

RESOLUTION NO. 14-06

RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION APPROVING PUD #10-A, MAJOR MODIFICATION #2 TO THE SAINT LEO UNIVERSITY CAMPUS MASTER PLAN 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, PUD #10-A Major Modification #1 and Minor Modifications (#1-#4) to PUD #10-A, were approved by the Town Commission, and

WHEREAS, Saint Leo University, Inc. has submitted an application to approve a PUD #10-A Major Modification #2 to expand the Saint Leo University West Campus, revise the projects list and update the data table, 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, public hearings were advertised, held and continued on February 10, 2014, May 12, 2014, June 9, 2014 and July 14, 2014, before the Town of St. Leo Town Commission, regarding the above referenced application, and

WHEREAS, as a result of public and Town Commission comments and presentations by the University during these meetings, general agreements between the University and Town Commission on addressing certain traffic and master planning issues were agreed to in principal, and

WHEREAS, a final public hearing held on August 11, 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 staff and evidence presented at the public hearings.

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

SECTION A. REQUEST

To approve a PUD #10-A Major Modification #2 to expand the West Campus by 11.56+/- acres, revise the projects list, locate the Plant Operations Facility within the southeastern quadrant of the McMullen Drive/Pompanac Street intersection, permit accessory structures (lakeside pavilion and new boathouse), and update the data.

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 staff report, submittals by the Applicant, and testimony at the public hearing, the proposed PUD# 10-A Major Modification #2 will be consistent with the previously approved PUD #10-A, and the Town's Comprehensive Plan and LDC provided certain conditions are met, which are listed in Section D.

SECTION D. TOWN COMMISSION DECISION

APPROVE PUD#10-A Major Modification #2 to the Saint Leo University Campus Conceptual Master Plan PUD as submitted (Exhibit A). The proposed Major Modification will be consistent with the previously approved PUD #10-A, and the Town's Comprehensive Plan and LDC provided the following conditions are met:

1. All conditions of approval for PUD #10-A, Major Modification #1, and Minor Modifications #1-#4 remain in effect, and as provided herein.
2. McMullen Drive shall not be utilized as an entrance/exit for pass through vehicle access via the Plant Operations Facility to the internal roadway (golf cart path) by faculty or students or for truck deliveries to other campus facilities.
3. Pompanic Street shall not be utilized as an entrance/exit for pass through vehicle access via the Plant Operations Facility to the internal roadway (golf cart path) by faculty or students or for truck deliveries to other campus facilities.
4. Commercial truck turning movements from the Plant Operations Facility onto Pompanic Street shall be limited to right-in/left-out.
5. The University shall only use the Marmion Snyder campus entrance via the cart path, not Pompanic Street, for all construction access to the Plant Operations site.
6. Any proposed, alternative access plans related to the West Campus shall be subject to master plan review and approval, and/or site plan revision(s) and approval thereof, in accordance with the Town's adopted procedures.
7. Concurrent with procurement by the Town of additional right-of-way from all other property owners having frontage on the east side of Pompanic Street from S.R. 52 to McMullen Drive, Saint Leo University shall provide the additional right-of-way along the portion of the Pompanic Street frontage that is owned by Saint Leo University, up to 25' of total right-of-way from the centerline of the existing right-of-way for Pompanic Street. The Town shall compensate Saint Leo University at the agreed fair market value of \$3.00 per square foot, or as mutually agreed by both parties, to the nearest whole square foot for such additional right-of-way, at the time of such conveyance, and may determine to acquire less than the full right-of-way width if it is not needed for the roadway improvements identified herein.

8. Concurrent with future project development beyond the Plant Operations Facility on the West Campus, Saint Leo University and the Town of St. Leo shall cooperate in good faith to commence the following joint project for the widening of Pompanic Street, which shall be on the following terms and conditions:
 - a. Except for the portion of the additional right-of-way to be provided by Saint Leo University above, the Town of St. Leo shall procure the other required right-of-way for the east side of Pompanic Street, from SR 52 to McMullen Drive.
 - b. As a joint project, Pompanic Street shall be improved to provide additional road pavement all of which new roadway width shall be added to the east side of the existing roadway, with not less than a 12' standard lane within the jurisdiction of the Town of St. Leo. At the election of the Town of St. Leo (dependent on available right-of-way, cost, design limitations, etc.), a sidewalk on the east side of Pompanic Street may be included in the joint project. The Town and the University shall equally share the design, engineering, permitting and construction costs for the reconstruction of the road to meet minimum standards from SR 52 to McMullen Drive. The Town shall use existing transportation impact fee funds for its 50% share of the project, and the University shall receive transportation impact fee credits for its 50% share which it pays in cash, less the percent (18%) portion thereof which is the University's proportionate share for its Plant Operations Facility site-related impacts on Pompanic Street, per its Traffic Impact Study, which site-related costs are not impact fee creditable. The preliminary total budget (to be shared 50% each) for the road improvement is estimated to range between \$219,400-\$265,800.
 - c. The University shall provide the construction management and oversight of the Pompanic Street project, concurrent with its further development of the West Campus (beyond the Plant Operations Facility), as a private pipeline project with the Town's payment contribution, as set forth above.
 - d. The Town shall cooperate and facilitate the approval of the joint road project, and shall not delay further West Campus development provided the University is proceeding in good faith as set forth herein. Specifically, the University shall not be precluded from further West Campus development if the Town is unable or unwilling to provide the additional right-of-way or the construction funding that are its responsibility hereunder.
 - e. No deceleration or turning lane shall be required on Pompanic Street for future West Campus development unless there is a bona fide traffic study provided in accordance with adopted FDOT design criteria, which demonstrates that such turning lane/ deceleration lane is required to accommodate future University project impacts (as opposed to pre-existing traffic) to Pompanic Street. Any such project-specific impacts caused by University development shall be paid for by the University.
 - f. The University acknowledges that future West Campus development proposals will require the University to provide updated Traffic Impact Studies which may alter the proportionate share obligations of the University, for mitigation of additional, site-specific traffic impacts to Pompanic Street that could result from such additional West Campus development. However, in connection with any such revised proportionate share obligations for such further West Campus development, the University shall receive credit for its portion of the payment for the Pompanic Street improvements provided for herein.

9. As requested by the Florida Department of Transportation, and provided that the existing right-of-way is sufficient (or is procured by the Town or FDOT) to accommodate such improvement, Saint Leo University shall construct additional pavement to provide additional turning radius at the northeast quadrant of the existing SR 52/Pompano Street intersection, to accommodate the westbound to northbound turning movement for truck traffic currently utilizing the road shoulder for such turning movement and proposed WB 62 truck traffic servicing the Plant Operations Facility. The additional pavement radius to be constructed by Saint Leo University shall be limited to that which can be constructed within the existing right-of-way (unless the Town or FDOT procures additional right-of-way) at said intersection, and shall be constructed concurrent with the development and construction of the Plant Operation Facility, or as soon thereafter as applicable permits are issued by FDOT for such additional pavement area for the expanded truck turning radius.
10. The University shall submit future land use map amendment and rezoning applications to the Town to designate the portions of the West Campus currently designated Business and MDR to the Institutional land use and zoning category. A future land use amendment and rezoning application may be submitted for the entirety of the West Campus expansion area, or future land use amendment and rezoning applications may be submitted for each portion of the West Campus that is proposed for development. Such applications shall be subject to F.S. Chapter 163, Part II State and other agencies reviews and public notice requirements. The first application for a West Campus development project within the new expansion area shall be for the Plant Operations Facility site. The first future land use amendment and rezoning applications must be submitted to the Town Clerk no later than January 1, 2015.
11. Any future development not shown on PUD 1-A, as submitted, within the new West Campus expansion area shall be required to meet the LDC Sec. 12.1 B., which requires new institutional development to provide twenty (20) canopy trees per acre in addition to any other required landscaping. Acreage will be based on each project development site area, unless the University submits a modification to the West Campus master plan that addresses this requirement.
12. All development within the West Campus shall be compatible with the existing styles of architecture existing within the East campus buildings, and preference shall be made for Spanish Mission and/or other Mediterranean style of architecture. In all cases, color scheme, landscape treatment, and other aesthetic elements which do not pertain to building function or use shall be harmonized and made compatible to the extent practicable.
13. Approval of this PUD, including projects identified in the PUD, does not confer or imply any site plan and/or landscape plan approvals or variances from the LDC, except as noted below:
 - a. Replacement of the lakeside pavilion to be up to 1,500 square feet in area and up to 16 feet in height and related accessory structures.
 - b. Construct a new boathouse subject to approval by the Town Planning Consultant.
14. Any requests for temporary structures (portable classrooms, construction trailers and like structures and associated temporary outdoor storage areas) shall be reviewed pursuant to LDC Sec.8.3 Temporary Uses and may be approved by the Town Planning Consultant. Such temporary structures may be approved by the Town Planning Consultant for up to two years.

