

LPA RESOLUTION NO. 13-11

A RESOLUTION BY THE TOWN OF ST. LEO TOWN COMMISSION ACTING AS THE LOCAL PLANNING AGENCY PURSUANT TO SECTION 163.3184, FLORIDA STATUTES, RECOMMENDING THAT THE TOWN OF ST. LEO TOWN COMMISSION ADOPT AN ORDINANCE TO THE TOWN OF ST. LEO COMPREHENSIVE PLAN-2025 TO UPDATE THE WATER SUPPLY FACILITIES WORK PLAN SUB-ELEMENT OF THE PUBLIC SERVICES AND FACILITIES ELEMENT AND TECHNICAL SUPPORT APPENDIX IN COMPLIANCE WITH THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT WATER SUPPLY PLAN; AND AMENDING THE TOWN OF ST. LEO COMPREHENSIVE PLAN-2025 INTRODUCTION, FUTURE LAND USE AND PUBLIC SERVICES AND FACILITIES ELEMENTS RELATED TO THE UPDATE OF THE WATER SUPPLY FACILITIES WORK PLAN SUB-ELEMENT.

WHEREAS, the Town of St. Leo Town Commission adopted the Town of St. Leo Comprehensive Plan-2025 on August 10, 2009, and

WHEREAS, in compliance with the Southwest Florida Water Management District(SWFWMD) update of their Water Supply Plan, the Town of St. Leo Town Commission has proposed amendments to the Water Supply Facilities Work Plan Sub-Element of the Public Services and Facilities Element and Technical Support Data/Maps Appendix, and

WHEREAS, as a result of the Water Supply Facilities Work Plan Sub-Element update, the Town of St. Leo Comprehensive Plan-2025 Introduction, Future Land Use and Public Services and Facilities Elements require updates, and

WHEREAS, the Town of St. Leo has provided due notice pursuant to Sections 163.3184 and 166.041 Florida Statutes, and

WHEREAS, the Town of St. Leo Town Commission, acting as the Local Land Planning Agency (LPA), conducted a public hearing on June 10, 2013 and gave full and complete consideration to the recommendations of the staff and evidence presented at the public hearing and found that the above referenced amendments are consistent with the Town of St. Leo Comprehensive Plan-2025 and SWFWMD Water Plan.

NOW THEREFORE BE IT RESOLVED BY THE TOWN OF ST. LEO LOCAL PLANNING AGENCY:

SECTION 1. Finding of fact. The Town Commission acting as the Local Planning Agency (LPA), hereby incorporates and adopts the "Whereas" clauses as set forth above as finding of fact and the proposed amendments attached herein as Exhibit "A", wherein underlined text is to be added and strike-through text is to be deleted.

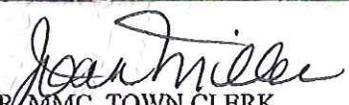
SECTION 2. Based on the recommendations of the staff and evidence presented at the public hearing, the LPA recommends that the Town of St. Leo Town Commission APPROVE the above referenced amendments as being consistent with the Town of St. Leo Comprehensive Plan-2025 and SWFWMD Water Plan.

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

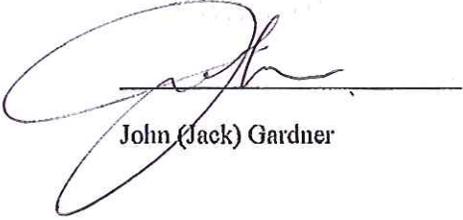
John (Jack) Gardner, Mayor
Donna DeWitt, O.S.B,
Brother James Hallett, O.S.B.
Robert Inslee, Mayor ProTem
James Wells

APPROVED IN REGULAR SESSION ON THIS 10TH DAY OF JUNE, 2013.

ATTEST:


JOAN MILLER, MMC, TOWN CLERK

MAYOR, TOWN OF ST. LEO


John (Jack) Gardner

Approved as to form by:

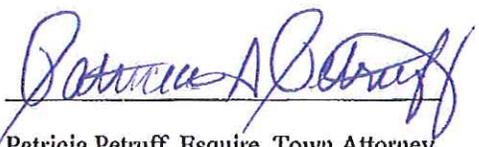

Patricia Petrucci, Esquire, Town Attorney

EXHIBIT A

WATER SUPPLY FACILITIES WORK PLAN SUB-ELEMENT

INTRODUCTION

The purpose of the Town of St. Leo Water Supply Facilities Work Plan (Work Plan) sub-element to the Public Services and Facilities Element of the Town of St. Leo Comprehensive Plan-2025, 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) for a ten (10) year period and to comply with the Southwest Florida Water Management District (SWFWMD) Regional Supply Plan (Regional Plan). 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 located 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 or planned to 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. Lake Jovita residences within the Town, include 86 residences and 21 vacant single-family lots. Saint Leo University, Holy Name Monastery and Order of Saint Benedict Monastery (including the Abbey golf course) are served by its own private well water system, which includes serving the Abbey golf course. Twenty (20) residences and six (6) businesses are served by private wells.

