



# TOWN OF ST. LEO

## COMPREHENSIVE PLAN- 2025

Adopted by Ordinance 09-02  
August 10, 2009



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# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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## TOWN COMMISSION

Brother James Hallett, O.S.B., Mayor,

Town Commissioners

William Hamilton, Mayor Pro Tem

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## COMPREHENSIVE PLAN- 2025

Prepared by  
Engelhardt, Hammer & Associates, Inc.



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## INTRODUCTION

### Town of St. Leo

The Town of St. Leo is located in northeastern Pasco County, Florida, and is part of the Tampa-St. Petersburg metropolitan area (Appendix A-INTRO Exhibit A). The Town is located along S.R. 52 between the cities of San Antonio and Dade City. The Town of St. Leo was incorporated in 1891. The Town of St. Leo is home for St. Leo University, a private, non-profit, Roman Catholic university, founded in 1889. The 2008 full-time student enrollment at St. Leo University is 1,600 of which 1,142 currently reside on campus. The University employs approximately 485 full-time employees. The Town is also home to Holy Name Monastery and St. Leo Abbey. The development character of the Town is rural residential.

The total area of the Town of St. Leo is approximately 990.5 acres; 823.75 acres is land (83.2 percent) and 166.9 acres is water (16.8 percent), represented by Lake Jovita and the portion of Finger Bowl Lake within the Town.

According to the 2000 census, the population of St. Leo was 595, which represents a population loss of 414 compared to the 1990 population of 1,009. Based on a population projection by the University of Florida Bureau of Economic and Business Research, the estimated 2007 population is 1,320. According to 2008 Pasco County Property Appraiser data, there are 115 single-family homes and one duplex in the Town of St. Leo. Based on the 2000 Census average household size for the Town of St. Leo (2.63 people) the resident population is estimated to be 308. Utilizing Census data for Pasco County of 2.3 persons/household the estimated population is 269. Factor in the residents of the Saint Benedictine Monastery (maximum 40 residents), the Holy Name Monastery (maximum 64 residents) and current St. Leo University on-campus student residents (1,142 with a capacity for 1,268), the estimated 2008 population is between 1,515 (based on 2.3 persons/household) and 1,554.(based on 2.63 persons/household)

### Comprehensive Planning

The Town of St. Leo adopted its first comprehensive plan in 1979. The 1979 plan was amended in 1989 and was the last adopted plan until 2007.

### 2006 Evaluation and Appraisal Report (EAR) Overview of Major Issues

As part of the EAR process a number of major issues facing the Town were delineated and are described below. These major issues focused on the following and formed the basis for creation of the 2025 Comprehensive Plan.



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1. Maintain the Town's rural development character.

This rural character is identified in the 1989 Comprehensive Plan GOAL 1. St. Leo should protect and preserve its unique institutional, low density, residential and rural character. This goal was reinforced as part of a visioning process in 2006.

2. Preserve the Town's visual corridors along S.R. 52 and Lake Jovita, and its forested and hillside topography.

A Visual Corridor Study was adopted in 2001 identifying Lake Jovita and S.R. 52 as the key visual corridors in the Town. The study also recommended design and development guidelines relative to building siting, architectural design, building heights and hillside impacts. These guidelines were incorporated into the new Town's Land Development Code adopted in 2005. However, there are no comprehensive plan goals that address this issue.

3. Identify Rural Growth boundaries.

As part of a visioning process in 2006, the Town identified a Rural Growth boundary expansion south of the Town to the proposed Clinton Avenue extension corridor (new S.R. 52). This area would be a potential target for annexation.

Since the 2006 visioning process, research was conducted to verify town boundaries. There were discrepancies between the town boundary per the Pasco County Property Appraiser and various future land use maps. All comprehensive plan exhibits/maps contain herein represent the correct town boundary.

4. Identify and address external factors that influence the Town's physical and development character.

Also part of a visioning process in 2006, external factors were identified as potentially influencing the development character of the Town and potentially impacting its desire to maintain a rural character. Further analysis would be required to more fully address the impacts of these external factors. These external factors included the proposed Clinton Avenue extension, Pasco County sewer line extensions and surrounding City of San Antonio and Pasco County future land use designations. Since 2006, Pasco County has adopted the Pasadena Hills Plan (2008) that provides for village development concepts that could potentially permit increased densities adjacent to the Town. Based on the village concept, densities would range from ten (10) dwelling units/acre at the village core and transition to six (6) dwelling units/acre down to two (2) dwelling units/acre at the edge. Three (3) villages are delineated adjacent to the Town, Villages A, B and C.



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In recognition of the Rural Growth Boundary, Clinton Avenue extension and the Pasadena Hills Plan village concept, the Town Commission recommended adoption of a new land use category, Village Center. The intent is to provide for the future potential for a village center as a focal point for the Town.

## 5. Preserve open space, environmentally sensitive lands and agricultural lands.

This issue also relates to maintaining the Town's rural character, but establishes some changes relative to agricultural lands and open space. The economic reality and viability of maintaining agricultural and citrus farming is uncertain. As part of the 2006 visioning process, it was recognized that the rural character can be maintained without agricultural lands by encouraging a rural residential and rural commercial development pattern. In addition, it is important to note that much of the land designated agricultural is owned by non-profit organizations that are not actively utilizing the land for agricultural uses.

The 1989 Comprehensive Plan addressed preservation of open space through GOAL 4. To maintain a portion of the town area in conservation use and Objective 1. To maintain at least 5% of the area of St. Leo in conservation use and limit residential development in these areas to any one single family residence for five acres. Based on the 2006 visioning, it was recommended that this objective be increased to 10 or 15 percent. Currently, 35.4 percent (350.7+/- acres) of the Town is designated Permanently Open Land, including Lake Jovita and Finger Bowl Lake. Lake Jovita and Finger Bowl Lake total approximately 166.9 acres. In addition, as part of the Planned Unit Development approvals for the St. Leo University, 23.38+/- acres (wetlands and uplands) were dedicated as permanent open space. Therefore, POL and dedicated open space total 374+/- acres or 37.7 percent of the Town land area. Approximately 183.8 acres is upland area and when combined with the dedicated open space (23.38+/- acres), 207.2+/- acres of POL is upland or 20.9 percent of the Town's total area.

## 6. Recognize Future Development Potential

In 2008, approximately 203 acres are either vacant residential or agricultural land (that can be developed residential), which is 20.5 percent of the Town's land area. Based on the vacant land within each residential and agricultural future land uses category, approximately 86 additional dwelling units could be developed. The total development potential of the Town, based on the current Future Land Use map and assuming all residential and agricultural designated land use were developed at maximum permissible density, would be approximately 498 dwelling units. This would equate to an approximate density of 0.5 dwelling unit/acre, which would maintain the rural character of the Town. The maximum development potential of 498 dwelling units would equate to a 2025 residential population ranging from 1,145 to 1,309. Including the projected St. Leo University students residing on-campus (2,750) would equate to a total population ranging from 4,000 to 4,163.



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## 7. Encourage Institutional Growth

The Town of St. Leo is home to St. Leo University, which has a 154 acre campus (15.5 percent of the Town). Based on information provided by the university, full and part time enrollment was 1,023 in 1989 and Fall 2007/2008 enrollment is 1,600, over a 156 percent increase. 2008 on-campus student residents total 1,142. Based on University information, the 2019 projected enrollment is 3,000 students with 2,750 students living on-campus. The expected 2019 full-time employees is 575. The Town and University continue to work closely to ensure campus growth and Town goals are compatible.

The relationship between the Town and St. Leo University is addressed in 1989 Comprehensive Plan Goal 1, Objective 2. " St. Leo's future institutional development should be encouraged by annual planning meetings with college planners, but permitted only where such plans dedicate open space in a ratio of no less than one acre open space for each acre used for improvement to maintain the institution in a rural setting, and demonstrate that the development will not increase any water pollution and only when existing traffic facilities are sufficient to allow the additional traffic flow which will result from development."

Pursuant to comprehensive plan policy and the LDC, major University projects require a Planned Unit Development review to ensure that Objective 2 was addressed. Currently, 26.9 acres or 17.5 percent of the campus is dedicated open space, including land designated with the Permanently Open Land land use category.

In keeping with Objective 2 and further articulated in the Future Land Use and Inter-Governmental Coordination Elements, the growth of St. Leo University will have a major positive impact on the economic and development character of the Town.

### **Relationship of Comprehensive Plan to TBRPC, SWFWMD and Pasco County Goals**

As part of the Evaluation and Appraisal Report (EAR), review of the goals contained in the TBRPC, SWFWMD and Pasco County Comprehensive Plan-2025 indicates that the Town of St. Leo 1989 Comprehensive Plan goals were consistent. Modifications to the Town of St. Leo comprehensive plan will be required to update areas dealing with annexation and affordable housing. Appendix C contains excerpts of the relevant goals from the TBRPC, SWFWMD and Pasco County.

### **Public Participation Process**

The public participation process undertaken to support the preparation of the 2025 Comprehensive Plan entailed a visioning process along with public input/comments related to the EAR.



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The visioning process resulted from the Town of St. Leo receiving a DCA grant to conduct a visioning process relative to desired land use patterns and character of the community during a 10-year lifetime. The end result was to develop proposed comprehensive plan amendments identifying the Urban Service Boundary consistent with Senate Bill 360. The visioning process entailed workshops and public hearings as follows.

- March 13, 2006. Town Commission workshop.
- March 20, 2006. Town Commission and public workshop.
- March 27, 2006. Public hearing.
- April 10, 2006. Final public hearing and Town Commission approval to transmit the Visioning Report to DCA.

Public participation in the EAR process entailed a number of workshops with the Town Commission. Workshops with the Town Commission were conducted on August 12, September 11<sup>th</sup>, and September 25<sup>th</sup>, 2006 and were open to the public. The formal advertised public workshop on the EAR occurred on October 30, 2006.

The public hearing on the EAR occurred on November 13 and the final public hearing and adoption occurred on November 27, 2006. On February 19, 2007, the Department of Community Affairs (DCA) deemed the EAR to be sufficient.

The public participation/adoption process related to the Comprehensive Plan-2025 entailed the following.

- A series of workshops with the Town Commission were conducted May through September. These workshops were advertised and the public participation was welcomed.
- Formal public hearings were conducted on the following dates.
  - September 22, 2008- LPA hearing
  - November 10, 2008- Town Commission hearing first reading
  - December 8, 2008- Continuation of Town Commission first reading hearing and transmitted Comprehensive Plan-2025 to DCA and other agencies for review.
  - August 10, 2009- Conducted public hearing and adopted Comprehensive Plan-2025, and transmitted to DCA in response to ORC Report.
- On March 6, 2009 received DCA Objections, Recommendations and Comments (ORC) Report.



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## ADMINISTRATION

This section addresses the legislative and administrative responsibilities of the Town of St. Leo Town Commission (commonly referred to through-out the document as the Town Commission) and legal status and monitoring of the Town of St. Leo Comprehensive Plan-2025 (commonly referred to through-out this document as the Comprehensive Plan or Plan).

### Legislative and Administrative Implementation Responsibility

The Town of St. Leo Town Commission shall be responsible for implementing and administering the Town of St. Leo Comprehensive Plan through legislative and administrative processes and procedures. The Town Commission may delegate administrative responsibilities to Town staff. The Town Commission shall serve as the Local Planning Agency (LPA).

### Land Development Regulations

The Town of St. Leo has adopted a Land Development Code (LDC) in accordance with Section 163.3202(1), FS. The LDC implements and shall continue to implement and be consistent with the policies and requirements of the Town of St. Leo Comprehensive Plan. The LDC shall incorporate regulations, procedures and standards which include, but are not limited to the following.

1. Performance standards or development criteria to implement adopted future land use classifications and zoning districts;
2. Standards and requirements to address development design and protection of natural resources and view corridors;
3. Standards for the regulation of the subdividing of land;
4. Procedures to address existing development and potential development, to include.
  - a. existing nonconformities; and
  - b. vesting determination;
5. Procedures to address variances, conditional, special exception and temporary uses, appeals and development agreements; and
6. Procedures and standards for the review of development.



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## Legal Status of the Comprehensive Plan

The Comprehensive Plan has been developed pursuant to the requirements of Chapter 163, Florida Statutes, and the “Local Government Comprehensive Planning and Land Development Regulation Act of 1985”, as amended, and pursuant to the requirements of Chapter 9J-5, Florida Administrative Code, as amended.

The Comprehensive Plan includes the following statutorily required Elements.

- Future Land Use
- Conservation
- Recreation and Open Space
- Housing
- Transportation
- Public Facilities
- Capital Improvements
- Intergovernmental Coordination

The Town of St. Leo Comprehensive Plan-2025, as it may be amended, shall be the governing regulatory guideline for development. All development undertaken by private, institutional or public property owners and all actions taken in regard to development orders by governmental agencies in regard to land covered by such development shall be consistent with the Comprehensive Plan as adopted. The Land Development Code shall be consistent with the adopted Comprehensive Plan, or element or portion thereof, and any development regulations existing at the time of the adoption which are not consistent with the adopted Comprehensive Plan, or element or portion thereof, shall be amended so as to be consistent.

## Relationship of Elements

It is intended that growth management decisions made by the Town Commission use all elements, goals, objectives, and policies of this Plan as an entirety and that the Plan shall be considered as a whole. However, in the application of this Plan to specific issues and situations, certain Plan elements, goals, objectives and policies may become more significant and apply more directly to that specific case.

## Interpretation

The Town of St. Leo Comprehensive Plan is a policy document designed to guide the growth and development of the Town of St. Leo to the Year 2025. The authority or mandate for this Plan comes from the Local Government Comprehensive Planning and Land Development Regulation Act of 1985.



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## Intent

The Comprehensive Plan shall be construed broadly to accomplish its purpose and intent. Terms not otherwise defined in this Plan shall be interpreted first, by reference to the relevant provisions of the Local Government Comprehensive Planning and Land Development Regulation Act; secondly, by the Town of St. Leo Land Development Code; third, by reference to generally accepted engineering, planning, or other professional terminology if the term is technical in nature; or otherwise, according to common usage unless the content clearly indicates otherwise. Any term still in dispute after the above remedies have been exhausted shall be resolved pursuant to the procedure presented below.

During the course of administering the Comprehensive Plan it may be necessary for the Town Commission or its designee to interpret the goals, objectives, policies and maps as they relate to specific applications for plan amendments, rezonings or development review. Where such interpretation is reasonably debatable after considering the language contained in the related goals, policy and objective, an "aggrieved or adversely affected party" (as defined in Section 163.3215(2), Florida Statutes) may request an official interpretation of the policy by the Town of St. Leo Town Commission. Any such interpretation shall be rendered by the Town Commission within thirty (30) days of the receipt of a written request for official interpretation. The Town Commission decision shall be a final Official Interpretation, unless further action is taken on determination of a final interpretation subject to Section 163.3215, Florida Statutes.

## Conflicting Policies

The Comprehensive Plan has been written in order to achieve internal consistency between the goals, objectives and policies; however, circumstances may arise in which the application of two or more statements result in a conflict or uncertainty as to which statement most appropriately applies to a given proposed amendment, development review or other situation. The problem may be resolved by the Town Commission or its designee using the following methods in order of priority.

1. The more specific statement shall have preference over the more general.
2. The more stringent statement, from the perspective of the Town Commission or its designee shall have preference over the less stringent.
3. If the conflict remains unresolved based on review pursuant to items 1. and 2. above, the Town Commission shall decide the matter in the same manner as an Official Interpretation.



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## Comprehensive Plan Amendments

The Town of St. Leo Comprehensive Plan may be amended up to two (2) times a year in accordance with Section 163.3187, FS. The Town Commission shall have the authority to initiate and adopt amendments. Proposed amendments to the Future Land Use Map may also be initiated by the public. The Town Commission shall establish administrative and review procedures for the processing of Comprehensive Plan amendment requests from the public. The Town of St. Leo shall not be limited as to the scope of Plan amendments, and such amendments may affect any adopted portion of the Plan including the goals, objectives, and policies of each element and the Future Land Use Map.

In addition to these bi-annual amendment opportunities, other amendments may be processed as follows.

1. The Plan may undergo "emergency amendments" in accordance to the provisions of Section 163.3187(1)(a), FS. Emergency amendments may be made more than twice a year if the additional Plan amendment receives the approval of all of the members of the Town Commission. "Emergency" means, as defined by Section 163.3187(1)(a), FS, any occurrence or threat thereof, whether accidental, natural, or caused by man, in war or peace, which results, or may result, in substantial injury or harm to the population, or substantial damage to, or loss of property or public funds.
2. The Town Commission may process "small-scale amendments" without regard to statutory limits on frequency, in accordance with the provisions of Section 163.3187(1)(c), FS, which requires that the proposed amendment be a residential land use of ten (10) acres or less, having a density of ten (10) units per acre or less; or involves other land-use categories, singularly or in combination with residential use, of ten (10) acres or less; and
  - a. The cumulative effect of the above condition shall not exceed eighty (80) acres annually;
  - b. The proposed amendment does not involve the same property more than once a year,
  - c. The proposed amendment does not involve the same owner's property within 200 feet of property granted a change within a period of twelve (12) months; and
  - d. The proposed amendment does not involve a text change to the goals, policies, and objectives of the Comprehensive Plan, but only proposes a land use change to the future land use map for a site-specific small scale development.



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## General Standards for Review

In order to fully evaluate the consequences of approving a proposed plan amendment, the Town Commission shall analyze the following.

1. Consistency of the proposed change with the goals, objectives and policies in the Comprehensive Plan.
2. Recommendations for whatever further amendment would be advisable in conjunction with the proposed amendment.
3. An analysis of the capital costs, additional service requirements, and the benefits generated by the proposed amendment.
4. Specific standards for review relative to a proposed plan amendment to the Future Land Use Element and/or Map, as set forth in the Future Land Use Element.