15. Pursuant to this PUD #10-A Major Modification #2 approval, all site specific development plans for the future projects shown on Sheets PUD-1 and PUD 1-A will be reviewed pursuant to Section 10.5 General Site Plan Review Procedures. Final decision on these site plan reviews, including any minor PUD modifications, shall be conducted by the Town Commission at a regularly scheduled Town Commission meeting. Any site plans requiring a major PUD modification (pursuant to Section 10.10 Modifications) and/or variances will require public hearings pursuant to the LDC, Articles VIII and IX, respectively.
16. The approval of the PUD #10-A Major Modification #2 is valid for the same time frame as PUD #10-A (until June 4, 2020). Any change in the physical location of any of the projects identified in the application are deemed to be a minor PUD modification (pursuant to Section 10.10) provided there is no increase in project building square footage of fifty (50) percent or more. Any future modifications to PUD#10-A is pursuant to Section 10.10.
17. Before any other future access on Pompanic Street is permitted by the Town of St. Leo, St. Leo University is required to seek access by SR 52 and have that permit application denied by FDOT.

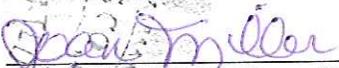
SECTION E. TOWN COMMISSION MOTION

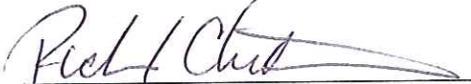
The foregoing resolution was adopted by the St. Leo Town Commission vote as follows:

Richard H. Christmas, Mayor
James Hallett, O.S.B.
Gregory P. Smith
Donna DeWitt, O.S.B.
C. Arnold Curington

DULY PASSED AND ADOPTED this 11th day of August, 2014.

ATTEST:


Joan Miller, MMC, Town Clerk


Richard H. Christmas, Mayor

Approved as to form by:

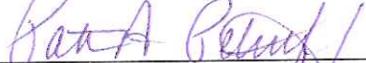

Patricia Petrucci, Esquire, Town Attorney

EXHIBIT A
Town Staff Report/Exhibits
Applicant's Application and Supporting Documents



Town of St. Leo

STAFF REPORT
Saint Leo University Campus Master Plan
PUD #10-A: Major Modification #2
Town Commission Meeting August 11, 2014

Applicant: Saint Leo University, Inc.

Representative: Arthur Kirk

Request: Saint Leo University Campus Conceptual Master Plan PUD Major Modification #2: Approval to add the property (11.56+/- acres, including portions of Lake Jovita) west of the current West Campus. In addition, this modification updates the current project list, including construction of a new Plant Operations building at the northwest corner of the expanded West Campus, and updating the current, long range and completed projects lists.

Location/Legal Description: The University campus is comprised of two separate tracts: East Campus and West Campus totaling 186.9+/- acres. The Pasco County Property Appraiser folio numbers for each campus tract are as follows:

- East Campus: 01-25-20-0000-00100-0010, 01-25-20-0000-03000-0000, 01-25-20-0000-02900-0000, 01-25-20-0000-03000-0012, 01-25-20-0000-03000-0020 and 06-25-21-0000-00300-0010.
- West Campus: 01-25-20-0000-02300-0000, 01-25-20-0000-02300-0010, 01-25-20-0000-02300-0020, and new tracts: 01-25-20-0000-02200-0000, 01-25-20-0000-01800-0010 and 01-25-20-0020-00A00-0090

See Exhibit A, and sheets PUD-1 and PUD-1A (Appendix A).

Land Use Designations: Institutional, Medium Density Residential, Business and Permanently Open Land

Zoning: Institutional, Medium Density Residential, Business and Permanently Open Land

PUD Application Overview

At the February 10, 2014 Town Commission hearing, because of public comments and concerns, the Town Commission continued the hearing. The University has since submitted a revised application (Appendix A).

The University is comprised of a West Campus (53.6+/- acres) and an East Campus (133.4+/- acres) for a total campus area of 187+/- acres (Exhibit A). Lake Jovita encompasses 20+/- acres of the total campus area. The two campus areas are bisected by property owned by the Order of St. Benedict of Florida, which is comprised of the historic St. Leo Hall, Church of Holy Cross and Carmel Covenant buildings.

The current West Campus (sheet PUD 1-A) is comprised of Marmion Center (performing arts) and Marmion and Synder Halls (student residences) and the addition of the previous Holy Name Academy property, which includes the Monastery and related accessory structures. The expansion of the campus to include the Monastery property was approved by the Town Commission on August 22, 2013 (PUD Major Modification #1). The Benedictine Sisters of Florida will continue to utilize the Monastery property until their new facility is constructed at the southeast corner of S.R.52 and Wichers Road. The Monastery accessory structures (garage, storage building, unassigned buildings and lake house) will continue to be utilized for their current uses. No specific use has been identified at this time for the Monastery once it is vacated.

The West Campus new expansion area is comprised of vacant land, with the exception of a fruit and vegetable stand located on S.R.52, which will remain until its lease expires. No information has been provided as to when the lease expires. The only project proposed for within the new West campus area is the Plant Operations facility, which was previously approved at the southwest corner of the West campus, east of the fruit/vegetable stand. The University has submitted a site and landscape plan review application for the Plant Operations project (SPR/VAR#14-A). With the new expanded West Campus, locating the Plant Operations facility at the southeastern quadrant of the Pompano Street/McMullen Drive intersection provides the greatest flexibility for future West campus development.

The East Campus (main campus-sheet PUD 1) is comprised of numerous classroom buildings, administrative offices, plant operations, student housing, indoor and outdoor sports facilities, and parking areas and a parking garage. Included in the update is replacement of the lakeside pavilion to be 1,500 square feet in area and 16 feet in height. The current full time and part-time student enrollment is 2,585 and projected future enrollment (2017) is 2,700. Current on-campus student residences contain 1,527 beds.

The Town Commission approved the Saint Leo University Campus Master Plan on June 4, 2010 (PUD #10-A). The PUD approval included the entire existing campus and conceptual plans for six (6) proposed projects. This approval incorporated all previous PUD approvals: PUD 02-A (Student Housing) and PUD 06-A (McDonald Center) and site plan approval for SPR#05-A (Plant Operations/Tennis Courts). The PUD approval is valid for ten (10) years (until June 4, 2020).

The Major Modification also provides an update of long-range and current projects. The following are current approved PUD projects that have been completed or are under construction (see sheet PUD-1 for locations):

- School of Business (SPR#10-B): The project consists of a new academic building to house the School of Business, an executive lecture hall and reception hall which together are intended to accommodate community and business meetings. The building is three-stories and total building square footage is 49,950 square feet and was completed in 2011.
- Construction of the intramural field (now referred to as the NCAA sports field) with lights (SPR#11-C), which was completed in 2012.
- New softball stadium/parking lot (SPR#10-C): The project consists of a new softball complex with sports turf grass, synthetic clay, an underground drainage system and a press box with a team locker room below. The stadium, built into the natural slope, accommodates 344 spectators. This project also includes 170 parking spaces. This project was completed in 2011.
- Two new residence halls to accommodate 162 beds (SPR#11-B). This project was completed September 2012.
- Construction of the Practice Field (now referred to as the Intramural Field) located in the northeast corner of the campus (SPR/VAR#11-A). This project has been completed.
- Soccer/Lacrosse Field and parking garage (SPR/VAR#11-F): The project consists of a parking garage to be constructed partially underground where the existing soccer field is located and provide 526 spaces. A new soccer/lacrosse field will be placed on top of the garage. This project was completed November 2012. As part of the approval for this project, 17.73 acres of the adjacent wetland was dedicated as permanent open space.
- Reclaimed water storage pond (SPR#12-A): This project was approved in July 2012 and will allow the University to tie into Pasco County's reclaimed water system. The pond is located east of the tennis courts. This is a joint Saint Leo University, Pasco County, and SWFWMD project designed to help conserve water resources. The County's reclaimed water line is located along the north side of S.R. 52 and currently terminates at the Lake Jovita development entrance. This project continues the line from that point to the reclaimed water storage pond. From there the reclaimed water will be pumped to the irrigation well and tied into the University's irrigation system. The pond and pipeline constructed have been completed; however, required landscaping has not been completed.

