

Alternative #2

RESOLUTION NO. 12-10

RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION  
APPROVING SAINT LEO UNIVERSITY INC. AND HOLY NAME ACADEMY  
SITE PLAN/VARIANCE REVIEW (SPR#12-B/VAR #12-A) WITH CONDITIONS.

WHEREAS, a general site plan review and variance application (SPR# 12-B/VAR #12-A) was submitted by Saint Leo University, Inc. and Holy Name Academy (Applicants) to approve a fence along S.R.52, approximately 2,400 linear feet, with a variance to the maximum fence height 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 June 11, 2012, 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 hearing.

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

SECTION A. REQUEST

The applicant is proposing a wrought iron style black aluminum fence along a portion of the Saint Leo University S.R. 52 frontage (approximately 2,359 linear feet of fencing) and a portion of the Holy Name Academy S.R. 52 frontage (approximately 41 linear feet of fencing) with stucco finish masonry support columns. There will also be a main entrance gate with stucco finish masonry walls at the Marmion Snyder Building, with a decorative light on each column top. Part of the entrance gate and wall are located on Holy Name Academy property. There will also be a pedestrian gate and one vehicular swing gate at the Bowman Hall parking lot entrance on S.R. 52.

The project is planned in three phases: however, only Phases 1 and 3 are being submitted for approval at this time. The Applicant has not identified any timetable for these phases. The proposed fence project does not include the property owned by the Order of Saint Benedict of Florida (which was Phase 2) or the segment of University owned S.R. 52 frontage adjacent to the wetland at the eastern boundary of the University property (Phase 4). As noted, these segments of S.R. 52 frontage are not part of this variance request. In the future, if the University wishes to construct these segments of the fence, a future variance request will be required. Because the University is approved as a Planned Unit Development, the fence project must also be reviewed for compliance to PUD design guidelines related to visual impacts along the S.R. 52 Visual Corridor (LDC Sec 10.9. subsection 6.).

Pursuant to the LDC, Sec. 7.4 Accessory Uses, Buildings/Structures and Permitted Encroachments, subsection D.1.: Fences or walls may be constructed in the front yard or along the front yard property boundary provided the fence is constructed parallel with the front of the principal structure and does not exceed four (4) feet in height. Fences or walls may be located in the side or rear yard and constructed along the side yard or rear yard property boundary and shall be limited to six (6) feet in height.

The Applicants are requesting a variance to construct a 6' high wrought iron style black aluminum fence along a portion of the Saint Leo University and Holy Name Academy S.R. 52 frontage (approximately 2,400 linear feet) with masonry support columns up to 7'4" in height and Marmion Snyder Building driveway entrance with masonry walls up to 8'7" in height. The design and significant opacity of the fencing is in keeping with the S.R. 52 visual corridor, particularly in regards to the fact there is approximately 2,400 linear feet of fencing. The masonry support columns add appropriate breaks along the fence line and solid walls are only located at the Marmion Snyder building driveway entrance.

The Applicants are also requesting approval of the main entrance gate at the Marmion Snyder Building entrance driveway, the pedestrian gate and the vehicular gate at the Marion Hall parking lot entrance on S.R. 52, to be approved as entrances to have wall/fence signage. Each of these proposed entrances will have the University logo on the adjacent walls or columns. The logo is approximately 2.3 square feet in area or 4.6 square feet total sign area for each entrance, which is within the maximum sign area permitted (48 square feet per entrance).

#### 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 (Exhibit B), APPROVAL of the site plan and variance are warranted.

#### SECTION C. TOWN COMMISSION DECISION

The site plan submitted for the design, opacity and material of the fence and associated columns and walls are in keeping with the S.R. 52 visual corridor and is hereby APPROVED; the Marmion Snyder Building entrance, the pedestrian gate and the vehicular swing gate at the Bowman Hall parking lot entrance on S.R. 52, as shown on the Applicant's plans, are hereby APPROVED as entrances pursuant to Sec. 11.9.6 A.

Further, based on findings by the Town Commission that there is some degree of hardship and there is substantial consistency with the Comprehensive Plan and LDC, the Town Commission hereby APPROVES the variance for Phases 1 and 3 to permit a 6 foot high wrought iron style black aluminum fence along the Saint Leo University and Holy Name Academy S.R. 52 frontage with masonry columns up to 7 feet 4 inches in height and the Marmion Snyder Building driveway entrance with masonry walls up to 8 feet 7 inches in height.

1. This approval is subject to approval of Saint Leo University Campus Master Plan PUD #10-A (Minor Modifications #1 and #2) and any conditions of approval.
2. Upon completion of each project phase, the Town Commission or its designee shall be permitted by the Applicants to inspect the fence for compliance with this approval.
3. No final inspection approval for each phase will be issued by the Town until all the above conditions are met.
4. Any modification to the fencing materials, design and/or column spacing shall require approval by the Town Commission at a regularly scheduled meeting provided no additional variances are required.

5. This approval does not warrant future variance approval of expansion of the fence project along the Order of Saint Benedict of Florida property S.R. 52 frontage or Saint Leo University S.R. 52 frontage adjacent to the wetland (Phase 4).

SECTION D. EXHIBIT A

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

Exhibit A: Town Staff Report with exhibits and Applicants' application and supporting documents.

SECTION E. TOWN COMMISSION MOTION

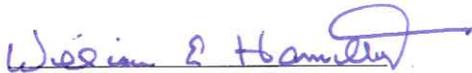
The foregoing resolution was adopted by the St. Leo Town Commission vote as follows:

William E. Hamilton, Mayor  
Sister Donna DeWitt - Absent  
Richard Christmas  
Robert Courtney  
Jack Gardner

DULY PASSED AND ADOPTED this 11<sup>th</sup> day of June, 2012. 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.

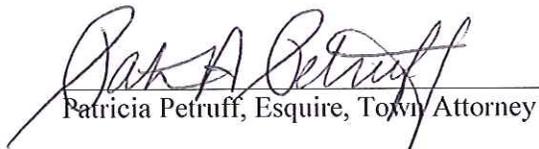
ATTEST:  
JOAN MILLER, CMC, TOWN CLERK

MAYOR, TOWN OF ST. LEO



William E. Hamilton

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 (SPR)/VARIANCE (VAR) REVIEW STAFF REPORT  
Site Plan Review (SPR#12-B) and Variance Request (VAR #12-A)  
June 11, 2012 Public Hearing**

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**Applicants:** Saint Leo University Inc. and Holy Name Academy.

**Property Owners:** Same.

**Representative:** Frank Mezzanini (Saint Leo University Inc.) also representing Holy Name Academy.

**Location/Legal Description:** A portion of the Saint Leo University property frontage along S.R. 52 (approximately 2,359 linear feet) and a portion of the Holy Name Academy S.R. 52 frontage (approximately 41 linear feet).

**Folio Numbers:** Saint Leo University: Folios# 01-25-20-000-030000-0000 and 01-25-20-000-023000-0010 and Holy Name Academy: Folio # 01-25-20-0000-02300-0000.

**Future Land Use:** Institutional (IL).

**Zoning:** Institutional (IL).

**Adjacent Zoning:** All adjacent properties north of S.R. 52 are zoned Institutional and properties to the south are zoned Agriculture and Permanently Open Land.

**Variance Request:**

Relevant Land Development Code Section:

- Sec. 7.4 Accessory Uses, Buildings/Structures and Permitted Encroachments:

D. Fences or walls

1. Fences or walls may be constructed in the front yard or along the front yard property boundary provided the fence is constructed parallel with the front of the principal structure and does not exceed four (4) feet in height. Fences or walls may be located in the side or rear yard and constructed along the side yard or rear yard property boundary and shall be limited to six (6) feet in height.