## Status of Single-Family Units on Legal Lots of Record Existing Prior to the Effective Date of the 1989 Comprehensive Plan

No development order for a single-family residential unit shall be withheld due to inconsistency with the density provisions of this Comprehensive Plan, if such residential unit will be constructed upon a legal Lot of Record existing prior to the adoption of the 1989 Comprehensive Plan. Single-family residential units qualifying under this provision must comply with and be consistent with all other provisions of this Comprehensive Plan and other applicable land development regulations.

## Concurrency Management System

The Town Commission shall ensure that development meets locally established level-of-service standards, and facilities and services (transportation, water, sewer, parks, stormwater, etc.) are available concurrently with the impacts of development, or that development orders are specifically conditioned upon the availability of the facilities and services necessary to serve the proposed development are in place or under construction within three (3) years after the approval of a building permit.



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## Comprehensive Plan Monitoring

The Comprehensive Plan shall be monitored on a timely basis, and shall include the following:

1. Update of the data and analysis on which the goals, objectives, and policies (GOPs) and maps are based; with recommendations being presented to the Town Commission, no less frequently than once every three (3) years, to amend and/or add new GOP's and maps to reflect needed modifications due to changing Town conditions.
2. Monitoring of all elements and Plan maps to ensure that they are consistent with every other Plan component, specifically the Capital Improvements Element (CIE).
3. Monitoring and coordination of Plan objectives, policies, and maps with other adjacent local governments.
4. Preparation and submittal, by the Local Planning Agency (LPA) to the Town Commission, of an "Evaluation and Appraisal Report" (EAR) for submittal by the Town Commission to the Florida Department of Community Affairs (DCA) as required by and pursuant to Section 163.3191, FS.
5. Update of the Water Supply Facilities Sub-Element in coordination with the Regional Water Supply Plan pursuant to Chapter 163.3177(4)(a), F.S. within 18 months after the water management district approves an updated regional water supply plan, to:
  - A. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s. 373.0361(7), F.S. [s. 163.3177(6)(c), F.S.];
  - B. Identify the traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction [s. 163.3177(6)(c), F.S.]; and
  - C. Include a water supply facilities work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.] Amendments to incorporate the water supply facilities work plan into the comprehensive plan are exempt from the twice-a-year amendment limitation. [s. 163.3177(6)(c), F.S.]



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## FUTURE LAND USE ELEMENT

### INTRODUCTION

The Evaluation and Appraisal Report (EAR) identified a number of recommendations that addressed Future Land Use Element technical deficiencies as well as reinforcing the rural character of the Town. The EAR recommendations were as follows.

1. Although the FLUM designates areas as being in the Public, Business, Institutional, Rural Density and Permanently Open Land categories, there are no text definitions for these land use categories. However, these and other land use categories were adopted as zoning districts with the adoption of the Town of St. Leo Land Development Code (LDC). The LDC defines densities and intensities for these zoning districts. Text definitions for the Public, Business, Institutional, Rural Density and Permanently Open Land categories need to be incorporated into the FLUE as defined in the LDC.
2. Consider adopting a new goal to reflect protection of St. Leo's unique topography, natural forested landscape, historic sites and landmarks, and visual corridors and view sheds.
3. Consider adopting a new goal or objective related to establishing a Rural Growth boundary for the Town.
4. Include schools in definition of Institutional land use category.
5. Revise Objective 3 to reflect the declining economics of the citrus industry and agricultural in general.

The Future Land Use Element provides a vision for the future growth and development of the Town of St. Leo through the year 2025. The estimated 2008 population of the Town of St. Leo, including monastery residents and on-campus university student residents, is between 1,515 and 1,554. The total development potential of the Town, based on the current Future Land Use map and assuming all residential and agricultural designated land use were developed at maximum permissible density, would be approximately 498 dwelling units. Based on the 2000 Census data of 2.63 persons/household, the maximum development potential of 498 dwelling units would equate to a residential population of 1,309. Utilizing the Census data for Pasco County of 2.3 persons/household equates to a 2025 residential population of 1,145. Factoring in the current monastery residents (104) and projected St. Leo University students residing on-campus (2,750) would equate to an estimated 2025 population ranging between 4,000 and 4,163. The estimated full-time student population would be 3,000 (includes 2,750 students living on campus) with 575 full-time employees.



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The Future Land Use Element is intended to preserve and enhance the quality and value of the Town and its unique rural character and environmental features. This vision relies upon a solid foundation for future planning which is reflected in its adopted future land use map and goals, objectives and policies. The Future Land Use Map and analytical map series embody the foundation for the goals, objectives and policies contained herein.

The adopted 2025 Future Land Use Map (Map 1) is contained in the Comprehensive Plan 2025 Map Series Appendix. The Future Land Use Element analytical data and map series are contained in the Elements Technical Support Data/Map Series Appendix.

## **GOALS/OBJECTIVES/POLICIES**

### **FLUE GOAL 1. ADOPT LAND USE CATEGORIES THAT PRESERVE THE RURAL CHARACTER OF ST. LEO**

**Develop land use categories that protect and preserve its unique institutional, low density, residential and rural character.**

#### **FLUE Objective 1.1. Land Use Density/Intensity**

The Town of St. Leo adopts the 2025 Future Land Use Map and the following land use categories and related density/intensity parameters as shown on Table A. Calculation of residential densities and floor area ratio shall be rounded down to the nearest whole number.



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**FLUE TABLE A**  
**Future Land Use Categories**

Land Use	Maximum Density (Dwelling Unit-DU)/Intensity (Floor Area Ratio-FAR)
Agriculture (AG)	One (1 ) DU/Ten (10) gross acres Nonresidential Maximum FAR.0.20
Rural Density Residential (RDR)	One (1) DU/2.25 gross acres
Low Density Residential (LDR)	One (1) DU/One (1) gross acre
Medium Density Residential (MDR)	Two (2) DU/One (1) gross acre or Four (4) DU/One (1) gross acre as a Planned Unit Development
Institutional (INST)	Maximum FAR. 0.35
Business (BUS)	Maximum FAR. 0.25 Four (4) DU/One (1) gross acre as a mixed-use Planned Unit Development
Permanently Open Land (POL)	Passive park uses or accessory uses and structures related to a principal residential, public/semi-public or institutional use.
Conservation	These areas are to remain in their natural state; therefore, no development or use is permitted, except for nature trails/boardwalks and associated parking areas.

FLUE Policy 1.1.1. No industrial land use shall be permitted in St. Leo.

FLUE Policy 1.1.2. Public/semi-public uses (such as schools, government offices and services) one (1) acre or less in size may be permitted in any land use category. Public/semi-public uses exceeding one (1) acre in size are limited to the Business and Institutional land use categories.

FLUE Policy 1.1.3. Interpretation of Future Land Use designation boundaries, whenever possible, shall be interpreted as coinciding with manmade boundaries, such as rights-of-way lines, Pasco County Property Appraiser parcel property lines, section lines, or with natural boundaries such as water bodies. In the event that any future land use boundary shown on the Official Future Land Use Map cannot be determined to coincide with any such boundary, the affected property owner may request an official interpretation from the Town Commission or its designee. Decisions of the designee may be appealed to the Town Commission.



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## **FLUE Objective 1.2. Agriculture and Residential Land Use Categories**

Future agriculture and residential development shall not exceed the densities established below-

FLUE Policy 1.2.1. The Agriculture land use category residential density shall not exceed one (1) dwelling unit per ten (10) acres and non-residential agricultural floor area ratio of 0.2. Agriculture uses include farming, animal breeding, nurseries, fruit groves and related accessory small commercial uses, and residential uses. Existing lands designated as Agriculture shall be encouraged to be maintained in agricultural uses.

FLUE Policy 1.2.2. Rural Density Residential shall not exceed one (1) dwelling unit per 2.25 acres. Agricultural and single-family residential uses and small-scale (one (1) acre or less) public/semi-public uses are permitted.

FLUE Policy 1.2.3. Low Density Residential (LDR) density shall not exceed one (1) dwelling unit per acre. Uses include single-family residential, and small-scale (one (1) acre or less) public/semi-public uses.

FLUE Policy 1.2.4. Medium Density Residential (MDR) density shall not exceed two (2) dwelling units per acre, except that a density of up to four (4) units per acre may be permitted as a Planned Unit Development. Residential uses may include single-family detached and attached (townhouses, patio homes) and duplexes. Small-scale (one (1) acre or less) public/semi-public uses and religious institutions and public or private schools less than five (5) acres in size may be permitted in the MDR land use category subject to consistency with Comprehensive Plan policies and the Land Development Code (LDC).

FLUE Policy 1.2.5. Promote development of affordable and workforce housing by permitting, as a density bonus, one (1) additional dwelling unit per acre density bonus within all residential land use categories for developments approved as Planned Unit Developments. By December 2010 amend the LDC to establish criteria for qualifying for the density bonus.

## **FLUE Objective 1.3. Institutional Land Use Category**

Planning for future institutional development should be encouraged by conducting meetings with institutional representatives to guide future development and/or expansion in order to maintain the institution in a rural setting, to address water pollution and impacts on level of service for utilities and roadways, and address Land Development Code (LDC) standards and requirements.



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FLUE 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.

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

FLUE Policy 1.3.3. Institutional development shall provide a minimum of fifty (50) percent open space, excluding any submerged lands as part of Lake Jovita (waterside of the High Minimum Lake Level (HML) established by the Southwest Florida Water Management District (SWFWMD), which is the 127 foot contour line). Open space shall be as defined in the Town of St. Leo LDC. At a minimum, twenty-five (25) percent of the total open space shall be either designated Permanently Open Land (POL) on the Future Land Use map or dedicated as a permanent open space easement or covenant. Said open space easement or covenant shall be entirely green pervious open space and consist of a consolidated land area a minimum of one (1) acre in size and landscaped as required by the LDC.

FLUE Policy 1.3.4. The Town of St. Leo, in conjunction with Pasco County, other municipalities and the District School Board of Pasco County, shall continue to implement the Interlocal Agreement for Coordination of Planning Activities, dated May of 2003, and as may be amended, to coordinate and support school providers in their responsibilities to plan, construct and operate school facilities.

FLUE Policy 1.3.5. Pursuant to the DCA letter dated August 20, 2007, the Town of St. Leo is exempt from the school siting and public school facility element requirements of Sections 163.31777 and 163.3177(12) FS. No schools have been identified by the School Board to be located within the Town. Pursuant to Section 163.1777(7) FS, at the time of the evaluation and appraisal report, the Town will assess the extent to which it continues to meet the exemption criteria. At such time as the District School Board of Pasco County determines that a school facility will be located within the Town, then the Comprehensive Plan will be amended to address school siting and public school facility element requirements, if necessary.

## **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.



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FLUE Policy 1.4.1. The Business land use category shall only be permitted at the intersection of S.R. 52 and Pompanic Street. Upon annexation by the Town of St. Leo, the Business land use may be permitted at the intersection of S.R. 52 and Happy Hill Road/Prospect Road. The maximum extent of the Business land use category at these two intersections shall not exceed 660 feet from the intersection along each street frontage.

FLUE Policy 1.4.2. Medium density residential development (up to four (4) dwelling units/acre) may be permitted in the BUS land use category as part of a mixed-use Planned Unit Development. Residential development is eligible for the affordable and workforce housing density bonus.

## **FLUE Objective 1.5. Permanently Open Land Category**

The Permanently Open Land (POL) land use category is intended to be a permanent open space buffer around Lake Jovita and Finger Bowl Lake. Permanently Open Land around Lake Jovita and Finger Bowl Lake is defined as.

1. Extending away (landward or upland) for one hundred (100) feet from the established Southwest Florida Water Management District (SWFWMD) High Minimum Lake Level (HML) mark for Lake Jovita, which is defined as the 127 foot contour line above the National Geodetic Vertical Datum (NGVD);
2. Extending one hundred (100) feet on either side of the center line of the waterway (notwithstanding the fact that waterway may be dry from time to time) which connects and runs between Lake Jovita and the Abbey Golf Course (south, southeast from the shoreline of Lake Jovita); and
3. Extending away from (landward or upland of) Finger Bowl Lake fifty (50) feet from the lot boundary closest to Finger Bowl Lake for all platted lots, shown on recorded plats in existence on July 30, 2004 and (4) shall extend fifty (50) feet either side of the center line of the waterway (notwithstanding the fact that the water way may be occasionally dry) which connects and runs between Lake Jovita and Finger Bowl Lake.

FLUE Policy 1.5.1. Permitted uses in the POL include passive and active recreational uses, parks and golf courses, and uses permitted in the POL zoning district pursuant to LDC standards and requirements.

FLUE Policy 1.5.2. It shall be the goal of the Town to maintain at least fifteen (15) percent of the area of St. Leo, excluding Lake Jovita and Finger Bowl Lake water-side of the High Minimum Lake Level (HML) mark, in the POL land use category and including non-POL land use areas that are lands dedicated as perpetual open space easements or covenants.



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## **FLUE Objective 1.6. Conservation Land Use Category**

The Conservation (CON) land use category is designed to protect environmentally sensitive lands such as wetlands, wildlife habitats and forested areas.

FLUE Policy 1.6.1. No development or use is permitted within the CON land use category, except for nature trails/boardwalks and associated parking areas and information kiosks.

FLUE Policy 1.6.2. Lands to be designated with the CON category include, but are not limited to, wetlands delineated and surveyed as approved by the Southwest Florida Water Management District or Pasco County, and wildlife habitats and forested areas designated to be permanent open space or conservation easements as part of any development approval by the Town. The Town shall initiate the FLUM amendment to CON for such lands.

FLUE Policy 1.6.3. Amend the LDC by December 2010, to incorporate the CON land use category as a permitted overlay in all zoning districts and establish any relevant standards.

## **FLUE Objective 1.7. Land Use Map Amendments**

Land use plan amendment shall discourage the proliferation of sprawl, promote energy efficient land use, reduce greenhouse gas emissions, ensure availability of utilities/infrastructure to support development and meet level of service standards, ensure compatibility with adjacent land uses (regardless of jurisdiction) and protection of environmentally sensitive lands and natural resources (groundwater, water resources and flood plain).

FLUE Policy 1.7.1. All applications for an amendment to the 2025 Future Land Use Map and/or Future Land Use Element are presumed to be a legislative function of the Town Commission, which if approved, would be by legislative act of the Town Commission. The Plan amendment application, review and evaluation process will be prepared and presented by the applicant and Town Staff in a format consistent with the following major review and evaluation criteria.

Standards for Review.

1. Consistency of the proposed change with the goals, objectives and policies in the Comprehensive Plan and its affect on the internal consistency of the Plan.



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2. Analysis of general public facilities/services including, but not limited to.
  - a. Description and evaluation of any Plan programs (such as the affect on the timing/financing of these programs) that will be affected by the amendment if approved, and
  - b. Availability of and actual and anticipated demand on, public facilities and levels of services serving or proposed to serve the subject property. The facilities and services required for analysis include emergency medical services, fire, police, parks and recreation, potable water, public transportation, sanitary sewer, schools, solid waste, stormwater, and the transportation network.
3. Analysis of natural resources/natural features including, but not limited to.
  - a. Existence of natural resource features such as forested areas, hillside topography, groundwater recharge areas, flood zones, water wells, wetlands, and wildlife habitat;
  - b. Existence of any historical or archaeological sites;
  - c. Location of flood zones and the demonstration that the proposed land uses in flood-prone areas are suitable to the continued natural functioning of the flood plain;
  - d. Suitability of the soil and topography for development; and
  - e. Impact on energy efficient land use patterns and reduction of greenhouse gases.
4. Evaluation of the appropriateness of the use, intensity, location, and timing of the proposed amendment. This shall include providing an appropriate transition of land uses adjacent to existing residential development and natural resources.
5. Consideration of the above factors relative to the subject property, as well as consideration of the proposed amendment on the Future Land Use Map in the vicinity of the subject property and the surrounding area.



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## **FLUE GOAL 2. ENSURE THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE (LDC) MAINTAIN ST. LEO'S RURAL CHARACTER**

The development pattern for St. Leo shall be based on maintaining its rural character by maintaining its rural character relies in part on protecting its hillside topography, open space and forested areas. The future development pattern shall ensure a clear distinction between compact, urban type development and rural land uses, and promote the orderly, timely conversion of rural lands to more intense uses, discourage urban sprawl, promote energy efficient/compact land use patterns and development (buildings), reduce greenhouse gases and encourage a variety of transportation modes.

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

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

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

FLUE Policy 2.1.2. Amend the LDC by December 2010 to ensure that all development preserves the rural appearance of the Town of St. Leo as viewed from public roads and adjacent properties. Development and signage guidelines shall address maintaining the integrity of and minimizing the impact to historic resources, natural resource and environmental systems, including wetlands, woodlands and hillside topography, establishing requirements for minimum open space, impervious surface area, tree protection, parking lot landscaping and landscape buffering between incompatible land uses.

FLUE Policy 2.1.3. Development should be encouraged to enhance the rural character of the Town. Developments should consider forested and documented habitat areas as prime areas for meeting LDC open space requirements. Development should be clustered along or



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in front of the forested tree line areas or with minimal intrusion into the treed area consistent with the Tree Protection section of the LDC. Development should also be located at the base or lower portions of the hillside and be discouraged from locating development on the hillside slope, top or ridgeline. Alterations to hillside topography shall be discouraged. Open spaces within developments should be located to create large open space foreground areas as viewed from public roads, which is a typical rural characteristic, and be interconnected with adjacent open space, agricultural land and/or sensitive environmental areas.

FLUE Policy 2.1.4. Amend the LDC by December 2010 to establish hillside development standards, and to establish multi-family and non-residential development site and building design standards for non-PUD developments.

FLUE Policy 2.1.5. Protect the rural integrity of the Town and its neighborhoods from the effects, if any, of personal wireless service facilities and telecommunication towers, electric-transmission and natural-gas pipeline corridors; and similar facilities by prohibiting, to the maximum extent of the Town's jurisdictional authority, their location through or immediately adjacent to existing neighborhoods and minimizing impacts to visual corridors.

FLUE Policy 2.1.6. Ensure by December 2010 that the LDC addresses requirements for personal wireless service facilities and telecommunication towers, electric-transmission and natural-gas pipeline corridors.

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.

