

Alternative #2

RESOLUTION NO. 12-02

RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION APPROVING
SAINT LEO UNIVERSITY INC., SOCCER/LACROSSE FIELD AND PARKING
GARAGE SITE PLAN/VARIANCE REVIEW (SPR/VAR #11-F) WITH CONDITIONS.

WHEREAS, a general site plan review and variance application (SPR/VAR #11-F) was submitted by Saint Leo University, Inc. (Applicant) to approve a new soccer/lacrosse and parking garage for Saint Leo University pursuant to the LDC Article X, Development Review Procedures And Development Standards For General Site Plans and Planned Unit Developments, and Article IX. Variances, and

WHEREAS, a public hearing was advertised and held on October 10, 2011, before the Town of St. Leo Town Commission, which gave full and complete consideration to the recommendations of the town staff and evidence presented at the public hearing.

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

SECTION A. REQUEST

The project is located in the south central portion of the East Campus on an existing soccer field. The project entails development of new soccer/lacrosse fields on top of a two-level parking garage (553 parking spaces) and two stormwater ponds. This project was identified on the PUD #10-A, Minor Modification #1 approved conceptual site plan. In addition to the new soccer/lacrosse fields, on the west side of the site, will be a stadium building with press box and concessions. The stadium and fields will be located on top of the parking garage, and therefore, will be elevated above the existing grade adjacent to Lions Street to the west and the wetland/forested area to the east. Because of the sloping terrain of the site, the parking garage will be partially set into the slope.

Adjacent to the east side of the project site is an "L" shaped SWFWMD jurisdictional wetland, which is approximately 29 acres in size. The leg portion of the "L" is 13.6+/- acres, which is dedicated as permanent open space. The wetland boundary line adjacent to the project is a meandering line approximately 1,140 linear feet. The proposed parking garage frontage along the wetland area (not boundary line) is 515+/- feet. The project will entail fill for the new garage and leveling of the grade to reduce the large existing change in grade to the wetland and provide for a stormwater pond. The boundary of the forested area extends westward of the wetland boundary and there is encroachment of the parking garage and a stormwater pond into the forested area of approximately 0.8 acres.

Pursuant to the LDC (Sec. 7.11. Special Requirements for Environmentally Sensitive Areas and Historic Resources) a twenty-five (25) foot setback is required from wetlands, forested and wildlife habitat areas. Although there is no physical encroachment of the project into the wetland, the project does not meet the setback requirement. The parking garage frontage adjacent to the wetland area (not the actual meandering wetland boundary line) is a straight line 515+/- feet in length. The Applicant is requesting the following variances:

1. To permit a parking garage setback of less than twenty-five (25) feet from the Environmentally Sensitive Land boundary for approximately a distance of 196 linear feet. Within the 196 feet, at its

closest point, there will be an approximate six (6) to ten (10) foot parking garage setback from the Environmentally Sensitive Land boundary for a distance of approximately 170 linear feet. It is noted that for approximately another 319 linear feet, the parking garage setback is greater than twenty-five (25) feet.

The buffer encroachment represents 38 percent of the parking garage frontage along the wetland.

2. To permit a stormwater pond (top of bank) setback of less than twenty-five (25) feet from the Environmentally Sensitive Land boundary for its entire length (a straight line of approximately 255 linear feet). At its closest point, there will be an approximate two (2) foot stormwater pond setback from the Environmentally Sensitive Land boundary. It is noted that the stormwater pond setback ranges from two (2) feet to thirteen (13) feet. SWFWMD requires that an average twenty-five (25) foot buffer be provided with a minimum setback of fifteen (15) feet. Stormwater ponds are not exempt from this SWFWMD rule.

The pond frontage relative to the entire wetland area frontage (515 feet) is 49.5 percent.

The wetland boundary line adjacent to the project is irregular in shape. This meandering boundary line is approximately 1,140 linear feet. Based on calculating the buffer encroachments utilizing the 1,140 linear feet, the encroachments have a lesser impact than stated above. The wetland boundary line buffer encroachments by the parking garage and stormwater pond equate to 610 linear feet (53.5 percent). The parking structure itself only encroaches along 205 linear feet (18 percent) of the wetland line at the northeast corner. The remaining 405 linear feet (35.5 percent) of buffer encroachment is for the pond and swale systems, which are in place to improve water quality and bank stability.

SECTION B. FINDINGS AND CONCLUSIONS

Based on the facts and analysis presented in the Town Planner's report (Exhibit A), and the Applicant's application, justification and submittal documents (Exhibit B), and approval of the site plan and variances are warranted.

SECTION C. TOWN COMMISSION DECISION

The Commission has determined there is a hardship and justification for granting the environmentally sensitive lands setback variance, and that the request is consistent with the Comprehensive Plan, and hereby, APPROVES the setback variance and the site plan. The approval is subject to the following conditions:

1. This approval is subject to approval of a Tree Removal Permit and any related conditions of that approval.
2. This approval is subject to the conditions of approval for Saint Leo University Campus Master Plan PUD #10-A (Minor Modification #1).
3. The Applicant shall submit a revised PUD #10-A, Minor Modification #1, PUD Sheet #2 (Data tables) reflecting any changes to existing and proposed building square footage, parking and impervious surface area for the project and update campus totals to the Town Clerk by December 30, 2011 or as part of any PUD modification submitted prior to that date.

4. This approval is subject to approval by SWFWMD and the Applicant shall submit to the Town Clerk a copy of the SWFWMD permit approval related to this project. No construction shall begin until the approved SWFWMD permit is received.
5. Prior to the start of regrading and/or filling, silt fences or other appropriate fencing/barrier shall be installed along the project boundaries and around any adjacent protected trees that are to remain. These barriers shall remain in place during construction (site grading) and until grass sodding, seeding and/or landscaping is put in place along the slopes to control stormwater run-off and erosion.
6. Upon completion of the project, the Town Commission or its designee shall inspect all planted replacement trees and landscape buffer (including trees utilized for the tree credit) for compliance. e The Applicant shall be required within 45 days of said inspection to replace any trees or shrubs deemed to be in either poor condition or have died.
1. The portion of the jurisdictional wetland and required buffer not dedicated as open space, shall be dedicated as permanent open space or preserved via a conservation easement. Such dedication or easement shall be approved by the Town Commission and recorded prior to final inspection approval. Pursuant to Comprehensive Plan CON Policy 1.1.4, the Town of St. Leo Town Commission, at some future date, shall initiate designation of the wetland and required buffer with the Conservation future land use category.
7. No final inspection approval will be issued by the Town until all the above conditions are met.
8. One (1) year after the completion of the project, the Town Commission or its designee shall inspect all planted replacement trees and landscape buffer plantings (including trees utilized for the tree credit) for compliance. The Applicant shall be required within 45 days of said inspection to replace any trees or shrubs deemed to be in either poor condition or have died.

SECTION D. EXHIBIT A

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

Exhibit A: Town Planner's Report with exhibits

Exhibit B: Applicant's application and supporting documents.

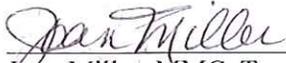
SECTION E. TOWN COMMISSION MOTION

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

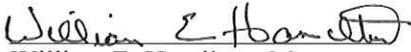
William E. Hamilton, Mayor
Donna DeWitt, OSB
Richard Christmas
Robert Courtney
Jack Gardner

DULY PASSED AND ADOPTED this 10th day of October, 2011. This approval is valid for one (1) year from the date of approval, unless a construction permit has been issued prior to the expiration date.

ATTEST:



Joan Miller, MMC, Town Clerk



William E. Hamilton, Mayor

Approved as to form by:



Patricia Petrucci, Esquire, Town Attorney

EXHIBIT A
Town Planner's Report with Exhibits



Town of St. Leo

**SITE PLAN (SPR)/VARIANCE (VAR) REVIEW STAFF REPORT
SPR/VAR#11-F: Saint Leo University Soccer/Lacrosse Field and Parking Garage
Town Commission Meeting October 10, 2011**

Property Owner: Saint Leo University Inc.

Applicant: Same

Representative: Frank Mezzanini

Request: Site Plan/Variance Approval for Soccer/Lacrosse Fields and Parking Garage

Location/Legal Description: South central quadrant of the Saint Leo University East Campus (See Appendix A- Plan Sheet SP-014 for legal description)

Property Appraiser Folio: 01-25-20-0000-03000-0000

Land Use Designation: Institutional

Zoning: Institutional

Site Plan Review Application Overview

As shown on Exhibit A, the University campus is bisected by the Order of Saint Benedict property, which creates a west and east campus. The project is located in the south central portion of the East Campus within the area of an existing soccer field. The project (2.4+/- acres) entails development of new soccer/lacrosse fields on top of a two-level parking garage (553 parking spaces/179,221 square feet) and two stormwater ponds (Appendix A, Sheet SP-014). This project was identified on the PUD #10-A, Minor Modification #1 approved conceptual site plan. In addition to the new soccer/lacrosse fields, on the west side of the playing fields, will be a stadium building (2,234 square feet) with press box and concessions designed with Spanish Mission architecture to blend with other newer campus buildings. The stadium and fields will be located on top of the parking garage, and therefore, will be elevated above the existing grade adjacent to Lions Street to the west and the wetland/forested area to the east. Pedestrian access to the fields will be via stairways. Screen fencing will be placed around the perimeter of the soccer/lacrosse field (Appendix A- Sheet SP-015).

