the Town's Building Official until the above conditions are met.
6. 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.
7. One (1) year after the completion of the project, the Town Commission or its designee shall inspect all planted replacement trees and landscape buffer for compliance. The Applicant shall be required to replace any trees or shrubs deemed to be in poor or dead condition within 45 days of said inspection.

SECTION D. EXHIBIT A

The following exhibit is attached to this resolution and incorporated by reference:

Exhibit A: 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:

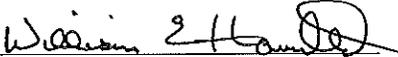
William E. Hamilton, Mayor
Donna DeWitt, OSB
Richard Christmas
Robert Courtney
Jack Gardner

DULY PASSED AND ADOPTED this 11th day of April, 2011. This approval is valid for one (1) year from the date of approval, unless construction has started prior to the expiration date.

ATTEST:

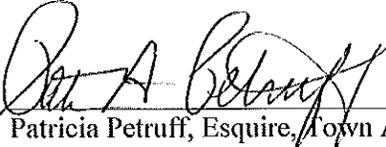


Joan Miller, CMC
Town Clerk



William E. Hamilton
Mayor

Approved as to form by:



Patricia Petrucci, Esquire, Town Attorney

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



Town of St. Leo

**SITE PLAN REVIEW (SPR) STAFF REPORT
SPR#11-B: Saint Leo University New Student Housing
Town Commission Meeting April 11, 2011**

Property Owner: Saint Leo University Inc.
Applicant: Same
Representative: Frank Mezzanini
Request: Site Plan Approval for New Student Housing
Location/Legal Description: Central Area of the Saint Leo University East Campus
Property Appraiser Folio: 01-25-20-0000-03000-0000 and 01-25-20-0000-02900-0000
Land Use Designation: Institutional
Zoning: Institutional

Site Plan Review Application Overview:

The project is located in the middle of the East Campus (Exhibit A). New student housing consists of 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 adjacent to this project. The new residences will be similar in scale and architecture (Mediterranean) to the previous student housing projects. Construction is anticipated to begin in May 2011 and anticipated completion is July 2012.

Seven (7) new handicapped spaces are provided to the west of Building A. Pursuant to the LDC (Sec. Sec. 12.3. Vehicular Use Area Landscaping Requirements (B)) "Where a parking lot perimeter does not abut an adjacent property or right-of-way, then a minimum perimeter buffer width of five (5) feet with one (1) tree/30 linear feet is required. One (1) landscaped island shall be provided at the terminal end of each row of parking. Therefore, six (6) canopy trees would be required. The application indicated that the new buildings would be landscaped; therefore, credit can be given for canopy trees planted along the west side of Building A. No landscape plan for this new lot was submitted with the application.

Based on the application and site plan submitted, no variances are required. However, one (1) tree is proposed for removal. A Tree Removal application was submitted and approved by the Town Planning Consultant. The site plan submitted for the New Student Housing is consistent with the Saint Leo University Campus Master Plan (PUD#10-A, Minor Modification #1).

Staff Recommendations:

The staff recommends APPROVAL of the New Student Housing based on the application and site plan submitted by the Applicant. The Approval is conditioned on the following:

1. Subject to any conditions of approval related to the Saint Leo University Campus Master Plan PUD #10-A (Minor Modification #1).
2. Submit a landscape plan for approval by the Town for either the new parking lot or west side of Building A by October 31, 2011.
3. The construction plans submitted for building and fire safety permits shall provide a copy of the SWFWMD permit.
4. The landscaping referenced in Condition #2 shall be planted by the Applicant and inspected by a Town representative prior to final building inspection of the Student Housing buildings by the Town's Building Official. No final inspection approval will be issued by the Town's Building Official until the above conditions are met.