In addition, the proposed Major Modification includes an updated PUD data table (Sheet PUD-2) to reflect the addition of the new property and updated site data such as building square footage, open space acreage, parking, impervious surface and floor area ratio and student enrollment.

PUD Master Plan Major Modification #2 Analysis

The following table provides a comparison of the original PUD #10-A data and proposed PUD Major Modification #2 with LDC and Comprehensive Plan requirements based on the PUD-2 data sheet.

TABLE A
Comparison of Existing and Proposed to Institutional District/LDC/Comprehensive Plan Requirements

LDC and Comprehensive Plan Regulations	Requirements	Original PUD #10-A 2010 Data	Proposed Major Modification #2 Data Since 2010
Campus Area (land/water)	No Minimum	154.29 ¹	187.0 ¹ (166.9 ac. land)
Gross Building Square Footage (Existing/proposed)	Maximum 2,352,305	667,002	919,065
Maximum FAR	0.35	0.10	0.13
Maximum ISR	50%	15.9%	20.7%
Minimum Required Open Space ²	50% (83.46 acres)	82.4% (115.1 acres)	79.3% (132.4 acres)
Minimum Dedicated Open Space (incl. POL district)	25% ³ (19.53 acres)	59.7% (41.7 acres)	47.4% ³ (79.0+/- acres)
Required Parking (0.5 space/student) ⁴	1,206	1,073	1,293
Existing/Proposed Parking	N/A	1,146	1,889
Percentage Grass Parking	Maximum 25%	4.7% (54 spaces)	0 spaces

Notes:

¹ Includes Lake Jovita acreage: PUD 10-A: 14.95 acres; Major Modification #2: 11.56 acres.

² The Town of St. Leo Comprehensive Plan requires property designated with the Institutional land use category to have a total of fifty (50) percent open space (excludes Lake Jovita-20.09 acres). Therefore, 83.46 acres of open space [187.0-20.09 =166.9 acres x 0.50] is required.

³ The Comprehensive Plan in 2010 required 25percent of required open space to be dedicated as permanent open space. The current Comprehensive Plan requires property designated with the Institutional land use category to have environmentally sensitive lands (as defined in the LDC), be protected by a permanent open space easement or covenant, and ultimately be designated with the Permanently Open Land (POL) or Conservation (CON) land use category. The Campus has 30.3 acres of wetlands and all have been dedicated as permanent open space or designated POL. Dedicated open space includes 23.33 acres of previously dedicated open space plus the 17.73 acre wetland dedicated for the Soccer Field project and 7.68 acres of land designated POL.

⁴ 2013 student enrollment (full/part time) is 2,585 and projected 2017 enrollment (full/part time) enrollment) is 2,700. Based on existing student enrollment (requiring 1,293 parking spaces) and proposed future student enrollment (requiring 1,350 parking spaces), the PUD meets the parking requirement.

The following provides an analysis of Major Modification #1 relative to Land Development Code (LDC) Sec. 10.9 PUD Development Guidelines.

1. **Location:** PUDs should be located on or have direct access to an arterial or collector road, with minimum impact on residential local roads.

The PUD modification is an 11.56+/- acre addition to Saint Leo University West Campus. The new addition has direct access and frontage on S.R.52, which is an arterial roadway. The new West Campus addition also has frontage on Pompano Street, which is classified as a local street, and it has frontage and potential access on McMullen Drive, a 50 foot wide platted right-of-way (Lake Avenue), which is classified as a local street. McMullen Drive was dedicated to the City of Antonio in 1912 to serve as public street access to Lake Jovita. McMullen Drive also serves as access to one lot within the five lot single-family residential subdivision (Peggy's Hay Farm)(Exhibit B). McMullen Drive is classified as a local residential street.

The remaining campus has direct access and frontage along S.R. 52. Currently, the West Campus and East Campus each have one driveway on S.R. 52. The campus has its own internal roadway system, which includes a frontage road parallel to S.R. 52 that connects both campuses. No internal roads impact residential street, except as noted above.

2. **Size:** All lands in the PUD must be contiguous. An existing public road through the property shall not be deemed to divide the PUD area.

The Saint Leo University campus is bisected by an intervening tract of land owned by the Order of St. Benedict of Florida. Therefore, not all land within the PUD is contiguous. Although there is physical separation, the campuses are connected via the S.R. 52 frontage road. Given the characteristics of university campuses, non-contiguity is not an issue.

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

The West Campus, both current and proposed expansion, consists of Institutional, Medium Density Residential (MDR), Business and Permanently Open Land future land use designations and zoning (Exhibit B). The University is an institutional use, which pursuant to the Comprehensive Plan, institutional uses should be designated with the Institutional future land use category. The Business zoning district does permit institutional uses; however, the Medium Density Residential (MDR) land use and zoning designations do not permit institutional uses. Therefore, the lands designated MDR can only be utilized for passive open space until such time this area is designated Institutional. In order to establish compatibility, the portions of the West Campus designated Business and MDR must be designated Institutional. It is noted that the University has committed to submitting a future land use and rezoning application to designate the expansion area as Institutional and to present a master plan for the West Campus prior to or concurrent with the next project submittal.

The proposed expansion area is an integral function of the Saint Leo University campus. Therefore, except as noted previously, the future institutional uses would be compatible and consistent with the surrounding campus uses, the uses permitted in the underlying Business and Institutional land use categories and the Institutional and Business zoning districts. Except for Marmion Hall and the existing Monastery, all buildings which front on S.R. 52 are buffered via landscaping and fencing. A majority of campus buildings are located interior to the campus and do not border adjacent non-university properties, except for the new West Campus expansion area as described in the following section.

The expanded West Campus boundary places the proposed Plant Operations facility and potential future institutional uses adjacent to property within the Town designated with the Business future land use and zoning along the western boundary, and Low Density Residential future land use and zoning (Peggy's Hay Farm subdivision, approved in 2010) along McMullen Drive. Two properties to the west are residential uses; however, they are designated Business. The other adjacent property is a business. Properties along the west side of Pompanic Street are within the City of San Antonio and are designated commercial and low density residential.

The University has indicated with the new expanded West Campus, locating the Plant Operations facility at the southeastern quadrant of the Pompanic Street/McMullen Drive intersection provides the greatest flexibility for future West campus development. However, the location of the Plant Ops facility has significantly changed from the previous location, which was at the western edge of the campus. This location was also adjacent to the fruit stand (designated Business) to the west, adjacent to the Monastery to the north and east, and accessed via S.R. 52. S.R. 52 has the capacity to handle large traffic volumes and truck traffic as opposed to Pompanic Street, which is a local street. The previous location was adjacent to Business and the institutional uses it would serve. The new location is adjacent to low density residential and accessed via Pompanic Street, a two-lane local street, which only has 18+/- feet of pavement width.

As noted previously, located directly to the north of the proposed Plant Operations facility is Peggy's Hay Farm. This subdivision is currently undeveloped. This property is designated Low Density Residential (LDR). Given its institutional use, appropriate buffering will be required along McMullen Drive. The utilization of Pompanic Street for access to the Plant Operations facility could change its function from a residential street (serving primarily residential homes) to more of a commercial street given the additional truck traffic generated by the facility. Depending on traffic volume (trips and types of vehicles/trucks), the use of Pompanic Street for access to the Plant Operations facility may create compatibility issues with the residential character of the street and the adjacent low density residential designation. Further, there is an internal road (see PUD-1A) connecting the Plant Operations facility with the West Campus (Monastery facility) that has been identified for only small golf cart use. Any use of Pompanic Street to access this internal road as secondary access for faculty, students or truck traffic would create significant incompatibility issues with the adjacent residential land use.

