

RESOLUTION NO. 14-05

RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION APPROVING SITE PLAN REVIEW (SPR) #14-C, THE SAINT LEO UNIVERSITY FINE ARTS RENOVATION PROJECT WITH CONDITIONS.

WHEREAS, a Planned Unit Development (PUD) application (PUD #10-A) was approved by the Town of St. Leo Town Commission on June 4, 2010 to approve the Saint Leo University campus master plan (154.29+/- acres), and

WHEREAS, the Town of St. Leo Town Commission approved Saint Leo University Campus Master Plan PUD #10-A Major Modification #1, which included the Fine Arts renovation and permitted submittal of site plan and/or landscape plan reviews pursuant to the Land Development Code (LDC) Article X, Development Review Procedures and Development Standards for General Site Plans and Planned Unit Developments, and

WHEREAS, Saint Leo University, Inc. has submitted an application to approve a site plan for the Fine Arts Renovation project, and

WHEREAS, a public meeting was held on July 14, 2014, before the Town of St. Leo Town Commission, regarding the above referenced application, which gave full and complete consideration to the recommendations of the Town staff and evidence presented at the public meeting.

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

SECTION A. REQUEST

The Applicant is proposing to renovate the Plant Operations building to house the Fine Arts department. This project was identified as a current project in PUD #10-A, Major Modification #1. The Fine Arts building site was identified in the Tree Removal approval for the New Academic Building as one of the tree replacement sites. The condition of approval requires at this site be planted with six (6) Magnolias, four (4) Live Oaks, four (4) Red Cedars and eight (8) Wax Myrtles.

SECTION B. EXHIBIT A

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

1. Town staff report with exhibits.
2. Applicant's application and submittal documents/plans.

SECTION C. FINDINGS AND CONCLUSIONS

Based on the Applicant's submittal documents and Town staff analyses, staff recommends APPROVAL WITH CONDITIONS of the Fine Arts Renovation project. The proposed project is consistent with PUD #10-A and Major Modification #1 and the LDC provided certain conditions are met as provided for in Section D.

SECTION D. TOWN COMMISSION DECISION

Based on the above analyses and Applicant submittals, the Town Commission APPROVES WITH CONDITIONS the Fine Arts Renovation site plan as submitted (Exhibit A). The proposed project is consistent with PUD #10-A and Major Modification #1, and the LDC provided the following conditions are met:

1. The Fine Arts site has been designated as a tree replacement site for the Tree Removal permit (TRP-#14-A) approval for the New Academic building. All replacement trees required at this site by the Tree Removal Permit approval for the New Academic Building shall be planted by the Applicant and inspected by a Town representative for compliance prior to final building inspection approval for the New Academic Building by the Town's Building and Fire Marshall Officials.
2. Any revisions to the attached site plan or to the tree replacement landscape plan for this site submitted with the New Academic building site plan approval shall be provided to the Town Planning Consultant for approval prior to the issuance of final building inspection approval of the New Academic building project by the Town's Building Official. Any variances will require a public hearing pursuant to Article IX.

Approval of this site plan does not confer or imply any site plan and/or landscape plan approvals or variances for the proposed Plant Operations facility within the proposed West Campus expansion area. 

SECTION E. TOWN COMMISSION MOTION

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

Richard Christmas, Mayor
James Hallett, O.S.B.
Greg Smith
Donna DeWitt, O.S.B.
Arnold Curington

DULY PASSED AND ADOPTED this 14th day of July, 2014.

ATTEST:

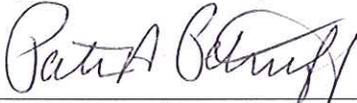


Joan Miller, MMC, Town Clerk



Richard Christmas, Mayor

Approved as to form by:



Patricia Petruff, Esquire, Town Attorney

EXHIBIT A

**Town Planning Consultant Report/Exhibits
Applicant's Application and Supporting Documents**



Town of St. Leo

**SITE/LANDSCAPE PLAN REVIEW (SPR) STAFF REPORT
SPR#14-C: Saint Leo University Fine Arts Renovation Project
Town Commission meeting July 14, 2014**