FLUE Policy 2.1.8. By December 2010, amend the LDC to incorporate development options that promote energy efficient development, reduce greenhouse gas emissions, promote pedestrian-oriented design and promote a variety of housing opportunities through development concepts such as Traditional Neighborhood Design (TND) and Conservation Subdivision design principles as part of the PUD development review process.

## **FLUE Objective 2.2. Site and Building Development Review**

All development shall be reviewed for compliance with the LDC and consistency with public health, safety, and welfare; and concurrency relative to sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities. Such facilities shall be in place and available to serve new development prior to the issuance of a Certificate of Occupancy by the Town of St. Leo or a project has been identified within the first three (3) years of the Five Year CIE that addresses concurrency, and would therefore, mitigate the deficiencies in the identified service or facility.



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FLUE Policy 2.2.1. By December 2010 ensure that the LDC provides for standards of development (site, buildings and signage) review that address compliance with LDC requirements and evaluation of impacts to historic resources, view corridors, and natural resource and environmental systems, including wetlands, woodlands and hillside topography, and encourage reduced greenhouse gases and promote energy efficient development.

FLUE Policy 2.2.2. Prior to approval of a building permit, the applicant for development shall provide to the Town a letter of capacity from the applicable water/sewer/solid waste supplier to determine whether current or future capacity exists to adequately serve the new development in conformance with adopted LOS standards. The letter shall state that such capacity will be available no later than the anticipated date of issuance by the Town of a Certificate of Occupancy or a project has been identified within the first three (3) years of the Five Year CIE that addresses concurrency. The Town may permit new development to meet the concurrency requirement for sanitary sewer through the interim use of an on-site sewage treatment and disposal system approved by the Pasco County Department of Health. The Town may permit new development to meet the concurrency requirement for water through the interim use of an on-site private well system approved by the Pasco County Department of Health and Southwest Florida Water Management District (SWFWMD).

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

### **FLUE Objective 2.3. Establish Rural Growth Boundary**

The Town of St. Leo shall designate, in cooperation with Pasco County and adjacent jurisdictions, a Rural Growth Boundary to define the future boundary limits of the Town of St. Leo. The intent of the Rural Growth Boundary is to accommodate future Town growth within a rural setting and to ensure that the surrounding unincorporated areas reinforce and are compatible with the Town's rural character.

FLUE Policy 2.3.1. To ensure compatibility with the Town's rural character, the County, on unincorporated lands adjacent to and within a ¼ mile radius of the Town boundaries, shall designate County land use and zoning consistent with the adjacent Town of St. Leo's land use density and zoning. Further, the County shall be encouraged to designate unincorporated lands south of the Town of St. Leo, including the corridor along the Clinton Avenue extension between S.R. 52 and Prospect Road, in keeping with the Town's rural character and the intent of the Pasadena Hills Area Plan and Northeast Pasco County Rural Area



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goals and objectives. Further, the County shall be encouraged not to approve annexation of properties adjacent to the Town by another municipality unless the municipality agrees to meet the above compatibility standard.

## **FLUE Objective 2.4. Historic Resources**

The Town shall identify and encourage the preservation and protection of historically and architecturally significant buildings, and archeologically significant sites within the Town.

FLUE Policy 2.4.1. The Town shall, utilizing grants, identify any historically, archeologically, or architecturally significant buildings and sites within the Town using standards established by the Florida Bureau of Historic Preservation and the United States Department of the Interior.

FLUE Policy 2.4.2. The Future Land Use Map and Official Zoning Map shall be amended to denote any locally or nationally designated historic structure, district and/or archeological site.

FLUE Policy 2.4.3. The Town shall assist property owners of historically and architecturally significant structures in the utilization of State and/or Federal assistance programs by providing them with copies of relevant documents.

## **FLUE Objective 2.5. Energy Conservation Overlay Areas**

Identify Energy Conservation Overlay Areas to promote mixed-used energy efficient development and reduce greenhouse gas emissions.

FLUE Policy 2.5.1. Amend the LDC by December 2010 to require development within Energy Conservation Overlay Areas to be reviewed through the Planned Development process and be required to apply smart growth planning tools, such as creating livable compact mixed-use development and encourage "green" and energy conservation building techniques to conserve energy and reduce greenhouse gas emissions.

## **FLUE Objective 2.6. Property Rights**

The Town shall not intentionally enact or impose a land development regulation or intentionally apply a land development regulation that would violate the Bert J. Harris, Jr. Private Property Rights Protection Act or amount to a taking under applicable law.

FLUE Policy 2.6.1. The Town of St. Leo recognizes the provisions of the Bert J. Harris, Jr. Private Property Rights Protection Act, Florida Statutes Section 70.001, as amended, and



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shall consider the provisions of that Act and other general principles of law when preparing recommendations for land use decisions.

FLUE Policy 2.6.2. It is the intent of the Comprehensive Plan through its goals, objectives and policies to protect and reinforce property values and maintain the aesthetic and rural quality that makes the Town of St. Leo a desirable community for all its residents, businesses and institutions.

**FLUE GOAL 3. ENSURE THE COMPREHENSIVE PLAN AND LDC ADDRESS ENVIRONMENTAL ISSUES INCLUDING BUT NOT LIMITED TO FLOOD PLAIN, GROUND AND SURFACE WATERS, ENVIRONMENTALLY SENSITIVE LANDS AND AIR QUALITY.**

**Development of all kinds must not obstruct natural drainage features, or be located in flood plains, be compatible with environmentally sensitive lands, be consistent with soil that is well drained or served by sewer utilities, reduce or eliminate pollution of Lake Jovita, Finger Bowl Lake or the aquifer/ground water and improve air quality.**

**FLUE Objective 3.1. Stormwater**

Establish reasonable storm water retention standards for property proposed for development or redevelopment.

FLUE Policy 3.1.1. Review and revise the present Town stormwater ordinance by December 2010 to insure stormwater objectives are implemented. The stormwater standards shall be consistent with Southwest Florida Water Management District standards and Pasco County standards relative to development within the Tank Lake Basin of Special Concern.

**FLUE Objective 3.2. Ground Water Protection**

Protect the aquifer, groundwater and well water from pollution by restricting land uses that adversely impact these water supply sources and requiring that all potable well water ~~to~~ meets Pasco County Health Department standards for safe drinking water and Southwest Florida Water Management District well construction standards, including separation standards between incompatible uses:

FLUE Policy 3.2.1. Septic tanks shall be permitted only where soil meets (1) recommended Federal standards for septic filtration, and (2) all Pasco County standards, and (3) all requirements established by St. Leo ordinances, and where normal drainage patterns at a given location will not contact adjacent well water.



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FLUE Policy 3.2.2. No development shall be permitted unless it complies with this objective or the septic system is designed to meet State and Federal regulations to prevent water contamination or until it can be served by a public sewer utility system.

FLUE Policy 3.2.3. Provide for on-going inspection and monitoring programs to identify well water that does not meet the objective standards.

FLUE Policy 3.2.4. Enforce the Town's hazardous waste and disposal ordinance and update as necessary by December 2010.

FLUE Policy 3.2.5. Institute an educational program to inform residents of procedures for safe storage and disposal of hazardous material.

FLUE Policy 3.2.6. Amend the LDC by December 2010 to restrict land uses/development that adversely impact domestic water supply sources (such as wellfield protection zones) and establish development review criteria relative to compatibility with underlying soils.

FLUE Policy 3.2.7. Coordinate with Pasco County and SWFWMD in monitoring permit compliance and Best Management Practices, as defined by the Florida Natural Resources Conservation Service and the Pasco County Soil and Water Conservation District, for agricultural, commercial and institutional water users and waste disposal and/or discharge facilities and activities.

### **FLUE Objective 3.3. Improve the Water Quality of Lake Jovita and Finger Bowl Lake**

Maintain Lake Jovita and Finger Bowl Lake as safe, suitable lakes for swimming and water recreation by implementing policies to reduce or eliminate pollutants that would cause the total coliform count to exceed Pasco County Health Department standards.

FLUE Policy 3.3.1. Eliminate septic and sewer seepage into Lake Jovita.

FLUE Policy 3.3.2. Coordinate with the Pasco County Health Department to request increased levels of water quality testing in Lake Jovita and Finger Bowl Lake.

FLUE Policy 3.3.3. Amend the LDC by December 2010 to establish a minimum lake frontage for each residential unit on all lake front lots and establish septic system setbacks from lakes, lake front landscape buffer requirements and site/development construction/erosion control guidelines to reduce run-off pollution into the lake.



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FLUE Policy 3.3.4. Coordinate with the Southwest Florida Water Management District (SWFWMD) to update the 1994 Clear Lake (Lake Jovita) Diagnostic Feasibility Study and/or determine feasibility of implementing the study recommendations to improve lake water quality.

1. Coordinate with St. Leo University and Abbey to ensure the sewer system and piping is maintained to eliminate leakage and to implement stormwater facilities to reduce stormwater run-off and improve water quality discharge into Lake Jovita.
2. Coordinate with SWFWMD in providing educational programs for homeowners on landscape/lawn care maintenance, waste disposal and boating activities to reduce or eliminate pollutant run-off into Lake Jovita and Finger Bowl Lake.
3. Require all new development, and when feasible, existing development to connect to a public or private wastewater treatment system.
4. Coordinate with SWFMWD to identify potential stormwater management projects for cooperative funding to reduce or eliminate lake pollution.

## **FLUE Objective 3.4. Environmentally Sensitive Lands**

Ensure development is not located in floodplains and is sensitive to or avoids negative impacts to environmentally sensitive lands.

FLUE Policy 3.4.1. Amend the LDC by December 2010 to restrict land uses/development that adversely impact environmentally sensitive lands, including but not limited to floodplains, wetlands and wildlife habitats.

## **FLUE Objective 3.5. Air Quality**

Ensure development promotes reduction in greenhouse gas emissions.

FLUE Policy 3.5.1. Amend the LDC by December 2010 to incorporate development review criteria to address development that promotes energy efficient design and reduces greenhouse gas emissions.



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## TRANSPORTATION ELEMENT

### INTRODUCTION

The Town of St. Leo currently maintains approximately 1.8 miles of roadways. The major roadway through the Town is State Road (S.R.) 52. S.R. 52 is a major east/west roadway in Pasco County functionally classified as an arterial roadway. There are two Pasco County roads that abut the Town limits. Review of Pasco County and FDOT plans show only one roadway project planned for the next five years. The Clinton Avenue extension project (proposed new S.R. 52) is located south of the Town. Proposed right-of-way acquisition started in 2007. Once completed, Clinton Avenue will be classified as an arterial and the old S.R. 52 may become a collector.

The Town is not served by transit; however, the Transportation Element of the Comprehensive Plan-2025, Pasco County identifies this area for future (2025) transit service. The Town is not served by a designated bicycle path; however, the Transportation Element of the Comprehensive Plan-2025, Pasco County identifies this area for future (2025) bicycle paths as part of S.R. 52 roadway improvements (2001-2015) and for the Clinton Avenue extension.

Because S.R.52 is operating at LOS C, there are no transportation issues at this time. The Town has not conducted an assessment of local road paving conditions.

The adopted 2025 Roadway Functional Classification Map (Map 2) is contained in the Comprehensive Plan 2025 Map Series Appendix. The Transportation Element maps and Level of Service analysis are contained in Technical Support Data/Map Series Appendix.

### GOALS/OBJECTIVES/POLICIES

#### **TE GOAL 1. PRESERVE THE RURAL RESIDENTIAL AND INSTITUTIONAL CHARACTER OF ST. LEO.**

**Provide a safe and orderly traffic circulation system that will preserve the present rural residential and institutional character of St. Leo.**



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## **TE Objective 1.1. State Road 52 and Clinton Avenue.**

Prevent widening of State Road 52 within the Town of St. Leo to a roadway that contains not more than one-lane eastbound and one-lane westbound with a center turn lane to minimize through-traffic adjacent to St. Leo's institutional and residential areas.

TE Policy 1.1.1. Coordinate with Pasco County, FDOT and Tampa Bay Regional Planning Council staff on an as-needed-basis to emphasize the need to locate new major thoroughfares around the St. Leo municipal limits rather than through the Town.

TE Policy 1.1.2. Coordinate with Pasco County, FDOT and Tampa Bay Regional Planning Council on an as-needed-basis, to ensure that S.R. 52 continues to meet appropriate standards for operating as a hurricane evacuation route.

TE Policy 1.1.3. Coordinate with Pasco County to ensure that land use and zoning designations along the Clinton Avenue extension between Curley Road and Prospect Road, including the areas around the intersections match and reinforce the rural character land use and zoning designations of the Town.

## **TE Objective 1.2. Old State Road 52/Pompanac Street Intersection**

Improve safety conditions at the intersection of old State Road 52 and Pompanac Street.

TE Policy 1.2.1. Coordinate with the Department of Transportation to continually emphasize the need for improved safety and traffic controls at this intersection which currently has a five-way intersection design.

## **TE Objective 1.3. Bicycle, Pedestrian and Mass Transit**

Establish a transportation network for bicycle and pedestrian walkways and promote mass transit in coordination with Pasco County and FDOT.

TE Policy 1.3.1. Enforce Ordinance No.96-7, which requires organized bicycle events to be approved by the Town.

TE Policy 1.3.2. Coordinate with FDOT and Pasco County on the Clinton Avenue bicycle path and any future potential for construction of sidewalks and bicycle paths along old S.R. 52 by December 2010.

TE Policy 1.3.3. Coordinate with Pasco County to provide a transit route to serve the Town of St. Leo.



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## **TE Objective 1.4. Town of St. Leo Rights-of-Way**

Establish the exact dimensions and location of all current Town of St. Leo owned or dedicated public rights-of-way.

TE Policy 1.4.1. Prepare abstract reports on titles to all roads believed to be public rights-of-way by December 2010.

TE Policy 1.4.2. Obtain deeds to all public rights-of-way or establish St. Leo's title by court order by December 2010.

TE Policy 1.4.3. Prepare legal descriptions and surveys of all St. Leo public rights-of-way by December 2010.

TE Policy 1.4.4. Conduct an assessment of local roadway paving conditions and address any necessary capital projects by December 2010.

TE Policy 1.4.5. Establish right-of-way requirements based on the results of the above policies.

## **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 1.5.1. Amend the LDC by December 2010 to control the number and location of driveway access points on all public roadways within the Town of St. Leo consistent with FDOT and Pasco County standards.

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**

Maintain the adopted peak hour level of service (LOS) standards on State Road 52, within St. Leo and on all arterial, local and collector roads.

TE Policy 1.6.1. The Town establishes the functional roadway classifications and level of service standards in conjunction with FDOT and Pasco County as delineated in Appendix A TCE Table A. The LOS standard established for Town of St. Leo future collector and



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arterial roads is D. State Road 52 Level of Service D peak hour. No LOS is established for local roads within the Town of St. Leo.

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..

TE Policy 1.6.3. Establish minimum rights-of-way standards in the LDC by December 2010 for local and collector roads within new subdivisions.

## **TE Objective 1.7. Transportation and Future Land Use**

Develop and encourage innovative planning techniques and land development regulations designed to protect residential neighborhoods, enhance the economic viability of the community, promote the efficient use of infrastructure, preserve natural resources, reduce the proliferation of urban sprawl and promote energy conservation and reduced greenhouse gas emissions through efficient/mixed-use land use patterns to reduce vehicle miles traveled and use of multimodal transportation options.

TE Policy 1.7.1. Transportation planning shall be coordinated with the Town's future land use plan, the FDOT and Pasco County five-year transportation plans, and plans of neighboring municipalities.

TE Policy 1.7.2. Review, on an annual basis, transportation plans and programs of FDOT, Pasco County, Metropolitan Planning Organization, and neighboring municipalities, as they may be amended in the future, for compatibility with this element and to promote and coordinate opportunities for creating multimodal transportation (roadways, transit and bicycle/pedestrian pathways) options.

TE Policy 1.7.3. Minimize the disruption of environmentally sensitive land or natural resources caused by the expansion of existing proposed roadway facilities within the Town.

TE Policy 1.7.4. Ensure all roadway (construction/post construction) projects meet Southwest Florida Water Management District regulations related to stormwater and erosion control.



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TE Policy 1.7.5. Amendments to this Transportation element shall be supported by appropriate transportation analysis.

TE Policy 1.7.6. Promote energy efficient land use patterns and reduced greenhouse gas emissions through land development techniques defined in the Future Land Use Element.

### **TE Objective 1.8. Special Development Setbacks**

Identify special development setbacks in the LDC to ensure efficient roadway capacity, preservation of rights-of-way, safety and sight visibility at intersections and driveways, and protection of important visual corridors.

TE Policy 1.8.1. Establish in the LDC by December 2010 special setback requirements from arterial and collector road rights-of-way, and roadways designated as important visual corridors.



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# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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## HOUSING ELEMENT

### INTRODUCTION

According to the 2000 census, the population of the Town of St. Leo was 595, which represented a population loss of 414 compared to the 1990 population of 1,009. Based on a population projection by the University of Florida Bureau of Economic and Business Research (BEBR), the estimated 2007 population is 1,320. Based on the BEBR projections of average growth from 2000 to 2007, the projected 2025 population would be 3,197. Based on Pasco County population projections, St. Leo would have a population of 544 by 2025, a decrease from its 2000 population of 595. According to 2008 Pasco County Property Appraiser data, there are 115 single-family homes and one duplex in the Town of St. Leo. Based on the 2000 Census average household size for the Town of St. Leo (2.63 people) the estimated resident population is 308. Factoring in the residents of the Saint Benedictine Monastery (40 residents), the Holy Name Monastery (64 residents) and current St. Leo University students living on-campus (1,142), the estimated 2008 Town population is 1,554.

The total residential development potential of the Town, based on the 2025 Future Land Use map and assuming all residential and agricultural designated land use were developed at maximum permissible density, would be approximately 462 dwelling units. This would equate to an estimated 2025 population of 1,215 residents based on 2.63 persons/household. Utilizing Census data for Pasco County of 2.3 persons/household the estimated population is 1,062. Given its rural character, it is reasonable to assume the 2025 residential population would be in the range of 1,000-1,100.