According to the Applicant, the PUD #10-A Minor Modification data tables reflect the building square footage, impervious surface area and parking data. However, upon review of the PUD 10#A Minor Modification data tables, the new parking garage is shown to have 526 spaces and there is no indication in the table regarding the stadium/concession facility, which would impact PUD floor area ratio (FAR) and impervious surface ratio (ISR). These changes would be minor and not result in any PUD variances.

The existing soccer field is lighted and night lighting has been proposed for this facility. Four lights (70 feet in height) are proposed to be located along each of the east and west sides of the new soccer/lacrosse fields and will be designed with lights oriented in a downward position. According to the Applicant, a separate application will be filed for the lighting as final lighting plans have not been completed. The height of the fields above the wetland boundary elevation will range between 30-32 feet, therefore, the height of the lighting could require a height variance as the maximum permitted height in the Institutional zoning district is 75 feet.

Two (2) stormwater ponds are proposed. One stormwater pond is located along a portion of the east project boundary adjacent to the parking garage and wetland, and the other pond is located to the southwest of the project site (south of Roderick Hall). A portion of an existing Roderick Hall parking lot will be utilized for this pond. This project requires SWFWMD approval.

The parking garage will accommodate 553 parking spaces to meet requirements for the two new student housing buildings as well as provide additional on-campus parking and replace lost Roderick Hall parking resulting from construction of the new stormwater pond. The main structure will be unadorned precast concrete; however, the elevator/stair towers will be Spanish Mission architecture. Because of the sloping terrain of the site, the parking garage will be partially set into the slope. Portions of the north and south sides of the garage will be exposed and the entire east side will be exposed.

Adjacent to the east side of the project site is an "L" shaped SWFWMD jurisdictional wetland, which is approximately 29 acres in size. The leg portion of the "L" is 13.6+/- acres, which is dedicated as permanent open space. The wetland boundary line adjacent to the project is a meandering line approximately 1,140 linear feet. The proposed parking garage frontage along the wetland area (not boundary line) is 515+/- feet.

Based on the cross sections provided by the Applicant, there is a significant existing grade change (18+/- feet) from the eastern edge of the existing soccer field to the wetland. This grade change occurs over a distance of 56+/- feet at the northeast corner of the site (Appendix A, Cross Section H) and over a distance of 116+/- feet at the central portion of the site (Appendix A, Cross Section C). The grade change from the proposed garage at the northeast corner to the wetland will be 2+/- feet for a distance of 7.5+/- feet and at the central portion a grade change of 4+/- feet for a distance for 70 +/- feet. The project will entail fill for the new garage and leveling of the grade to reduce the large existing change in grade to the wetland and provide for a stormwater pond; therefore, the requested encroachments are required.

As noted, the new soccer/lacrosse fields will be located on top of the garage. The height of the fields above the wetland boundary elevation will range between 30-32 feet. In addition, there will be a 16 foot high screened fence around the perimeter of the fields. It is noted that the wetland continues to slope downward from the wetland boundary. Based on the contours shown on the drawing submitted by the Applicant, the last contour shown is 129 feet. Therefore, the height of the fields above the 129 foot contour will be approximately 46 feet. It would appear that the existing wetland tree canopy and the fence would provide adequate visual buffer from the Lake Jovita residences along the east side of the wetland. The contour elevation of the Lake Jovita residences along the east side of the wetland is unknown.

This wetland area has also been identified on Maps 4 and 5 of the Comprehensive Plan as a potential wildlife habitat and forested area. It is noted that the areas shown on Maps 4 and 5 are general in nature and are not surveyed areas. Pursuant to the LDC (Sec. 7.11, Special Requirements for Environmentally Sensitive Areas and Historic Resources) a twenty-five (25) foot setback is required from wetlands, forested and wildlife habitat areas. There is no physical encroachment of the project into the wetland;

however, the project does not meet the setback requirement. The forested area extends westward of the wetland boundary. There is encroachment of the parking garage and a stormwater pond into the forested area of approximately 0.8 acres.

Pursuant to the LDC (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.”* This requirement also applies to parking garages; therefore, the exposed portions of the north, south and east facades of the parking garage require a landscape buffer. The LDC provides for landscape buffer credit of existing protected canopy trees. The credit is one (1) tree credit for each tree between five (5)-inch DBH and less than ten (10)- inch DBH and two (2) tree credits for each tree ten (10)-inch DBH or greater.

The following buffer is required:

- North facade: 7 Canopy trees
- East facade: 18 Canopy trees
- South facade: 7 Canopy trees

The site plan shows the following:

- North facade: 6 new canopy trees + 6 existing tree credits= 12 canopy trees
- East facade: 14 new canopy trees + 4 existing tree credits= 18 canopy trees
- South facade: 6 new canopy trees + 4 existing tree credits= 10 canopy trees

The Applicant has provided a landscape plan that exceeds the requirement utilizing new and existing trees, including landscaping along the stormwater pond (Appendix A- Sheet SP-014).

Because of the new construction, the Applicant has also submitted a tree removal application. Six (6) Grand Trees and twenty-six (26) protected trees and are proposed to be removed (See Town Planner’s Report TRP#11-B).

Variance Request

Pursuant to the LDC (Sec. 7.11. Special Requirements for Environmentally Sensitive Areas and Historic Resources) a twenty-five (25) foot setback is required from wetlands, forested and wildlife habitat areas. Although there is no physical encroachment of the project into the wetland, the project does not meet the setback requirement. The parking garage frontage adjacent to the wetland area (not the actual meandering wetland boundary line) is a straight line 515+/- feet in length. Appendix A- Sheet SP-016 illustrates the setbacks. The Applicant is requesting the following variances:

1. To permit a parking garage setback of less than twenty-five (25) feet from the Environmentally Sensitive Land boundary for approximately a distance of 196 linear feet. Within the 196 feet, at its closest point, there will be an approximate six (6) to ten (10) foot parking garage setback from the Environmentally Sensitive Land boundary for a distance of approximately 170 linear feet. It is noted that for approximately another 319 linear feet, the parking garage setback is greater than twenty-five (25) feet.

The buffer encroachment represents 38 percent of the parking garage frontage along the wetland.

2. To permit a stormwater pond (top of bank) setback of less than twenty-five (25) feet from the Environmentally Sensitive Land boundary for its entire length (a straight line of approximately 255 linear feet). At its closest point, there will be an approximate two (2) foot stormwater pond setback from the Environmentally Sensitive Land boundary. It is noted that the stormwater pond setback ranges from two (2) feet to thirteen (13) feet. SWFWMD requires that an average twenty-five (25) foot buffer be provided with a minimum setback of fifteen (15) feet. Stormwater ponds are not exempt from this SWFWMD rule.

The pond frontage relative to the entire wetland area frontage (515 feet) paralleling the project is 49.5 percent.

As stated previously, the wetland boundary line adjacent to the project is irregular in shape. This meandering boundary line is approximately 1,140 linear feet. Based on calculating the buffer encroachments utilizing the 1,140 linear feet, the encroachments have a lesser impact than stated above. The wetland boundary line buffer encroachments by the parking garage and stormwater pond equate to 610 linear feet (53.5 percent). The parking structure itself only encroaches along 205 linear feet (18 percent) of the wetland line at the northeast corner. The remaining 405 linear feet (35.5 percent) of buffer encroachment is for the pond and swale systems, which are in place to improve water quality and bank stability.

Other Relevant LDC Sections and Comprehensive Plan Policies

The following Comprehensive Plan policies relate to environmentally sensitive lands:

FLUE Policy 2.2.3. Land planning and development decisions, including but not limited to, rezonings, variances, special exception use, conditional use, planned unit developments and site plan reviews should strongly consider the established character of predominantly developed areas where changes of use or intensity of development are contemplated as well as the degree of compliance with the LDC.

CON Policy 1.1.1. Encourage the continued presence in St. Leo of existing or newly discovered wildlife habitats and species by amending the LDC by December 2010 to require habitat study for Planned Unit Developments that encompass known or potential habitat areas including lakefronts, wetlands and forested areas and protect these habitats from destruction by development activities.