The more significant compatibility issues relates to the lack of a master plan for this new expansion area. The Plant Operations facility is the first project within the new campus area and represents a piece-meal approach as opposed to a more comprehensive master plan approach for this area. Therefore, it may be premature to take action on a single development (Plant Operations facility) without understanding the more comprehensive master plan contemplated for the new West campus (existing West campus and new expansion area). A master plan would provide a clear understanding of the University's goals and would address building locations; access points and integrated internal traffic circulation; architectural design; appropriate transitions/buffering of adjacent residential uses, and compatibility with the Lake Jovita and S.R. 52 Visual Corridors. It is noted

that the University has committed to present a master plan for the West Campus prior to or concurrent with the next project submittal.

In order to establish compatibility adjacent to the residential uses, measures such as, increased building, parking, access driveway and loading dock setbacks from residential, and enhanced buffering should be utilized in site planning of the proposed Plant Operations facility and any future University projects adjacent to LDR. In order to address this potential incompatibility issue, consideration of alternative access (such as via S.R. 52) may be appropriate.

It is noted that all newer major campus buildings (since 2010) are designed in a Mediterranean Revival style architecture, which is compatible with the historic Abbey (Spanish/Mediterranean Revival). The proposed Plant Operations building is located at the northwest corner of the expanded West Campus and will be over 300 feet from S.R. 52 and over 1,000 feet from Lake Jovita. This building will be a metal roofing and siding structure, which is not consistent with other campus architectural building designs.

The compatibility criteria addressed above will be factors in the review of any future revised PUD Master Plan, and any site plan and landscape plan reviews regarding the Plant Operations facility and any other future campus development.

4. Open Space and Recreation Area: The applicant shall indicate who will be responsible for the maintenance of any open space or recreation areas within the PUD. The open space shall be protected by covenants running with the land, conveyances, or dedications.

The Town of St. Leo Comprehensive Plan requires property designated with the Institutional land use category to have a total of fifty (50) percent open space (excludes Lake Jovita-20.09 acres). Based on the new total University area (166.9+/- acres, excluding Lake Jovita), 83.46 acres of open space is required. This assumes the entire campus will be designated Institutional. The total campus has 132.4 acres comprised of wetlands, dedicated open space and general open areas (pervious surfaces) or 79.3 percent.

The Comprehensive Plan in 2010 required 25 percent of required open space to be dedicated as permanent open space. The current Comprehensive Plan requires property designated with the Institutional land use category to have environmentally sensitive lands (as defined in the LDC), be protected by a permanent open space easement or covenant, and ultimately be designated with the Permanently Open Land (POL) or Conservation (CON) land use category. The Campus has 30.3 acres of wetlands and all have been dedicated as permanent open space or designated POL (PUD-1 and 1A). Dedicated open space includes 23.33 acres of previously dedicated open space plus the 17.73 acre wetland dedicated for the Soccer Field/parking garage project plus 7.68 acres of land designated POL. These lands total 79.0+/- acres or 47.4 percent of the campus (166.9 acres).

The new West Campus expansion area is devoid of any tree canopy; therefore, developing a tree canopy is important given its prominence along Lake Jovita and S.R. 52 visual corridors. It is noted that the University had previously (Major Modification #1) submitted a tree survey of the original West Campus. This will be utilized in any future development that would entail tree removal.

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 current West and East Campuses circulation pattern utilizes two existing driveways on S.R. 52 for access. All campus buildings and activity areas will be accessed by internal roadways, with the exception of the proposed Plant Operations facility. Sheet PUD-1 also shows an internal road connecting the Plant Operations facility with the West Campus (Monastery facility). Future development within the West Campus could generate additional traffic, and thereby, future traffic analysis for S.R. 52 may be warranted, if campus enrollment exceeds projected 2017 level of 2,700.

The proposed Plant Operations facility will only be accessed via Pompanic Street, which is classified as local residential streets. The adopted level of service (LOS) for Pompanic Street is D. Pompanic Street has shared maintenance between the Town of St. Leo and City of San Antonio. No access is shown via McMullen Drive, which is maintained by the City of San Antonio. However, the Town of St. Leo has regulatory authority over its use, function and any required improvements related to any future development approvals utilizing McMullen Drive for access.

Based on a traffic study prepared for the University by Raysor Transportation Consulting, LLC for the University, the anticipated traffic generated by the Plant Operations facility includes both car and truck traffic (Appendix A). Based on the Traffic Impact Study submitted by the University, the existing two-way daily traffic on Pompanic Street is 600-700 vehicles/day. This is below the LOS D standard. The traffic generated by the Plant Operations facility employees/visitors is a daily two-way volume ranging between 26-110 vehicles/day. This represents an increase in traffic of 3.7%-18.3%. The number of delivery trucks (such as UPSP/panel trucks) would range from 6-10 trips/day with large tractor-trailer trucks 2 trips/every other day. However, with growth of the University there could be increased vehicle and truck traffic on Pompanic Street in the future.

The Town has retained Lincks and Associates, Inc. to conduct a peer review of the Raysor Report (Appendix B). Pursuant to the Lincks Traffic Report, the worst case scenario should be the basis for evaluating traffic impacts. Therefore, an 18.3% increase in traffic should be the basis of measuring the impacts. Further, the Lincks Traffic Report determined that the existing condition of the roadbed is not sufficient to handle truck traffic nor meets County standards.

It is noted that the Raysor traffic analysis did not address sufficiency of right-of way, roadbed construction to handle the additional truck traffic or the typical size of the tractor-trailer trucks making deliveries. Further, based on discussion with FDOT staff, there are potential concerns by FDOT. Their recommendation is to provide 12 foot wide lanes on Pompanic Street and increase the right-turn turning radius onto Pompanic Street at the S.R. 52 intersection.

Pompanic Street has approximately 40 feet of maintained right-of-way and McMullen Drive has a width of 50 feet. Pursuant to the LDC, minimum right-of-way for a local street is 50 feet or as may be required depending upon traffic generation and vehicle types. Pursuant to information researched by the Town of St. Leo, Pompanic Street has 18+/- feet of pavement width and McMullen Drive has 16+/- feet of pavement width. Pursuant to the LDC, local road construction standards shall utilize Pasco County standards. Based on review of Pasco County standards, minimum pavement width for Pompanic Street would be 24 feet. In addition, the

Town pursuant to Ordinance 87-2, adopted a maximum truck weight limit of 5 tons on Pompanic Street, in part because of concerns regarding the ability of the roadbed to support large trucks. It would seem that any tractor-trailer truck would exceed this weight limit.

Pursuant to discussions with the University, there is agreement to work with the Town to address right-of-way, pavement width and reconstruction of Pompanic Street. Below is a summary in principal of the commitments:

- 1. Concurrent with procurement by the Town of additional right-of-way from all other property owners having frontage on the east side of Pompanic Street from S.R. 52 to McMullen Drive, Saint Leo University shall provide the additional right-of-way along the portion of the Pompanic Street frontage that is owned by Saint Leo University, up to 25' of total right-of-way from the centerline of the existing right-of-way for Pompanic Street. The Town shall compensate Saint Leo University at the agreed fair market value of \$1.74/per square foot (based on information provided by the Pasco County Property Appraiser's office) or as mutually agreed to.*
- 2. Pompanic Street shall be improved to provide additional road pavement all of which new roadway width shall be added to the east side of the existing roadway, with not less than a 12' standard lane within the jurisdiction of the Town of St. Leo. At the election of the Town of St. Leo (dependent on available right-of-way, cost, design limitations, etc.), a sidewalk on the east side of Pompanic Street may be included in the joint project. The Town and the University shall equally share the design, engineering, permitting and construction costs for the reconstruction of the road to meet minimum standards from SR 52 to McMullen Drive. The Town shall use existing transportation impact fee funds for its 50% share of the project, and the University shall receive transportation impact fee credits for its 50% share which it pays in cash, less the percent (yet to be determined) portion thereof which is the University's proportionate share for its Plant Operations Facility site-related impacts on Pompanic Street, per its Traffic Impact Study, which site-related costs are not impact fee creditable. The preliminary total budget (to be shared 50% each) for the road improvement. Based on an estimate prepared for the University by WRA, the cost ranges from \$219,400 to \$265,800.*
- 3. As requested by the Florida Department of Transportation, and provided that the existing right-of-way is sufficient (or is procured by the Town or FDOT) to accommodate such improvement, Saint Leo University shall construct additional pavement to provide additional turning radius at the northeast quadrant of the existing SR 52/Pompanic Street intersection, to accommodate the west-bound to north-bound turning movement for pre-existing truck traffic, which presently is utilizing the road shoulder for such turning movement. The additional pavement radius to be constructed by Saint Leo University shall be limited to that which can be constructed within the existing right-of-way (unless the Town or FDOT procures additional right-of-way) at said intersection, and shall be constructed concurrent with the development and construction of the Plant Operation Facility, or as soon thereafter as applicable permits are issued by FDOT for such additional pavement area for the expanded truck turning radius.*
- 4. Truck turning movements from the Plant Operations facility onto Pompanic Street shall be limited to right-in/left-out.*