- Variance Request:

- To construct a 6' high wrought iron style black aluminum fence along a portion of the Saint Leo University S.R. 52 frontage (approximately 2,359 linear feet) with masonry support columns up to 7'4" in height and Marmion Snyder Building driveway entrance with masonry walls up to 8'7" in height on property owned by the University and Holy Name Academy (approximately 41 linear feet) (Exhibit A).

### **Project Overview:**

The applicant is proposing a wrought iron style black aluminum fence along a portion of the Saint Leo University S.R. 52 frontage (approximately 2,359 linear feet of fencing) and a portion of the Holy Name Academy S.R. 52 frontage (approximately 41 linear feet of fencing) (Exhibit A). Appendix A contains the application, justification statement and fence drawings. The fence will have stucco finish masonry support columns and a main entrance gate with stucco finish masonry walls at the Marmion Snyder Building, with a decorative light on each column top. Part of the Marmion Snyder Building entrance gate is located on Holy Name Academy property. There will also be a pedestrian gate and one vehicular swing gate at the Bowman Hall parking lot entrance on S.R. 52.

The project is planned in three phases: however, only Phases 1 and 3 are being submitted for approval at this time. The Applicant has not identified any timetable for these phases. The proposed fence project does not include the properties owned by the Order of Saint Benedict of Florida (as noted on Sheet A-001, which deletes Phase 2) or the segment of University owned S.R. 52 frontage adjacent to the wetland at the eastern boundary of the University property (Phase 4). As noted, these segments of S.R. 52 frontage are not part of this fence height variance request. In the future, if the University wishes to construct these segments of the fence, a future variance request will be required.

The main entrance, pedestrian and vehicular gates will each have the Saint Leo University logo (Lions Head Medallion) located on the adjacent walls or columns. The logo is approximately 2.3 square feet in area. Pursuant to the LDC, the following sign code applies:

#### **Sec. 11.9.6. Signs in Institutional Land Zoning District**

Uses in the Institutional Land zoning district are semi-public in nature and have the following on-site sign regulations:

- A. An institutional use identity sign shall be a ground-mounted or wall/fence-mounted sign. The maximum area of the sign face and structure as seen from one side shall not exceed 48 square feet in area. The maximum height of a ground-mounted or wall-mounted sign structure shall not exceed six (6) feet. Two freestanding ground-mounted or wall-mounted signs, one on each side of every approved entrance, are permitted.

Pursuant to the above section, each approved entrance is limited to a maximum sign area of 48 square feet. As part of this review, the Town Commission must approve the main entrance gate at the Marmion Snyder Building entrance driveway, the pedestrian gate and the vehicular gate at the Marion Hall parking lot entrance on S.R. 52, as being approved entrances to have signage. The logo is approximately 2.3 square feet in area or 4.6 square feet total sign area for each entrance, which is within the maximum sign area permitted (48 square feet).

Because the University is approved as a Planned Unit Development, the fence project must also be reviewed for compliance to PUD design guidelines. Since fences/walls are deemed to be accessory type structures, it was determined that a site plan review is required, but a PUD minor modification review is not required. A site plan review for University projects or minor PUD modification require approval by the Town Commission at a regularly scheduled meeting.

The fence project is subject to the following PUD development guidelines and Comprehensive Plan Future Land Use Element policy:

**Sec. 10.9. PUD Development Guidelines and Requirements.**

6. Lake Jovita/S.R. 52 Visual Corridor: All proposed development shall be evaluated for visual impacts on St. Leo's unique topography, natural forested landscape, historic sites, historic landmarks (such as the St. Leo Abbey and Bell Tower), and important adopted visual corridors and view sheds as identified in the Visual Corridor Study by Engelhardt, Hammer and Associates, Inc., adopted by the Town Commission on August 11, 2001 (Resolution No. 01-03). Factors to be considered in evaluating the impacts of development include, but are not limited, to the following:

- a. Siting, massing and height of buildings and structures.
- b. Building façades that are visible within the view shed shall provide architectural details, landscaping and fencing/wall treatments appropriate for the architectural style of the building.

**FLUE Objective 2.1. Land Development Code (LDC)**

Continue to ensure that the Land Development Code (LDC) reinforces the Town's rural character, discourages the proliferation of visual clutter, promotes community aesthetics, and provides for innovative development techniques that promote energy efficiency and reduce greenhouse gas emissions through planned and mixed-use development, subdivision, landscape buffer, tree protection, and signage regulations, protection of visual corridors; and ensure well-planned, orderly, compact and well designed site and building development consistent with the Comprehensive Plan.

FLUE Policy 2.1.1. All proposed development (public, semi/public and private) shall be evaluated for visual impacts on St. Leo's unique topography, natural forested landscape, historic sites, historic landmarks (such as the St. Leo Abbey National Register of Historic Places Historic District, which includes St. Leo Hall, Church of the Holy Cross and Carmel Convent), and important adopted visual corridors and view sheds (Lake Jovita/S.R. 52) as identified in the Visual Corridor Study by Engelhardt, Hammer and Associates, Inc., adopted by the Town Commission on August 11, 2001.(Resolution No. 01-03).

### **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.

### **Site Plan Review Analysis (SPR#12-B)**

The applicant is proposing a wrought iron style black aluminum fence along the Saint Leo University S.R. 52 frontage with masonry support columns. Solid walls are only located at the Marmion Snyder Building driveway entrance. The design and openness of the fencing is in keeping with the S.R. 52 visual corridor, particularly in regards to the fact there is approximately 2,400 linear feet of fencing. The masonry support columns add appropriate breaks along the fence line and solid walls are only located at the Marmion Snyder building driveway entrance.

As noted previously, each approved entrance is limited to a maximum sign area of 48 square feet. As part of this review, the Town Commission must approve the main entrance gate at the Marmion Snyder Building entrance driveway, and the pedestrian gate and one vehicular gate at the Marion Hall parking lot entrance on S.R. 52, as being approved entrances to have signage. Each of these proposed entrances will have the University logo on the adjacent walls or columns, totaling 4.6 square feet total sign area for each entrance, which is within the maximum sign area permitted (48 square feet).

## **Applicant's Variance Justification**

The Applicant is requesting the height variance to provide for campus security. In addition, the Applicant states that the fence design and height are appropriate in scale to the University's buildings and is similar in scale to the Lake Jovita development fence and main entrance wall features. A detailed justification statement is contained in Appendix A.

## **Variance Analysis (VAR#12-A)**

Based on the fence design, construction materials and its significant opacity, the request for a 6 foot high fence, masonry support columns up to 7'4" in height and Marmion Snyder Building driveway entrance with masonry walls up to 8'7" in height, does not create a visual barrier along S.R. 52. The design, style and materials of the fence are in keeping with the architectural design and scale of the campus. The height variance permits added security for the campus.

## **RECOMMENDATION**

Pursuant to the facts and analysis presented in this report, the Commission has at least two possible alternatives relative to a decision on the requested site plan review and variance. These alternatives are described below.

- Alternative 1: The site plan submitted for the design, opacity and material of the fence and associated columns and walls are in keeping with the S.R. 52 visual corridor and is hereby APPROVED; and the Marmion Snyder Building entrance, the pedestrian gate and the vehicular swing gate at the Bowman Hall parking lot entrance on S.R. 52, as shown on the Applicant's plans, are hereby APPROVED as entrances pursuant to Sec. 11.9.6 A. However, no hardship has been demonstrated for the fence height variance, and therefore, the variance to the front yard fence height is DENIED. A revised site plan meeting the maximum permitted fence height must be submitted for review/approval by the Town Commission or its designee.
- Alternative 2: The site plan submitted for the design, opacity and material of the fence and associated columns and walls are in keeping with the S.R. 52 visual corridor and is hereby APPROVED; the Marmion Snyder Building entrance, the pedestrian gate and the vehicular swing gate at the Bowman Hall parking lot entrance on S.R. 52, as shown on the Applicant's plans, are hereby APPROVED as entrances pursuant to Sec. 11.9.6 A.