Property Owner: Saint Leo University Inc.
Applicant: Saint Leo University Inc.
Representative: Eric Weekes
Request: Site and Landscape Plan Approval for the Fine Arts Renovation project
Location/Legal Description: Central Quadrant of the Saint Leo University East Campus
Property Appraiser Folio: 01-25-20-0000-03000-0000
Land Use Designation: Institutional
Zoning: Institutional

Project Overview

The Applicant is proposing to renovate the Plant Operations building to house the Fine Arts department. (Exhibits A and B). This project was identified as a current project in PUD #10-A, Major Modification #1, and the new Plant Operations facility was to be located at the southwestern corner of the current West Campus (east of the fruit stand). The building renovation design will incorporate Mediterranean/Spanish architectural features at the main entrance, which is compatible with the architecture of the newer campus buildings (Exhibit C). Appendix A contains the application and project narrative.

The Fine Arts building site was identified in the Tree Removal approval for the New Academic Building as one of the tree replacement sites. The condition of the New Academic Building approval requires at this site six (6) Magnolias, four (4) Live Oaks, four (4) Red Cedars and eight (8) Wax Myrtles. Tree replacement has not been shown on the site plan that has been submitted with this project. However, it is noted that no final building inspection for the New Academic building will be issued until all tree replacement requirements have been met. No other landscape provisions are required for this project.

Analysis of Relevant Land Development Code, Sec. 10.9. PUD Development Guidelines and Requirements.

3. Compatibility: The proposed PUD shall be compatible with adjacent land uses or zoning districts, or shall achieve compatibility through special design characteristics and buffers between incompatible uses to minimize differences between the proposed and existing surrounding land uses or zoning districts.

The building renovation design will incorporate Mediterranean/Spanish architectural features compatible with the architecture of the newer campus buildings (Exhibit C).

5. Streets and Internal Transportation System: Streets shall be designed and constructed in accordance with the provisions of the Town of St. Leo Subdivision Regulations, with such modifications as may be approved as part of the plan submitted at all phases of Town review. Connection of the internal street system to the public road and highway network (via connectors of adequate design, construction, and capacity) shall be the responsibility of the developer and any required improvements shall be included in the PUD plans.

The building will utilize the existing internal campus street network.

6. Principal Vehicular Access Points: Principal vehicular access points to the PUD shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards for vehicular or pedestrian traffic. Acceleration, deceleration, and turn lanes and similar improvements may be required where existing or anticipated heavy traffic flows indicate a need for such improvements.

The building will utilize the existing internal campus street network and main campus S.R. 52 entrance.

9. Lake Jovita/S.R. 52 Visual Corridor: It is important to insure that the relationship between the view sheds of the unique hillside topography and natural landscape along State Road 52 and Lake Jovita, and the views of the historic St. Leo Abbey and Bell Tower, are preserved and protected. Factors to be considered in evaluating the impacts of development within a view shed include, but are not limited, to the following:

- Siting, massing and height of buildings and structures within the view shed.
- The relationship between the natural landscape and man-made features relative to massing, shapes, textures and contrast.
- The impact of altering the hillside topography and/or the relationship between the forested tree canopy and skyline.
- The location of the site relative to the view shed, topography and distance to the viewer.

The Fine Arts building is located internal to the campus and would not have any visibility from Lake Jovita or S.R. 52, as it is located in the interior of the campus and surrounded by other campus buildings.

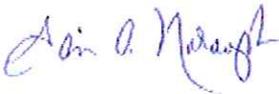
Based on the above analysis, the project substantially meets the development guidelines.

Staff Recommendation

Based on the above analyses and Applicant submittals, staff recommends APPROVAL WITH CONDITIONS of the Fine Arts Renovation as submitted (Exhibits B, C and Appendix A). The proposed project is consistent with PUD #10-A and Major Modification #1 and the LDC provided the following conditions are met:

1. The Fine Arts site has been designated as a tree replacement site for the Tree Removal permit (TRP-#14-A) approval for the New Academic building. All replacement trees required at this site by the Tree Removal Permit approval for the New Academic Building shall be planted by the Applicant and inspected by a Town representative for compliance prior to final building inspection approval for the New Academic Building by the Town's Building and Fire Marshall Officials.
2. Any revisions to the attached site plan or to the tree replacement landscape plan for this site submitted with the New Academic building site plan approval shall be provided to the Town Planning Consultant for approval prior to the issuance of final building inspection approval of the New Academic building project by the Town's Building Official. Any variances will require a public hearing pursuant to Article IX.