According to the 2000 Census, over 73 percent of the houses were owner-occupied with a median value of \$209,100. Almost twenty (20) percent of the households were below poverty level. In Pasco County, seventy (70) percent of the homes were owner-occupied with a median value of \$79,600 and almost eight (8) percent of households were below poverty level. More detailed Housing Element support data is contained in the Technical Support Data/Map Series Appendix.

### GOALS/OBJECTIVES/POLICIES

#### **HSG GOAL 1. ENSURE CURRENT AND FUTURE HOUSING MEETS MINIMUM HOUSING STANDARDS**

**Monitor maintenance of current and future housing growth in St. Leo and require property owners of all substandard housing in St. Leo to upgrade to comply with minimum housing standards or be demolished and require new housing to be energy efficient.**



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## **HSG Objective 1.1. Housing Standards**

Identify and prevent continued use of substandard housing, if any.

HSG Policy 1.1.1. Adopt the Pasco County definition of substandard housing (including structural soundness), and as may be amended for St. Leo; provide by ordinance that substandard housing cannot be occupied and that it must be maintained as standard housing or must be razed.

HSG Policy 1.1.2. All new construction must comply with the Florida Building Code and promote energy efficiency in the construction of new homes and use of renewable energy resources in new homes and remodeling of existing homes.

## **HSG GOAL 2. PROVIDE FOR THE CREATION AND PRESERVATION OF AFFORDABLE HOUSING**

**Provide a regulatory environment that provides decent and affordable housing to meet the requirements of present and future residents of the Town, free from discrimination because of handicap, household income or household composition.**

## **HSG Objective 2.1. Affordable and Special Needs Housing**

Ensure that the Future Land Use Element and LDC support affordable and workforce housing and cooperate with Pasco County to assist in meeting the special needs of the elderly, handicapped, and low-moderate income population.

HSG Policy 2.1.1. Amend the LDC by December 2010 to establish that state licensed group or foster care facilities which house six or less people shall be permitted uses in all residential zoning districts and group or foster care facilities which house greater than six (6) people shall be reviewed as special exception uses in all residential zoning districts.

HSG Policy 2.1.2. The Future Land Use Element shall promote development of affordable housing by permitting, as a density bonus, one (1) additional dwelling unit per acre density bonus within all residential land use categories for developments approved as Planned Unit Developments. By December 2010 amend the LDC to establish criteria to qualify for the density bonus.



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HSG Policy 2.1.3. Continue to encourage the inventory, preservation and protection of historically and architecturally significant housing as addressed in the Future Land Use Element.

HSG Policy 2.1.4. By December 2010, amend the LDC to permit temporary post-disaster housing within all zoning districts.

HSG Policy 2.1.5. Coordinate with Pasco County toward the achievement of affordable and work force housing goals and addressing the special needs of the elderly, handicapped, and low-moderate income population.



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## PUBLIC SERVICES AND FACILITIES ELEMENT

### INTRODUCTION

The Town of St. Leo does not have a municipal water or sewer system. Development within the Town, except for the Lake Jovita development and St. Leo University (including the Abbey and Monastery), is served either by private well and septic system or potable water by the City of San Antonio. The Lake Jovita development is served by County sewer and a centralized well water system. St. Leo University (including the Abbey and Monastery) is served by its own water and sewer system; however, the sewer system is connected to the County's sewer system.

Issues related to water and sewer are not controlled by the Town; however, interlocal governmental cooperation is essential, especially relative to concurrency issues. Pursuant to Section 163.3177(6)(c), Florida Statutes, a Regional Water Supply Plan must be prepared. The Water Supply Facilities Work Plan is made a sub-element to this Element.

There are no public schools located or planned within the Town. Schools that serve Town of St. Leo residents are San Antonio Elementary and Pasco County Middle and High Schools. Pasco County and its municipalities have an Inter-local Agreement with the School Board committing to meet annually to address school facilities planning and local educational issues. In 2007, DCA granted the Town of St. Leo an exemption from implementing the required school currency management system. This exemption will remain in effect until such time as a school is proposed within the Town limits.

The Town of St. Leo currently contracts with a private firm to provide for solid waste pick-up, including recycling. The Town has interlocal agreements with Pasco County to provide police, fire and emergency medical services.

The Town does not have a public drainage system. It relies on the Southwest Florida Water Management District and Pasco County to address stormwater requirements for redevelopment and new development. However, the Town is located within the Tank Lake Drainage Basin, which has been designated by Pasco County as a Drainage Basin of Special Concern.

The adopted 2025 Environmentally Sensitive Lands Maps are contained in the Comprehensive Plan 2025 Map Series Appendix. The Public Services & Facilities and Water Supply Facilities Work Plan Sub-Element maps and analysis are contained in Technical Support Data/Map Series Appendix.



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## GOALS/OBJECTIVES/POLICIES

### **PS&F GOAL 1. PROTECT THE FUNCTIONS OF NATURAL GROUNDWATER RECHARGE AREAS AND NATURAL DRAINAGE SYSTEMS.**

Ensure land use and development protect the functions of natural groundwater recharge areas and natural drainage systems by establishing regulatory measures, goals, objectives policies and levels of service for potable water, sanitary sewer and stormwater.

#### **PF&S Objective 1.1. Development Orders**

PS&F Policy 1.1.1. Development order approvals shall ensure that levels of service and protection of natural groundwater recharge areas and natural drainage systems are achieved.

PS&F Policy 1.1.2. Utilize Local Government Development Agreements, as described in Sections 163.3220-163.3243, Florida Statutes, to allow private enterprise to construct public facilities consistent with the goals, objectives and policies in the Comprehensive Plan.

PS&F Policy 1.1.3. Establish development review criteria in the LDC by December 2010 to address PS& F Policies 1.1.1. and 1.1.2.

### **PS&F GOAL 2. COORDINATE PROVISION OF SANITARY SEWER WITH SERVICE PROVIDERS.**

Ensure that the St. Leo population has a safe and reliable alternative to septic storage tanks by coordinating with Pasco County and the City of San Antonio relative to the provision of sanitary sewer facilities in St. Leo.

#### **PF&S Objective 2.1. Connection and Level of Service Requirements**

PS&F Policy 2.1.1. Require St. Leo residences, not served by private sewer systems, to hook-up to the sewer system pursuant to Pasco County Health Department and Florida Statutes Chapter 381 connection requirements.



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PS&F Policy 2.1.2. New developments shall be required to connect to the sanitary sewer system if the property meets the Pasco County Health Department and Florida Statutes Chapter 381 requirements for connection to public sewer or if such service will be available and meet the locational criteria at the time the development is proposed to be completed.

PS&F Policy 2.1.3. As permitted by Florida Statutes, Section 163.3180 Concurrency, (2)(a), new development may meet the concurrency requirement for sanitary sewer through the use of on-site sewage treatment and disposal systems approved by the Department of Health to serve the development provided the site does not meet Policy 1.1.2.

PS&F Policy 2.1.4. Adopted level of service for provision of sewer services shall be 120 gallons per day.

PS&F Policy 2.1.5. The Town shall coordinate with Pasco County to determine the feasibility of constructing sanitary sewer lines within the Town for use by its property owners, and where feasible, participate in the funding of such project.

### **PS&F GOAL 3. DISPOSE OF SOILD WASTE IN AN ECONOMICALLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER**

**Ensure institutions, residences and contract service providers utilize the Pasco County Resource Recovery System and dispose of hazardous materials in an environmentally safe manner.**

#### **PS&F Objective 3.1. Public Information**

PS&F Policy 3.1.1. Support and assist ~~the~~ Pasco County in establishing a public education and information program to promote recycling and proper disposal of hazardous materials.

PS&F Policy 3.1.2. Continue to enforce and update the Town's Hazardous Waste Ordinance.

#### **PS&F Objective 3.2. Level of Service**

Ensure that the needed solid waste disposal capacity exists to provide for orderly growth.

PS&F Policy 3.2.1. Ensure that development permits are issued only when there is adequate Level of Service, as established by Pasco County, for solid waste disposal. The Pasco County LOS is set at a per capita generation rate of 4.5 pounds per day.



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PS&F Policy 3.2.2. Require solid waste disposal contracts with the Town provide for recycling.

### **PS&F GOAL 4. REDUCE EXISTING AND PREVENT FUTURE FLOODING PROBLEMS AND IMPROVE SURFACE WATER QUALITY RETENTION AND DISCHARGE.**

Ensure redevelopment and new development provides stormwater systems designed to protect the functions of natural groundwater recharge areas and natural drainage systems and prevent flooding.

#### **PS&F Objective 4.1. Establish stormwater design requirements and water quality standards for redevelopment and new development consistent with Southwest Florida Water Management standards.**

PS&F Policy 4.1.1. Amend the LDC by December 2010 to address stormwater requirements and water quantity and quality standards and levels of service for redevelopment and new development consistent with Southwest Florida Water Management standards and Pasco County Tank Lake Drainage Basin requirements.

PS&F Policy 4.1.2. All redevelopment and new development requiring stormwater facilities is required to obtain Southwest Florida Water Management District (SWFMWD) approval and meet LDC stormwater requirements prior to the issuance of any Town of St. Leo building permit.

PS&F Policy 4.1.3. Continue to participate with Pasco County and FEMA to identify and map flood zones within the Town of St. Leo and, upon completion of the FEMA Study, to update the Town's Flood Prevention code to address regulation of uses within the flood zone.

PS&F Policy 4.1.4. Identify flood prone areas based on the FEMA study and prohibit development within those areas, unless floodplain compensation measures at a minimum are consistent with Federal requirements under the National Flood Insurance Program and SWFMWD standards.

#### **PS&F Objective 4.2. Establish quantity and quality level of service standards for planning capital improvements and reviewing applications for development approval.**

PS&F Policy 4.2.1. Limit the rate and regulate the volume of stormwater discharge from new developments to amounts which are equal to, or less than, the rate of discharge which



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existed prior to development in accordance with the Rules of Chapter 40D-4 and 40D-40, 40D-400 F.A.C., administered in the Southwest Florida Water Management District. Require at minimum that on-site drainage facilities for any new project attenuate the stormwater runoff resulting from a 24-hour/25-year storm. Where new developments are located within the Tank Lake Basin of Special Concern as identified by Pasco County additional and more stringent stormwater discharge regulations per County standards may apply pursuant to Pasco County Land Development Code Section 605.7 Drainage basin of concern.

PS&F Policy 4.2.2. Require, at minimum, that on-site drainage facilities for any new project attenuate the stormwater run-off resulting from a 25-year storm.

PS&F Policy 4.2.3. All stormwater systems for new development and redevelopment shall include features to minimize pollution from oil, suspended solids, and other pollutants. Such features shall be designed to treat the runoff resulting from the first one (1") inch of rainfall. Stormwater systems shall include additional measures designed to reduce floating and suspended solids.

PS&F Policy 4.2.4. Require that all proposed buildings within the 100-year flood plain shall be constructed so that finished floor elevations shall be at least one-foot above the elevation of the 100-year flood, as indicated by the Federal Insurance Rate Map in effect at the time of Building Permit application or as established by site survey.

### **PS&F GOAL 5. SUPPORT THE DISTRICT SCHOOL BOARD OF PASCO COUNTY IN THE PROVISION OF SCHOOL FACILITIES.**

**Continue to coordinate and support the District School Board of Pasco County in the provision of school facilities pursuant to the Interlocal Agreement Coordination of Planning.**



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## WATER SUPPLY FACILITIES WORK PLAN SUB-ELEMENT

### INTRODUCTION

The purpose of the Town of St. Leo Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within its jurisdiction pursuant to Chapter 163.3177(4)(a). The Town of St. Leo does not have a municipal water system. Residents of the Town obtain their water directly from one of three sources: private well, City of San Antonio or Pasco County. The Town is within two (2) water service areas: Pasco County and City of San Antonio. The City of Dade City service area terminates along Happy Hill Road and Prospect Road; therefore, no service is currently being provided to the Town. Because issues related to water are not controlled by the Town, interlocal governmental cooperation is essential, especially relative to concurrency issues. It is important to note that the Regional Water Supply Plan does not include any population estimates, demand projections or conservation/alternative supply projects for the Town.

The Lake Jovita development is served by Pasco County via a centralized well water system. St. Leo University (including the Abbey and Monastery) is served by its own water system, which includes serving the Abbey golf course.

The Town of St. Leo has an interlocal agreement with the City of San Antonio to provide water service, which currently serves eighteen (18) single-family, one (1) duplex and two (2) businesses within the Town. According to City staff there is no plan to expand capacity or to expand water service to other Town of St. Leo residents or businesses.

Pasco County has an established level of service for water of 120 gpd per capita and both the City of San Antonio and Dade City have an LOS of 135 gpd per capita.

Pasco County has a reclaimed water line that runs along the north side of S.R.52 that provides water for some of the Lake Jovita development common areas.

The Town of St. Leo Water Supply Facilities Work Plan (Work Plan) will reference the initiatives already identified in the City of San Antonio, Dade City and Pasco County Work Plans. It should be noted that the City of San Antonio and Dade City have not adopted their Work Plan. Pasco County has adopted their Work Plan. According to state guidelines, the Work Plan and the comprehensive plan amendment must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. The Town's Work Plan will have the same planning time schedule as the City of San Antonio, Dade City and Pasco County Work Plan.



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The Public Services and Facilities Element and Work Plan Sub-element support analytical data and maps are contained in Appendix A. No capital improvements projects have been identified in the Regional Plan for the Town of St. Leo. Intergovernmental coordination policies are also contained in the Inter-Governmental Coordination Element.

## GOALS/OBJECTIVES/POLICIES

**WSP GOAL 1. COORDINATE LAND USE AND FUTURE LAND USE AMENDMENTS TO ENSURE PROTECTION OF GROUNDWATER SOURCES AND AVAILABILITY OF A SUSTAINABLE WATER SUPPLY**

**Ensure that the future St. Leo population has adequate and safe drinking water and that water supply concurrency is required prior to the issuance of a permit.**

### **WSP Objective 1.1. Monitor the Quality of Potable and Well Water**

Monitor the quality of private well water and potable water provided by the City of San Antonio and Pasco County to residents of St. Leo.

WSP Policy 1.1.1. Continue annual inspections and testing of private wells to ensure safe potable water and address any contamination.

WSP Policy 1.1.2. Review potable water quality testing conducted by the City of San Antonio and Pasco County.

### **WSP Objective 1.2. Establish Levels of Service and Conservation Measures**

Coordinate with Pasco County, the City of San Antonio, Dade City, Southwest Florida Water Management District, Tampa Bay Water, St. Leo University and Order of Saint Benedictine regarding provision of a sustainable potable water supply and implementing water conservation measures.

WSP Policy 1.2.1. Update this Comprehensive Plan within 18 months after SWFWMD approves an updated Regional Water Supply Plan ("RWSP") to incorporate any alternative water supply projects identified in the RWSP as the responsibility of the Town, including selecting from optional projects identified in such RWSP, or identified as joint responsibility of the Town in cooperation with the City of San Antonio and/or Pasco County. Any identified projects shall be incorporated into the Capital Improvements Element.



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WSP Policy 1.2.2. Adopted level of service for provision of potable water service shall be 120 gallons per day per capita.

WSP Policy 1.2.3. Require that plumbing permits specify the installation of water conservation devices pursuant to Section 553.1 of the Florida Statutes and encourage new residential and non-residential development to utilize water recycling techniques.

WSP Policy 1.2.4. Coordinate with potable water service providers (Pasco County, City of San Antonio and Dade City), Southwest Florida Water Management District, Tampa Bay Water and large water users (St. Leo University and St. Leo Abbey golf course) in implementing water conservation measures by regulating consumption of potable and well water for general use, irrigation, vehicle washing, and agricultural use.

WSP Policy 1.2.5. Amend the LDC by December 2010 to require Florida native landscaping and drought tolerant plants for meeting open space, parking lot and buffer landscaping requirements.

WSP Policy 1.2.6. Coordinate with SWFWMD, Pasco County, City of San Antonio and Tampa Bay Water in implementing strategies for providing a sustainable water supply.

WSP Policy 1.2.7. Coordinate with Pasco County to determine the feasibility of constructing reclaimed water lines within the Town for use by its property owners, and where feasible, participate in the funding of such projects.

WSP Policy 1.2.8. Where new and existing development is located adjacent to a reclaimed water line, the Town shall encourage existing and new development to connect, if permitted by the County.

WSP Policy 1.2.9. Support funding for St. Leo University Reclaimed Water Project with SWFWMD to construct a storage pond, pump station and extension of the County's reclaimed water line to the University, and encourage use of reclaimed water for the Abbey golf course.

WSP Policy 1.2.10. Continue to participate in the East Pasco County Water Coalition and/or other similar organization to address water issues.

WSP Policy 1.2.11. Coordinate with Pasco County, SWFWMD and St. Leo University to reduce the per capita consumption of treated potable water including provisions for periods of drought pursuant to Chapter 40D-21, Florida Administrative Code, as amended, through the implementation of this element and the Pasco County Utilities Department Water Conservation Plan.



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WSP Policy 1.2.12. Reduce the per capita consumption of treated potable water for development construction practices through the implementation of the Pasco County Utilities Department Water Conservation Plan.

WSP Policy 1.2.13. Through public information, encourage water users to use the lowest quality water reasonably available and suitable to a given purpose, whenever facilities are available, for nonpotable applications, such as utilizing reclaimed water for landscaping and irrigation.

**WSP Objective 1.3. Require water supply to be addressed in any future land use amendment and development approvals and require conformance with adopted concurrency standards prior to the issuance of a permit.**

WSP Policy 1.3.1. Amend the LDC by December 2010 to require water supply concurrency prior to the issuance of a permit.

WSP Policy 1.3.2. Implement FLUE Objective 1.7. Land Use Map Amendments, standards for review.