CON Policy 1.1.4. Direct incompatible land uses and development away from jurisdictional wetlands and amend the LDC by December 2010 to require new development containing wetlands (as approved and delineated by SWFWMD) to preserve the wetland area, to permit impacts as approved by SWFWMD relative to wetland mitigation and to establish a minimum setback buffer area around the wetland. All delineated jurisdictional wetlands shall be dedicated as permanent open space or conservation easement and be designated on the FLUM as Conservation.

CON Policy 1.2.1. Establish an LDC requirement by December 2010 for PUDs and subdivisions to preserve a percentage of their forested areas as dedicated open space or as a conservation easement and to require a minimum development setback buffer area around the forested areas.

Pursuant to the LDC, Sec. 7.11 B. 2. the minimum area to be preserved shall be determined by the Town Commission based on the survey and proposed development. However, no more than fifty (50) percent of the total forested area can be encroached upon with development. Any encroachment shall require mitigation of impacts.

It is noted that there is no physical encroachment into the wetland and no habitat study has been conducted. However, there is minor encroachment into the forested area. The LDC (Sec. 7-11 A. 3.) requires jurisdictional wetlands to be dedicated as permanent open space or preserved via a conservation easement. Sec. 7.11 B. 4. requires delineated forested areas to be dedicated as permanent open space or preserved via a conservation easement.

Town Commission Variance Review Criteria

Pursuant to the LDC (Section 9.2- Variance Hardship Criteria), no variance shall be granted unless the following conditions exist:

1. State the special conditions and/or circumstances applying to the building or other structure or land for which such variance is sought.
2. Are the special conditions and/or circumstances peculiar to the property, structures, or buildings, and do not apply generally to neighboring lands, structures, or buildings in the same zoning district.
3. Are the existing conditions and/or circumstances such that:
 - a. The strict application of the provisions of this Chapter would deprive the applicant of reasonable use of said land, building, or structure; and
 - b. The peculiar conditions and circumstances pertaining to the variance request are not the result of the actions by the applicant.
4. The variance request is in harmony with and serves the general intent and purpose of this Chapter and the Comprehensive Plan.
5. That the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.
6. That allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by this Chapter and the individual hardships that will be suffered by a failure of the Town Commission to grant a variance.

Another factor that should be considered by the Town Commission in the review of any variance request is whether the granting of the variance would set a precedent that could allow others to request the same type and degree of variance from LDC requirements.

Applicant's Variance Justification

There are a number of factors that the Applicant has addressed in the justification statement. Key factors included the land locked nature of the campus, unsuitability of other alternative on-campus sites, minimizing impacts to visual corridors, campus demand for outdoor playing fields, mitigating impacts to the wetland and project site constraints.

In general, some of the key Applicant's variance justification (*italics text* is verbatim) is as follows:

- The Applicant notes that the University East campus is constrained because of existing residential development to the north and east, a wetland to the east, Lake Jovita to the northwest, the Order of Saint Benedict and private property to the west and SR 52 and the golf course to the south. Therefore, the University has no expansion potential and must utilize land efficiently and capitalize on sites that have multi-purpose potential. Expansion options to the west would segment and sprawl campus functions, which could potentially increase traffic on SR 52, and expansion options to the south side of SR 52 would impact a major open space (golf course).
- *"This proposed Saint Leo project incorporates a critical infrastructure facility (parking garage) with important improvements to the soccer/lacrosse field complex. The project is unique because it utilizes the existing topography and "hilly nature" of the university campus to allow "stacking" of these two improvements onto one footprint."*
- The project is located within the portion of the campus designated for recreational/sports activities and its interior location does not impact the Lake Jovita or SR 52 visual corridors. Because of its interior location, the visual corridors and Lake Jovita development are buffered.
- The project is necessary to provide for needed collegiate and intramural sports activities. Saint Leo University currently participates in 17 intercollegiate sports of which 12 are outdoor sports that require fields. Approximately 315 athletes participate in this program. Of the 1,800 students, approximately 75 percent participate in intramural sports, most of which require outdoor athletic fields.
- *"Required minimum surface dimensions for new playing fields require the expansion of the width of the field which requires encroachment to the east into the wetland buffer. New stadiums require a minimum of 210-foot playing width; and 20-feet on each side for a spectator restraining area for a total of 250-feet. Due to safety requirements we are adding 10 additional feet to each sideline for a total width of approximately 270-feet or approximately 50-feet wider than the existing playing field and sidelines. Encroachment into the wetland buffer is imperative to meet the current standards for a safe playing field."*
- The project will alleviate existing stormwater runoff impacts that currently affect the wetland because of the new stormwater ponds. *"Currently, water runs off the heavily fertilized and treated natural playing field directly into the adjacent wetland system. The proposed design will treat the water running off the field in stormwater treatment ponds before safely discharged into the wetland system. Furthermore, the new playing field will be artificial turf eliminating some of the water quality issues from fertilizers, herbicides and pesticides. This is considered a mitigating factor for encroachment into the wetland buffer. Although the field is getting closer to the wetland system, water quality of stormwater runoff entering that system is being dramatically improved."*
- *"Shifting the garage and stormwater pond to avoid the variance is not practical from a functional standpoint. Minimum NCAA Playing Field Specifications are noted in the Justification Statement below. The proposed field is the appropriate width to meet these specifications and it has been moved as far west as possible up against the existing roadway, resulting in the east side of the*

field being 5 to 6 feet from the wetland line along the northeast corner of the field. Placing the parking structure along the east side provides the vertical wall needed to reconcile the grade difference at the wetland line so that encroachment into the wetland is avoided. In other words, even if the parking structure was shifted west, the field would still need to extend east to within 5 to 6 feet of the wetland line and a vertical wall would be required to avoid wetland impacts. The parking structure services as the vertical wall in this case, which also allows the eastern sides of the parking garage to be open to daylight providing the interior ventilation needed to meet the parking garage design requirements.”

- *Onsite Campus Alternatives – Opportunities for the development of this project were also analyzed for onsite campus alternatives. This included existing practice fields on the northern end of campus; and the “Bowl” on the western side of campus that abuts Clear Lake. Both sites have significant “fatal flaws” that make the proposed location of the project the most acceptable.*
 - *Existing Practice Fields:*
 - *Eliminates the ability to develop the garage underground;*
 - *Elevated garage would cause visual issues to the north, east and west of the project;*
 - *No adequate buffers for noise and lighting;*
 - *Requires the routing of traffic around the entire campus to be able to utilize parking;*
 - *Eliminates much needed practice fields; and*
 - *Doesn’t result in a multi-use project.*
 - *The “Bowl”:* [The “Bowl” area is a depressed area located between the student housing (number 6 on Exhibit A) and Cannon Library (number 3 on Exhibit A) buildings with frontage along Lake Jovita.]
 - *Eliminates the ability to develop the garage underground;*
 - *Elevated garage would cause visual issues to the west of the project;*
 - *No adequate buffers for noise and lighting;*
 - *Requires the routing of traffic through campus to be able to utilize parking; and*
 - *Doesn’t result in a multi-use project.*

Appendix A provides a more detailed variance justification statement included with the application.

Site Plan/Variance Review Analysis

As noted previously, the University East campus is constrained because of existing residential development to the north and east, a wetland to the east, Lake Jovita to the northwest, the Saint Benedict property to the west and SR 52 to the south. Therefore, development on campus must be more multi-purpose in nature and may, such as this case, require variances. There are a number of factors that the Applicant has addressed in the justification statement, including unsuitability of alternative on-campus sites, minimizing impacts to visual corridors, campus demand for outdoor playing fields, mitigating impacts to the wetland and project site advantages/constraints.

There is no physical encroachment of the project (parking garage and stormwater pond) into the wetland; however, the project does not meet the LDC twenty-five (25) foot setback requirement. As noted previously, the parking garage has 515+/- feet of frontage along the wetland area. The parking garage setback is less than twenty-five (25) feet from the Environmentally Sensitive Land boundary for approximately a distance of 196 linear feet. The encroachment represents 38 percent of the parking garage frontage along the wetland and 100 percent of the stormwater pond frontage (approximately 255 linear feet) along the wetland. The pond frontage relative to the entire wetland area is 49.5 percent.

Based on the meandering shape of the wetland boundary line (approximately 1,140 linear feet), the parking garage and stormwater pond encroachment impacts approximately 610 linear feet or 53.5 percent of the wetland boundary linear distance. The parking structure itself only encroaches along 205 linear feet (18 percent) of the wetland line. Based on calculating the buffer encroachments utilizing the 1,140 linear feet, the encroachments have a lesser impact.

Discussions with SWFWMD staff David Sauskojus, Senior Environmental Scientist, indicated that there have been meetings with the University and a formal application was submitted on September 27, 2011. The review process could take three (3) or more months depending upon review comments and University response times. Mr. Sauskojus indicated that the SWFWMD buffer rule requires an average 25 feet with a minimum of 15 feet. Any development, including stormwater ponds are subject to this rule. This buffer is to address secondary wetland impacts; however, other measures to address wetland impacts could be utilized to permit a lesser buffer. In this case, he indicated that at meetings with the University consultants, if the University committed to daily erosion control monitoring, then SWFWMD would most likely approve the lesser buffer.