Approval of this site plan does not confer or imply any site plan and/or landscape plan approvals or variances for the proposed Plant Operations facility within the proposed West Campus expansion area.



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 Map

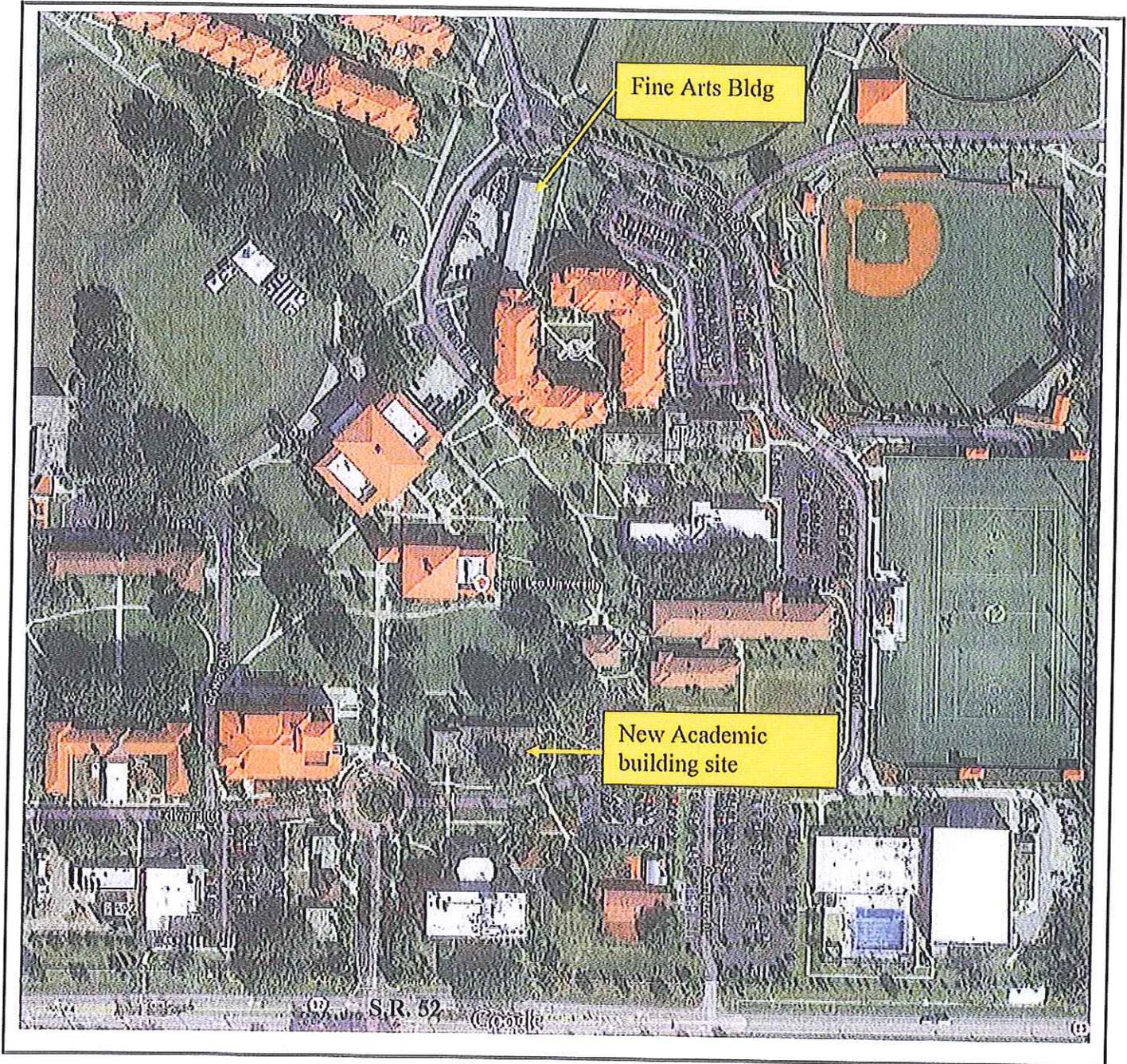
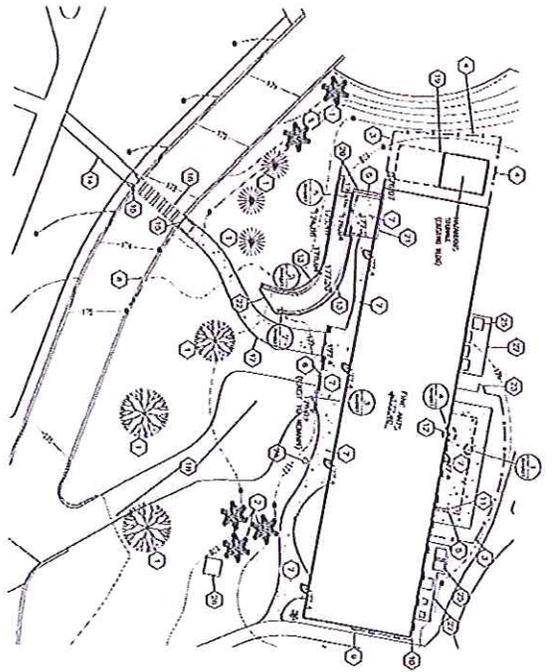
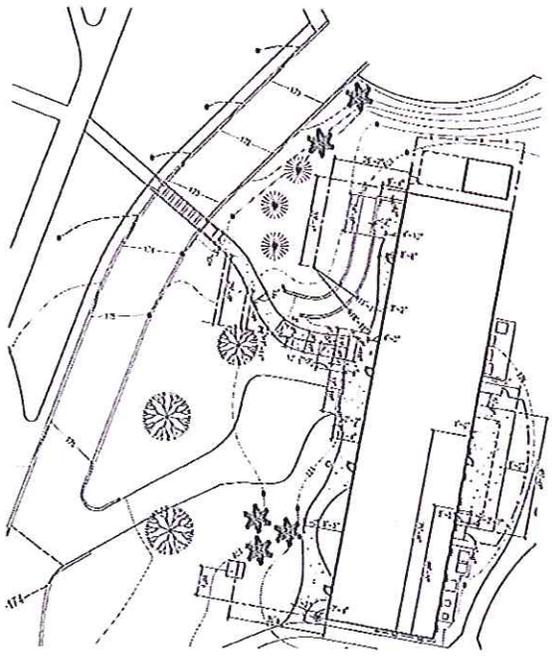