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## CONSERVATION ELEMENT

### INTRODUCTION

The purpose of the Conservation Element is to protect open space and the rural character of the Town. Pursuant to the 2006 visioning process it was recommended that ten (10) or fifteen (15) percent of the Town's upland area be preserved as conservation and/or open space. As of 2008, 183.44 acres (16.8 percent) of the Town has been designated Permanently Open Land (POL), excluding Lake Jovita and Finger Bowl Lake. Including Lake Jovita and Finger Bowl Lake the total is 350+/- acres or 35.4 percent of the Town's area. In addition, as part of the Planned Unit Development approvals for St. Leo University, 23.38+/- acres (wetlands and uplands) were dedicated as permanent open space. Therefore, upland POL and dedicated open space total 206.82+/- acres or 20.9 percent of the Town's land area. Including Lake Jovita and Finger Bowl Lake increases the acreage to 373.72 acres or 37.7 percent of the Town's area.

The adopted Soils/Drainage Basins (Map 3) and Environmentally Sensitive Lands Maps (Maps 4 and 5) are contained in the Comprehensive Plan 2025 Map Series Appendix. The analytical data and map series are contained in Technical Support Data/Map Series Appendix.

### GOALS/OBJECTIVES/POLICIES

#### CON GOAL 1. PRESERVE THE TOWN'S UNIQUE NATURAL ENVIRONMENT

**Maintain the current balance of forested areas, hillside topography, wetlands, fish and wildlife diversity and distribution within St. Leo for the use and enjoyment of current and future generations and to preserve a minimum of fifteen (15) percent of the Town's upland area as conservation easement, dedicated open space or designated POL.**

#### CON Objective 1.1. Wildlife Habitats and Wetlands

Conserve, appropriately use and protect minerals, soils, native vegetative habitats, wildlife, wetlands, marine and fish habitat by establishing on-going coordination with Pasco County, Southwest Florida Water Management District (SWFWMD), other regional agencies and the state relative to delineation and/or designation of wildlife and marine habitats and species, and wetlands within St. Leo.



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

CON Policy 1.1.2. Direct incompatible land uses and development away from wildlife habitats and amend the LDC by December 2010 to require new development containing wildlife habitat to delineate the habitat area, establish a minimum viable sized habitat area to be preserved (at a minimum 15 percent), establish a minimum development encroachment percentage into the habitat area, establish a minimum development setback buffer area around the habitat and establish a minimum upland buffer along all wetlands and waterways. All protected habitat area is to be dedicated as permanent open space or conservation easement and be designated on the FLUM as Conservation.

CON Policy 1.1.3. The Town shall assist in the application of and compliance with all State and Federal regulations pertaining to species of special status (endangered, rare, etc.) by routinely including a compliance review and approval of all site plans in development orders.

CON Policy 1.1.3.4. Direct incompatible land uses and development away from jurisdictional wetlands and amend the LDC by December 2010 to require new development containing wetlands (as approved and delineated by SWFWMD) to preserve the wetland area, to permit impacts as approved by SWFWMD relative to wetland mitigation and to establish a minimum setback buffer area around the wetland. All delineated jurisdictional wetlands shall be dedicated as permanent open space or conservation easement and be designated on the FLUM as Conservation

Con Policy 1.1.5. Increase public knowledge of the existence, habitat and survival requirements of endangered, or threatened species by providing public information on this topic.

### **CON Objective 1.2. Protect Forested Areas and Hillside**

Encourage the continued presence in St. Leo of the current balance of forested areas and hillside topography.

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



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CON Policy 1.2.2. Establish an LDC requirement by December 2010 that requires a property owner to obtain a tree removal permit for any tree that is five (5) inch DBH or greater located within a Permanently Open Land zoning district.

CON Policy 1.2.3. Establish LDC criteria by December 2010 that prohibits or limits impacts of any development on hillside topography.

CON Policy 1.2.4. Establish LDC criteria by December 2010 that addresses, if necessary, requirements relative to wildfire mitigation.

## **CON GOAL 2. PROTECT AND MONITOR AIR, LAKE AND GROUNDWATER QUALITY.**

**Ensure that development maintains the highest possible air, lake and ground water recharge quality.**

### **CON Objective 2.1. Air Quality**

The Town shall assist Pasco County in complying with all State and Federal standards for air quality.

CON Policy 2.1.1. The Town shall coordinate with Pasco County to assess air quality and to implement procedures necessary to meet federal standards.

CON Policy 2.1.2. Open burning shall be regulated and coordinated to avoid burning during periods of elevated pollution levels.

CON Policy 2.1.3. Ensure future land use patterns promote reduction in greenhouse gas emissions.

### **CON Objective 2.2. Lake and Groundwater Quality**

Improve the water quality in Lake Jovita and Finger Bowl Lake and ensure developments comply with all state and regional standards for protection of groundwater recharge areas.

CON Policy 2.2.1. Implement Future Land Use Element Goal 3. Ensure the Comprehensive Plan and LDC address environmental issues.

CON Policy 2.2.2. Implement PS&F Element Goal 4.



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CON Policy 2.2.3. Continue to enforce and update the Town's Hazardous Waste Ordinance and provide an ongoing public information program.

CON Policy 2.2.4. Adopt LDC requirements by December 2010 that only permit septic systems when consistent with suitable soil drainage capacity and Pasco County Health Department and Florida Statutes Chapter 381 requirements, and establish a Town of St. Leo minimum setback distance for septic systems from Lake Jovita and Finger Bowl Lake.

CON Policy 2.2.5. Continue to coordinate with and monitor the Pasco County Health Department monthly testing of water quality in Lake Jovita and coordinate with the Health Department to institute monthly water quality testing for Finger Bowl Lake.

CON Policy 2.2.6. Implement, to the greatest extent possible, the recommendations contained in the 1994 Clear Lake (Lake Jovita) Diagnostic Feasibility Study prepared by SWFWMD or update the feasibility study through grant funding and/or capital improvements programming.

CON Policy 2.2.7. Determine feasibility, in coordination with Southwest Florida Water Management District (SWFWMD), of conducting a diagnostic feasibility study for Finger Bowl Lake.

CON Policy 2.2.8. Coordinate with the City of San Antonio, Pasco County, Southwest Florida Water Management District (SWFWMD) and St. Leo University, to implement LDC requirements and/or identify potential capital projects by December 2011 to reduce or prevent pollution entering Lake Jovita and Finger Bowl Lake.

### **CON Objective 2.3. Drainage/Flood Prevention Requirements**

All redevelopment and new development requiring stormwater facilities and impacting wetlands, flood zones and natural drainage features is required to obtain Southwest Florida Water Management District approval and meet LDC stormwater requirements prior to the issuance of any Town of St. Leo building permit.

CON Policy 2.3.1. Continue to participate with Pasco County and FEMA to identify and map flood zones within the Town of St. Leo and, upon completion of the FEMA Study, to update the Town's Flood Prevention code.

CON Policy 2.3.2. Amend the LDC by December 2010 to incorporate a Stormwater Management code.



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CON Policy 2.3.3. Identify flood prone areas in St. Leo and prohibit development within those areas, unless floodplain compensation measures are approved.

**CON GOAL 3. COORDINATE LAND USE AND FUTURE LAND USE AMENDMENTS TO ENSURE PROTECTION OF GROUNDWATER SOURCES, AVAILABILITY OF A SUSTAINBLE WATER SUPPLY AND PROMOTE ENERGY CONSERVATION.**

**Ensure that the future St. Leo population has adequate and safe drinking water and that water supply concurrency is required prior to the issuance of a permit.**

**CON Objective 3.1. Implement the goals, objectives and policies in the Water Supply Facilities Work Plan Sub-Element.**

CON Policy 3.1.1. Amend the LDC by December 2010 to restrict land uses/development that adversely impact domestic water supply sources (such as wellfield protection zones) and establish development review criteria relative to compatibility with underlying soils.

CON Policy 3.1.2. Coordinate with Pasco County and SWFWMD in monitoring permit compliance and Best Management Practices, as defined by the Florida Natural Resources Conservation Service and the Pasco County Soil and Water Conservation District, for agricultural, commercial and institutional water users and waste disposal and/or discharge facilities and activities.

**CON Objective 3.2. Implement the goals, objectives and policies to promote energy conservation.**

CON Policy 3.2.1. Implement future land use patterns and development review criteria that promote mixed-use development, and ensure energy efficient and conserving site plan design and building construction.



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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## RECREATION AND OPEN SPACE ELEMENT

### INTRODUCTION

Based on the estimated 2008 total population ranging from 1,515 to 1,554 (including St. Leo University students and monastery residents) there is sufficient recreation/open space land within the Town of St. Leo or in close proximity [within ten (10) miles]. Pursuant to the 2006 visioning process, it was recommended that ten (10) or fifteen (15) percent of the Town land area be preserved as conservation and/or open space.

As of 2008, 183.8 acres (18.5 percent) of the Town has been designated Permanently Open Land (POL), excluding Lake Jovita and Finger Bowl Lake. In addition, as part of the Planned Unit Development approvals for St. Leo University, 23.38+/- acres (wetlands and uplands) were dedicated as permanent open space. Therefore, upland POL and dedicated open space total 207.18+/- acres or 20.9 percent of the Town's land area. Including Lake Jovita and Finger Bowl Lake increases the acreage to 374+/- acres or 37.7 percent of the Town's area.

It should be noted that underlying lands of Lake Jovita and Finger Bowl Lake are private. Located along Lake Jovita and Finger Bowl Lake are individual platted private properties which extend into the lakes. The City of San Antonio has a park (McMullen Park) within the Town limits that permits public access to Lake Jovita.

The Town of St. Leo does not own any public parks, recreational facilities or open space. These facilities are provided by the City of San Antonio, Pasco County, or are private. The St. Leo Abbey owns an 18-hole golf course that although private is open to the public.

Analytical data and map series are contained in Elements Technical Support Data/Map Series Appendix.

### GOALS/OBJECTIVES/POLICIES

#### **REC GOAL 1. PROTECT AND PRESERVE OPEN SPACE**

Retain St. Leo's spacious atmosphere and rural character by protecting and preserving a minimum of fifteen (15) percent of the Town's upland area as conservation easement, dedicated open space or designated POL.



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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## **REC Objective 1.1. Open Space Requirements**

Ensure that land designated Permanently Open Land (POL) and Conservation (CON), and LDC open space requirements and impervious surface maximums maintain a minimum of fifteen (15) percent of the Town's upland area as dedicated or designated green open space.

REC Policy 1.1.1. Implement Goals # 1 and 2 in the Future Land Use Element and Goal #1 in the Conservation Element.

REC Policy 1.1.2. Adopt land development regulations by December 2010, that include specific open space definitions and standards as well as provisions for the protection of open space and natural vegetation and the use of open space for buffering between land uses.

REC Policy 1.1.3. Review the LDC by December 2010 to ensure that new subdivisions are consistent with the recreational level of service standards in accordance with REC Table A.

## **REC GOAL 2. EXPAND PARK/RECREATIONAL OPPORTUNITIES**

**Provide St. Leo citizens with recreational opportunities in keeping with their physical and social needs and well-being by encouraging local institutions to make facilities available to the public.**

## **REC Objective 2.1. Establish Levels of Service**

Establish park and recreational facility classifications and level of service (LOS) standards as defined in REC Table A. These classifications and level of service standards are based on Pasco County's Recreation & Open Space Element of the Comprehensive Plan-2025. The LOS analysis is based on the technical data contained in Appendix A.

REC Policy 2.1.1. Evaluate every three (3) years the Town's status of compliance with the LOS standards.



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

**REC TABLE A**  
**Parks/Recreation Facilities Level of Service (LOS) Standards<sup>1</sup>**

Park/Facility	Standard	Population
Public open space	1 acre	1,000
Neighborhood park	1 acre	1,000
Community park	0.5 acre	1,000
District park	0.5 acre	1,000
Regional park	11 acres	1,000
Public lakefront	55 linear feet	1,000
Picnic tables	1	240
Softball fields	1	5,000
Playgrounds	1	6,800
Basketball courts	1	8,700
Soccer/Football fields	1	15,000
Baseball fields	1	24,000
Golf courses	9 holes	25,000

Note.

<sup>1</sup>Based on the estimated 2008 Town of St. Leo population (1,515) and definitions of regional, district and community parks (per Pasco County), only LOS related to public open space and neighborhood parks would be required for the Town of St. Leo.

REC Policy 2.1.2. Secure all possible financial assistance toward meeting recreation and open space goals and objectives and assure the availability of recreational facilities in compliance with levels of service.

REC Policy 2.1.3. Coordinate with the City of San Antonio and local institutions to improve recreation opportunities (e.g. provision of an exercise path from the Priory to the cemetery and back along Lake Jovita; improvement of public beach).

REC Policy 2.1.4. Encourage private recreation sites to remain open to the public.



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## INTER-GOVERNMENTAL COORDINATION ELEMENT

### INTRODUCTION

The key issues related to inter-governmental coordination are the impact of surrounding development, annexation and provision of water and sewer as controlled by Pasco County and cities of San Antonio and Dade City. Another important issue is coordination with St. Leo University to ensure campus development is compatible with the Comprehensive Plan. The analytical data and map series are contained in Technical Support Data/Map Series Appendix.

### GOALS/OBJECTIVES/POLICIES

#### ICE GOAL 1. Continue On-Going Intergovernmental Coordination

Achieve uniform, consistent, and reliable implementation of the Town of St. Leo Comprehensive Plan through improved coordination between and among the Town of St. Leo and agencies of the federal, state and regional governments, including the governments of Pasco County, and the Cities of San Antonio and Dade City-

#### ICE Objective 1.1. Land Planning, Transportation and Utilities

Continue to coordinate with Pasco County and other local governments and regulatory agencies to ensure land use planning, development, public utility expansions and transportation decisions achieve the goals of the Comprehensive Plan and other critical areas of Town concerns and involvement as contained in ICE Table A.

ICE Policy 1.1.1. Pursue a Joint Planning Agreement by December 2010 with Pasco County and adjacent municipalities to address, at a minimum, compatibility of future land use, transportation, annexations, development reviews and public utility expansion decisions with the Town of St. Leo Comprehensive Plan.

ICE Policy 1.1.2. Continue to support and participate in the Municipal Association of Pasco County (MAP).

ICE Policy 1.1.3. Continue to work with the St. Leo University to develop a Campus Master Plan Development Agreement by December 2010.



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

**ICE TABLE A**  
**Local Jurisdictions Impacting St. Leo**

Governing Body	Areas of Involvement
<b>Pasco County</b>	
Board of Pasco County Commissioners	Community development, annexations, Northeast Pasco Area and Pasadena Hills Plans, Comprehensive Plan land use amendments and rezoning, utilities and road maintenance
Pasco County Metropolitan Planning Organization	Transportation planning efforts
District School Board of Pasco County	Public schools
<b>Municipalities</b>	
City of San Antonio	Community development, annexations, CP land use amendments and rezonings, Pompanic Street and utilities
City of Dade City	Community development, annexations, CP land use amendments and rezonings and utilities
<b>Tampa Bay Region</b>	
Tampa Bay Regional Planning Council	Clearinghouse and comprehensive planning for consistency with the Regional CP
Southwest Florida Water Management District and Tampa Bay Water	Potable water, stormwater, drainage, and water conservation
<b>State of Florida</b>	
Department of Transportation	Transportation planning, including the 5-year transportation plan
Department of Environmental Protection	Air and water pollution
Department of Community Affairs	Review and adoption of local CP amendments and land development regulations (LDR)
Department of Health	Permit construction and removal of septic tank systems in the Town
<b>Federal Government</b>	
Department of Housing and Urban Development	Community Development Block Grant (CDBG) as a sub-recipient with the Pasco County Community Development Department
<b>Private entities</b>	
St. Leo University	Private college, ad-hoc meetings to coordinate and review campus development
St. Leo Abbey and Holy Name Monastery	Religious groups, ad-hoc meetings to coordinate and review issues



## TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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ICE Policy 1.1.4. Continue to coordinate and support the District School Board of Pasco County in the provision of school facilities pursuant to the Interlocal Agreement Coordination of Planning.

ICE Policy 1.1.5. Continue to work with Pasco County and Tampa Bay Water to address water conservation and implement goals in the Public Facilities and Services Element.

### **ICE Objective 1.2. Environmental Issues**

Coordinate with the City of San Antonio, Southwest Florida Water Management District and Pasco County with regard to water resources, address storm water runoff and point source pollution affecting Lake Jovita and Finger Bowl Lake and address energy conservation measures and reduction in greenhouse gas emissions.

ICE Policy 1.2.1. Coordinate with potable water service providers (Pasco County, City of San Antonio and Dade City), Southwest Florida Water Management District, Tampa Bay Water and large water users (St. Leo University and St. Leo Abbey golf course) in implementing a sustainable water supply and water conservation measures by regulating consumption of potable and well water for general use, irrigation, vehicle washing, and agricultural use.

ICE Policy 1.2.2. Coordinate with the City of San Antonio, Pasco County, Southwest Florida Water Management District (SWFWMD) and St. Leo University to implement LDC requirements and/or identify potential capital projects by December 2011 to reduce or prevent pollution entering Lake Jovita and Finger Bowl Lake.

ICE Policy 1.2.3. Coordinate and participate with Pasco County and Tampa Bay Regional Planning Council to address and implement energy conservation and reduction in greenhouse gas emissions.

### **ICE Objective 1.3. Level of Service (LOS) Standards**

Continue to coordinate with Pasco County, District School Board of Pasco County, City of San Antonio and Florida Department of Transportation (FDOT) in establishing and monitoring level of service standards for their public facilities within the Town to ensure development orders are not issued unless facilities are in place to serve the development and meet LOS.



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ICE Policy 1.3.1. Review future land use amendments and private development projects for consistency with the Town's Concurrency Management requirements and Traffic Circulation and Public Services and Facilities Elements; and Concurrency Management requirements related to public utilities, school facilities and roadway LOS standards established by Pasco County, Pasco County School Board, City of San Antonio and FDOT.

ICE Policy 1.3.2. Require public facilities and services necessary to support development to be available concurrent with the impacts of development approved by the Town and require issuance of a Certificate of Capacity from the utility service providers for the development. "Concurrent" shall mean that all adopted level of service standards are maintained during, and following, the development of all projects, or the impacts of said development are mitigated consistent with this Plan, in accordance with the level of service review standards established by this Comprehensive Plan.