Pursuant to LDC Concurrency requirements, no development permit shall be issued until adequate facilities are available to address the impacts of the development. There are a number of regulatory standards and references that would dictate a need to address LOS, including any physical constraints relative to existing design and construction of Pompanic Street. These include the following:

1. *F.S. Chapter 163, definitions: (28) "Level of service" means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.*
 2. *F.S. Chapter 163.3180. (g) Local governments are encouraged to coordinate with adjacent local governments for the purpose of using common methodologies for measuring impacts on transportation facilities.*
 3. *Pasco County Chapter 900, Section 901.4 Substandard Road Analysis and Mitigation, requires development to not only address LOS relative to traffic volume capacity, but also pavement construction standards.*
 4. *Town of St. Leo LDC, Article XIV, requires residential streets to be constructed in accordance with Pasco County specifications.*
 5. *Town of St. Leo LDC, Article VI, Concurrency defines concurrency "as a condition where specified facilities and services have or will have the necessary capacity to meet the adopted level of service standard at the time of impact of the development project." [Capacity in this context means both design and physical components of a roadway.] Further, this Article states "No development activity or final local development order may be approved unless it is found that the development is consistent with the Town of St. Leo Comprehensive Plan and that the provision of required public facilities will be available at the prescribed levels of service concurrent with the impact of the development on those facilities."*
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 East and West campuses utilize the existing S.R. 52 East Campus driveway and existing West Campus driveway for access (Marmion-Snyder S.R. 52 driveway). The two campuses are connected by a campus frontage road that parallels S.R. 52. This frontage road also provides access to the Order of St. Benedict property.

As noted previously, the Plant Operations facility will be accessed via Pompanic Street. No access has been shown via McMullen Drive. The internal road connecting the Plant Operations facility with the West Campus (Monastery) has been identified for small golf cart use. Based on compatibility issues identified in Criteria #3, any use of Pompanic Street to access this internal road as secondary access for faculty, students or truck traffic would create significant incompatibility issues with adjacent residential development. Also see additional comments addressed in criteria #5.

As noted previously under Criteria #5, the University has committed to working with the Town to address these issues.

The more significant access issue relates to the lack of a master plan for this new expansion area. The Plant Operations facility is the first project within the new campus area and represents a piece-meal approach as opposed to a more comprehensive master plan approach for this area. It is noted that the University has committed to present a master plan for the West Campus prior to or concurrent with the next project submittal.

7. Surface Water Management (including drainage): The surface water management plans for the PUD shall be approved by the Town Engineer and other State/Federal agencies having jurisdiction.

The previous Plant Operations project received a stormwater permit from SWFWM, and an amended permit will be required from SWFWMD this new location. All previous campus development has received SWFWMD permits or exemptions.

Based on the possible required pavement widening along Pompano Street and McMullen Drive, a SWFWMD permit or exemption letter will be required.

8. Utilities and Services: The applicant shall provide for water and sewer facilities approved by the Town and the Pasco County Health Department, the Pasco County Utilities Division, and/or the Florida Department of Environmental Protection (DEP). The developer shall provide for all necessary solid waste disposal and other public or private utilities or service required.

Saint Leo University, Holy Name Monastery and Order of Saint Benedict Monastery (including the Abbey golf course) are served by private water wells and sewer system. The Saint Leo University water permit (No. 20002296.008) is for an annual average of 243,100 gpd (with peak monthly allocation of 380,500 gpd) with a permit expiration date of August 8, 2019. The Abbey golf course water permit (No. 20012784.001) is for an annual average of 174,500 gpd (with a peak month allocation of 432,800 gpd) with a permit expiration date of May 9, 2015. Water service for the proposed Plant Operations facility will be provided by the City of San Antonio. The water line is located along the west side of Pompano Street. However, no information has been provided as to how the physical connection will be made to this line, such as jack-n-bore under Pompano Street. Would such work compromise the underlying stability of the roadbed.

The University owns the sewer forced main, which handles all sewage from the north side of S.R. 52 and the Abbey golf course on the south side. The forced main is connected to the County system and the County bills the University based on volume. The University prepared a Master Sewer Plan in 2011, which was reviewed and approved by the County; therefore, there are no capacity issues. Wastewater service to the Plant Operations facility will be either by connection to the University's force main or an on-site septic system.

There are adequate on-campus water and wastewater facilities to accommodate the uses, classrooms and current and projected on-campus student housing population.

As noted previously, the University, in conjunction with the County and SWFWMD, has constructed a reclaimed water pond to utilize for campus irrigation, thereby significantly reducing well water usage.

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.

Except for Marmion Hall and the existing Monastery, all buildings which front on S.R. 52 are buffered via landscaping and fencing. A majority of campus buildings are located interior to the campus. It is noted that all newer major campus buildings (since 2010) are designed in a Mediterranean style architecture, which is compatible with the historic Abbey.

The proposed Plant Operations building is located at the northwest corner of the expanded West Campus and will be over 300 feet from S.R. 52 and over 1,000 feet from Lake Jovita. It will be a metal roof building and metal siding, which is not consistent with other campus architectural building materials and designs. It will appear more industrial in design. Given its distance from Lake Jovita and lower elevation appropriate landscape buffering along the northern and eastern boundary of the site could mitigate any potential visual impacts. However, it is noted that the topography of the West Campus addition area slopes down from Lake Jovita toward S.R. 52; therefore, given its location, the Plant Operations building will be visible from S.R. 52. Therefore, its architectural design and buffering must be addressed in the site plan review process. In addition, there are concerns as described in Criteria # 3 related to the lack of a master plan, and possible future development impacts on both the Lake Jovita and S.R. 52 visual corridors.

Based on the above analysis, the PUD modification has deficiencies as described related to compatibility and LOS issues raised in Criteria #3 and #5, as it relates to the location and access to the Plant Operations facility, and lack of an overall master plan. Further, the LDC states the following:

Sec. 10.5 General Site Plan Review Procedures and Development Guidelines, part C. 5.

The Town can require "Other information as may be deemed necessary to evaluate the plan for compliance with this Chapter, such as traffic analysis, building elevations and perspective drawings related to view corridors."

Sec. 10.7. Planned Unit Development: Purpose and Intent

B. The PUD is intended to facilitate a unified design that provides for the proper accommodation and separation of incompatible uses, promotes energy conserving land use patterns to reduce greenhouse gases and vehicle trips, promotes energy conserving development, provides for adequate buffering and protection of adjacent land uses, provides for the necessary supporting facilities, and proper consideration of environmental features.

As analyzed in this report in Criteria #3 and #5, and #6 there are a number of issues that have been raised related to Pompano Street and the need for a West Campus Master Plan. However, as noted the University has committed to address these issues with the Town.

Consistency of the Proposed Development With Relevant Comprehensive Plan Goals, Objectives And Policies.

Future Land Use Element

"FLUM Policy 1.3.1 Institutional uses shall include colleges, universities, religious facilities, public and private schools, and public/semi-public uses. Lands devoted to these uses should be designated with the Institutional land use category."

In addition, the Institutional land use category requires minimum open space and minimum required dedicated open space to maintain the open character of the Town and ensure compatibility with adjacent uses. As noted previously, the PUD exceeds open space requirements.