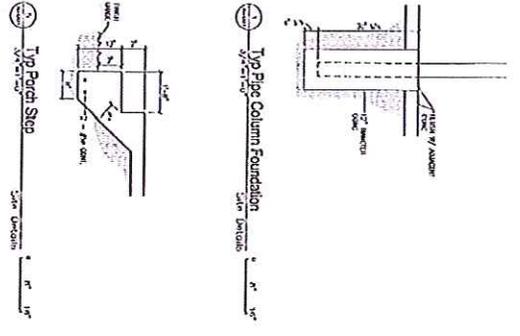
EXHIBIT B
Site Plan



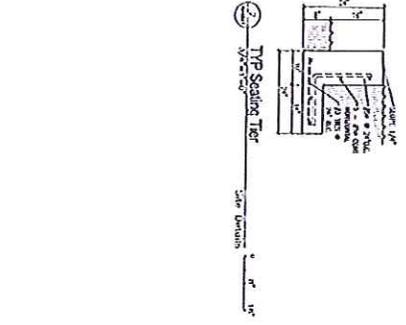
Site Plan
Scale: 1/8" = 1'-0"



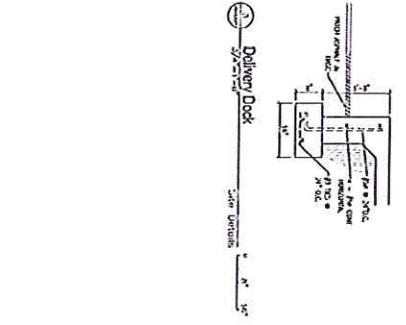
Site Dimension Plan
Scale: 1/8" = 1'-0"



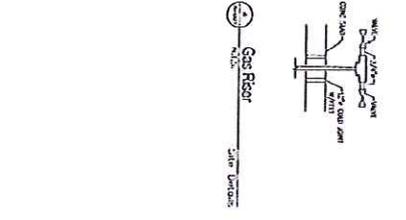
Typical Column Foundation
Scale: 1/8" = 1'-0"



Typical Sealing Top
Scale: 1/8" = 1'-0"



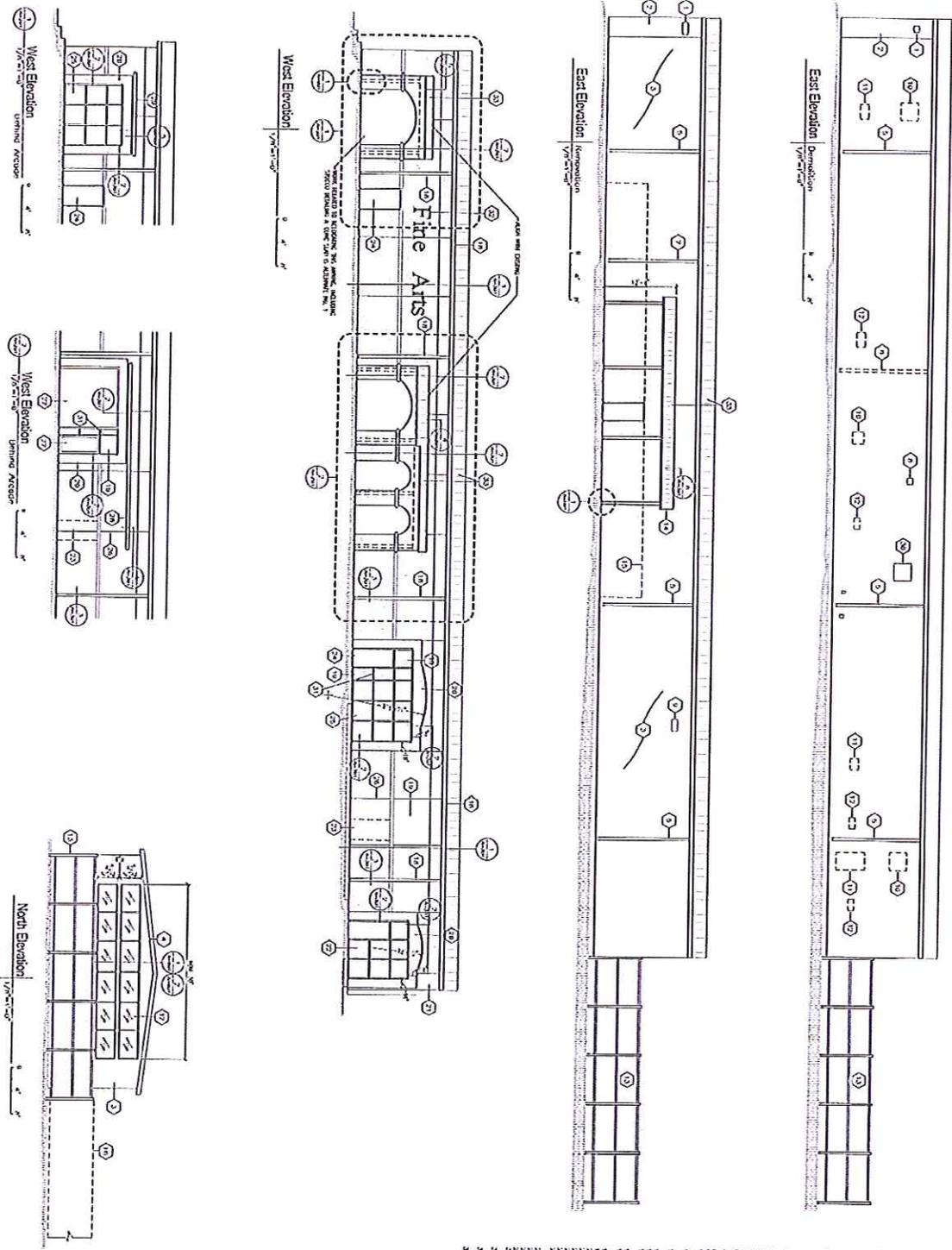
Delivery Dock
Scale: 1/8" = 1'-0"