### **ICE Objective 1.4. Hurricane Evacuation, Post-Disaster Redevelopment and Hazard Mitigation**

Coordinate and participate with Pasco County, surrounding communities and Tampa Bay Regional Planning Council in the development and implementation of hurricane evacuation, shelter planning and post-disaster redevelopment, and hazard mitigation measures.



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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## CAPITAL IMPROVEMENTS ELEMENT

### INTRODUCTION

The current issue for the Town is to conduct an assessment of local road conditions. The Town will continue to rely on services (water, sewer, fire, police) being provided by other jurisdictions. The analytical data are contained in Technical Support Data/Map Series Appendix.

### GOALS/OBJECTIVES/POLICIES

**CIE GOAL 1. ENSURE TIMELY AND EFFICIENT PROVISION OF ADEQUATE PUBLIC FACILITIES THROUGH THE USE OF SOUND GROWTH MANAGEMENT AND FISCAL POLICIES.**

#### CIE Objective 1.1. Growth Management

Management of the land development and capital improvements planning processes so that public facility needs do not exceed St. Leo's ability to fund and provide needed capital improvements to correct deficiencies, accommodate future growth, and replace obsolete facilities in conjunction with Pasco County, San Antonio and FDOT.

**CIE Policy 1.1.1. Implement ICE Goal # 1.** The Town shall continue to coordinate and communicate with Pasco County, Pasco County School Board, San Antonio and FDOT in establishing level of service standards for public facilities and services provided to the Town.

**CIE Policy 1.1.2.** Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the Town of a Certificate of Occupancy. "In place" shall mean that all adopted level of service standards are maintained during, and following, the development of all projects, or the impacts of said development are mitigated consistent with this Plan or a project addressing LOS concurrency is identified in the first three (3) years of the Five Year CIP, in accordance with the level of service standards established by this Comprehensive Plan.



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CIE Policy 1.1.3. Prior to approval of a building permit, the Town shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the Town of a Certificate of Occupancy. A development may meet the concurrency requirement for sanitary sewer through the use of onsite sewage treatment and disposal systems approved by the Department of Health to serve new development.

CIE Policy 1.1.4. Utilize Local Government Development Agreements, as described in Sections 163.3220-163.3243, Florida Statutes, to allow private enterprise to construct public facilities consistent with the goals, objectives and policies in the Comprehensive Plan.

CIE Policy 1.1.5. No development orders will be issued which will require the Town to exceed its fiscal ability to fund capital improvements to comply with adopted level of service standards.

## **CIE Objective 1.2. Capital Improvements Program**

**Establish and prioritize capital improvement projects in a manner that achieves and maintains adopted level of service standards while protecting the Town's investment in existing and future public facilities.**

CIE Policy 1.2.1. Adopt a five (5) year plan schedule to complete and fund projects (CIE Tables A and B). At this time no capital projects have been identified.

CIE Policy 1.2.2. Establish an annual Capital Improvements public hearing as an integral part of the annual budgeting process and update the CIE in accordance with Chapter 163, Florida Statutes.

CIE Policy 1.2.3. Capital improvement projects related to expanded and/or new public services and facilities resulting from development shall bear a reasonable proportionate share of the cost of providing the services and/or facilities.



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

**CIE Table A  
Five (5) Year Capital Improvement Program**

Capital Projects	FY 2009	FY 2010	FY 20110	FY 2012	FY 2013	Total	Funding Sources <sup>1</sup>
No Projects							

Note:

<sup>1</sup>Funding Source Codes:

**CIE Table B  
Five (5) Year Capital Improvement Program Revenue Sources**

Project/ Revenues	FY 2009	FY 2010	FY 20110	FY 2012	FY 2013	Total
No Projects Identified						
Property Taxes						
Business Taxes						
Local Sales Tax						
Infrastructure Surtax (Penny for Pasco)						
Road Impact Fees						
Other Impact Fees						
Franchise Fees (electric/gas)						
Revenue Share						
Local Option Gas Tax						
CBDG						
Other						
Total Revenues						



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CIE Policy 1.2.4. Capital projects shall be evaluated for possible addition to the Capital Improvements Element schedule of projects, relative to identified appropriate and legally available revenue sources and, but not limited to, consideration of the following criteria.

1. The elimination of public health and safety hazards;
2. Replacement or rehabilitation of obsolete public facilities and the elimination of existing capacity deficiencies necessary to maintain level of service standards;
3. Necessity for compliance with statutory or regulatory requirements;
4. Provision of capacity for redevelopment and new development, based upon projected growth patterns;
5. Coordination of improvement programs with state, city and regional agencies, such as the Southwest Florida Water Management District, providing facilities within or adjacent to the Town;
6. Compliance with and support of locational policies established in the Future Land Use, Public Services & Facilities, and other elements of this Plan;
7. Improved efficiency/cost-effectiveness of Town operations; and
8. Cost savings due to factors such as matching grant funds, private contributions
9. Cost impacts to annual operating budgets.

CIE Policy 1.2.5. Ensure the CIE achieves consistency with all elements and compliance with the following policies (adopted level of service standards).

1. Parks level of service standards (see Objective REC 2.1 of the Recreation and Open Space Element).
2. Roadway level of service standards (see Objective TE 1.6 of the Transportation Element).
3. Potable water level of service standards (see Objective WSP 1.2 Water Supply Facilities Sub-element, of the Public Services & Facilities Element).
4. Wastewater level of service standards (see Objective PS&F 2.1 of the Public Services & Facilities Element).
5. Solid waste level of service standards (see Objective PS&F 4.2 of the Public Services & Facilities Element).
6. Drainage level of service standards (see Objective 5.1 of the Public Services & Facilities Element).

## **CIE Objective 1.2. Funding of Capital Projects**

Limit reliance on local ad valorem (property tax) revenues for funding capital improvements by maximizing use of impact fees, user charges, intergovernmental transfers, and other funding sources.



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

CIE Policy 1.2.1. The Town shall consider alternative funding sources for constructing capital projects including but not limited to grants, impact/user fees, and state and Pasco County funding.

CIE Policy 1.2.2. Priority for payment of capital projects shall be made from current revenues and other funding sources and minimize the use of debt for funding capital projects.

**CIE Objective 1.3. Coordinate and Monitor Capital Improvement Projects of State, County, City and Regional Governmental Entities that are Service Providers to the Town or have Projects that Impact the Town.**

Coordinate with and incorporate in the Town’s Capital Improvement Program, five (5) year projects identified by Pasco County, SWFMWD, Dade City, City of San Antonio and FDOT that are located within or will impact the Town of St. Leo.

CIE Policy 1.3.1. Monitor on an annual basis the capital improvement projects of other state, county, city and regional entities located within or could impact the Town of St. Leo (CIE Table C).

**CIE Table C  
Five (5) Year Capital Improvement Program of Other Jurisdictions Impacting St. Leo**

Capital Projects	Prior Years (\$Millions)	FY 2009 (\$Millions)	FY 2010 (\$Millions)	FY 2011 (\$Millions)	FY 2012 (\$Millions)	Total (\$Millions)
Pasco County: Clinton Avenue Extension (West of Curley Rd. to east of Pasadena Dr.)	\$4.35		\$2.89			\$26.18
San Antonio: No projects						
Dade City: No projects						



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COMPREHENSIVE PLAN-2025  
ADOPTED MAP SERIES APPENDIX



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COMPREHENSIVE PLAN- 2025  
ELEMENTS TECHNICAL SUPPORT  
DATA/MAPS APPENDIX



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# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

## FUTURE LAND USE ELEMENT SUPPORTING DATA

### Summary

The Future Land Use Element analytical data and map series are contained herein with the following map series.

- INTRO Exhibit A. Location Map
- FLUE Exhibit A. Existing Land Use Map
- FLUE Exhibit B. Current Future Land Use Map
- FLUE Exhibit B-1. Proposed Future Land Use Map Amendments and Rural Growth Boundary
- FLUE Exhibit B-2. 2025 Future Land Use Map
- FLUE Exhibit C. Official Zoning Map
- FLUE Exhibit D. Topography Map and Visual Corridor Study
- FLUE Exhibit E. Soils Map
- FLUE Exhibit F. Vacant and Agricultural Land
- FLUE Exhibit G. External Factors Map

Based on Property Appraiser data and field inspection, the existing land uses in the Town of St. Leo are provided on FLUE Table A and illustrated on FLUE Exhibit A. The acreages illustrate the rural/low density character of the Town.

**FLUE TABLE A  
2008 Existing Land Use**

Land Use	2008 Acreage/Percentage	
Agriculture	115.65	11.67
Business	2.77	0.28
Open Space/Recreation	283.31	28.59
Institutional/Public	169.25	17.08
Residential	123.38	12.45
Water	183.11	18.48
Vacant (Residential/Business)	113.61	11.46
<b>TOTAL</b>	<b>991.08</b>	<b>100</b>

Source. Pasco County Property Appraiser's Office, Town boundary and annexations, and measurements from GIS. Note that there is a slight difference in the total area (0.58 acres) compared to Table B. For the purposes of this update, the Town of St. Leo land area will be based on Table B or 990.5 acres.



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The existing land uses within the Town of St. Leo reflects its rural character. The Future Land Use map (FLUE Exhibit B) provides for the continued reinforcement of the rural/low density character of the Town. The table on the following page illustrates the acreages of the current and proposed future land use categories.

Future Land Use Map amendments that have occurred since 1989 include the following.

1. Mary Carolyn Dunne Estate. 21 acres MOL, from Agricultural to Rural Density Residential land use, Ordinance 97-1 (1997). This amendment also created the Rural Density land use category.
2. St. Leo University. 45.11 acres MOL, from Agricultural to Institutional land use, Ordinance 97-6 (1997).
3. Lake Jovita Joint Venture. Annexed 38.2 acres MOL, Low Density Residential land use, Ordinance 98-05, (1998).
4. Lake Jovita Joint Venture. Annexed 7.5 acres MOL; Low Density Residential land use, Ordinance 99-5 (1999).

As a result of the EAR, there are several proposed Future Land Use Map (Exhibit B-1) amendments. Table B reflects the current and 2025 Future Land Use Map.

1. Properties that have been annexed into the Town, but were not assign any future land use category. These two (2) properties 3.07+/- acres (per GIS 3.22+/- acres) are recommended for the Medium Density land use category (Sites E and F).
2. Identify a Rural Growth Boundary to reflect future growth areas for the Town related to FLUE Objective 2.3 Establish Rural Growth Boundary.
3. Designate six (6) properties (Sites A-D and G-H, total 88.69+/- acres) owned by institutions with the Institutional land use category consistent with FLUE Objective 1.3 Institutional Land Use Category. Three properties (A, a portion of C and D) were zoned Institutional as part of the adoption of the new Land Development Code and Zoning Map on December 12, 2005. This change will provide consistency between the Future Land Use Map (FLUM) and Zoning Map.



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**TABLE B**  
**Current and 2025 Future Land Use Category Acreages**

Land Use	2008 Acreage	2008 Percentage	2025FLUM Acreage	2025 FLUM Percentage
Agriculture	145.16	14.7	131.26	13.2
Rural Density Residential	21.81	2.2	21.81	2.2
Low Density Residential	176.63	17.9	167.48	16.9
Medium Density Residential <sup>2</sup>	74.99	7.5	53.35	5.4
Business	18.94	1.9	16.07	1.6
Institutional	202.26	20.4	290.95	29.4
Village Center	0	0	0	0
Permanently Open Land <sup>1</sup>	350.71	35.4	309.58	31.3
<b>TOTAL</b>	<b>990.5</b>	<b>100</b>	<b>990.5</b>	<b>100</b>

Source. Pasco County Property Appraiser's Office, Town boundary and annexations, and measurements from GIS. Notes.

<sup>1</sup> Includes Lake Jovita and Finger Bowl Lake.

<sup>2</sup> Includes two tracts of land annexed in 2002 that are recommended for MDR.

The new Land Development Code (LDC) established zoning districts that are the same as the future land use categories. The Official Zoning Map (FLUE Exhibit C) matches the Future Land Use Map with some exceptions as noted on the Zoning Map and identified above as proposed FLUM amendments.

## Issues

The major development issues relevant to the Town of St. Leo entail the Town's unique physical characteristics, development potential of vacant (undeveloped) land, the future vision of the Town and externalities impacting the Town, and development controls.

### Town Physical Characteristics

There are a number of physical characteristics of the Town that make it unique, create a strong aesthetic and place physical parameters on potential development. These physical attributes include Lake Jovita, Finger Bowl Lake and the Town's forested hillside topography. FLUE Exhibit D illustrates the Town's unique topography and key physical attributes (forested areas and lakes). The Town is located within the Brooksville Ridge, which is the dominate topographic feature in eastern Pasco County. The contour elevations of the Ridge range from 75 to 300 feet above NGVD along its central spine. The topography of the Ridge is very irregular with rolling hills and valley terrain.



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The crest and flanks of the Ridge are typically deep sandy soils with the remaining Ridge areas being a mixture of poorly drained to well drained soils (FLUE Exhibit E).

The hillside topography and forested areas create unique physical factors that will impact site planning for future development. Based on aerial delineation of tree canopy, approximately 269 acres or 27.2 percent of the Town is forested area. In addition, FLUE Exhibit D also illustrates the Visual Corridor Study adopted in 2001. This document identified key visual corridors in the Town. Lake Jovita and S.R. 52. The study also recommended design and development guidelines relative to building siting, architectural design, building heights and hillside impacts. These guidelines were later incorporated into the new Land Development Code adopted in 2005.

Another physical factor impacting development is the various soil types within the Town that are also influenced by the Town's topography. The soils within the Town are generally conducive for development and support the use of septic systems (FLUE Exhibit E). Also depicted on Exhibit E are the drainage basins within the Town, which are part of the Withlacoochee River and Hillsborough River watersheds. Much of the Town is located within the Tank Lake Basin of Special Concern. Pasco County has established specific stormwater regulations related to this area. The Town is also within the Upper Floridian aquifer, which provides the water source for private wells. There are no Pasco County or Tampa Bay Water wellfields within the Town of St. Leo.

## Town Vision

The document that represented the first visioning process for the Town of St. Leo was the Visual Corridor Study, adopted in 2001. As noted previously, this document identified key visual corridors in the Town. Lake Jovita and S.R. 52.

The second visioning process resulted from the Town of St. Leo receiving a DCA grant to conduct a visioning process relative to desired land use patterns and character of the community during a 10 year lifetime. The end result is to develop proposed comprehensive plan amendments identifying the Urban Service Boundary consistent with Senate Bill 360.

The visioning process entailed the following.

- Analysis of 1989 Town of St. Leo Comprehensive Plan goals, objectives and policies related to land use patterns.
- Review the Town of St. Leo Visual Corridor Study.
- Analyze Pasco County and San Antonio Comprehensive Plan goals, objectives and policies and future land use and zoning designations related to land use patterns surrounding St. Leo.
- Preparation of draft strategies including but not limited to those for future growth; economic development; preservation of open space, environmentally sensitive lands and agricultural lands; appropriate areas for mixed-use and high-density commercial and



## TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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residential development, and opportunities to create land use patterns that promote Town goals.

- Preparation of exhibits depicting important view corridors, key development patterns and a Town of St. Leo Future Land Use map showing external factors that have current and future impacts on the Town of St. Leo.

The end result of this process reinforced the Town's desire to maintain its rural character. The table on the following page highlights the visioning strategies that were addressed pursuant to SB 360 as listed below.