The Town of St. Leo has an interlocal agreement with the City of San Antonio to provide water service, which currently serves twenty (20) residences and six (6) businesses ~~eighteen (18) single-family, one (1) duplex and two (2)~~ 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 420 ~~124~~ gpd per capita and both the City of San Antonio and ~~Dade City~~ have has an LOS of 435 ~~116~~ 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. This reclaimed water line is being extended into the University as part of a joint County, University and SWFWMD project. The reclaimed water line will feed into a pond located adjacent to the tennis courts, which will be tied into the University's irrigation system. This project is anticipated to be completed by the end of Summer 2013.

The Town of St. Leo Water Supply Facilities Work Plan (Work Plan) will reference in the policies 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 has not adopted their Work Plan. Pasco County has adopted their 10 Year 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 10 year planning time schedule as the City of San Antonio, Dade City and Pasco County Work Plan. Since the Town does not provide water, there are no capital improvements identified in the CIP.

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 SWFWMD Regional Water Supply 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 sub-element Comprehensive Plan within 18 months or as required by law, after SWFWMD approves an updated Regional Water Supply Plan ("RWSP"), and coordinate with SWFWMD in the update of the ten year RWSP. The Town shall 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.

WSP Policy 1.2.2. Adopted level of service for provision of potable water service shall be based on City of San Antonio LOS of 116 gallons per day per capita for developments served by the City and the Pasco County LOS of 124 120 gallons per day per capita for development to be served by the County .

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 and; 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. Continue to implement the Amend the LDC by December 2010 to requirement for use of Florida native landscaping and drought tolerant plants for meeting open space, parking lot and buffer landscaping requirements.

WSP Policy 1.2.6. The Town shall maintain this Work Plan sub-element for at least a ten year planning period addressing water supply necessary to serve existing and future development within the Town, and 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. May ~~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.

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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, City of San Antonio 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.

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 and use of rain sensors and other water conservation techniques.

WSP Policy 1.2.14 Continue to implement low impact development techniques as required by the Land Development Code.

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 pursuant to the LDC and that adequate water supplies and facilities will be available to serve the development no later than issuance of a Certificate of Occupancy or its functional equivalent.

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

**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). Saint 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 an average of 2.3 persons/household) to 1,215 (based on an average of 2.63 persons/family household). ~~It is reasonable to assume that~~ Based on development potential, the 2025 residential population would be in the range of 1,000-1,100. Including projected Saint Leo University on-campus residents (2,740 by 2017) and monastery residents (104), the projected total 2025 population would range from 3,917 to 4,069.

Based on the 2010 Census, the Town population was 1,340. Based on Florida Bureau of Economic and Business Research (BEBR) projections, Town residential population could be as high as 2,057 by 2025. Coupled with projected campus residents, total Town 2025 population could be as high as 4,797. Based on the Town's size, development potential and average persons/household, this projection appears to be high.

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 86 single-family homes and 21 vacant single-family lots 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; therefore, it is not part of the County-wide system that in part utilizes water from Tampa Bay Water. 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 now combined within the County's overall water permitting; therefore, specific usage is not available. ~~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.

Saint 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. The University owns the sewer forced main, which handles all sewage from the north side of S.R. 52 and the Abbey golf course on the south side. The forced main is connected to the County system and the County bills the University based on volume. Currently there are no capacity issues. The stand-alone treatment plant was connected to the County's sewer system in 2004 and therefore, has been disabled and removed. The Saint Leo University water permit (No. 20002296.005) is for an annual average of 413,300 240,600 gpd (with peak monthly average of is 253,700 375,500 gpd) with a permit expiration date of ~~February 17, 2017~~ July 16, 2019. The Abbey golf course water permit (No. 20012784.00) is for an annual average of 174,500 gpd (with a peak monthly average of is 432,800 gpd) with a permit expiration date of May 5 2, 2015. The water source for all of these permits is the Hillsborough River basin.

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~~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 and six (6) businesses utilize private well and septic systems, including as well as Town Hall.