Further, based on findings by the Town Commission that there is some degree of hardship and there is substantial consistency with the Comprehensive Plan and LDC, the Town Commission hereby APPROVES the variance for Phases 1 and 3 to permit a 6 foot high wrought iron style black aluminum fence along the Saint Leo University and Holy Name Academy S.R. 52 frontage with masonry columns up to 7 feet 4 inches in height and the Marmion Snyder Building driveway entrance with masonry walls up to 8 feet 7 inches in height.

These APPROVALS are conditioned on the following:

1. This approval is subject to approval of Saint Leo University Campus Master Plan PUD #10-A (Minor Modifications #1 and #2) and any conditions of approval.
2. Upon completion of each phase of the project, the Town Commission or its designee shall be permitted by the Applicants to inspect the fence for compliance with this approval.

3. No final inspection approval for each phase will be issued by the Town until all the above conditions are met.
4. Any modification to the fencing materials, design and/or column spacing shall require approval by the Town Commission at a regularly scheduled meeting provided no additional variances are required.
5. This approval does not warrant future variance approval of expansion of the fence project along the Order of Saint Benedict of Florida property S.R. 52 frontage or Saint Leo University S.R. 52 frontage adjacent to the wetland (Phase 4).

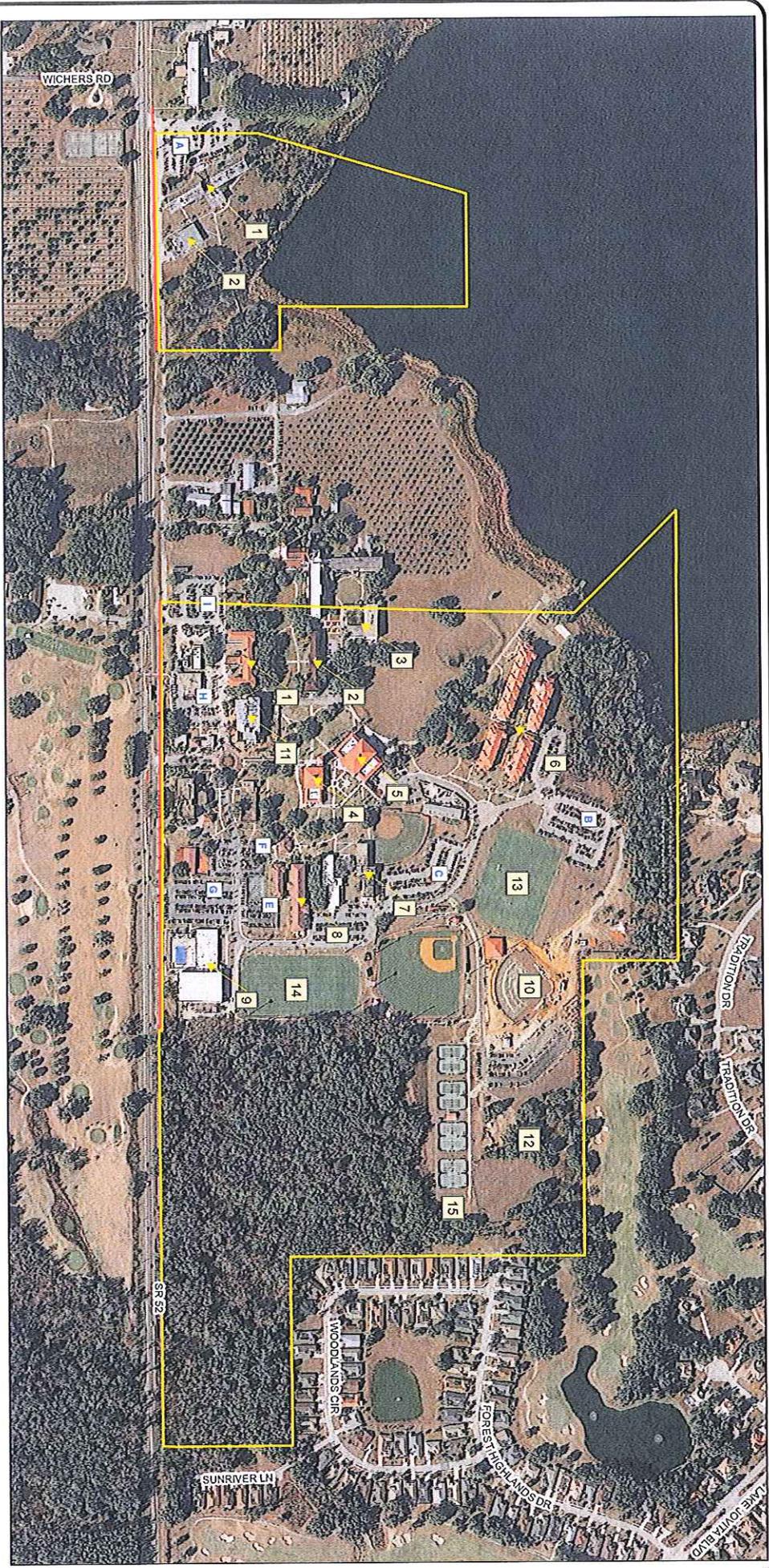
This report has been prepared by:



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.*

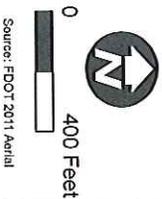
# EXHIBIT A



West Campus Major Building Number	West Campus Major Building Name
1	Marrison - Snyder Hall
2	Memorial Center
3	Student Housing Buildings
4	Canon Memorial Library
5	Student Activities Building
6	Student Community Center
7	Henderson Hall
8	Roderick Hall
9	Morton Bowman Activities Center
10	New Softball Stadium (2010)
11	School of Business (2011)
12	Practice Field (2011)
13	Intramural Field (2011)
14	Soccer / Lacrosse Fields / Parking Garage (2011)
15	Reclaimed Water Site

West Parking Lot	East Parking Lots
• Parking Lot A	• 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



**Exhibit A**  
**Saint Leo**  
**University Campus**

**ENGELHARDT HAMMER & ASSOCIATES**  
 Land Planning • GIS • Expert Testimony  
 4343 Aubur Place Parkway, Suite 250, Tampa, Florida 33634  
 Telephone (813) 888-8700, Fax (813) 888-8811

**APPENDIX A**  
**Application/Justification/Drawings**



**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. Applicant, or applicant's representative, must be present at the public hearing. The Public Hearing will be conducted pursuant to Quasi-Judicial Proceeding.

For each related Variance: \$25.00 (See Note A below) \_\_\_\_\_

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 3574

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

Title Holder(s)/Owner(s)

List all requested Variances here:

- 1) Pursuant to LDC7.4.D.1 we request a variance to construct a nominal 6' high decorative metal fence with nominal 7' high pilasters and an entrance wall(s) nominally 9' high with light fixtures on top.

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.