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

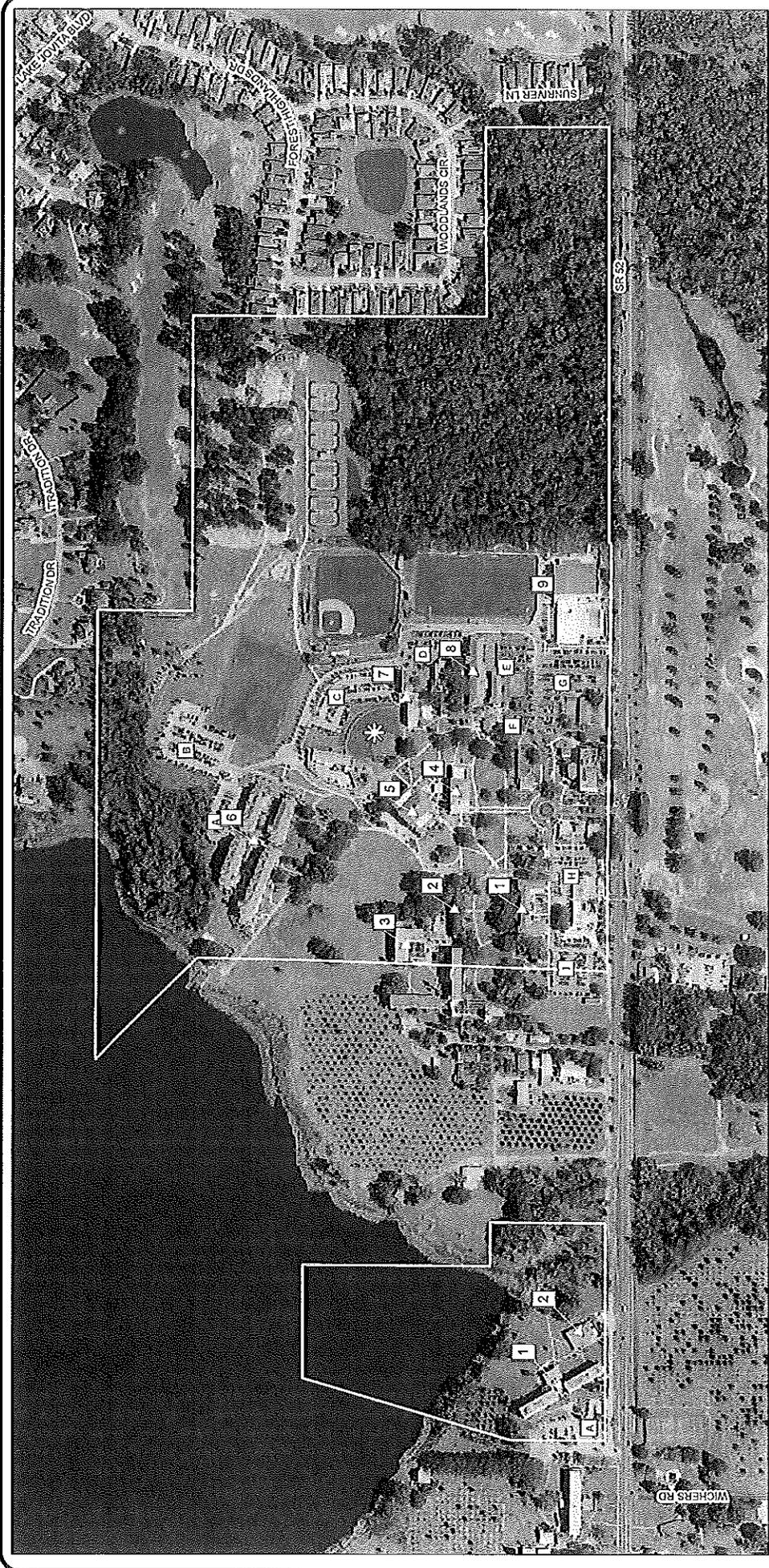


Exhibit A
Saint Leo
University Campus

ENGELHARDT, HAMMER & ASSOCIATES
 Lead Planners - GIS - Spatial Trainers
 4141 Inche Place Parkway, Suite 200, Tampa, Florida 33614
 Telephone: 813.855.5100, Fax: 813.855.8351



Source: SWFWMD 2009 Aerial

St Leo University Campus	West Campus Major Building Number, Name	East Campus Major Building Number, Name	West Parking Lot	East Parking Lots
Proposed Student Housing	<ul style="list-style-type: none"> 1. Marrison - Snyder Hall 2. Marrison Center 	<ul style="list-style-type: none"> 1. St. Edward Hall 2. Student Housing Buildings 3. Cannon Memorial Library 4. Student Activities Building 5. Student Community Center 6. Student Housing Buildings 7. Henderson Hall 8. Roderick Hall 9. Marion Bowman Activities Center 	<ul style="list-style-type: none"> Parking Lot, A 	<ul style="list-style-type: none"> Parking Lot, A Parking Lot, B Parking Lot, C Parking Lot, D Parking Lot, E Parking Lot, F Parking Lot, G Parking Lot, H Parking Lot, I

APPENDIX A
Site Plan and Application Submittal Documents



New Student Housing

**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. 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, Lakeland, Florida Zip 33801 Phone 863.682.1882

When Property Title Obtained 1889

Legal Description Refer to Site Plan

PIN Number(s) [County] 01-25-20-0000-03000-0000, 01-25-20-0000-02900-0000 (Pasco County)

General Location (Address) 33701 State Road 52, Saint Leo, Florida 33574

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

See attached.

New Student Housing
Application for General Site Plan Review
By the St. Leo Town Commission

Request:

Project Overview: 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. Design is in progress and 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 building 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.