The water systems of Saint Leo University, Holy Name Monastery, Saint Leo Abbey and the City of San Antonio are interconnected. There is an informal private 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 twenty-one (21) residences ~~eighteen (18) single-family, one (1) duplex and two (2) three (3) businesses~~ within the Town. The City of San Antonio has a current capacity of 228,600 gallons/day with a 2012 utilization of 123, 845 54,000 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~~ 124 gpd per capita and both the City of San Antonio and ~~Dade City~~ has have an LOS of ~~135~~ 116 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 SWFWMD and Saint Leo University have entered into ~~submitted for~~ a cooperative funding project with SWFWMD to construct an approximate 320,000 gallon reclaimed water storage pond, pumping station and extension of the County's reclaimed water line to the University. The agreement provides for a review of the existing pumping permit with the intent to reduce the permitted volume of pumping potable irrigation water by an amount approximating the volume supplied by the County. 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 average offset could increase to as high as 60,000 gallons per day. This project is estimated to exceed \$900,000 1 million, and proposed funding is for Fiscal Year 2010. According to SWFWMD, it is a high priority project. Construction started February 2013 and is anticipated to be completed by the end of Summer 2013.~~

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 6.0 million gallons/day with an expanded capacity of 9.0 gpd. and ~~actual~~ annual average daily flow usage (2011 May-2008) is of 2.82 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 annual average daily flow usage (2011 May-2008) of 2.56 2.49 million 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 Saint University and the Abbey Monastery, as noted previously in the Summary section. 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 ¹	Water Supply gpd ²	Sewer Demand gpd ¹	Sewer Capacity gpd ³
3,917	485,708 470,040	415,100 614,500	485,708 470,040	6.0-9.0 million
4,069	504,556 488,280	415,100 614,500	504,556 488,280	6.0-9.0 million
4,797	594,828	415,100	594,828	6.0-9.0 million

Notes:

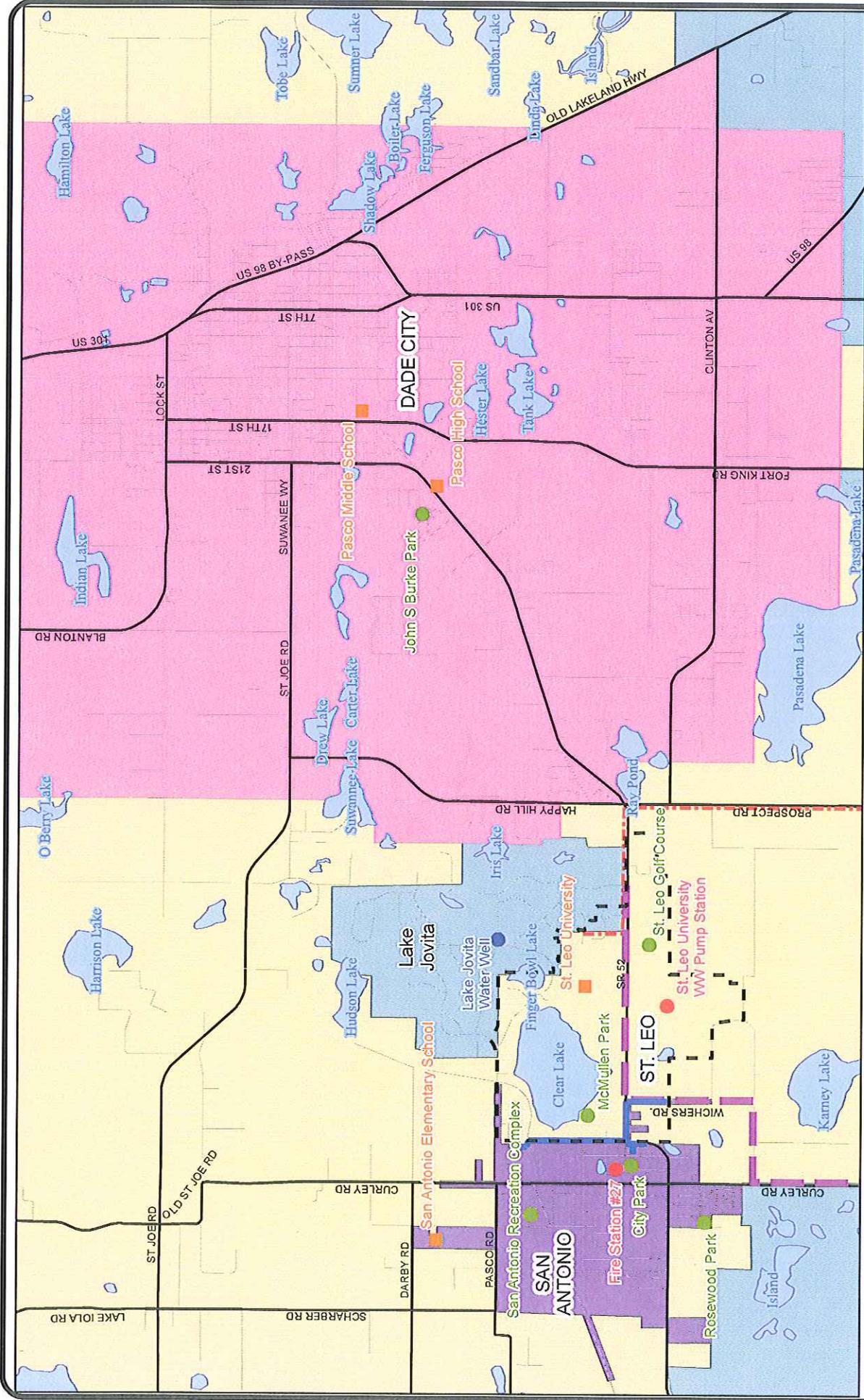
¹ Water and sewer demand based on the County's LOS 1240 gpd per capita.