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

The Town's Land Development Code allows a decorative 4' high fence along the front property line. This height is appropriate for individual residential properties in terms of visual scale; however, for institutional property, such as Saint Leo University, it is of insufficient height for the following reasons:

- To set off the University in a pleasing and attractive manner, the requested 6' high and 9' high gate entry monument is a more appropriate scale in relation to the university's buildings which form a backdrop, and is a more appropriate scale in relation to the length of the fence, as it stretches across the frontage of the University.
- The University also desires its fence and gate entrance monument to be as attractive as the adjacent Lake Jovita's; they wish to be good neighbors. The Lake Jovita entrance wall is over 8' high with higher still pilasters. Their decorative fencing is nominally 7' high. Again, these heights are a visually appropriate scale for frontage along SR 52. It creates a pleasing yet 'substantial' image which Saint Leo University also wants to achieve.
- Most importantly, the fence is part of a broader security program of the University. As the custodian of close to 2,000 on campus students and additional supporting staff and faculty, the University takes its responsibility to create a safe environment seriously. They have expanded their security camera coverage exponentially over the past five years. This fence project is part of an overall scheme to eventually tie into a security guardhouse with card access. A 4' high fence would not provide sufficient safety or deterrence for security purposes.

2. Are there 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.

For the reasons stated to the response to question 1, there are several reasons and circumstances why this project is unique and a variance to allow a higher fence is warranted. The university has security concerns and liabilities different from other property owners and is mindful of a changing society.

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.

Yes, the strict application of the provisions of this Chapter would not allow for the appropriately scaled fencing or security as described in the response to question 1; nor would it allow for the fencing to appropriately relate to the aesthetics and scale of the Lake Jovita Development.

- b. The peculiar conditions and circumstances pertaining to the variance request are not the result of the actions by the applicant.  
No, the conditions and circumstances pertaining to this request are not a result of the applicant's actions, but are a result of a changing society as it relates to security concerns and the existing conditions of the adjacent development.
4. The variance request is in harmony with and serves the general intent and purpose of this Chapter and the Comprehensive Plan.  
The proposed design is in harmony with protection of the SR 52 visual corridor which is consistent with the general intent and purpose of this Chapter and the Comprehensive Plan. It is similar to the fence along the Lake Jovita development.
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.  
The variance will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance as the adjacent property is the right of way for Route 52 and owned by the State of Florida.
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.  
Allowing the variance will result in substantial justice being done as it will convey to Saint Leo University the same benefits as enjoyed by its neighbor, but also, will suffer an individual hardship from the standpoint of lessened security and eventually shared liability, should the Town Commission fail to grant a variance.

**Addendum:**

Please refer to the accompanying set of Drawings titled "Saint Leo University SR 52 Decorative Fence" consisting of 6 sheets which show the typical fencing, the entry monument, the pedestrian swing gate, the vehicular swing gate as well as details for which we seek approval.

Drawing A-001 shows the Entry Monument, half of which is on Holy Name Monastery property, and Phase 1 Fencing which stops at the university's property line.

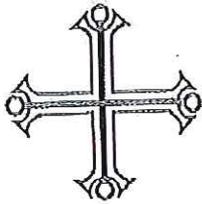
Drawing A-003 shows Phases 3 and 4 Fencing, which is confined to university property.

Drawing A-201 shows typical Fence Elevations, Entry Monument Elevation, and Fence Column Elevation.

Drawing A-202 shows Gate Elevations.

Drawings A-301 and A-501 show Construction Sections and Details.

Also attached are three photographs of the typical fence and entry monuments at the Lake Jovita Development.



*Benedictine Sisters of Florida  
Holy Name Monastery  
Founded 1889*

33201 S.R. 52 • P.O. Box 2450 • St. Leo, FL 33574-2450 • (352) 588-8320 • Fax (352) 588-8319

PROPERTY OWNER'S AFFIDAVIT DESIGNATING REPRESENTATION FOR  
SUBMITTING A VARIANCE APPLICATION TO THE TOWN OF ST. LEO

STATE OF FLORIDA  
COUNTY OF PASCO

Before me this day personally appeared Sister Roberta Bailey of who, being duly sworn, hereby proclaims that he/she (circle one) is the owner or authorized representative of the owner (circle one) of the property shown on the Pasco County Property Appraiser records as the Holy Name Academy, folio number 01-25-20-0000-02300-0000.

Further, I Sister Roberta Bailey authorize Mr. Frank Mezzanini with Saint Leo University, Inc. to act on behalf of Holy Name Academy to submit a variance application to the Town of St. Leo and represent Holy Name Academy at the public hearing.

Sister Roberta Bailey Signature of Property Owner or authorized Owner Representative

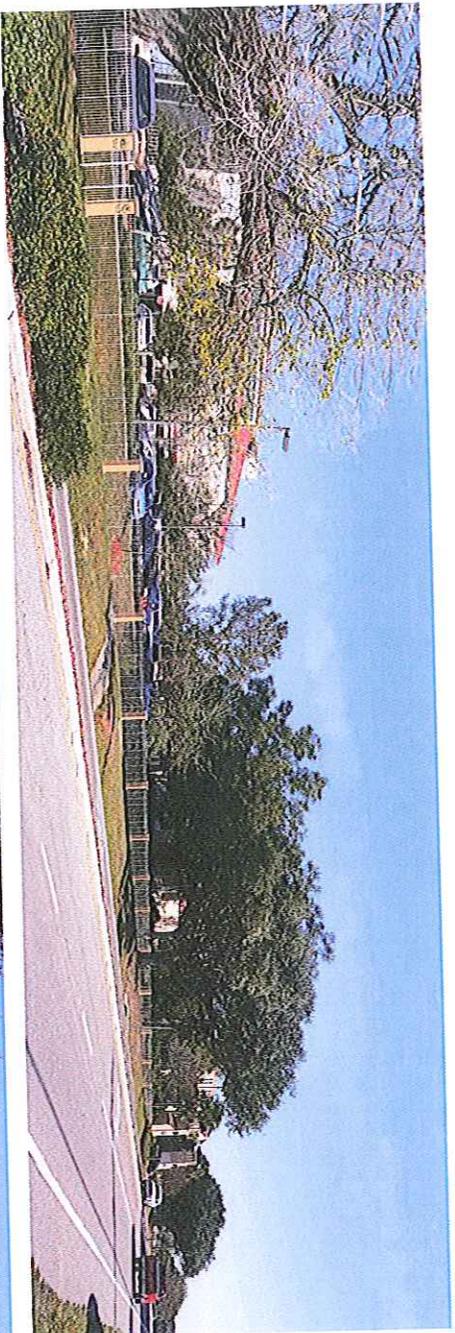
Sister Roberta Bailey Print Name and Address of Owner or authorized Owner Representative

The forgoing instrument was acknowledged before me this 19th day of MAY 2012,

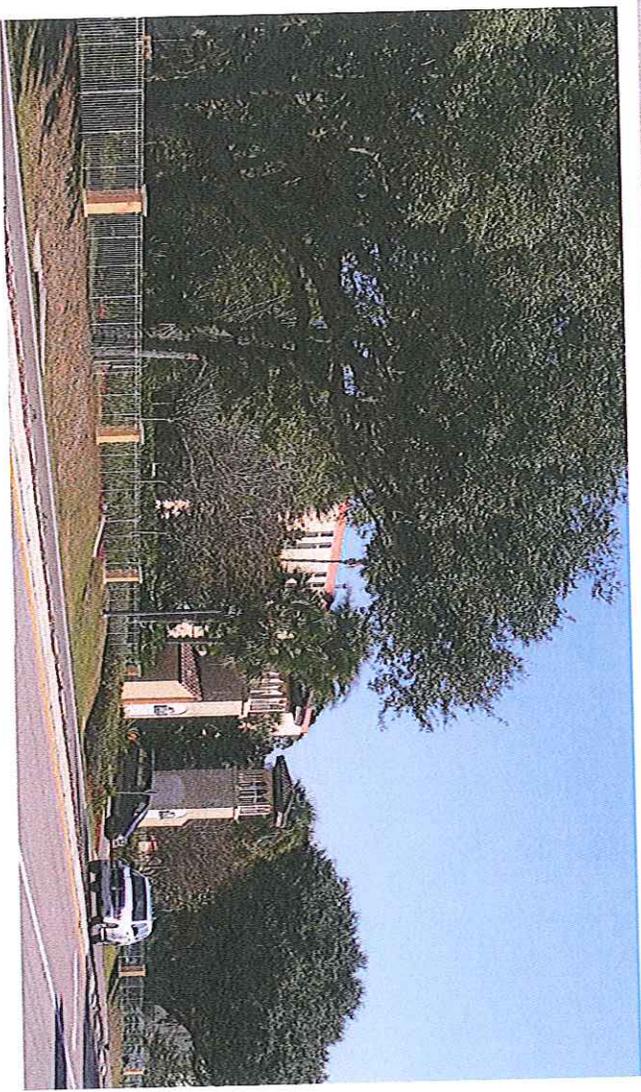
By Margaret Mary Roberts, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did/did not take the oath.