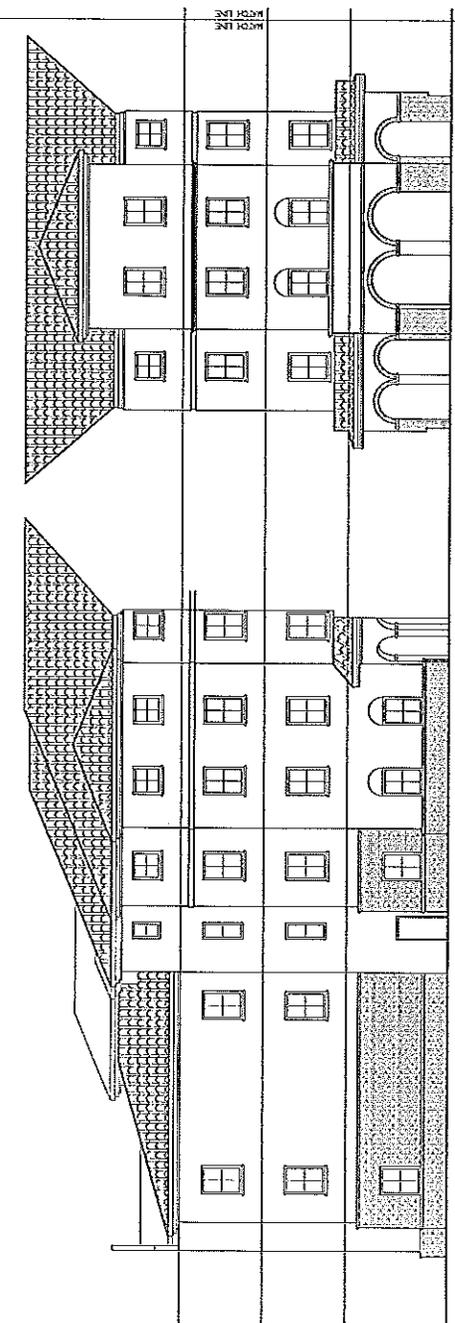
No variances to the Town's Land Development Code are required.

Refer to the accompanying PUD Minor Modification submittal which has been updated to include building square footage, floor area ratio, impervious surface area, and parking requirements.

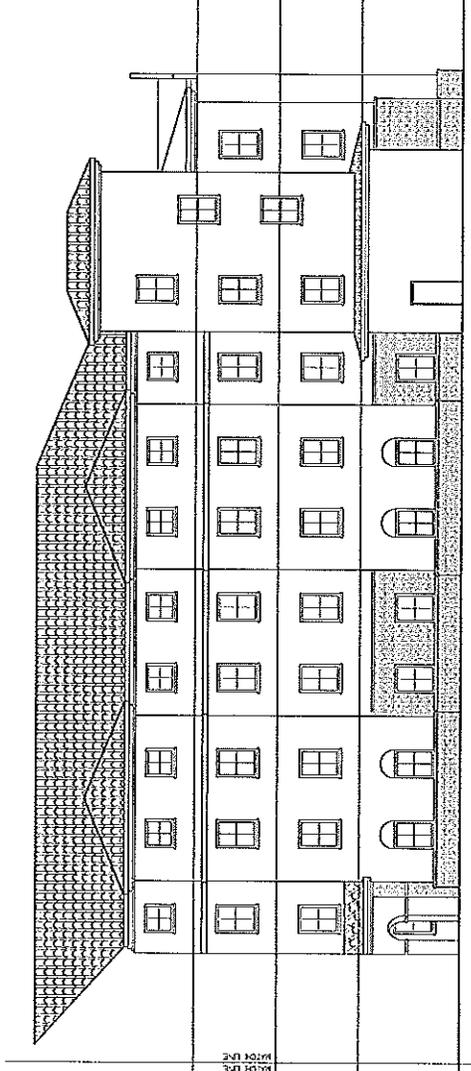
Because the buildings are in the center of the campus, over 700' from the closest property line, setback and perimeter landscape requirements are not applicable (although the buildings will be landscaped).

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.

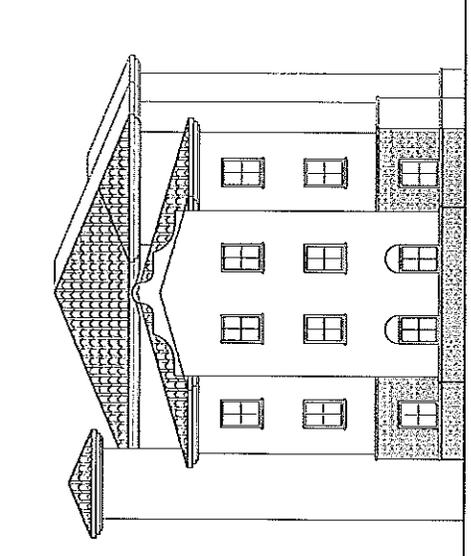
One tree will have to be removed as part of this project however, it is decayed and deemed unsafe. Proper notice with documentation is being submitted to the Town. Trees installed at the adjacent parking lot will remain and be protected from construction activities.



Northeast Elevation Building "X"
 1/8" = 1'-0"



North Elevation Building "X"
 1/8" = 1'-0"



North Elevation Building "X"
 1/8" = 1'-0"