² Water supply based on annual average 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. Since the permit for the County is county-wide, no gpd can be determined for St. Leo. Pursuant to the County, supply is not an issue.

³ Capacity based on Wesley and Southeast Subregional plants.

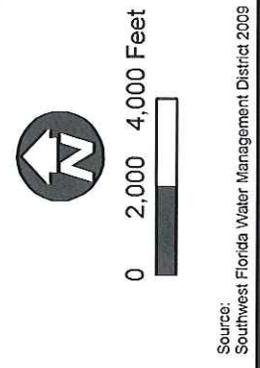
Based on the above analysis, there appears to be is sufficient water supply and sewer capacity to serve the 2025 population.

Amended PS&F Exhibit A
Existing Public/Private Services & Facilities



PS & F Exhibit A
Existing Public / Private
Services & Facilities

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 Telephone (813) 889-8100, Fax (813) 926-0659



Source:
 Southwest Florida Water Management District 2009

- Utility Service Areas**
- City of St. Leo
 - City of San Antonio
 - Pasco County Utilities
 - City of Dade City
- Water Lines**
- City of San Antonio Water Line
 - Pasco County Wastewater Force Main
 - Pasco County Reclaimed Waterline
 - City of Dade City Waterline

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 201308 full-time student enrollment at St. Leo University is 2,562 1,600 of which 1,336 1,142 currently reside on campus. The University employs approximately 654 485 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)~~

Based on the 2010 Census, the Town population was 1,340. According to the 2000 census, the population of St. Leo was 595, which represents a population increase of 745 and compared to the 1990 population of 1,009, an increase of 331 over 20 year period. The 2010 Census indicated the average household was 2.32 persons and average family size was 2.62 persons. Based on Florida Bureau of Economic and Business Research (BEBR) projections, Town residential population could be as high as 2,057 by 2025. Including projected Saint Leo University on-campus residents (2,740 by 2017) and monastery residents (104), the projected total 2025 population could be as high as 4,797. Based on the Town's development potential, size and persons/household, this projection would appear to be high.

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 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 an average of 2.3 persons/household) to 1,215 (based on an average of 2.63 persons/family household). Based on this analysis, the 2025 residential population would be in the range of 1,000-1,100. Including projected Saint Leo University on-campus residents (2,740 by 2017) and monastery residents (104), the projected total 2025 population would range from 3,917 to 4,069.

Based on the 2010 Census, the Town population was 1,340. Based on Florida Bureau of Economic and Business Research (BEBR) projections, Town residential population could be as high as 2,057 by 2025. Coupled with projected campus residents, total Town 2025 population could be as high as 4,797. Based on the Town's size, development potential and average persons/household, this projection appears to be high. 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.

FUTURE LAND USE ELEMENT SUPPORTING DATA

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	121.36 131.26	12.2 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 ²	74.99	7.5	53.35	5.4
Business	18.94	1.9	16.07	1.6
Institutional	202.26	20.4	300.85 290.95	30.4 29.4
Village Center	0	0	0	0
Permanently Open Land ¹	350.71	35.4	309.58	31.3
TOTAL	990.5	100	990.5	100

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

Notes.

¹ Includes Lake Jovita and Finger Bowl Lake.

² Includes two tracts of land annexed in 2002 that are recommended for MDR.

Inter-Governmental Coordination Element

Other Services

The Town has interlocal agreements with Pasco County to provide police, fire and emergency medical services and the City of San Antonio to provide some residents with water (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	2012-2025	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 Waste Services, Inc.	Solid Waste Service	Central Carting Waste Services, Inc.	10/1/06	Annual contract
Drainage	N.A.	N.A.	N.A.	N.A.	No inter-local agreement
Potable Water	San Antonio	<u>Interlocal Water Agreement</u>	<u>San Antonio</u>	<u>3/8/2010</u>	<u>3/8/2016</u>
	St. Leo Abbey (Private) Pasco County	N.A.	N.A.	N.A.	No inter-local agreement, service provided by private and public 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	<u>4/15/2013</u>	Interlocal Agreement, Annual Renewal