- Future population growth
- Priorities for economic development
- Preservation of open space, environmentally sensitive lands and agricultural lands
- Appropriate areas for mixed-use and high-density commercial
- Identification of Urban Growth/Service Boundary



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

**FLUE TABLE C  
Visioning Strategies**

Visioning Topics	Relevant 1989 Comprehensive Plan Goals/Objectives	Recommended Strategies
<b>Defining Community Character</b>	<p><u>Future Land Use Element, Goal 1, Objectives 1 and 4.</u></p> <p>GOAL 1. St. Leo should protect and preserve its unique institutional, low density, residential and rural character.</p> <p>Objective 1. Future residential development should not exceed densities for low-medium density residential development with emphasis on single-family dwellings.</p> <p>Objective 4. The development pattern for St. Leo shall be based on maintaining a clear distinction between compact, urban type development and rural land uses and promote the orderly, timely conversion of rural lands to more intense uses. (New objective and policies amendment per DCA settlement agreement)</p>	<ul style="list-style-type: none"> <li>• Favor keeping Goal #1 as primary Town vision.</li> <li>• Recognize business area at S.R. 52 and Pompanic St. and incorporate into Goal #1.</li> <li>• Address buffering (landscaping, lighting, noise) between University and residential.</li> </ul>
<b>Future Population Growth Projection</b>	<p>No Related Goals</p>	<ul style="list-style-type: none"> <li>• Maintain rural character</li> </ul>
<b>Priorities for Economic Development</b>	<p><u>Future Land Use Element, Goal 1, Objective 1, Policy 6</u></p> <p>GOAL 1. St. Leo should protect and preserve its unique institutional, low density, residential and rural character.</p> <p>Policy 6. No industrial land use shall be permitted in St. Leo.</p>	<ul style="list-style-type: none"> <li>• Favor keeping Goal #1 as primary Town vision.</li> <li>• Support commercial development at S.R. 52 and Pompanic St., but not at S.R. 52 and Happy Hill Rd or at new S.R. 52 (Clinton Ave. extension).</li> <li>• Support some limited commercial along Clinton Ave. (low intensity/low rise)</li> <li>• No "Big Box" or large-scale commercial development.</li> <li>• No industrial land uses.</li> </ul>
<b>Locations for Mixed-Use/High Density Residential and Commercial Areas</b>	<p><u>Future Land Use Element, Goal 1</u></p> <p>GOAL 1. St. Leo should protect and preserve its unique institutional, low density, residential and rural character.</p>	<ul style="list-style-type: none"> <li>• Maintain rural character; therefore, no mixed-use high density residential or commercial.</li> </ul>
<b>Identification of Urban Growth/Service Boundary</b>	<p>No Related Goals</p>	<ul style="list-style-type: none"> <li>• Control access points along current S.R. 52 and new S.R. 52 (Clinton Ave.) as a means to manage growth.</li> <li>• Establish Town rural growth boundary to extend to the south to the new S.R. 52 (Clinton Avenue), but not beyond.</li> </ul>



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

**FLUE TABLE C (Continued)  
Visioning Strategies**

Visioning Topics	Relevant 1989 Comprehensive Plan Goals/Objectives	Recommended Strategies
<p><b>Preservation of Open Space, Environmentally Sensitive Lands &amp; Agricultural Lands</b></p>	<p><b><u>Future Land Use Element, Goal 1, Objectives 2, 3 and 4.</u></b></p> <p>GOAL 1. St. Leo should protect and preserve its unique institutional, low density, residential and rural character.</p> <p>Objective 2. St. Leo's future institutional development should be encouraged by annual planning meetings with college planners, but permitted only where such plans dedicate open space in a ratio of no less than one acre open space for each acre used for improvement to maintain the institution in a rural setting, and demonstrate that the development will not increase any water pollution and only when existing traffic facilities are sufficient to allow the additional traffic flow which will result from development.</p> <p>Objective 3. The Town shall encourage agriculture activities to be maintained in total acreage shown on the Future Land Use Map. (New objective and policies amendment per DCA settlement agreement)</p> <p>Objective 4. The development pattern for St. Leo shall be based on maintaining a clear distinction between compact, urban type development and rural land uses and promote the orderly, timely conversion of rural lands to more intense uses. (New objective and policies amendment per DCA settlement agreement)</p> <p>Policy 2. Agriculture land use categories shall be established to conserve and protect agriculture and limit urban sprawl into agricultural uses.</p> <p><b><u>Future Land Use Element, Goal 3, Objective 1, Policy 2</u></b></p> <p>GOAL 3. Protecting the shorelines and waters of Lake Jovita from harm is a primary land use concern.</p> <p>Policy 2. To adopt ordinances which will regulate shoreline use and vegetation to stop runoff pollution and to establish a healthy and environmentally sound aquatic plant and fish balance.</p>	<ul style="list-style-type: none"> <li>• Economic reality and viability of maintaining agricultural and citrus farming is uncertain.</li> <li>• Flexibility in considering conversion of agricultural lands to other rural density/intensity uses.</li> <li>• Rural character can be maintained without agricultural lands by encouraging a rural residential and rural commercial character and development pattern.</li> <li>• Conserving Town's wooded character is part of maintaining rural character. Tree protection is important.</li> </ul> <ul style="list-style-type: none"> <li>• Protect Lake Jovita and Finger Bowl Lake, maintain Goal #3 and add Finger Bowl Lake to Goal #3.</li> </ul> <p>Address buffering between lakes and adjacent uses and protect lakes from pollutant run-off such as requiring properties to have retention swales between lake and property.</p>



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

**FLUE TABLE C (Continued)  
Visioning Strategies**

Visioning Topics	Relevant 1989 Comprehensive Plan Goals/Objectives	Recommended Strategies
<p><b>Preservation of Open Space, Environmentally Sensitive Lands &amp; Agricultural Lands</b></p>	<p><u><b>Future Land Use Element, Goal 4, Objective 1.</b></u></p> <p>GOAL 4. To maintain a portion of the town area in conservation use.</p> <p>Objective 1. To maintain at least 5% of the area of St. Leo in conservation use and limit residential development in these areas to any one single family residence for five acres.</p> <p><u><b>Recreation and Open Space Element, Goal 1, Objective 1.</b></u></p> <p>GOAL 1. Retain St. Leo's spacious atmosphere and rural character by protecting and preserving precious open space.</p> <p>Objective 1. Encourage retention of land in open space uses; review zoning to determine if it can be strengthened as an open space preservation measure.</p> <p><u><b>Recreation and Open Space Element, Goal 2, Objective 3.</b></u></p> <p>GOAL 2. Provide St. Leo citizens with recreational opportunities in keeping with their physical and social needs and well-being by encouraging local institutions to make facilities available to the public.</p> <p>Objective 3. As of the effective date of this plan, lands designated as recreational or conservation open space will be protected from incompatible land uses.</p>	<ul style="list-style-type: none"> <li>• There is currently a significant amount of land (almost 20%) designated Permanently Open Land in Town. Objective #1 should have a higher standard such as maintain 10%-15% open space in Town.</li> <li>• To implement higher open space standard add open space requirement in LDC for all development.</li> <li>• Encourage walking and bike paths along lakes.</li> </ul>

### Vacant Land and Town Development Potential

Vacant land is defined as land that is undeveloped relative to its highest development potential relative to its current FLUM and zoning designations. For example, land that is zoned agricultural could be developed at a residential density of one (1)/unit/ten (10) acres, which could be its highest development potential as opposed to agriculture uses. Based on this definition, there is approximately 203.06 acres of vacant land (20.5 percent of the Town's land area) per the Pasco County Property Appraiser and GIS data as follows (FLUE Exhibit F).

- Agricultural. 145.16 (14 dwelling units)
- Low Density Residential. 43.82 acres (43 dwelling units)



## TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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- Medium Density Residential. 6.68 acres (26 dwelling units)
- Rural Density Residential. 7.4 acres (3 dwelling units)

Based on the above figures, approximately 86 dwelling units could be developed.

Based on Pasco County population projections, the Town of St. Leo would have a population of 544 by 2025, a decrease from its 2000 population of 595.

The total development potential of the Town, based on the current Future Land Use map and assuming all residential and agricultural designated land use were developed at maximum permissible density by 2025, would be approximately 498 dwelling units. This would equate to an approximate density of 0.5 dwelling unit/acre, which would still maintain the rural character of the Town. Based on the Census data of 2.63 persons per household, the maximum development potential of 498 dwelling units would equate to a residential population of 1,309. Utilizing the Census data for Pasco County of 2.3 persons/household equates to a residential population of 1,145. Factoring in the residents of the two monasteries (104 people) and projected St. Leo University students residing on-campus (2,750) would equate to a total population ranging between 4,000 and 4,163. In comparison, the 2008 estimated population (residents and students residing on-campus) is between 1,515 and 1,554.

The total development potential of the Town, based on the 2025 Future Land Use map and assuming all residential and agricultural designated land use were developed at maximum permissible density, would be approximately 462 dwelling units. This would equate to an estimated 2025 population ranging between 1,063 and 1,215. Including projected St. Leo University on-campus residents and monastery residents, the total projected population would range between is 3,917 and 4,069.

The potential 2025 commercial development (Business land use category) would be approximately 175,000 square feet based on the maximum floor area ratio of 0.25.

### Future Growth and External Factors

The EAR analysis also identified external factors, potentially beyond the control of the Town that could influence the future character and development patterns surrounding the Town of St. Leo (Exhibit G). These externalities were presented as part of the DCA grant visioning process. These external factors include the following.

1. Adjacent Pasco County Future Land Use designations are predominately Residential-1 (one unit/acre).
2. Proposed Pasco County Comprehensive Plan goals/objectives related to the Northeast Pasco County Plan (FLUE Exhibit H). In general, the Northeast Pasco County Plan.



## TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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- Maintains the rural character of area
  - Designates St. Leo as a City Center
  - Designates S.R. 52 as a Rural Scenic Roadway
  - Provides for Joint Planning/Annexation Agreements
3. Adjacent City of San Antonio Future Land Use designations are predominately Low Density Residential (one unit/acre).
  4. Clinton Avenue Extension (new S.R. 52).
  5. New Pasco County sewer line along S.R. 52.
  6. Dade City annexations and utility expansions.

Another issue that has emerged is the delineation of the Town boundaries. FLUE Exhibit G illustrates an area that is shown as " No future land use designations". This property, located at the intersection of S.R. 52 and Prospect Road, was not shown on the 1979 or 1989 Comprehensive Plans, but was shown by the Pasco County Property Appraiser as being within the Town of St. Leo. Therefore, this property never received a Pasco County land use designation. The properties located at the southwest corner of the Town (shown on the map as #3) were identified as being located within the Town of St. Leo. These properties were shown on the Town of St. Leo 1979 and 1989 Comprehensive Plans and designated as Agriculture. However, based on recent delineation of the Town boundaries, these properties are not within the Town boundaries. Therefore, the above referenced properties will need to be assigned either Pasco County land use designation or annexed into the Town of St. Leo.

Since the visioning process in 2006, Pasco County adopted the Pasadena Hills Plan in 2008. This plan provides for village development concepts that could potentially permit increased densities adjacent to the Town. The Town of St. Leo Commission presented their concerns to the Pasco County BOCC, which were as follows.

- The Pasadena Hills Plan depicts three villages ("A", "B", and "C") along Clinton Avenue adjacent to the Town of St. Leo (Exhibit G). Given the potential density/intensity of development within these villages, it is not an appropriate transition with the rural character of the Town of St. Leo or the NE Pasco Plan area. Villages "B" and "C" should be classified as Type 3 villages and not Type 2. The Type 3 village concept is a more appropriate transition to the rural character of St. Leo.
- Although it will have impacts on the Town of St. Leo, Village "A" makes the most sense for the Type 1 concept, given its unique location. Village "A" encompasses part of the Town; therefore, annexation/de-annexation is a major issue.



## TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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The issue focuses on the Town deciding, in support of the Commission and landowner, whether the best course of action is to have the portion of Village "A" west of Prospect Rd entirely within the Town or within the County. In either case, the key issue is creating a village that is appropriately developed and designed in a manner that creates compatibility with the Town's character.

- The plan shows extension of Handcart Road (4-lanes) through the Town to SR 52. This seems unnecessary as Curley Rd and Prospect Rd are in close proximity and adequate to serve north/south traffic. The bisecting of the Town for such a short distance has no sound planning basis given the potential negative impacts. In addition, reducing the scale of Village "C" to a Type 3 concept would be further justification for eliminating the Handcart Rd. extension. We requested that the extension through St. Leo be eliminated from the Plan.
- The Town has strong concerns regarding protection of the hillside topography, a major character of the area and Town of St. Leo. There needs to be strong protective policies that include the Clinton Avenue and Prospect Road corridors as well as Fort King Hwy. These policies need further refinements and details, and need to be translated into the LDC site plan review criteria.

In summary, key factors that could create development pressures for higher densities, thereby, affecting the Town's rural character, are the Pasadena Hills Plan, impact of county sewer lines and Clinton Avenue extension.



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

## TRANSPORTATION ELEMENT SUPPORTING DATA

### Summary

The Town of St. Leo currently maintains approximately 1.8 miles of local roadways. The major roadway through the Town is S.R. 52. S.R. 52 is a major east/west roadway in Pasco County functionally classified as an arterial roadway. There are two Pasco County roads that abut the Town limits. TE Table A depicts the various roadways within the Town of St. Leo and those that abut the Town or are in close proximity. The table also identifies the LOS standards. Exhibit TE A illustrates the roadway network.

**TE TABLE A  
Principal Roadway Network**

Street	From Street	To Street	Length (Miles +/-)	Functional Classification	Current Right-Of-Way <sup>3</sup>	AADT	Adopted LOS Standard	Current LOS
<b>Roads within or abutting the Town of St. Leo</b>								
Pompanac Street <sup>1</sup>	S.R. 52	Dunne Road	0.7	Local 2-lane undivided	50 Feet	NA	D	NA
SR-52	Pompanac Street	Happy Hill Road (C.R. 579)	1.9	FDOT Arterial 2-lane undivided	Varies 80 - 100 Feet	10,800	D	C
Wichers Road <sup>2</sup>	Williams Cemetery Road	S.R. 52	1.15	Town/County Local 2-lane undivided	35 Feet	NA	D	NA
Christmas Drive <sup>1</sup>	Dunne Road	Dead-end	0.2	Local 2-lane undivided	20 Feet	NA	D	NA
Fire Lane <sup>1</sup>	S.R. 52	Dead-end	0.2	Local 2-lane undivided	50 Feet	NA	D	NA
Lemon Street <sup>1</sup>	S.R. 52	Dead-end	0.3	Local 2-lane undivided	50 Feet	NA	D	NA
McMullen Drive (serves McMullen Park)	Pompanac Street	Lake Jovita	0.2	City of San Antonio, 2-lane undivided	NA	NA	NA	NA
Dunne Road	East of Pompanac Street	Lake Jovita Development	0.5	County Local 2-lane undivided	30 Feet	NA	NA	NA
Williams Cemetery Road	East Town boundary	West Town boundary	1.4	County Local 2-lane undivided	20 Feet	NA	NA	NA



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

**TE TABLE A (Continued)  
Principal Roadway Network**

Street	From Street	To Street	Length (Miles +/-)	Functional Classification	Current Right-Of-Way <sup>3</sup>	AADT	Adopted LOS Standard	Current LOS
<b>Roads in close proximity to the Town of St. Leo</b>								
Curley Road (C.R. 577)	Clinton Avenue extension	Pasco Road	2.3	County Collector 2-lane undivided	Varies 50-66 Feet	19,927	D	B/C
McCabe Road	Curley Road	Williams Cemetery	0.9	County Local 2-lane undivided	40 Feet	NA	NA	NA
Happy Hills Road (C.R. 579)	S.R. 52	North of S.R. 52	2.0	County Collector 2-lane undivided	66 Feet	2,492	D	C
Prospect Road (C.R. 579A)	S.R. 52	South of S.R. 52	2.2	County Arterial/Collector 2-lane undivided	66 Feet	2,449/6,283	D	B/C

Source: Pasco County Comprehensive Plan-2025, Transportation Element and Town of St. Leo.

TCE Table A Notes.

NA= Data not available

<sup>1</sup> Pompanic Street is jointly maintained by the Town of St. Leo (east 25 feet of right-of-way) and city of San Antonio (west 25 feet of right-of-way).

<sup>2</sup> The Town owns and maintains Wichers Road from SR 52 South approximately 1,300 feet, then for the next 2,375 feet the Town and County share ownership/maintenance, the remaining 2,375 feet is County road. In March of 2003, the Town and County, by an Interlocal agreement, shared in the cost to pave Wichers Road.

<sup>3</sup> Pasco County has established transportation corridor right-of-way preservation for the following streets.

- § S.R. 52. 135 feet.
- § Prospect Road. 200 feet
- § Happy Hills Road. 135 feet
- § Curley Road. 166 feet

The Town will establish right-of-way requirements for Town maintained roads.

Review of Pasco County and FDOT plans show only one roadway project planned for the next five years. The Clinton Avenue extension project (proposed new S.R. 52) is located south of the Town. Proposed right-of-way acquisition (150 feet per the County's Transportation Corridor Preservation Map) started in 2007. Once completed, Clinton Avenue will be classified as an arterial and the old S.R. 52 may become a collector.



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

## HOUSING ELEMENT SUPPORTING DATA

### Summary

The housing stock in the Year 2000 included 42 housing units, according to the US Census Bureau's Housing Census characteristics. Based on 2008 property appraiser data, there are 115 single-family homes and one duplex. Table 1 illustrates housing characteristics in 1990 and 2000.

**HSG TABLE A  
Population and Housing Characteristics**

Characteristic	1990	2000
<b>Population</b>		
Total Population	1,009	595
Median Household Income	\$35,313	\$37,917
Median Age	NA	20.5 Years
Percentage of Households Below Poverty Level	10.2 %	19.8 %
Average Household Size	2.54	2.63
<b>Housing</b>		
Total Housing Units	64	42
Owner-occupied units	59.38%	73.71%
Renter-occupied units	32.81%	26.19%
Vacant units	7.81%	0%
<b>Year Structure Built</b>		
1980-Present	23.4%	61.9%
1940-1980	37.5%	30.9%
<b>Number of Bedrooms</b>		
1 or none	0.47%	0%
2-3	71.87%	7.14%
4 or more	23.44%	92.86%
Units with private water	60.04%	NA
Units with central sewer	10.04%	NA
Median Value of Owner-Occupied Home	NA	\$209,100
<b>2008 Data</b>		
Median Value of Single-family home per 2008 assessment roll per Property Appraiser	NA	\$282,351

Source: US Census Bureau 1990 and 2000 Census, Pasco County Property Appraiser



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

**HSG TABLE B  
Key Demographics Comparisons with Pasco County**

Characteristic	St. Leo 2000	Pasco County 2000
<b>Population</b>		
Total Population	595	344,765
Median Household Income	\$37,917	\$32,969
Median Age	20.5 Years	44.9
Percentage of Households Below Poverty Level	19.8 %	7.6%
Average Household Size	2.63	2.30
<b>Housing</b>		
Owner-occupied units	73.71%	70%
Renter-occupied units	26.19%	14.9%
Vacant units	0%	15.1%
Year Structure Built		
1980-Present	61.9%	52%
Median Value of Owner-Occupied Home	\$209,100	\$79,600

Source: US Census Bureau 2000 Census

In 1998, an exterior housing condition inspection was conducted on 51 single family homes, of which 10 were found with major or minor Standard Housing Code violations. No update of this survey has been conducted.

There are no historically significant housing, mobile home parks, public housing, adult congregate or nursing home facilities in the Town of St. Leo.

Based on Pasco County population projection, St. Leo would have a population of 544 by 2025, a decrease from its 2000 population of 595. Based on the BEBR projections of average growth between 2000 to 2007, the projected 2025 population would be 3,197. The total residential development potential of the Town, based on the 2025 Future Land Use map and assuming all residential and agricultural designated land use were developed at maximum permissible density, would be approximately 462 dwelling units. This would equate to an estimated 2025 population ranging from 1,063 and 1,215 residents with a total population ranging from 3,917 and 4,069, including St. Leo University on-campus and monastery residents.

Given the Town's rural character, it is reasonable to assume the 2025 residential population would be in the range of 1,000-1,100. Based on the projected population there is adequate residentially designated lands for meeting housing needs.



## TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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Future housing would be provided by private and public (county, state, federal) sources. Student housing would be provided by St. Leo University and the monasteries would provide for their needs.