The West Campus, both current and proposed consists of Institutional, Medium Density Residential (MDR), Business and Permanently Open Land future land use designations and zoning. In order to establish consistency with the Comprehensive Plan, the portions of the West Campus designated Business and MDR must be designated Institutional. Further, pursuant to the Comprehensive Plan, all wetlands, except for the wetlands within the Permanently Open Land future land use category, must be designated with the Conservation future land use category.

FLUM Policy 1.3.2. Institutional development shall take place only by Planned Unit Development (PUD) process as defined in the Town of St. Leo Land Development Code (LDC).

The proposed expansion area is consistent with and furthers the objective of FLUE Policy 1.3.1.

FLUE Policy 2.1.7. By December 2010, the Town shall ensure that appropriate land development regulations are in effect that protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that will detract from the long term desirability of an area.

Compatibility issues related to the location of the Plant Operations facility have not been addressed as discussed under the PUD review criteria #3, #5 and #6.

FLUE Objective 1.4. Business Land Use Category

The Business (BUS) land use category is intended to permit professional/medical offices, general retail and specialty retail, restaurants, shopping centers, grocery stores, personal and business services, and the range of uses permitted in the Business zoning district pursuant to LDC standards and requirements.

Institutional uses within the Business district are only permitted through a PUD. However, the West Campus is part of the University and therefore, consistency with the underlying land use is necessary pursuant to Policy 1.3.1 and 1.3.2.

Transportation Element

TE Objective 1.5. Access Management

Control the number of access points of driveways and new roads intersecting with arterial, collector and local roads.

TE Policy 1.5.2. Require FDOT driveway permit for development access on state roads, Pasco County driveway permits on all County roads and Town driveway permits on all local roads prior to issuance of a Town of St. Leo building permit.

TE Objective 1.6 Level of Service Standards

TE Policy 1.6.2. All development shall comply with the Concurrency Management section of the LDC and no development orders shall be issued that cause the LOS to drop below the adopted LOS standards. Where building permits or development orders will cause the level of service to fall below the adopted standard for LOS, then the order must provide that no construction can commence until the development is served by roads which meet LOS for roads unless traffic impacts are satisfactorily addressed through mitigation or roadway projects identified in the FDOT, Pasco County or St. Leo CIE that are in place or are planned for construction within three (3) years after the approval of a building permit.”

Based on the above traffic generated by the Plant Operations facility and conferences with City of Antonio staff, it is uncertain whether the existing roadbed and pavement width of Pompanic Street is sufficient to accommodate the proposed volume and types of truck traffic. Pursuant to the Lincks Traffic Report, the worst case scenario should be the basis for evaluating traffic impacts. Further, the Lincks Traffic Report determined that the existing condition of the roadbed is not sufficient to handle truck traffic nor meets County standards.

As noted previously, the University has committed to working with the Town to address right-of-way, pavement width and reconstruction of Pompanic Street. Pursuant to LDC Concurrency requirements, no development permit shall be issued until adequate facilities are available to address the impacts of the development or agreements in place that address right-of-way, pavement width and reconstruction of Pompanic Street.

Conformity/Nonconformity Issues

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

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

- a. East Campus: Lots D, E, F and I.
- b. West Campus: Lot A, which also encompasses the Monastery site.

It is noted that these lots are not required to be complaint until future construction related to these lots is proposed, which could trigger full compliance per the LDC.

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

The Monastery site has a legal nonconformity to S.R. 52 landscape buffer requirements. Any modification to the Monastery building could trigger full landscape compliance.

PUD Variances

The PUD submittal includes variances to the LDC Sec. 7.9, which limits accessory structures to one structure, a maximum 400 square feet and ten (10) feet in height within POL for the following:

1. Replacement of the lakeside pavilion to be up to 1,500 square feet in area and up to 16 feet in height and related accessory boat rental structure.
2. Construct a new boathouse.

Given the wide range of activities being provided by the University, the variance to accessory structures is reasonable.

Town Commission Alternative

Based on discussion with the Town Attorney, it is recommended that the Town Commission consider the following decision alternative:

Alternative 1: APPROVE PUD#10-A Major Modification #2 to the Saint Leo University Campus Conceptual Master Plan PUD as submitted and attached to this report (Appendix A). The proposed Major Modification will be consistent with the previously approved PUD #10-A, and the Town's Comprehensive Plan and LDC provided the following conditions are met:

1. All conditions of approval for PUD #10-A, Major Modification #1, and Minor Modifications #1-#4 remain in effect, and as provide herein.
2. McMullen Drive shall not be utilized as an entrance/exit for pass through vehicle access via the Plant Operations facility internal roadway (golf cart path) by faculty or students or for truck deliveries to other campus facilities.
3. Pompanic Street shall not be utilized as an entrance/exit for pass through vehicle access via the Plant Operations facility internal roadway (golf cart path) by faculty or students or for truck deliveries to other campus facilities.

4. Truck turning movements from the Plant Operations facility onto Pompanic Street shall be limited to right-in/left-out.
5. The University shall only use the Marmion Snyder campus entrance via the cart path, not Pompanic Street, for all construction access to the Plant Operations site and any future West Campus development.
6. Any proposed, alternative access plans related to the West Campus shall be subject to master plan review and approval, and/or site plan revision(s) and approval thereof, in accordance with the Town's adopted procedures.
7. Concurrent with procurement by the Town of additional right-of-way from all other property owners having frontage on the east side of Pompanic Street from S.R. 52 to McMullen Drive, Saint Leo University shall provide the additional right-of-way along the portion of the Pompanic Street frontage that is owned by Saint Leo University, up to 25' of total right-of-way from the centerline of the existing right-of-way for Pompanic Street. The Town shall compensate Saint Leo University at the agreed fair market value of \$1.74/per square foot, or as mutually agreed by both parties, to the nearest one-hundredth (.01) acre, for such additional right-of-way, at the time of such conveyance, and may determine to acquire less than the full right-of-way width if it is not needed for the roadway improvements identified herein.
8. Concurrent with future project development beyond the Plant Operations Facility on the West Campus, Saint Leo University and the Town of St. Leo shall cooperate in good faith to commence the following joint project for the widening of Pompanic Street, which shall be on the following terms and conditions:
 - a. Except for the portion of the additional right-of-way to be provided by Saint Leo University above, the Town of St. Leo shall procure the other required right-of-way for the east side of Pompanic Street, from SR 52 to McMullen Drive.
 - b. As a joint project, Pompanic Street shall be improved to provide additional road pavement all of which new roadway width shall be added to the east side of the existing roadway, with not less than a 12' standard lane within the jurisdiction of the Town of St. Leo. At the election of the Town of St. Leo (dependent on available right-of-way, cost, design limitations, etc.), a sidewalk on the east side of Pompanic Street may be included in the joint project. The Town and the University shall equally share the design, engineering, permitting and construction costs for the reconstruction of the road to meet minimum standards from SR 52 to McMullen Drive. The Town shall use existing transportation impact fee funds for its 50% share of the project, and the University shall receive transportation impact fee credits for its 50% share which it pays in cash, less the percent (18.3%) portion thereof which is the University's proportionate share for its Plant Operations Facility site-related impacts on Pompanic Street, per its Traffic Impact Study, which site-related costs are not impact fee creditable. The preliminary total budget (to be shared 50% each) for the road improvement is estimated to range between \$219,400-\$265,800.