Margaret Mary Roberts Signature of the Notary Public





# CAMPUS PERIMETER FENCE

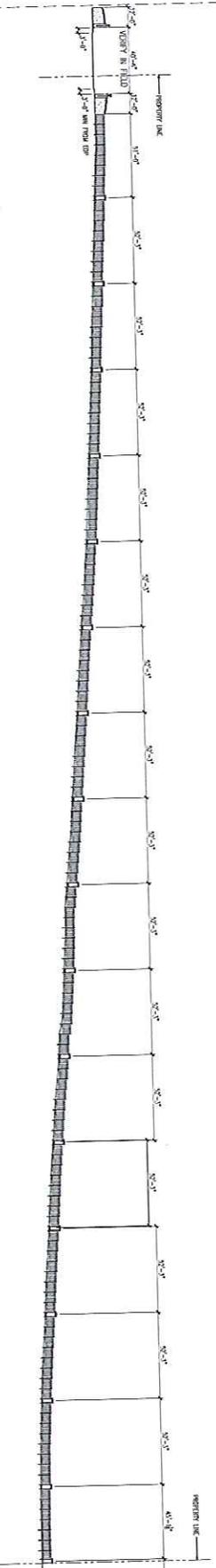


KEY PLAN



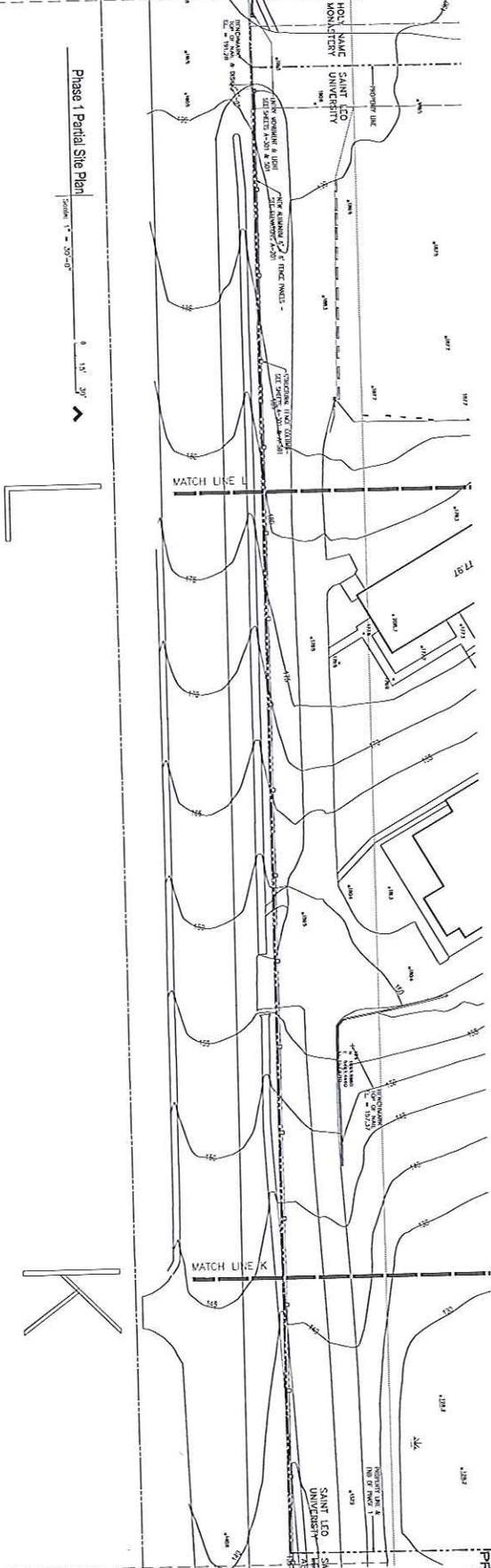
PHASE 1	PHASE 2	PHASE 3	PHASE 4
<p>PHASE 1 NOTES:</p> <ol style="list-style-type: none"> <li>1. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>2. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>3. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>4. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>5. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>6. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>7. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>8. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>9. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>10. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>11. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>12. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> </ol>	<p>PHASE 2 NOTES:</p> <ol style="list-style-type: none"> <li>1. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>2. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>3. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>4. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>5. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>6. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>7. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>8. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>9. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>10. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>11. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>12. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> </ol>	<p>PHASE 3 NOTES:</p> <ol style="list-style-type: none"> <li>1. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>2. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>3. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>4. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>5. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>6. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>7. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>8. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>9. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>10. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>11. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>12. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> </ol>	<p>PHASE 4 NOTES:</p> <ol style="list-style-type: none"> <li>1. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>2. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>3. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>4. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>5. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>6. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>7. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>8. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>9. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>10. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>11. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> <li>12. FENCE TO BE INSTALLED AS SHOWN ON THIS SHEET.</li> </ol>

Phase 1 Fence Elevation (includes Entry Monuments) 0' 10" = 1'-0"



Phase 1 Partial Site Plan

Scale: 1" = 20'-0"



PHOENIX ARCHITECTS  
 50 East North Street  
 Suite 200  
 St. Louis, MO 63102  
 Phone: (314) 433-1111  
 Fax: (314) 433-1112  
 www.phoenixarchitects.com

Saint Leo University SR 52 Decorative Fence

3174 Scale: 1" = 20'-0"

Sheet No. P-1001

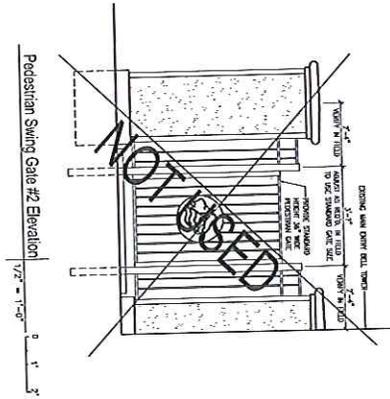
Phase 1 Plans

A-001

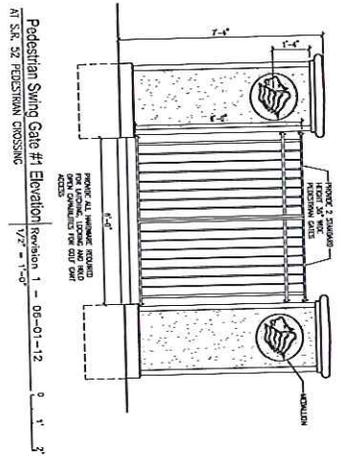
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 DRAWN BY: JBJ  
 CHECKED BY: JBJ  
 PROJECT: SAINT LEO UNIVERSITY SR 52 DECORATIVE FENCE  
 SHEET NO.: P-1001