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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## TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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### **PUBLIC SERVICES AND FACILITIES ELEMENT AND WATER SUPPLY FACILITIES WORK PLAN SUB-ELEMENT SUPPORTING DATA**

#### Summary

The Town of St. Leo does not have a municipal water or sewer system. Residents of the Town obtain their water directly from one of three sources, private well, City of San Antonio or Pasco County. The Town is within two water service areas: Pasco County and City of San Antonio (PS&F Exhibit A). St. Leo University and Order of Saint Benedict (the Abbey golf course and Monastery) are served by its own sewer system. Town residents are served by private septic systems or Pasco County.

Much of the Town is located within the Tank Lake Basin of Special Concern. Pasco County has established specific stormwater regulations related to this area.

The total development potential of the Town, based on the 2025 Future Land Use map and assuming all residential and agricultural designated land use were developed at maximum permissible density, would be approximately 462 dwelling units. This would equate to an estimated 2025 population ranging from 1,063 (based on 2.3 persons/household) to 1,215 (based on 2.63 persons/household). It is reasonable to assume that the 2025 residential population would be in the range of 1,000-1,100. Including projected St. Leo University on-campus residents (2,740) and monastery residents (104), the projected total 2025 population would range from 3,917 to 4,069.

PS&F Exhibit A illustrates the various public facilities and services provided within and adjacent to the Town of St. Leo. FLUE Exhibit E illustrates the Tank Lake Basin area and CON Exhibit A illustrates the location of well fields within and adjacent to the Town.

#### Water/Sewer

All residents of the Lake Jovita development, including sixty-six (66) single-family homes within the Town of St. Leo, are served by County sewer and a centralized well water system, which was previously owned and operated by the Lake Jovita development, but is now operated by Pasco County. The Lake Jovita water well is only designed to serve the needs of the Lake Jovita development. The closest County water line is located approximately 2.9 miles to the west of St. Leo at the intersection of S.R. 52 and McKendree Road. The Pasco County Lake Jovita water permit is for an average of 327,000 gallons/day (gpd) with a peak use of 655,000 gpd with a permit expiration date of March 23, 2009. The water source for this permit is the Hillsborough River basin.



## TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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St. Leo University, Holy Name Monastery and Order of Saint Benedict Monastery (including the Abbey golf course) are served by a private well water and sewer system; however, the sewer system was connected to the County's sewer system in 2004. The St. Leo University water permit is for an average of 113,300 gpd (peak is 253,700 gpd) with a permit expiration date of February 17, 2017. The Abbey golf course water permit is for an average of 174,500 gpd (peak is 432,800 gpd) with a permit expiration date of May 5, 2015. The water source for all of these permits is the Hillsborough River basin.

The Dade City service area terminates at Happy Hill Road and Prospect Road; therefore, no service is currently being provided to the Town. The closest Dade City water line is located at the intersection of S.R. 52 and Happy Hill Road. Dade City's water permit is for an average of 2,275,000 gpd (peak is 2,960,000 gpd) with an expiration date of August 28, 2011. The water source for this permit is the groundwater from the Withlacoochee River.

Approximately twenty (20) residences utilize private well and septic systems as well as Town Hall.

The water systems of St. Leo University, Saint Leo Abbey and the City of San Antonio are interconnected. There is an informal agreement between these entities to share water during emergencies.

The Town of St. Leo has an interlocal agreement with the City of San Antonio to provide water service, which currently serves eighteen (18) single-family, one (1) duplex and two (2) businesses within the Town. The City of San Antonio has a current capacity of 228,600 gallons/day with a 2008 utilization of 151,000 gallons/day. According to City staff there is no plan to expand capacity or to expand water service to other Town of St. Leo residents or businesses. In addition, the City of San Antonio has no plans to provide sewer service to the Town.

Pasco County has an established level of service for water of 120 gpd per capita and both the City of San Antonio and Dade City have an LOS of 135 gpd per capita.

Pasco County has a 12-inch reclaimed water line that runs along the north side of S.R.52 that provides water for some of the Lake Jovita development common areas. According to Pasco County there is no plan to expand this line and demand currently exceeds capacity. However, the County and St. Leo University have submitted for a cooperative funding project with SWFWMD to construct a 320,000 gallon reclaimed water storage pond, pumping station and extension of the County's reclaimed water line to the University. An offset of 34,400 gallons per day (flow of 45,867 gpd at 75% efficiency) is expected for this project which will serve the existing St. Leo University and the possible expansion of the University campus. It is anticipated that future offset could increase to 60,000 gallons per day. This project estimated to cost \$900,000 and proposed funding is for Fiscal Year 2010. According to SWFWMD, it is a high priority project.



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

The County sewer line is located along S.R. 52 and Wirt Road. It is the intent of the County to extend the sewer line to the east from Wirt Road along McCabe Road. Pursuant to the County, the Wesley Center Sub-regional plant, which serves this area has a capacity of 3.0 million gallons/day and actual usage (May 2008) of 3.9 million gallons/day. The Wesley plant is interconnected with the Southeast Subregional plant, which also has a capacity of 3.0 million gallons/day and actual usage (May 2008) of 2.19 millions gallons/day. According to the County, there is sufficient sewer capacity to address Town of St. Leo growth.

It is important to note that the Regional Water Supply Plan does not include any population estimates, demand projections or conservation/alternative supply projects for the Town. Table A provides an estimate of water and sewer demand based on the estimated 2025 population, including St. University and the Monastery, as noted in the Summary. Given the rural character of the Town, is not unreasonable to assume that new development would utilize groundwater sources and septic systems for the near term.

**PS&F TABLE A  
2025 Water/Sewer Demand/Supply Analysis**

2025 Population Ranges	Water Demand gpd <sup>1</sup>	Water Supply gpd <sup>2</sup>	Sewer Demand gpd <sup>1</sup>	Sewer Capacity gpd <sup>3</sup>
3,917	470,040	614,500	470,040	6.0 million
4,069	488,280	614,500	488,280	6.0 million

Notes:

<sup>1</sup> Water and sewer demand based on LOS 120 gpd per capita.

<sup>2</sup> Water supply based on Lake Jovita, St. Leo University and Abbey SWFWMD permits.. The City of San Antonio was not included since they have indicated they will not provide expanded service to St. Leo.

<sup>3</sup> Capacity based on Wesley and Southeast Subregional plants.

Based on the above analysis, there is sufficient water supply and sewer capacity to serve the 2025 population.

### Stormwater

The Town does not operate a master drainage system; however, it maintains the Town Hall retention ponds. Stormwater management for Lake Jovita development and St. Leo University are provide and maintained by those entities. Much of the Town is located within the Tank Lake Basin of Special Concern. Pasco County has established specific stormwater regulations related to this area. Future stormwater requirements will be reviewed by the Town pursuant to regulations and permitting by SWFWMD and Pasco County.



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

## Schools

There are no public schools located or planned within the Town. Schools that serve Town of St. Leo residents are San Antonio Elementary, Pasco Middle and High School (PF&S Exhibit A). According to the School District these schools are near capacity; however, new schools are being planned to relieve any overcrowding. The Pasco County and its municipalities have an Inter-local Agreement with the School Board committing to meeting annually to address school facilities planning and local educational issues. Currently, DCA granted the Town of St. Leo in 2007, an exemption from implementing the required school currency management system.

## Other Services

The Town has interlocal agreements with Pasco County to provide police, fire and emergency medical services (PS&F Table B). Other service providers are depicted in Table B.

**PS&F TABLE B  
Current Inter-local Agreements**

Functional Category	Actual or Potential Service Provider(s)	Name of Agreement & Agreement Number	Parties to Agreement	Effective Date	Comments
Education	Pasco County School Board	Interlocal Agreement Coordination of Planning.	Pasco County, all municipalities and school board	May 12, 2003.	Coordinate planning and conduct yearly joint meetings
Sanitary Sewer	Pasco County (Lake Jovita, St. Leo Abbey /St. Leo University)	N.A.	N.A.	N.A.	No inter-local agreement. Service provided by private sources.
Public Safety-Police	Pasco County	General Law Enforcement Services	Pasco Co. Sheriff	10/1/03-9/30/13	Annual contract
Public Safety-Fire	Pasco County	Fire Suppression and First Responder Services	Pasco Co.	10/1/03-9/30/04	Annual contract
Solid Waste	Central Carting	Solid Waste Service	Central Carting	10/1/06	Annual contract
Drainage	N.A.	N.A.	N.A.	N.A.	No inter-local agreement
Potable Water	San Antonio St. Leo Abbey (Private) Pasco County	N.A.	N.A.	N.A.	No inter-local agreement, service provided by private and public sources.



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

**PS&F TABLE B (Continued)  
Current Inter-local Agreements**

Functional Category	Actual or Potential Service Provider(s)	Name of Agreement & Agreement Number	Parties to Agreement	Effective Date	Comments
Parks and Recreation	Pasco County City of San Antonio	N.A.	N.A.	N.A.	No inter-local agreement
Transportation Facilities	Pasco County FDOT	N.A. N.A.	N.A. N.A.	N.A. N.A.	No inter-local agreement No interlocal agreement
Building Permit & Inspection Services	City of Dade City	Building Permit Review & Inspection Services	Dade City	4/15/2004	Interlocal Agreement, Annual Renewal



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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## TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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### CONSERVATION ELEMENT SUPPORTING DATA

#### Summary

There has been no study of wildlife habitats in the Town of St. Leo. However, Pasco County has identified potentially significant wildlife areas (CON Exhibit A). Utilizing Pasco County data, an environmental map was prepared illustrating potential wetland areas (CON Exhibit A).

Based on aerial delineation of tree canopy, approximately 269 acres (27.2 percent) of the Town is forested area (CON Exhibit B). This is based on aerial map estimation of tree canopy areas one (1) acre or more in size. No field or survey verification of forested sites or tree species was conducted. In addition, topographic contours are also shown on CON Exhibit B, illustrating the Town's varied topographic hillside features.

These maps will be utilized in the LDC development review process. Development containing environmentally sensitive areas will be required to provide environmental data and/or detailed mapping. Forested and important wildlife habitat areas should be considered as prime areas for meeting LDC open space requirements.

The Town of St. Leo is not depicted on FEMA maps, and therefore, flood prone areas have not been delineated. The Town is currently working with Pasco County and FEMA to be included in the FEMA map update.

Water conservation and supply analysis is provided in the Water Supply Facilities Work Plan Sub-Element data support section.



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

## RECREATION AND OPEN SPACE ELEMENT SUPPORTING DATA

### Summary

There is one existing public recreational/open space site located within the Town of St. Leo that is owned and operated by the City of San Antonio (McMullen Park). The other private recreation areas are owned and maintained by St. Leo University, St. Leo Abbey and Holy Name Monastery. St. Leo Golf Course is open to the public and is owned by the St. Leo Abbey (land leased to the University). Residents of the Lake Jovita development located within the Town of St. Leo have access to the Lake Jovita development recreational facilities. Located along Lake Jovita and Finger Bowl Lake are individual platted private properties which extend into the lakes.

REC Table A below is a summary of the recreational and open space sites that are developed and maintained by St. Leo University, St. Leo Abbey, Holy Name Monastery, Pasco County, San Antonio and the state that are located within a ten (10+/-) mile radius of St. Leo Town Hall (see PS&F Element supporting data Exhibit A).

**REC TABLE A  
Summary of Recreational and Open Space Sites  
within a 10-mile radius of St. Leo**

Site	Classification	Area	Inventory
<b>City of San Antonio</b>			
San Antonio City Park	Neighborhood Park	5 acres	Baseball field, band stand landscaping, picnic tables play equipment, restrooms
McMullen Park (within Town of St. Leo)	Neighborhood Park	1.5 acres	Lake Jovita access, fishing dock, pavilion, play equipment, restrooms
Rosewood Park	Neighborhood Park	0.5 acres	Picnic tables
<b>County owned</b>			
San Antonio Recreation Complex	Community Park	13 acres	4 Baseball fields, picnic pavilions (2 tables), play area, restrooms
Withlacoochee River Park	Regional Park	408 acres	Camping/fishing pier, canoe access, picnic area (80 tables), playground area, restrooms, shelters



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

**REC TABLE A (Continued)**  
**Summary of Recreational and Open Space Sites**  
**within a 10-mile radius of St. Leo**

Site	Classification	Area	Inventory
<b>County owned (Continued)</b>			
John S. Burks Memorial Park	Community Park	67 acres	6 Baseball fields, 3 soccer fields, 2 softball fields, 4 basketball courts, nature trail, picnic area (10 tables , play stations, restrooms
James Irvin Civic Center	Community Park	1 acre	Recreation building, open fields, 2 playground areas, 4 basketball courts, volleyball court, shuffleboard court, 2 picnic tables
<b>State owned</b>			
Green Swamp Wildlife Management Area	Open Space	49,768 acres	Campground, hiking, hunting, open space
Withlacoochee State Forest	Open Space	157,479 acres	Boat/canoe ramp, campsites with electric power, fishing docks, hiking trails
<b>Other</b>			
St. Leo University	Private Recreation		Baseball and softball fields, basketball/volleyball courts (3), fitness center, soccer field and tennis courts ( 6)
St. Leo Abbey	Public Recreation		Public 18-hole golf course
Holy Name Monastery	Private Recreation		Tennis courts (4)
Lake Jovita Development	Private Recreation		(2) 18-hole golf course and clubhouse, tennis courts
Lake Jovita/Finger Bowl Lake	Private (individual platted lots into the lakes)		Boating/fishing

Sources. City of San Antonio and Pasco County.



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

**REC TABLE B**  
**Parks/Recreation Facilities Level of Service (LOS) Standards/Analysis<sup>1</sup>**

Park/Facility	Standard	Population	Provided	2008 LOS Sufficiency	2025 LOS Sufficiency
<b>Parks</b>					
Public open space (within St. Leo <sup>2</sup> )	1 acre	1,000	1.5 acres	Yes	Yes
Neighborhood park	1 acre	1,000	7.0 acres	Yes	Yes
Community park	0.5 acre	1,000	19.0 acres	Yes	Yes
District park	0.5 acre	1,000	0 acres	No	No
Regional park	11 acres	1,000	475 acres	Yes	Yes
Public lakefront <sup>2</sup>	55 linear feet	1,000	200+/- feet	Yes	Yes
<b>Recreational Facilities</b>					
Picnic tables	1	240	94	Yes	Yes
Softball fields	1	5,000	2	Yes	Yes
Playgrounds	1	6,800	5	Yes	Yes
Basketball courts	1	8,700	8	Yes	Yes
Soccer/Football fields	1	15,000	4	Yes	Yes
Baseball fields	1	24,000	10	Yes	Yes
Golf courses	9 holes	25,000	Public. 1 18-hole Private. 2 18-hole	Yes	Yes

Note.

<sup>1</sup>Based on the estimated 2008 Town of St. Leo population (1,515 to 1,554), the LOS requirement would only relate to public open space and neighborhood park.

<sup>2</sup>Public open space and lakefront access are provided by McMullen Park (1.5+/- acres), which is operated by the City of San Antonio, but located within the Town of St. Leo.

Park/Recreation definitions are derived from Pasco County's Recreation/Open Space Element.

- § Regional Park. Typically 100+ acres in size and serves a population of 100,000.
- § District Park. Typically 80+ acres and serve a population of 50,000.
- § Community Park. Generally 5+ acres and serve a population of 25,000.
- § Neighborhood Park. Less than 5 acres and serve a population of 5,000.



## TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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As of 2008, 350.34+/- acres (35.4 percent) of the Town is designated Permanently Open Land, including Lake Jovita and Finger Bowl Lake. Lake Jovita and Finger Bowl Lake (the portion within the Town) total approximately 166.9 acres. In addition, as part of the Planned Unit Development approvals for St. Leo University projects (PUD Case #02-A, 14.1 acres and PUD#06-A, 9.28 acres), 23.38+/- acres (wetlands and uplands) were dedicated as permanent open space. Therefore, POL land and dedicated private open space total 373.72 acres or 37.7 percent of the Town's land area.



# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

## INTER-GOVERNMENTAL COORDINATION ELEMENT SUPPORTING DATA

### Summary

Pursuant to Florida Statutes Chapter 163. 3177 (6)(h), in February 2004, the Town of St. Leo submitted an Inter-Local Service Agreement Report to DCA. These agreements are funded through the Town's operational budget. Based upon review of these agreements, there are no service deficits or duplications that have been identified (ICE Table A).

**ICE TABLE A  
Current Inter-local Agreements**

Functional Category	Actual or Potential Service Provider(s)	Name of Agreement & Agreement Number	Parties to Agreement	Effective Date	Comments
Education	Pasco County School Board	Interlocal Agreement Coordination of Planning.	Pasco County, all municipalities and school board	May 12, 2003.	Coordinate planning and conduct yearly joint meetings
Sanitary Sewer	Pasco County St. Leo Abbey (Private)	N.A.	N.A.	N.A.	No inter-local agreement, service provided by private sources.
Public Safety- Police	Pasco County	General Law Enforcement Services	Pasco Co. Sheriff	10/1/03-9/30/13	Annual contract
Public Safety- Fire	Pasco County	Fire Suppression and First Responder Services	Pasco Co.	10/1/03-9/30/04	Annual contract
Solid Waste	Central Carting	Solid Waste Service	Waste Management of Pasco County	10/1/00	Annual contract Expires 10/1/09
Drainage	N.A.	N.A.	N.A.	N.A.	No inter-local agreement
Potable Water	San Antonio St. Leo Abbey (Private)	N.A.	N.A.	N.A.	No inter-local agreement, service provided by private sources.
Parks and Recreation	Pasco County	N.A.	N.A.	N.A.	No inter-local agreement
Transportation Facilities	Pasco County FDOT	N.A. N.A.	N.A. N.A.	N.A. N.A.	No inter-local agreement No interlocal agreement
Building Permit & Inspection Services	City of Dade City	Building Permit Review & Inspection Services	Dade City	4/15/2004	Interlocal Agreement, Annual Renewal



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# TOWN OF ST. LEO COMPREHENSIVE PLAN- 2025

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## CAPITAL IMPROVEMENTS ELEMENT SUPPORTING DATA

The Town of St. Leo has not identified any capital projects. Therefore, there is no supporting data/analysis.