- c. The University shall provide the construction management and oversight of the Pompanic Street project, concurrent with its further development of the West Campus (beyond the Plant Operations Facility), as a private pipeline project with the Town's payment contribution, as set forth above.
 - d. The Town shall cooperate and facilitate the approval of the joint road project, and shall not delay further West Campus development provided the University is proceeding in good faith as set forth herein. Specifically, the University shall not be precluded from further West Campus development if the Town is unable or unwilling to provide the additional right-of-way or the construction funding that are its responsibility hereunder.
 - e. No deceleration or turning lane shall be required on Pompanic Street for future West Campus development unless there is a bona fide traffic study provided in accordance with adopted FDOT design criteria, which demonstrates that such turning lane/ deceleration lane is required to accommodate future University project impacts (as opposed to pre-existing traffic) to Pompanic Street. Any such project-specific impacts caused by University development shall be paid for by the University.
 - f. The University acknowledges that future West Campus development proposals will require the University to provide updated Traffic Impact Studies which may alter the proportionate share obligations of the University, for mitigation of additional, site-specific traffic impacts to Pompanic Street that could result from such additional West Campus development. However, in connection with any such revised proportionate share obligations for such further West Campus development, the University shall receive credit for its portion of the payment for the Pompanic Street improvements provided for herein.
9. As requested by the Florida Department of Transportation, and provided that the existing right-of-way is sufficient (or is procured by the Town or FDOT) to accommodate such improvement, Saint Leo University shall construct additional pavement to provide additional turning radius at the northeast quadrant of the existing SR 52/Pompanic Street intersection, to accommodate the westbound to northbound turning movement for truck traffic currently utilizing the road shoulder for such turning movement and proposed WB 62 truck traffic servicing the Plant Operations facility. The additional pavement radius to be constructed by Saint Leo University shall be limited to that which can be constructed within the existing right-of-way (unless the Town or FDOT procures additional right-of-way) at said intersection, and shall be constructed concurrent with the development and construction of the Plant Operation Facility, or as soon thereafter as applicable permits are issued by FDOT for such additional pavement area for the expanded truck turning radius.
10. The University shall submit future land use map amendment and rezoning applications to the Town to designate the portions of the West Campus currently designated Business and MDR to the Institutional land use and zoning category. A future land use amendment and rezoning application may be submitted for the entirety of the West Campus expansion area, or future land use amendment and rezoning applications may be submitted for each portion of the West Campus that is proposed for development. Such applications shall be subject to F.S. Chapter 163, Part II State and other agencies reviews and public notice requirements.

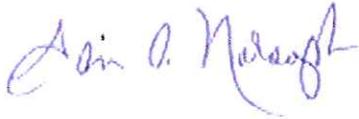
The first application for a West Campus development project within the new expansion area shall include the Plant Operations facility site. The first future land use amendment and rezoning applications must be submitted to the Town Clerk no later than January 1, 2015 or with each proposed development project, whichever event occurs first.

11. Any future development not shown on PUD 1-A, as submitted, within the new West Campus expansion area shall be required to meet the LDC Sec. 12.1 B., which requires new institutional development to provide twenty (20) canopy trees per acre in addition to any other required landscaping. Acreage will be based on each project development site area, unless the University submits a modification to the West Campus master plan that addresses this requirement.
12. All development within the West Campus shall be compatible with the existing styles of architecture existing within the East campus buildings, and preference shall be made for Spanish Mission and/or other Mediterranean style of architecture. In all cases, color scheme, landscape treatment, and other aesthetic elements which do not pertain to building function or use shall be harmonized and made compatible to the extent practicable.
13. Approval of this PUD, including projects identified in the PUD, does not confer or imply any site plan and/or landscape plan approvals or variances from the LDC, except as noted below:
 - a. Replacement of the lakeside pavilion to be up to 1,500 square feet in area and up to 16 feet in height and related accessory structures.
 - b. Construct a new boathouse subject to approval by the Town Planning Consultant.
14. Any requests for temporary structures (portable classrooms, construction trailers and like structures and associated temporary outdoor storage areas) shall be reviewed pursuant to LDC Sec.8.3 Temporary Uses and may be approved by the Town Planning Consultant. Such temporary structures may be approved by the Town Planning Consultant for up to two years.
15. Any site plan submittal for the Plant Operations facility shall be reviewed relative to the street and internal access and principal street access issues raised in Criteria #5 and #6, to include but not be limited to, the following:
 - a. The truck turning movements (WB 62) entering/exiting the driveway can be accommodated safely within the existing pavement width.
 - b. Truck turning movements to be limited to left-in/right-out only.
 - c. Submittal of a perspective drawing and elevations of the proposed Plant Operations facility and perspective drawing view from S.R. 52 towards the Plant Operations building and view from Lake Jovita been submitted to ascertain any S.R. 52/Lake Jovita Visual Corridor issues.
16. Pursuant to this PUD #10-A Major Modification #2 approval, all site specific development plans for the future projects shown on Sheets PUD-1 and PUD 1-A will be reviewed pursuant to Section 10.5 General Site Plan Review Procedures. Final decision on these site plan reviews, including any minor PUD modifications, shall be conducted by the Town Commission at a regularly scheduled Town Commission meeting. Any site plans requiring a

major PUD modification (pursuant to Section 10.10 Modifications) and/or variances will require public hearings pursuant to the LDC, Articles VIII and IX, respectively.

17. The approval of the PUD #10-A Major Modification #2 is valid for the same time frame as PUD #10-A (until June 4, 2020). Any change in the physical location of any of the projects identified in the application are deemed to be a minor PUD modification (pursuant to Section 10.10) provided there is no increase in project building square footage of fifty (50) percent or more. Any future modifications to PUD#10-A is pursuant to Section 10.10.

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
St. Leo University Campus Aerial



St Leo University Campus

- Supernatural Area
- Dedicated Open Space
- SR22 Fence Project

West Campus Major Building Number, Name

1. Marmion - Snyder Hall
2. Marmion Center (Admissions Department)
3. Monastery
4. Plant Operations

East Campus Major Building Number, Name

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

West Parking Lot

Parking Lot A

East Parking Lots

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

8. Rosenick Hall
9. Marion 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 Pond
16. DeChantal Hall
17. Music Department
18. Julia Lewis Hall
19. Bonnot Hall

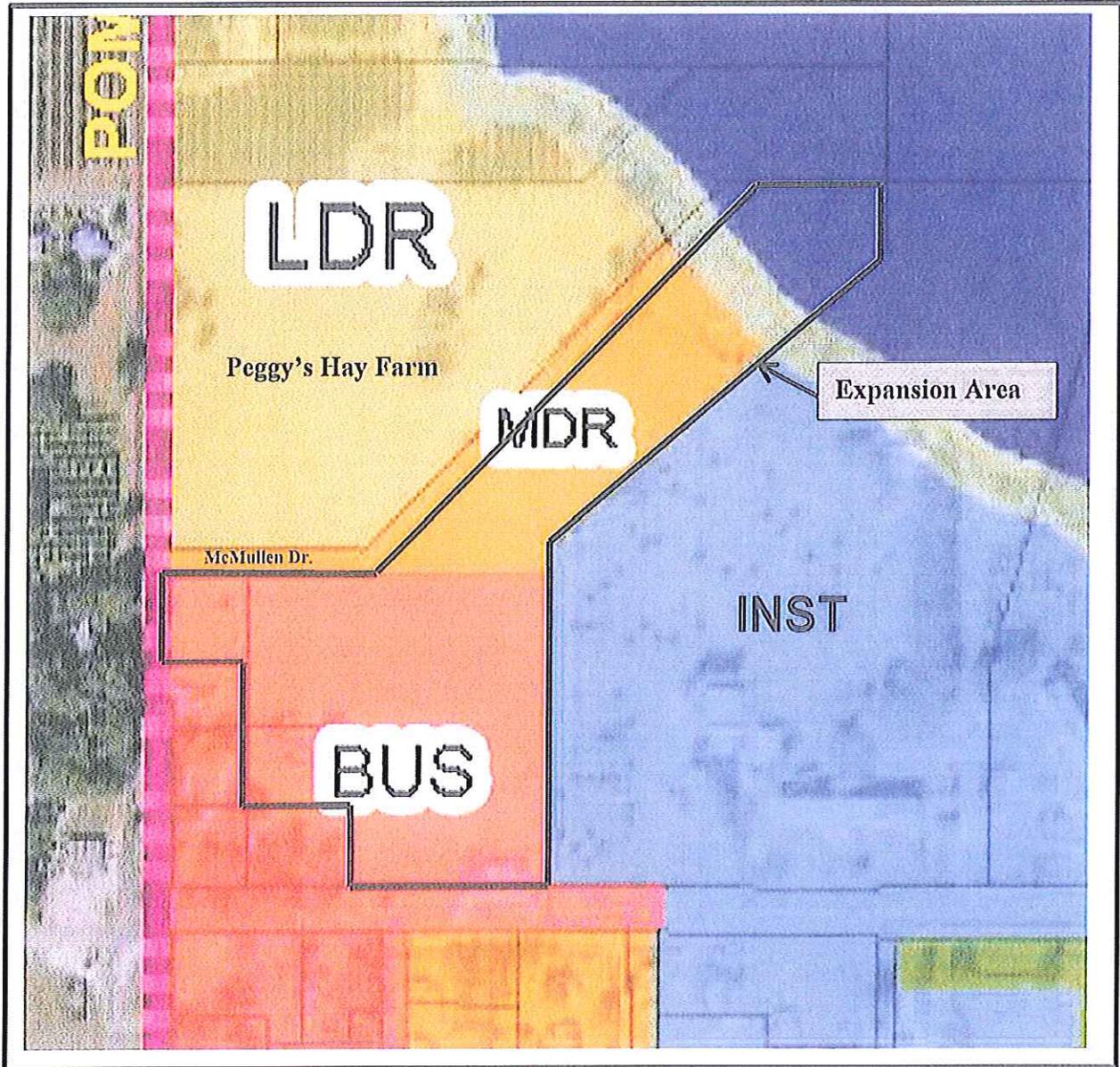
Exhibit A
Saint Leo
University Campus

ENGELHARDT, HAMMER & ASSOCIATES
 Land Planning, GIS & Survey Technology
 P.O. Box 739, Madison, WI 53586
 Telephone: (608) 449-9188, Fax: (608) 449-6639