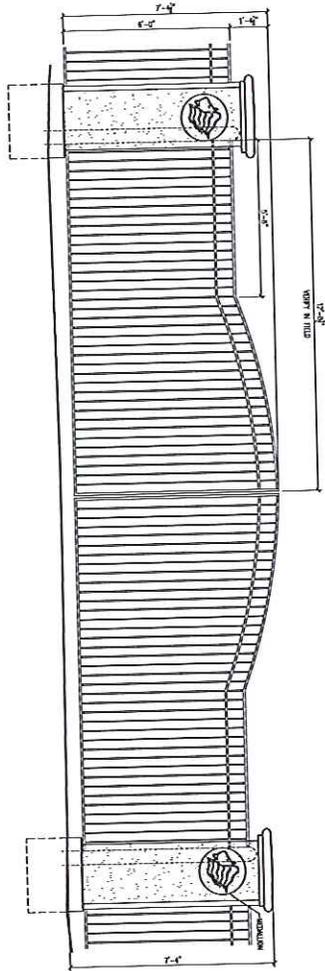
1/2" = 1'-0"



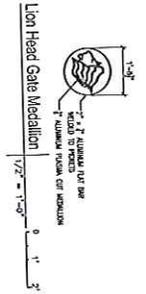
Pedestrian Swing Gate #2 Elevation  
1/2" = 1'-0"



Pedestrian Swing Gate #1 Elevation Revision 1 - 06-01-12  
AT S.R. 52 PEDESTRIAN CROSSING  
1/2" = 1'-0"



Vehicular Swing Gate Elevation Revision 1 - 06-01-12  
AT BOWMAN PARKING LOT  
1/2" = 1'-0"

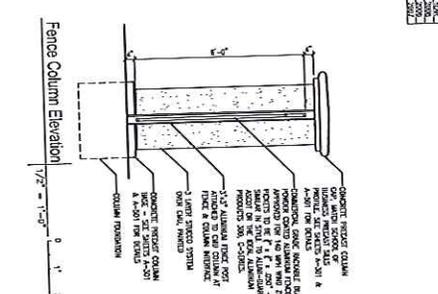
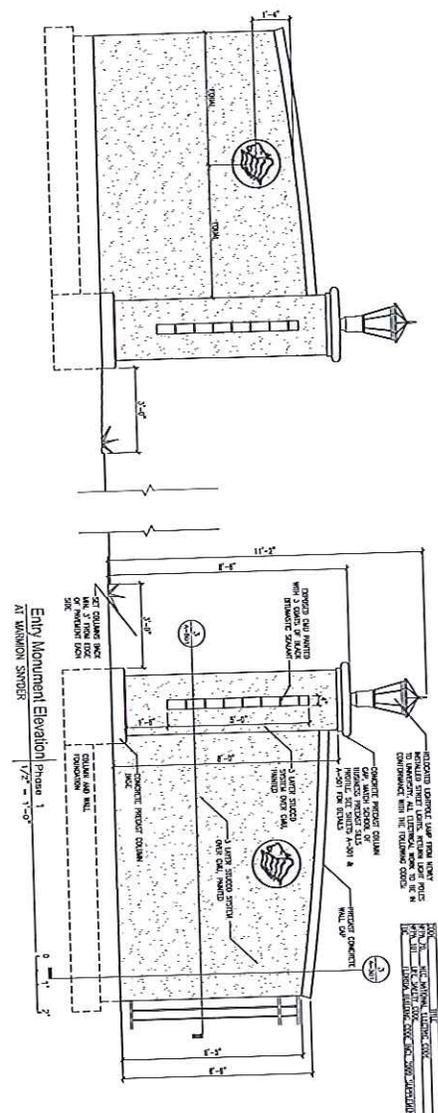
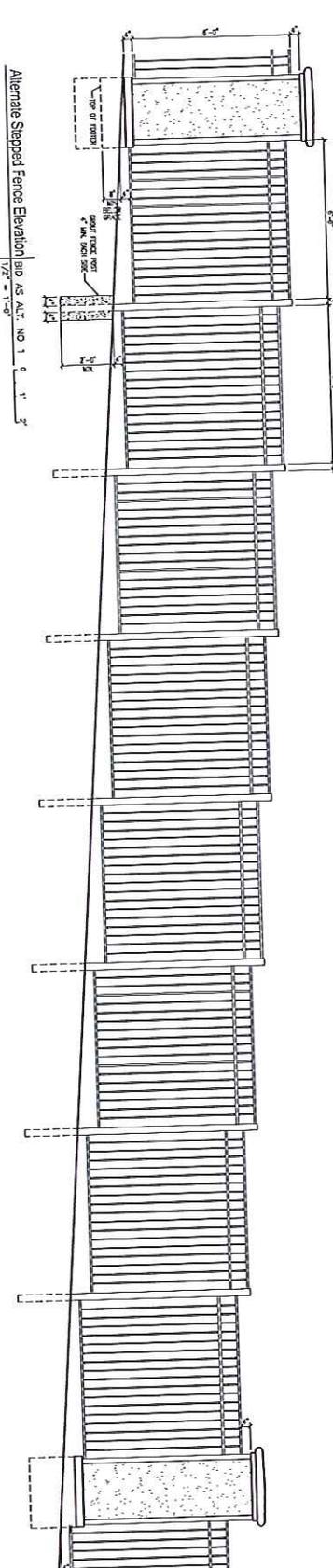
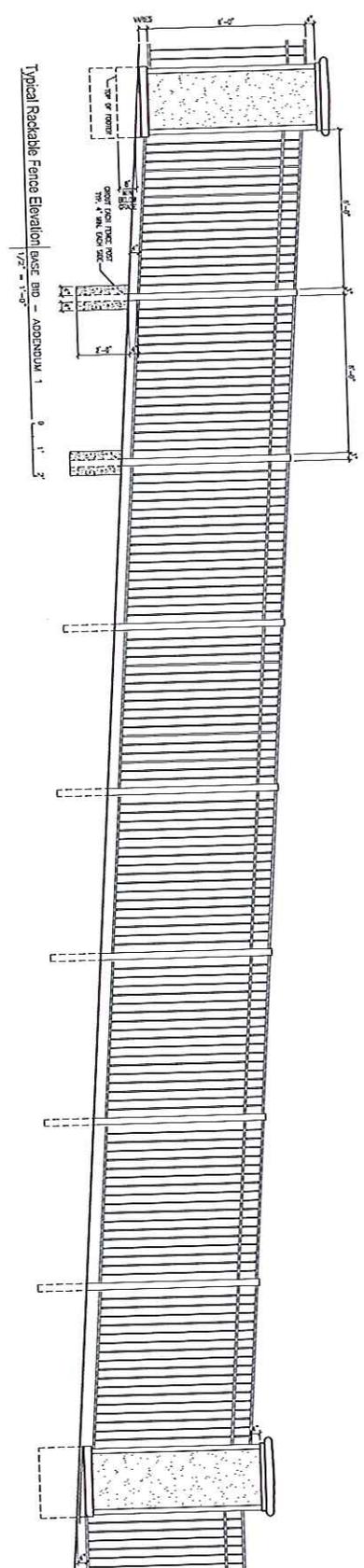


Lion Head Gate Medallion  
1/2" = 1'-0"

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
PROJECT NO.	1201-03
PROJECT NAME	Saint Leo University SR 52 Decorative Fence
PROJECT LOCATION	3371 St. Francis Road St. Leo, FL 32674

Saint Leo University SR 52 Decorative Fence  
3371 St. Francis Road  
St. Leo, FL 32674  
Gate Elevations