Although the stormwater pond encroaches into the setback buffer area, this pond, which will be vegetated, would be compatible through time with the wetland/forested area and provide potential wildlife habitat. The stormwater pond is being landscaped with Cypress trees. As noted by the Applicant, the two new stormwater ponds would improve the water quality of stormwater runoff entering into the wetland.

The forested area extends westward of the wetland boundary. As noted, previously, the wetland is 29+/- acres in size and there is an encroachment (approximately 0.8 acres) of the parking garage and a stormwater pond into the forested area.

Town Commission Alternatives

The Town Commission has at least two decision-making alternatives:

Alternative #1: The Commission has determined that there is no hardship and justification for the environmentally sensitive lands setback and that the request is not consistent with the Comprehensive Plan, and hereby, DENIES the setback variance and the site plan. The Applicant shall submit a revised site plan meeting the environmentally sensitive lands setback requirement.

Alternative #2: The Commission has determined there is a hardship and justification for the environmentally sensitive lands setback and that the request is consistent with the Comprehensive Plan, and hereby, APPROVES the setback variance and the site plan. The approval is subject to the following conditions:

1. This approval is subject to approval of a Tree Removal Permit and any related conditions of that approval.

2. This approval is subject to the conditions of approval for Saint Leo University Campus Master Plan PUD #10-A (Minor Modification #1).
3. The Applicant shall submit a revised PUD #10-A, Minor Modification #1, PUD Sheet #2 (Data tables) reflecting any changes to existing and proposed building square footage, parking and impervious surface area for the project and update campus totals to the Town Clerk by December 30, 2011 or as part of any PUD modification submitted prior to that date.
4. This approval is subject to approval by SWFWMD and the Applicant shall submit to the Town Clerk a copy of the SWFWMD permit approval related to this project. No construction shall begin until the approved SWFMWD permit is received.
5. Prior to the start of regrading and/or filling, silt fences or other appropriate fencing/barrier shall be installed along the project boundaries and around any adjacent protected trees that are to remain. These barriers shall remain in place during construction (site grading) and until grass sodding, seeding and/or landscaping is put in place along the slopes to control stormwater run-off and erosion.
6. Upon completion of the project, the Town Commission or its designee shall inspect all planted replacement trees and landscape buffer (including trees utilized for the tree credit) for compliance. The Applicant shall be required within 45 days of said inspection to replace any trees or shrubs deemed to be in either poor condition or have died.
7. The portion of the jurisdictional wetland not previously dedicated as open space, shall be dedicated as permanent open space or preserved via a conservation easement. Such dedication or easement shall be approved by the Town Commission and recorded prior to final inspection approval.
8. No final inspection approval will be issued by the Town until all the above conditions are met.
9. One (1) year after the completion of the project, the Town Commission or its designee shall inspect all planted replacement trees and landscape buffer plantings (including trees utilized for the tree credit) for compliance. The Applicant shall be required within 45 days of said inspection to replace any trees or shrubs deemed to be in either poor condition or have died.

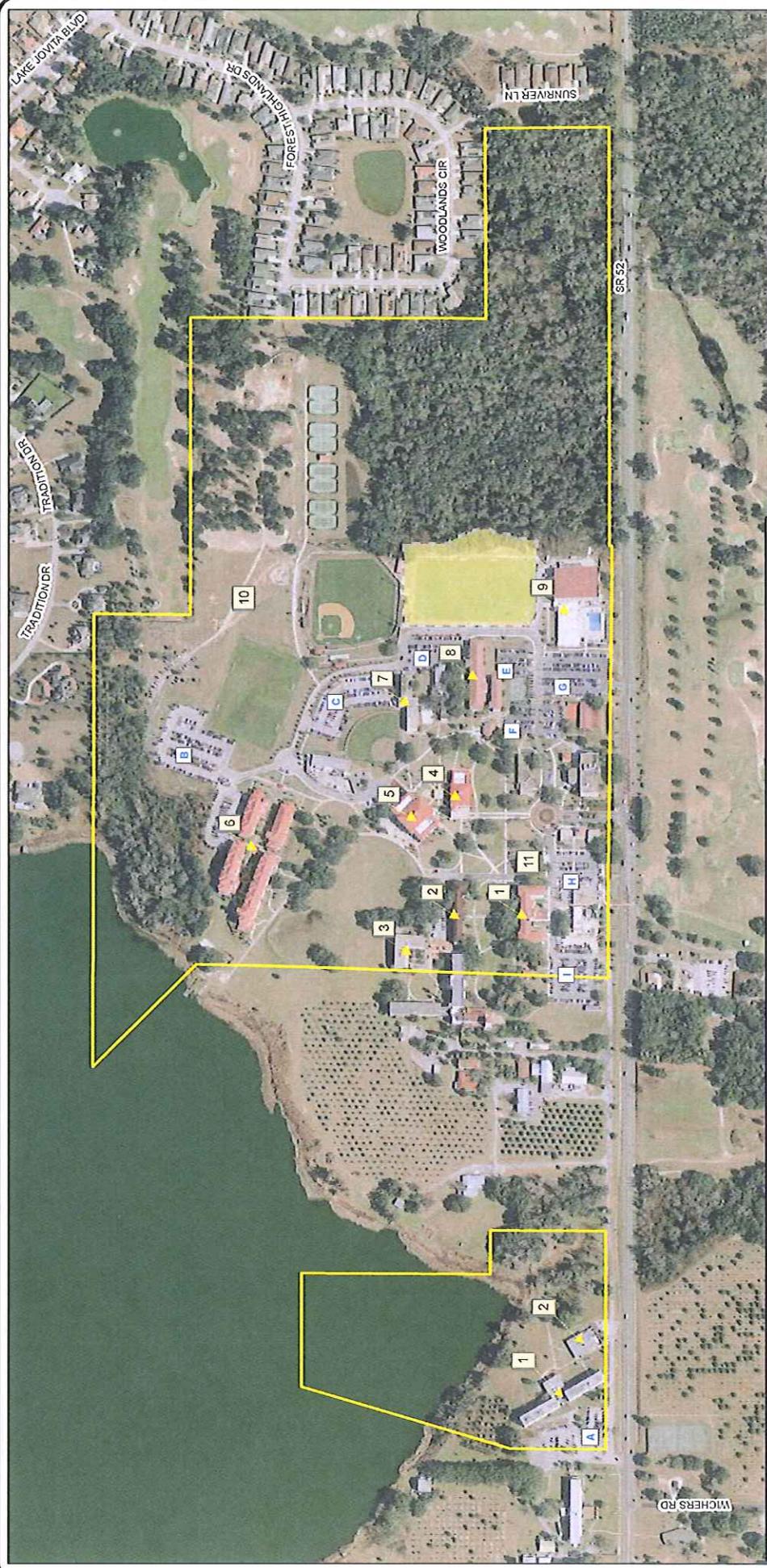
This report has been prepared by:



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



West Campus Major Building Number, Name	East Campus Major Building Number, Name	West Parking Lot	East Parking Lots
<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 10. New Softball Stadium (2010) 11. School of Business (2011) 	<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

St Leo University Campus
 Soccer / Lacrosse Field / Parking Garage

0 400 Feet
 Source: SWFWMD 2010 Aerial

Exhibit A
Saint Leo
University Campus

ENGELHARDT, HAMMER & ASSOCIATES
 Lead Planning - GIS - Expert Testimony
 4545 Anchor Plaza Parkway Suite 210, Tampa, Florida 33634
 Telephone (813) 889-8100, Fax (813) 889-8811

Map Document: C:\Projected\Leo_Cen_Phng_Svec_0007\MA\K&E\Leo_University_Land_West_Campus_Soccer_Lacrosse_Field_Aerial_000211.mxd
 05/02/11 10:25:10 AM

APPENDIX A

Application Submittal Documents and Site Plans and Cross Sections



**APPLICATION FOR GENERAL SITE PLAN REVIEW
BY THE ST. LEO TOWN COMMISSION
Saint Leo University New Soccer/Lacrosse Field**

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 you 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 accompanying site plan drawing.
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
New Soccer/Lacrosse Field
Application for General Site Plan Review
By the St. Leo Town Commission
9.19.11

Project Overview:

This project consists of a new Soccer/Lacrosse field placed on top of a new two level parking garage. The garage is to be set into the grade and due to the sloping terrain, the east side will be open to the wetlands and most of the north and south ends will be open for light and ventilation. The west side will be against earth.

The project is related to the new student housing project as it will provide 234 spaces for the new beds as well as an additional 319 spaces to relieve current tight parking on campus for a total of 553 spaces.

The university is landlocked on all boundaries preventing expansion. It is therefore necessary for the university to plan its development to maximize its remaining resources.