0 600 Feet
 Source: FDOT 2011, Aerial

Map: StLeo_051916_0007MDC01_Loc_University_Cam_00074.mxd
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EXHIBIT B
Saint Leo Comprehensive Plan Future Land Use Map
New West Campus Area



APPENDIX A

PUD 10-A, Major Modification #2 Application Submittal Documents

- Application/Narrative
- Traffic Study
- PUD Cover Sheet
- PUD-1
- PUD-1A
- PUD-2



APPLICATION FOR PLANNED UNIT DEVELOPMENT REVIEW
BY THE ST. LEO TOWN COMMISSION

NOTE: All applications are to be filled out completely and correctly, and submitted in person (no fax or deliveries) to the Town Clerk by the scheduled deadline date. It is necessary for the applicant or the applicant's representative to be present at the meeting. No revisions to the Planned Unit Development (PUD) plan application will be processed later than 21 days prior to the scheduled Town Commission meeting. The Public Hearing will be conducted pursuant to Quasi-Judicial Proceedings.

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

Applicant (Title Holder(s)) Saint Leo University

Address 33701 State Road 52, Saint Leo, Florida Zip 33574 Phone/Fax 352.588.0215/352.588.0511

Representative (Owner Authorization Affidavit is required) N.A.

Address N.A.

Zip _____ Phone/Fax _____

Architect/Engineer Lutz Prober Fowler Architects

Address 50 Lake Morton Dr., Lakeland, Florida Zip 33001 Phone 863.682.1002

When Property Title Obtained September 2012

Legal Description See attached boundary survey

PIN Number(s) [County] 01-25-20-0000-01800-0010, 01-25-20-0000-02200-0000, 01-25-20-0020-00700-0090

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

The applicant, by filing this application agrees he/she will comply with all requirements of the Town of St. Leo Land Development Code (LDC). Three (3) copies of the application, narrative and proposed PUD plans/building elevations is to be submitted for a determination of application sufficiency with PUD submittal requirements pursuant to the LDC. Upon a determination of completeness, two sets of the application and proposed PUD 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 5" 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 [Handwritten Signature]
Title Holder(s)/Owner(s)

REQUIREST: (Explain proposal in detail); use additional sheets if necessary. See attached.

Amended Application
PUD Major Modification No. 2 Narrative
05.12.14 rev.

This Amended Application incorporates the following revisions to the original documents submitted and dated 01.16.14 rev.:

1. Drawing PUD-1: Long Range Development item 5, "Replace Covered Pavillon", has been moved to the Current Development List as Item D.
2. Drawing PUD-1A has been modified to show the New Plant Operations development site shifted to the south and the access driveway reoriented to access Pompanic Street. There is no longer any connection to McMullen Drive.

There are no changes to the Application, Cover Sheet, PUD-2, or Boundary & Topographical Survey.

The following narrative from the original application remains applicable:

This Major Modification to the University's PUD is to show the additional property purchased west of the Holy Name Monastery, to serve to update the overall campus plan, and to update the Land Development Code data.

The only new development currently contemplated for the property is to construct a new Plant Operations office and warehouse at the west side of the property on Pompanic Street. Please see the accompanying New Plant Operations Site Plan Review submittal for particulars for that project.

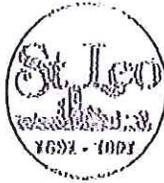
Long range plans for this property are as yet undeveloped. The Master Planning study the university undertook with the purchase of the Monastery will now be re-evaluated to include this new purchase.

With this submittal, we have updated the drawings as follows:

1. PUD-1:
 - a. Under Current Development, project C Replace Crawford Hall has been added, and removed from the Long Range Development list. Design for the project is currently in progress with construction slated to begin this year and completed 2015. The university will follow with a Site Plan Review submittal separate from this submittal.
 - b. Long Range Project #11 Plant Operations at the Chiller Building location has been deleted.
 - c. The "unassigned building" on the west side of completed project #8 has been demolished and so was removed from the drawing.
2. PUD-1A:
 - a. The newly purchased property has been added to the "Site Plan West."

PUD Major Modification Narrative
Page 2

- b. The legal description for this newly purchased property has been added.
 - c. The proposed new Plant Operations building has been moved to the new location.
3. PUD-2:
- a. The Code Data has been updated to reflect the newly purchased property, the removal of the "unassigned building", and the campus enrollment has been updated to fall of 2013.



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 Proceedings.

Fee 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 Arthur F. Kirk, President

Address 33701 State Road 52, Saint Leo, Florida Zip 33574 Phone 352-588-8215

Architect/Engineer Jantz Prebox Fowler Architects

Address 58 Lake Morton Drive, Lakeland, Florida Zip 33801 Phone 863-682-1882

When Property Title Obtained 1889

Legal Description Refer to PUD Documents

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

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

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

Signature [Signature] Date 5/12/14

Title Holder(s)/Owner(s)

List all requested Variances here:

- 1) To allow for a covered student activity pavilion of up to 1,500 square feet to replace the existing 950 square foot covered pavilion.
2) To allow for the replacement pavilion to have a peak roof height of up to 16 feet
3) To allow two accessory structures at the East campus lakefront area.

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.

PAID 5/22/14 \$25.00 Pavilion

Saint Leo University
Lakefront Pavilion
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.

The existing covered pavilion is in need of placement. Built during a different era of the University's history, it is outdated and does not project the image of the transformed campus.

The initial PUD, approved in 2010 listed a "New Boat House" and "Replace Covered Pavilion" under the long range development , so replacement is already approved.

However, the Land Development Code restricts structures that are within 100 feet of the lake, which this project is , to 400 square feet with a maximum height of 12 feet, and it allows only one structure.

The approved PUD is inconsistent with the Land Development Code. The University seeks a remedy for those inconsistencies.

- a. The existing structure is approximately 950 square feet. The PUD approval for its replacement would imply it can be replaced at its current size at least, but we are told the Land Development Code limitation of 400 square feet applies. We surmise that the authors of the Land Development Code were thinking of residential structures and not something that an institution might need to serve its programs. To properly address an increased student population and increased programs, the University seeks approval to replace the existing pavilion with a new pavilion of up to 1,500 square feet.
 - b. The Land Development Code restricts the building height for accessory structures along Lake Jovita to ten feet. This restricts the building to a flat roof whereas the University often prefers pitched roofs with their signature red metal roofing because it has proven to be both aesthetically pleasing and requires minimal maintenance. To allow for a proper ceiling height for the structure as well as a pitched roof, the University seeks approval for a building with a peak roof height of up to 16 feet.
 - c. The approved PUD; as stated above, allows for two structures at the lakefront area, yet the Land Development Code allows only one. The University seeks clarification and approval for the two structures approved in the PUD, to replace the pavilion and, at some time in the future, to construct a boat house.
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.

The special circumstance is unique to this specific location because the University's need to provide amenities for their students is unique from all other property owners.

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 applicant would not be able to provide the proper amenities to support their programs and expected by todays students.

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

Correct.

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

Correct.

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.

This variance does not interfere in any way with the adjacent property usage or rights.

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.

Correct.