Gas Rear
Scale: 1/8" = 1'-0"

- LEGEND
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EXHIBIT C
Building Elevations



- LEGEND**
- ITEM TO BE REMOVED
 - ITEM TO BE REINSTALLED
- GENERAL NOTES:**
1. SHALL VERIFY A PERMITS/AGREEMENTS ARE NOT REQUIRED FOR EXISTING AND ADJACENT PROPERTIES. VERIFY ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL NOTES, CONDITIONS AND PERMITS SHALL BE OBTAINED AND RETURNED TO THE ARCHITECT.
 2. ALL WORK SHALL BE FINISHED UNLESS OTHERWISE NOTED.
- REQUIRED NOTES:**
1. EXISTING MATERIALS TO BE REINSTALLED.
 2. ALL WORK SHALL BE FINISHED UNLESS OTHERWISE NOTED.
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APPENDIX A

- Application
- Project Narrative



Town of Saint Leo

APPLICATION FOR GENERAL SITE PLAN REVIEW
BY THE ST. LEO TOWN COMMISSION
Saint Leo University Fine Arts Renovation

NOTE: All applications are to be filled out completely and correctly, and submitted in person (no fax or deliveries) to the Town Clerk. The applicant, by filing this application agrees he/she will comply with all requirements of the Town of St. Leo Land Development Code (LDC). 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 no later than 14 days prior to the scheduled town Commission meeting. The Public Hearing will be conducted pursuant to Quasi-Judicial Proceedings.

NOTE: It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.

Application Date June 2, 2014

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) Eric Weekes, V.P. of Business Affairs

Address 33701 State Road 52, Saint Leo, Florida Zip 33574 Phone/Fax 352.588.8215/352.588.8211

Architect/Engineer Lunz Prebor Fowler Architects

Address 58 Lake Morton Drive, Lakeland, Florida Zip 33801 Phone/Fax 863.682.1882/863.687.6346

When Property Title Obtained 1889

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

Pursuant to the LDC, included with this application must be:

- a written narrative describing the proposed use and development, including any variances and identification of impact to established visual corridors
- a property survey, including topographic vertical contours no greater than at five-foot contour intervals and identification of soils
- a letter of authorization/affidavit from the property owner should a representative be acting on the owner's behalf

Upon 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 or other Town of St. 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 meeting 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
Fine Arts Renovation
Application for General Site Plan Review
By the St. Leo Town Commission
06.02.14

Project Overview:

This project consists of renovating the old Plant Operations Building into a Fine Arts Academic Facility housing painting, sculpture and photography classrooms.

The building is a pre-engineered metal building. The west façade, which will be the main entry, will receive a stucco finish with detailing that blends with the previous new construction on campus. The other three facades will remain as they are.

The project does not impact or change existing vehicular roads or campus parking. New sidewalks, which will be handicap accessible, will be brought to the building. Circulation to the building will be pedestrian, same as the other academic buildings on campus.

There are no LDC Protected Trees on the site; however, there are three palms which will remain. Additional trees are to be installed to replace trees to be lost at the new Academic Building, as previously approved pursuant to the New Academic Building Tree Removal Permit.

Because the building is not being expanded but remains the same size, the surface storm water drainage pattern will not be effected and a SWFWMD Permit is not required.

The project requires no variances to the Land Development Code, nor will it have a visual impact on either the Lake Jovita or SR 52 visual corridors due to its central campus location. The Impervious Surface Ratio and Floor Area Ratio for the campus is not changed with this renovation.

Supporting Documents:

- Drawing Cover Sheet showing project location
- Drawing A-001 Site Plan
- Drawing A-201 Exterior Elevations