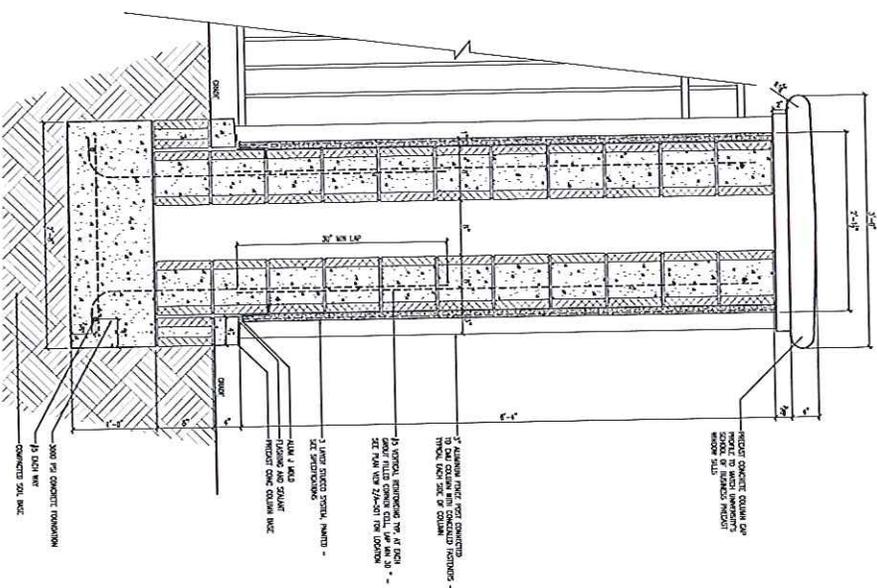


1201.03  
 A-201

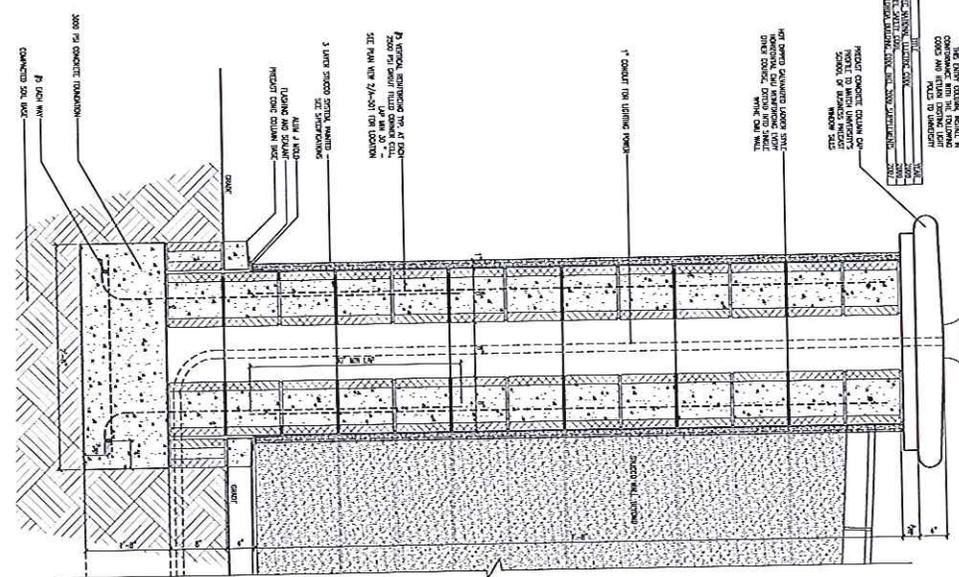
Saint Leo University SR 52 Decorative Fence  
 31714 State Road 32  
 Saint Leo, FL 32774  
 Fence And Column Elevations



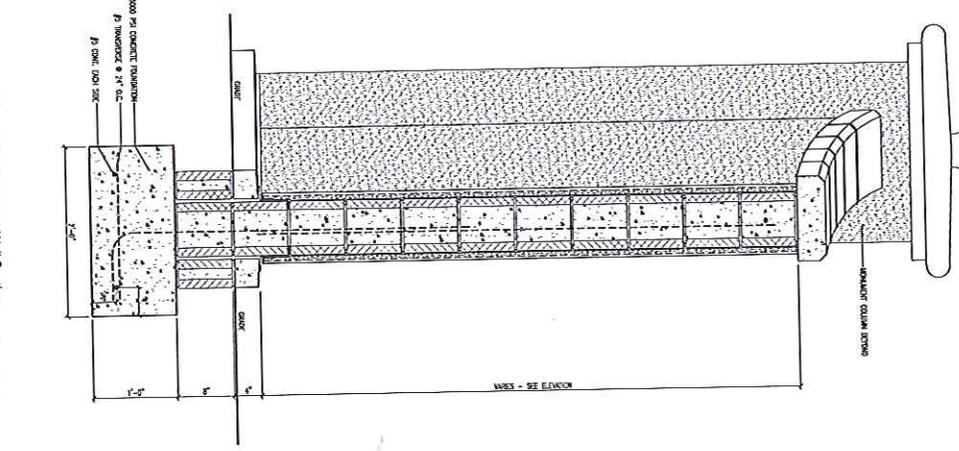
1-1 Typical Fence Column Section 1/2" = 1'-0"



2-2 Entry Monument Column Section 1/2" = 1'-0"



3-3 Entry Monument Wall Section 1/2" = 1'-0"



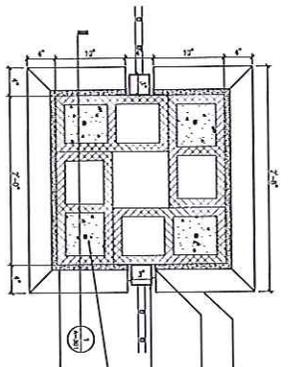
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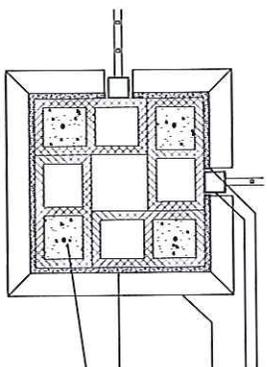
Saint Leo University SR 52 Decorative Fence  
 33751 State Road 52  
 Saint Leo, FL 33574

Typical Column & Wall Sections

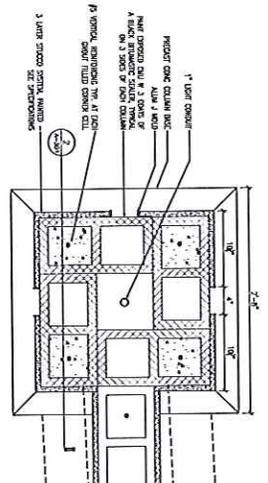




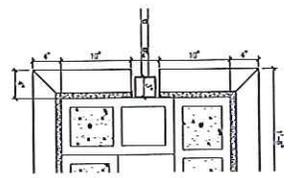
Typical Fence Column Detail  
17 1/2" x 9"



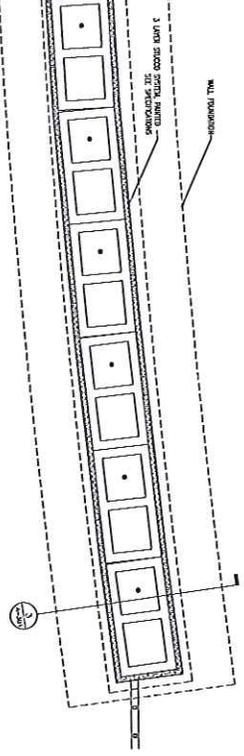
Fence Column 90 Degree Detail  
17 1/2" x 9"



Entry Monument Column Detail  
17 1/2" x 9"



1/2 Column Detail  
17 1/2" x 9"