The university has a growing need of both additional parking and athletic fields due to an expanding student population. To provide additional parking and fields, and to make the most effective use of available land, the university elected to place the new parking garage below an expanded soccer/lacrosse field, thereby conserving open space for the campus.

The stair towers, as access points to the garage, will carry the same Spanish Mission architecture as found with the previous newer buildings. The garage itself, being set into the ground being minimally visible, and with the largest exposure facing the wetlands, will be that of a standard unadorned precast garage. This project will not be visible from S.R. 52 or from any of the adjoining residential properties.

The project does not impact any of the existing public vehicular roads of the Town.

The east edge of the garage extends within the setback distance to the wetlands boundary line and encompassing the sloped area from the existing playing field point to the wetlands. That area does contain trees that are protected pursuant to Town ordinance so under separate cover we will submit a Tree Removal Permit application.

This project does require SWFWMD permitting for which we have applied. Because of the sensitive nature of building adjacent to wetlands our civil engineers have had several meetings with SWFWMD thus we anticipate a smooth permitting process.

The wetland line delineation surveying, and subsequent inspection by SWFWMD, did not include any study related to wildlife documentation. The university has been impacted by wild hogs damaging grassed areas on campus.

The field will be provided with new sports lighting for which preliminary drawings are attached. The poles will be 70' high and the lights will be of the latest technology similar to the softball field installation, which provides excellent control of light spill over.

This project also includes a small accompanying press box/concession/stadium building located on the west side of the soccer lacrosse field. It is simply a small functionally supporting building to the athletic field. Its architecture will also be Spanish Mission blending with the campus.

It will have no impact to the existing public vehicular roads of the town.

The SWFWMD permit submittal for the parking garage includes this building.

There are no trees at the planned location of the building.

Please refer to SP-014 and SP-015 for additional information including site plan, which includes the topography survey, legal description, and building elevations.



MUSCO
GREEN GENERATION LIGHTING™

GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Main Soccer
Saint Leo University Soccer
Saint Leo, FL

Overall Grid

- Size: 360' x 225'
- Grid Spacing = 30.0' x 30.0'
- Values given at 3.0' above grade

- Luminaire Type: Green Generation
- Rated Lamp Life: 5,000 hours
- Avg Lumens/Lamp: 134,000

**CONSTANT ILLUMINATION
HORIZONTAL FOOTCANDLES**

No. of Target Points: 160

- Entire Grid
- Average: 75.21
- Maximum: 99
- Minimum: 50
- Avg/Min: 1.51
- Max/Min: 1.99
- UG (Adjacent Pts): 1.58
- CV: 0.18

- Average Lamp Tilt Factor: 1.000
- Number of Luminaires: 120
- Avg KW over 5,000: 187.68
- Max KW: 204.0

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

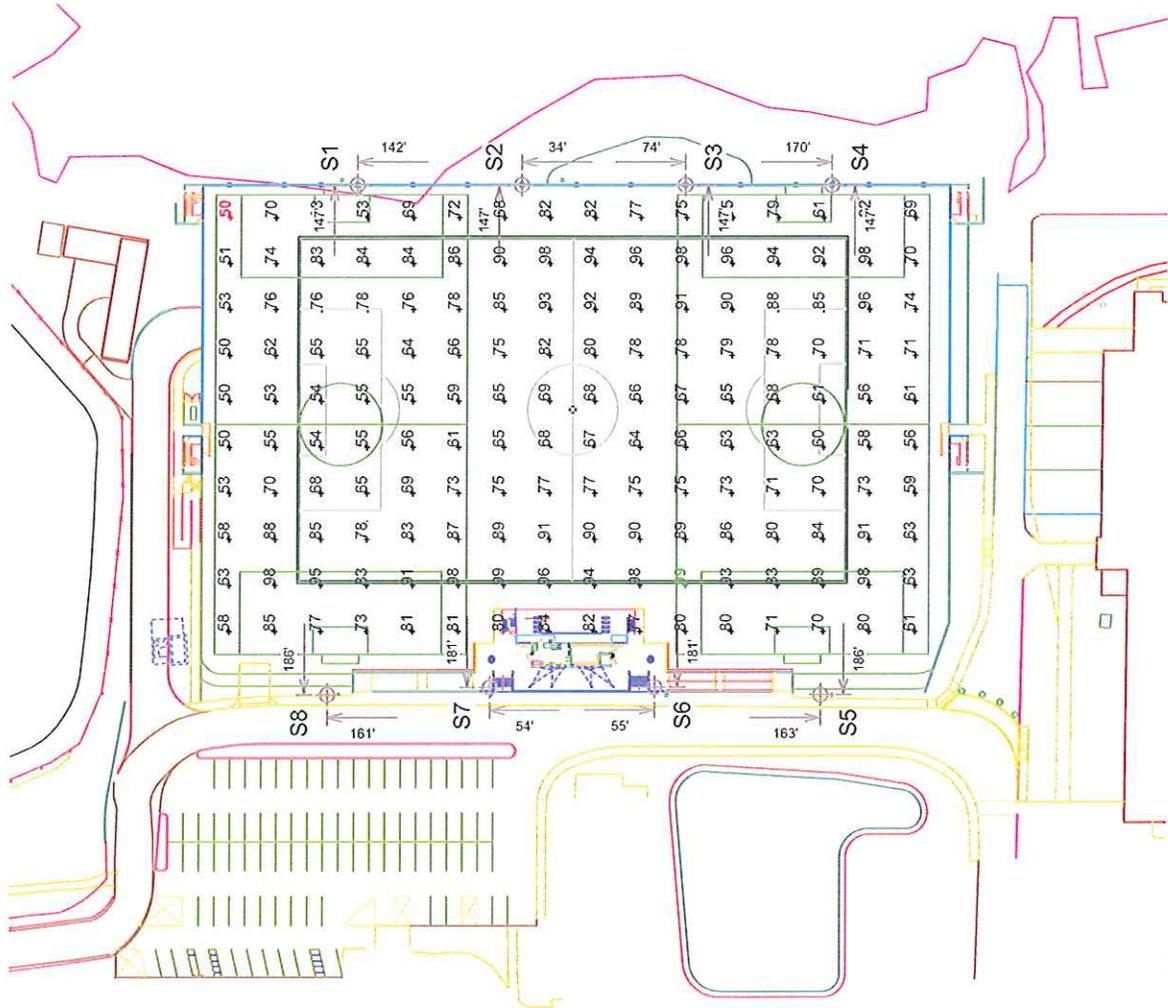
By: Joel Stout

File #: 154498R5

Date: 20-Sep-11

Not to be reproduced in whole or part without the written consent of Musco Lighting, ©1981, 2011 Musco Lighting

EQUIPMENT LIST FOR AREAS SHOWN							
Pole		Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	OTHER GRID	
2	S1, S4	70'	-	70'	1500W MZ	15 0	
4	S2-S3 S6-S7	70'	-	70'	1500W MZ	14 0	
2	S5, S8	70'	-	70'	1500W MZ	17 0	
8	TOTALS						0



SCALE IN FEET 1 : 120



Pole location(s) ± dimensions are relative to 0.0 reference point(s) ⊗



GUARANTEED PERFORMANCE

EQUIPMENT LAYOUT

Saint Leo University Soccer
Saint Leo, FL

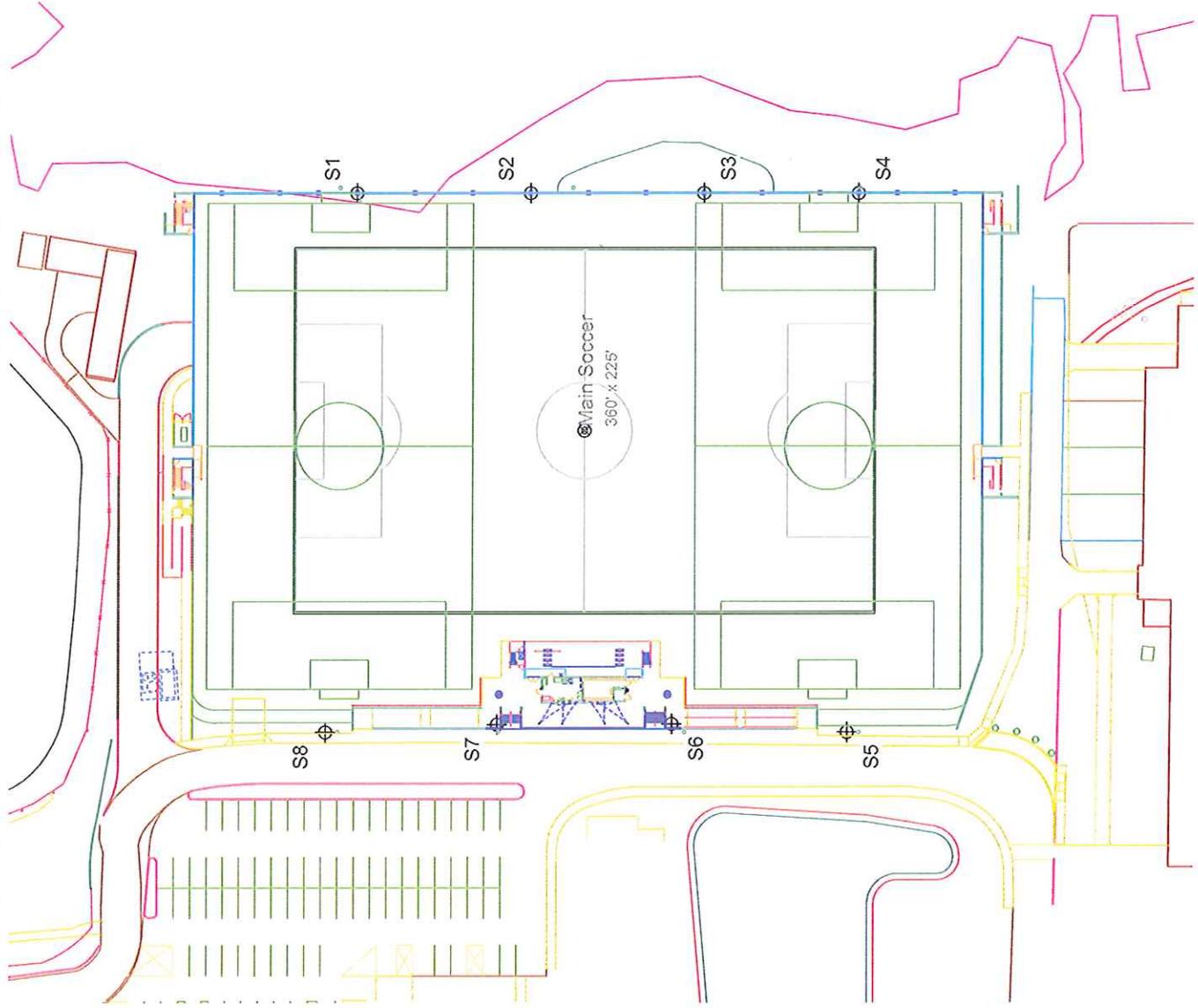
INCLUDES:
· Main Soccer

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN						
Pole			Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE
2	S1, S4	70'	-	70'	1500W MZ	15
4	S2-S3 S6-S7	70'	-	70'	1500W MZ	14
2	S5, S8	70'	-	70'	1500W MZ	17
TOTALS						120

SINGLE LUMINAIRE AMPERAGE DRAW CHART						
Ballast Specifications		Line Amperage Per Luminaire (max draw)				
(90 min power factor)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)
1500 watt MZ	8.6	7.7	7.5	6.5	5.1	3.7



SCALE IN FEET 1 : 100



By: Joel Stout

File #: 154498R5

Pole location(s) ± dimensions are relative to 0,0 reference point(s) ⊗

Date: 20-Sep-11

Not to be reproduced in whole or part without the written consent of Musco Lighting. ©1981, 2011 Musco Lighting



**APPLICATION FOR VARIANCE
BY THE ST. LEO TOWN COMMISSION**

NOTE: All applications are to be filled out completely and correctly, and submitted to the Town Clerk by the scheduled deadline date. It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval. It is necessary for the applicant or the applicant's representative to be present at the public hearing. The Public Hearing will be conducted pursuant to Quasi-Judicial Proceedings.

Staff Use Only

APPLICATION NO. _____ Date Rec'd _____ Date Sufficiency Determined _____
Public Hearing Date _____

APPLICANT (Title Holder(s)) Saint Leo University
Address 33701 State Road 52, Saint Leo, Florida Zip 33574 Phone 352.588.8215
Representative Frank Mezzanini
Address 33701 State Road 52, Saint Leo, Florida Zip 33574 Phone 352.588.8215
Architect/Engineer Lunz Prebor Fowler Architects
Address 58 Lake Morton Drive, Lakeland, Florida Zip 33801-5344 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
General Location (Address) 33701 State Road 52, Saint Leo, Florida 33574

Fee for Each Related Variance: \$ 25.00 (See Note A)

Signature _____ Date _____
Title Holder(s)/Owner(s)

List all requested Variances here:

- 1) ~~For the new soccer/lacrosse field we request a variance to infringe on the 25' buffer along the SWFWMD wetlands~~
- 2) ~~delocation line for construction of the soccer/lacrosse field (with parking garage below) and stormwater retention for the~~
- 3) ~~soccer/lacrosse field, as shown on the site plan.~~

The applicant must also submit with the application, a Variance Justification Statement addressing the attached criteria. The applicant is required to submit a site plan and/or drawings or photographs to illustrate the requested variance.

NOTE A

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

Saint Leo University (SLU) – Soccer/Lacrosse Field Parking Garage Wetland Buffer Encroachment Variance Justification Statement

1. State the special conditions and/or circumstances applying to the building or other structure or land for which such variance is sought.

This proposed Saint Leo project incorporates a critical infrastructure facility (parking garage) with important improvements to the soccer/lacrosse field complex. The project is unique because it utilizes the existing topography and “hilly nature” of the university campus to allow “stacking” of these two improvements onto one footprint.

The variance is to allow the extension of the footprint of this structure within the Southwest Florida Water Management District (SWFWMD) wetland buffer. SWFWMD and the Town of Saint Leo LDC require a 25-foot setback or buffer upland from the wetland line. Approximately 1140 lineal feet of delineated jurisdictional wetland line exists along the eastern side of the project boundary. The project structure maintains the 25-ft buffer along 530 lineal feet of the wetland line, or approximately 46%. Along the remaining portion of the wetland line, the project encroaches 15 to 20 ft inside the wetland buffer, with the closest being 20 ft along the northeastern portion of the parking garage where the structure is approximately 5 to 6 feet away from the wetland line. This wetland setback encroachment has been discussed with SWFWMD as part of the permitting process, and with a number of mitigating site improvements provided in return for allowance of the encroachment (see Water Quality & Environmental Considerations of Project Site – below) we have received verbal approval of this approach from SWFWMD staff.

Shifting the garage and stormwater pond to avoid the variance is not practical from a functional standpoint. Minimum NCAA Playing Field Specifications are noted in the Justification Statement below. The proposed field is the appropriate width to meet these specifications and it has been moved as far west as possible up against the existing roadway, resulting in the east side of the field being 5 to 6 feet from the wetland line along the northeast corner of the field. Placing the parking structure along the east side provides the vertical wall needed to reconcile the grade difference at the wetland line so that encroachment into the wetland is avoided. In other words, even if the parking structure was shifted west, the field would still need to extend east to within 5 to 6 feet of the wetland line and a vertical wall would be required to avoid wetland impacts. The parking structure services as the vertical wall in this case, which also allows the eastern sides of the parking garage to be open to daylight providing the interior ventilation needed to meet the parking garage design requirements.

The encroachment into the wetland setback was not proposed without an alternatives analysis that looked at the different aspects of the project including alternative locations; specifications for playing fields prescribed by the NCAA; the need for SLU playing fields for both collegiate and intramural sports; and the civil and environmental design considerations of the selected site. We have enumerated the rationale for the site selection and need for the wetland setback encroachment variance below.

Alternative Location(s):

The project was analyzed to determine if alternative locations were appropriate. The SLU campus and offsite options were reviewed:

- Land acquisition – Additional land acquisition for this project is not an option. This is continually considered for various campus expansion opportunities but because of financial constraints, lack of available lands adjacent to the existing campus and the nature of the project itself, adding land to SLU at this time is not possible and is not warranted for this project. To the north and east of SLU is the Lake Jovita development; to the west are Clear Lake and the Abbey; and to the South are SR 52 and the golf course (development of the golf course would severely impact a major recreational feature of the area).. The SLU campus is landlocked and must maximize its use of developable land. Developing this project on a common footprint will produce a multi-use project, containing a sports complex and a parking garage which from a number of aspects is the most acceptable alternative when evaluating both on and offsite options. Also, a parking garage that is not contiguous with the existing campus will not work functionally. The garage must be located in the proximity to where students and visitors are going thus a remote; off-campus location will not serve the required purpose of the project.
- Onsite Campus Alternatives – Opportunities for the development of this project were also analyzed for onsite campus alternatives. This included existing practice fields on the northern end of campus; and the “Bowl” on the western side of campus that abuts Clear Lake. Both sites have significant “fatal flaws” that make the proposed location of the project the most acceptable.
 - Existing Practice Fields:
 - Eliminates the ability to develop the garage underground;
 - Elevated garage would cause visual issues to the north, east and west of the project
 - No adequate buffers for noise and lighting;
 - Requires the routing of traffic around the entire campus to be able to utilize parking;
 - Eliminates much needed practice fields; and
 - Doesn't result in a multi-use project.
 - The “Bowl”:
 - Eliminates the ability to develop the garage underground;
 - Elevated garage would cause visual issues to the west of the project;
 - No adequate buffers for noise and lighting
 - Requires the routing of traffic through campus to be able to utilize parking; and
 - Doesn't result in a multi-use project.