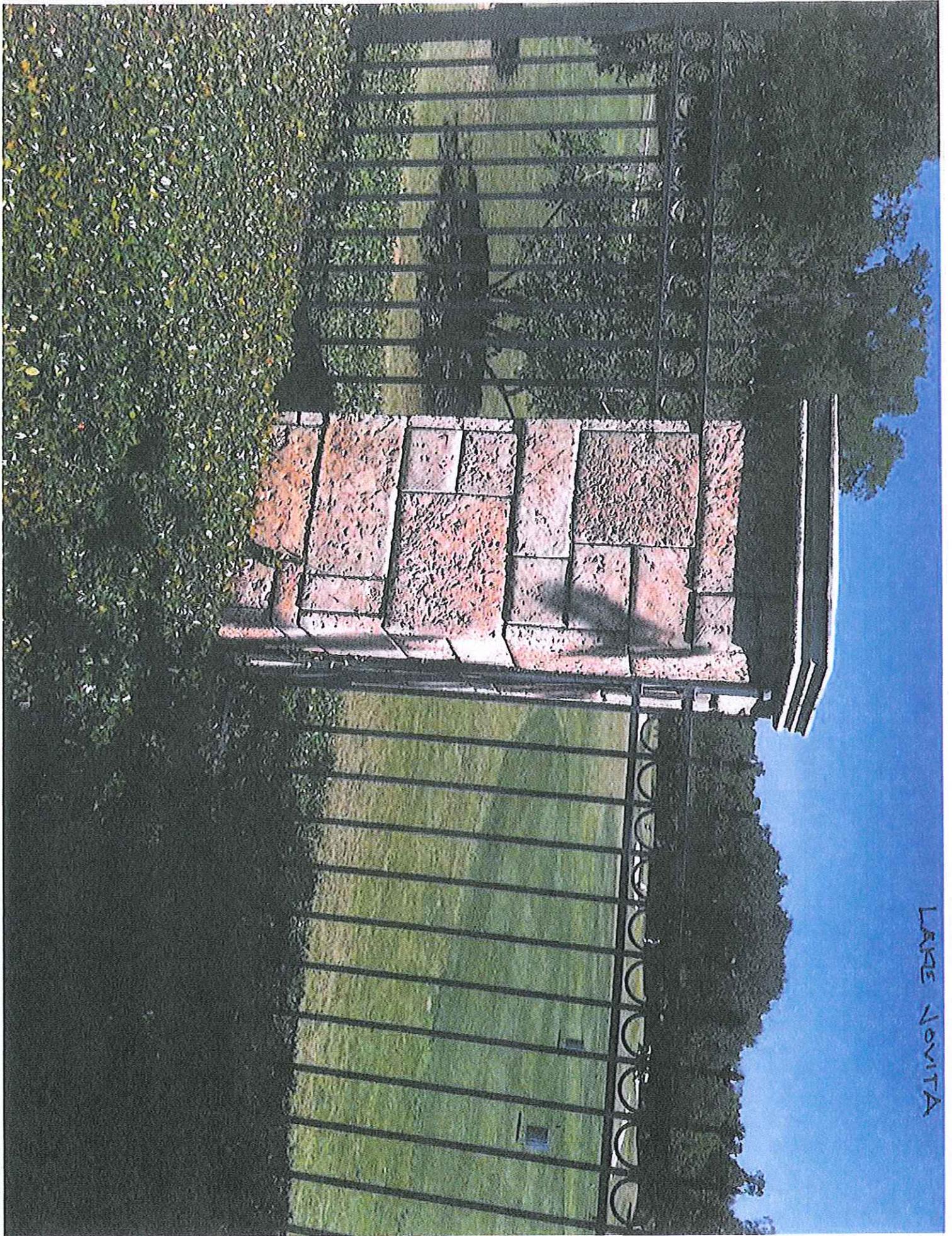
Saint Leo University SR 52 Decorative Fence

33751 State Road 32  
St. Leo, FL 32774

Column & Wall Details

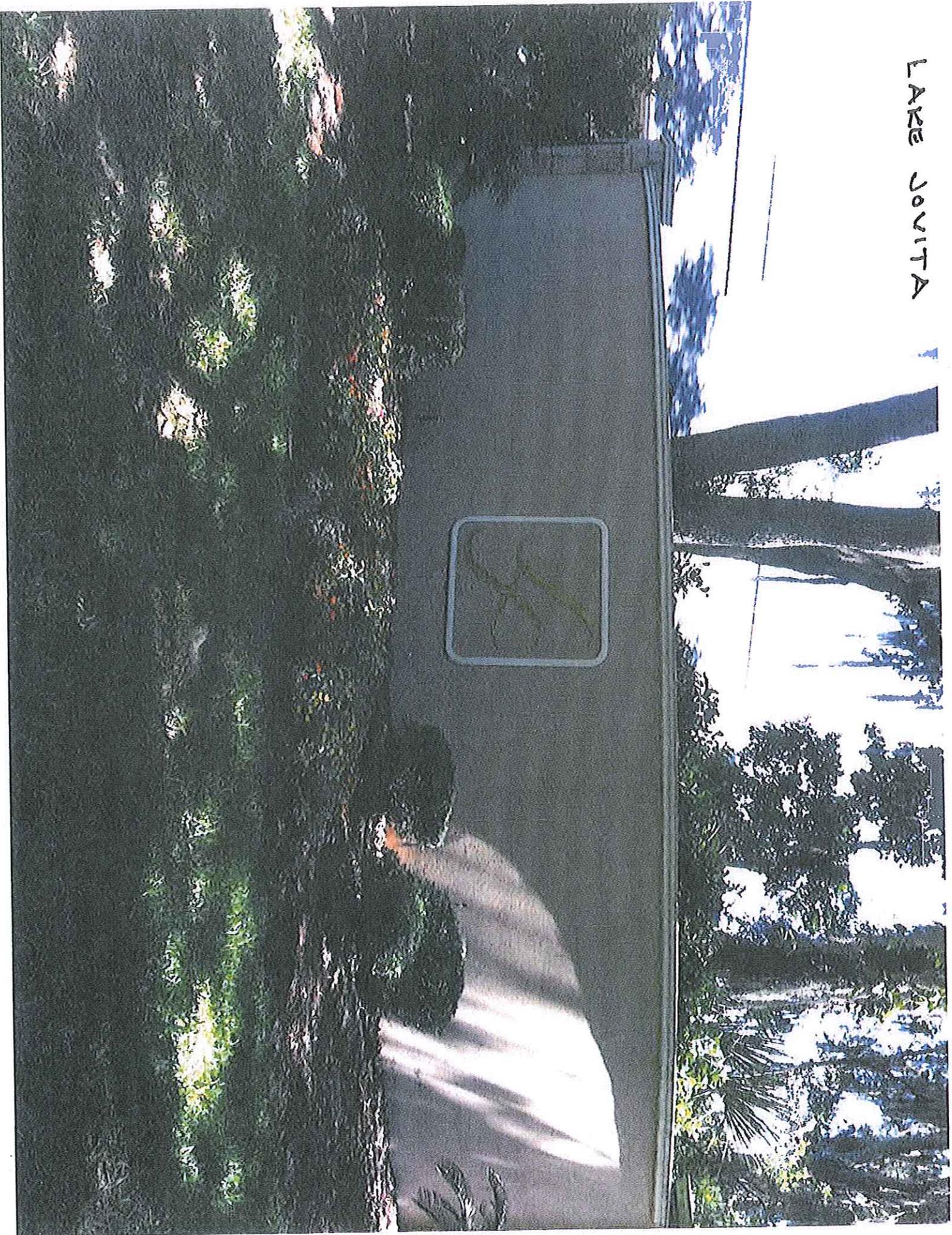
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LARGE NOVITA

LAKE JOVITA





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