- Visual corridors – Most other areas of the campus would require the proposed parking garage to be developed above ground. The topography on most of the campus would not allow the project to be built below land surface. Most of the other sites on campus would require an above ground structure and impact the visual corridors including Lake Jovita, SR 52 and other surrounding areas. The proposed site allows the garage to be developed below ground level and will not impact any designated visual corridors. Also the project site is buffered to the east by the existing forest and wetland; to the north by other athletic fields and a significant elevation rise; to the west by the campus and associated buildings; and to the south by the existing gymnasium facility.
- Required road network – The proposed site for a parking garage is conducive with the existing road network. The ability to enter SLU from SR 52 and be routed almost immediately to the east to the parking garage is the best alternative. This alleviates the need for traffic to be routed throughout the existing campus to reach the garage.
- Location with respect to the SLU sports complex - The proposed site is located within the SLU sports complex. Although the garage will support the residence halls and classroom commuters it will also be a major asset with respect to sporting events. The project is in close proximity to baseball & softball fields, tennis courts and intramural fields to the north and the gymnasium and Athletic Administrative Department to the south
- Forest/wetland buffer – The forest/wetland buffer to the east provided by the existing location provides a perfect noise and lighting barrier to the Lake Jovita neighborhood. Adding additional practice fields and/or a new location for the parking garage would add to lighting and noise issues to adjacent properties.
- Lighting – The current location and field is lighted and two additional practice fields would preclude the immediate need to light the practice fields (intramural fields) on the northeast side of campus.
- Storm evacuation shelter – We are currently researching the expansion of this multiuse facility to a hardened storm evacuation shelter. The ability to locate the garage below land surface at this location increases our chances of having the facility qualify. Again, this is the only location on campus conducive to a subterranean parking structure due to its proximity to the adjacent topographic drop-off and associated wetland system.
- Future expansion projects – By utilizing the same footprint of the existing soccer/lacrosse stadium we are not impacting the potential for future campus expansions.

Minimum NCAA Playing Field Specifications:

- Required minimum surface dimensions for new playing fields require the expansion of the width of the field which requires encroachment to the east into the wetland buffer.
- New stadiums require a minimum of 210-feet playing width; and 20-feet on each side for a spectator restraining area for a total of 250-feet. Due to safety requirements we are adding 10 additional feet to each sideline for a total width of approximately 270-feet or approximately 50-feet wider than the existing playing field and sidelines. Encroachment into the wetland buffer is imperative to meet the current standards for a safe playing field.

SLU Intercollegiate and Intramural Sports Programs:

- SLU currently participates in 17-intercollegiate sports with 315 athletes. Of the 17-sports, 12 are outdoor sports requiring fields.
- Of the 1,800 approximately 75% of those participate in intramural sports, most of those requiring athletic fields.
- Adding additional intramural sports this year which will just increase the competition for limited playing areas.
- Facilities are also used by St. Anthony's School and Pasco County schools for hosting soccer and lacrosse events.
- Playability of athletic fields is often dictated by threat of damage from overuse. The new facility will have artificial turf allowing continual access.
- Collegiate and intramural sports practices and games most often must take place late afternoon and evening due to class schedules. In order to minimize the need for additional lighted fields, expansion of this playing area which is currently lighted to incorporate two additional practice fields is necessary.

Water Quality & Environmental Considerations of Project Site:

- Currently, water runs off the heavily fertilized and treated natural playing field directly into the adjacent wetland system. The proposed design will treat the water running off the field in stormwater treatment ponds before safely discharged into the wetland system. Furthermore, the new playing field will be artificial turf eliminating some of the water quality issues from fertilizers, herbicides and pesticides. This is considered a mitigating factor for encroachment into the wetland buffer. Although the field is getting closer to the wetland system, water quality of stormwater runoff entering that system is being dramatically improved.

- Although encroachment into the buffer is proposed, the wetland line is not being disturbed. The wetland itself will be afforded extra protection from a fence and vertical wall that will segregate it from any activities on the field, which is a much more protective than existing conditions. Although the field is as close as 6 feet away from the wetland line in some areas, activities at field level will be happening approximately 30 ft above the wetland line at the top of the structure. The proposed improvements are effectively segregating the public from access to the wetland system much more effectively than a standard 25 ft buffer with no physical barrier.
 - The wetland is fed by seeps along the steep side bank between the field and the wetland which accounts for the irregular delineation. A critical requirement of SWFWMD is that the design mimic and reestablish this seep slope system increasing and improving water flow to the wetland resulting in enhancement of the system. Per a recent meeting with SWFWMD staff, the design received a positive response for how well it accomplished this mitigating factor by the creative configuration of the stormwater management system and discharge spreader swale system. Not only is this a mitigating factor for encroachment into the wetland buffer, but it should also be noted that it would be much more difficult to accomplish successful recreation of this seep slope system without encroachment into the buffer. Recreation of the seep slope system accounts for 260 lineal feet of buffer encroachment along the wetland line.
 - This seep system has been adversely impacted over the years due to erosion of the bank and other activities. As a mitigating factor for buffer encroachment, the proposed design will incorporate restoration and stabilization of the bank that separates the project from the wetland. This will stop the erosion and deposition of sediment into the wetland system.
2. Are the special conditions and/or circumstances peculiar to the property, structures, or building, and don't apply generally to neighboring lands, structures, or buildings in the same zoning district.

For the reasons stated in the response to question 1, there are numerous reasons and circumstances why this project is unique and a variance to the proposed encroachment into the wetland setback is warranted. SLU is a growing institution that is unique to other property, structures and neighboring properties within the Town of St. Leo.

3. Are the existing conditions and/or circumstances such that:
- a. The strict application of the provisions of the Chapter would deprive the applicant of reasonable use of said land, building, or structure?

Yes. The strict application of the provisions of this Chapter would not allow for the development of this project in the manner and constraints that are described in the response to question 1.

- b. The peculiar conditions and circumstances pertaining to the variance request are not the result of the actions by the applicant.

As described in our response to question 1, the various conditions pertaining to the variance request is dictated more by the site conditions; NCAA field constraints; location analysis; and environmental restoration alternatives.

4. The variance request is in harmony with and serves the general intent and purpose of this Chapter and the Comprehensive Plan.

In light of the restoration and protection afforded to the wetland system by the proposed project, we view the wetland setback encroachment as minimal impact and are not contrary to the general intent of the Chapter.

5. That the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

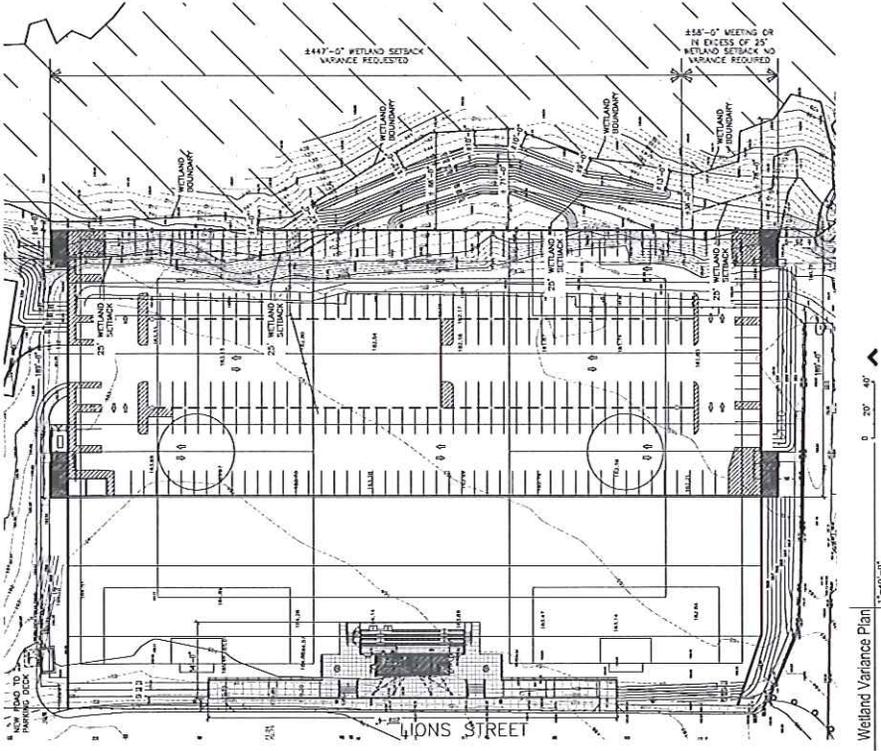
For the stated responses to question 1, this variance will not substantially interfere or injure the rights of others. This will not have an impact on other properties including those of SLU.

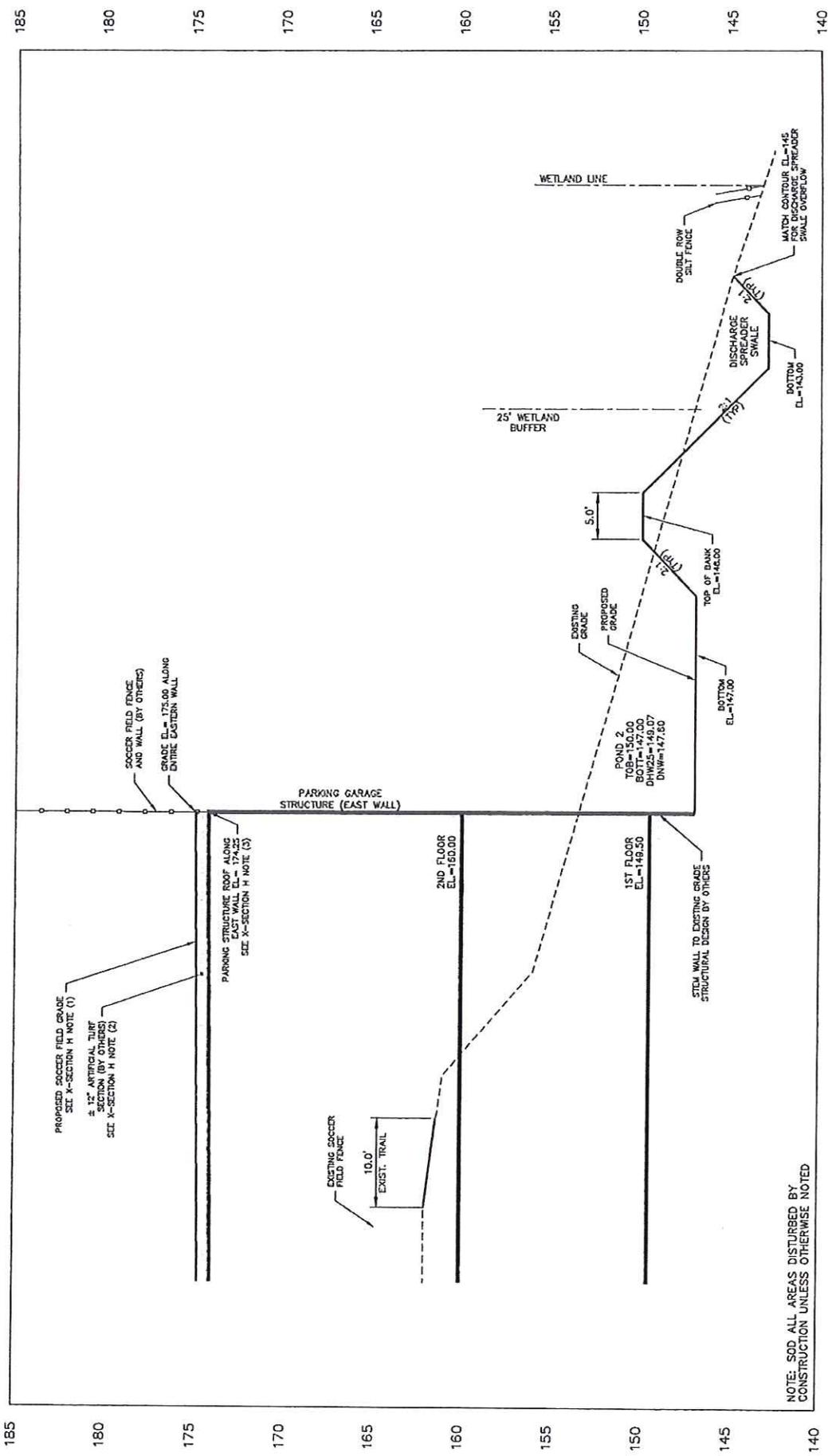
6. That allowing the variance will result in substantial justice being done considering both the public benefits intended to be secured by this Chapter and the individual hardships that will be suffered by a failure of the Town Commission to grant a variance.

Based on the responses to question 1, we do not believe any individual hardships will occur due to the Town Commission granting this variance.

PREPARED FOR: TOWN OF SAINT LEO
 PROJECT: SOCCER AND LACROSSE FIELD
 DATE: 02/03/2016
 DRAWING NO.: SP-016
 SHEET NO.: 0203.00

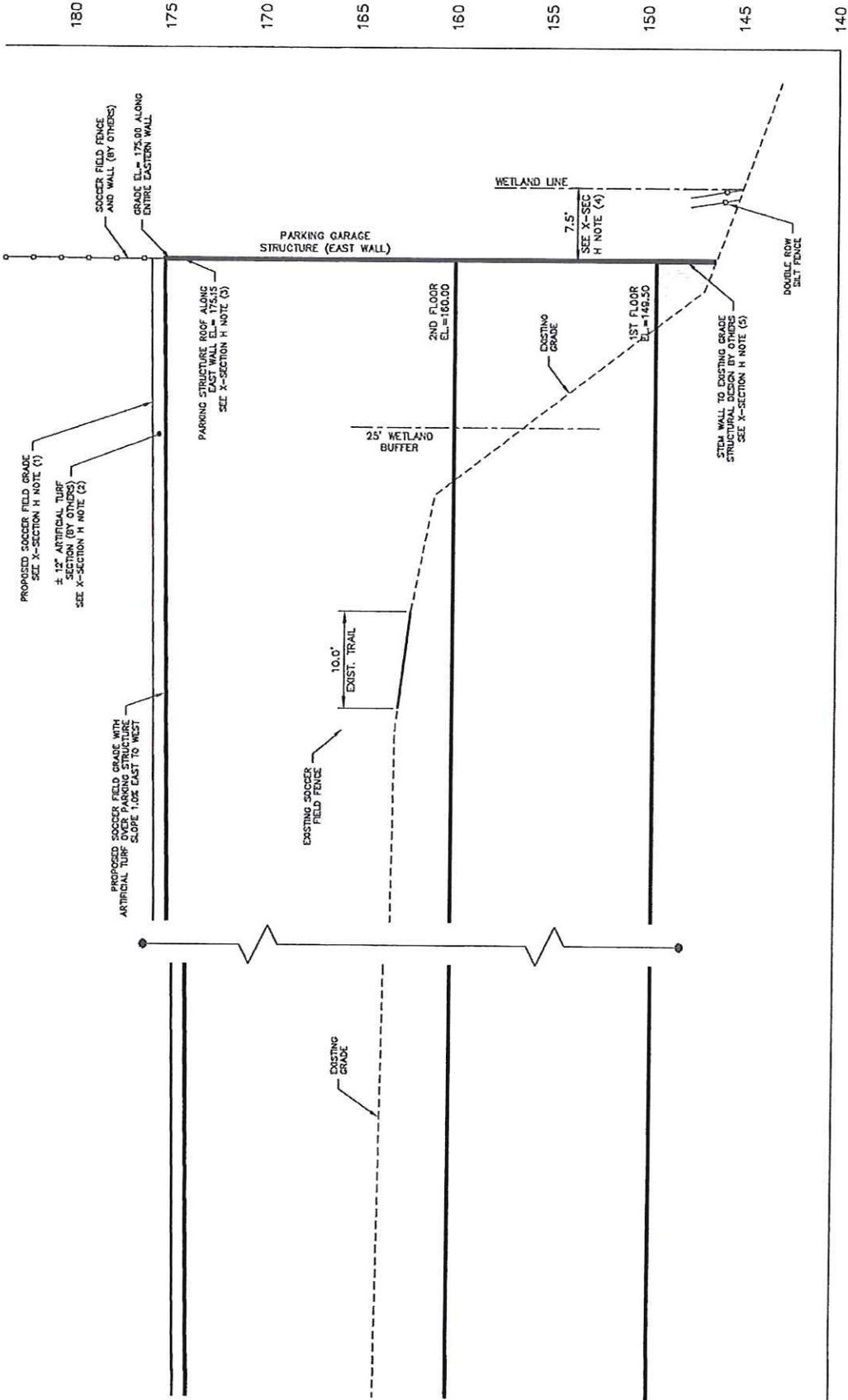
Town of Saint Leo Site Plan Review
 Saint Leo University
 Soccer And Lacrosse Field-Wetland Variance





NOTE: SCD ALL AREAS DISTURBED BY
CONSTRUCTION UNLESS OTHERWISE NOTED

X-SECTION C



X-SECTION H

HORIZONTAL SCALE: 1" = 6'

FROM THE EASTERN WALL TO THE

EXHIBIT B

Applicant's Application and Supporting Documents

(ATTACHED HEREIN AS PLANNER'S REPORT APPENDIX A)