

RESOLUTION NO. 16-07

AN 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 A SMALL SCALE PLAN AMENDMENT, TO THE TOWN OF ST. LEO COMPREHENSIVE PLAN-2025 FUTURE LAND USE MAP (FLUM) FOR AN APPROXIMATE 2.87 ACRE TRACT LOCATED GENERALLY AT THE SOUTHEAST CORNER OF POMPANIC STREET AND MCMULLEN DRIVE FROM THE BUSINESS FUTURE LAND USE CATEGORY TO THE INSTITUTIONAL FUTURE LAND USE CATEGORY.

WHEREAS, Saint Leo University Inc., has initiated a future land use map amendment and a rezoning for an approximate 2.87 acre tract, located generally at the southeast corner of Pompanic Street and McMullen Drive, and more specifically described in Exhibit "A" attached herein, from the Business future land use category to the Institutional future land use category, and

WHEREAS, the Town of St. Leo Town Commission, acting as the Local Planning Agency has provided due public 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 April 11, 2016 and recommended approval of the above referenced future land use map amendment, as being consistent with the Town of St. Leo Comprehensive Plan-2025.

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

SECTION 1. Finding of fact. The LPA hereby incorporates and adopts the "Whereas" clauses as set forth above as findings of fact and the staff report attached herein as Exhibit "A".

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 following small scale plan amendment to the Town of St. Leo Comprehensive Plan -2025 Future Land Use Map as follows:

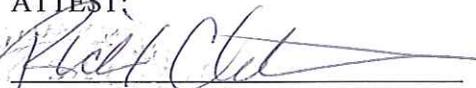
FLUM Case #16-A, an application by Saint Leo University, Inc. to initiate a small scale Future Land Use Map amendment to the Town of St. Leo Comprehensive Plan-2025, for an approximate 2.87 acre tract located generally at the southeast corner of Pompanic Street and McMullen Drive, and more specifically described in Exhibit "A" attached herein, from the Business future land use category to the Institutional future land use category.

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

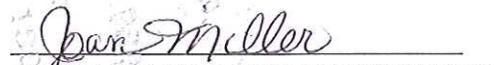
Richard H. Christmas, Mayor
James Hallett, O.S.B.
Gregory P. Smith
Donna DeWitt, O.S.B.
Curtis Dwyer

APPROVED IN REGULAR SESSION ON THIS 11TH DAY OF APRIL, 2016.

ATTEST:

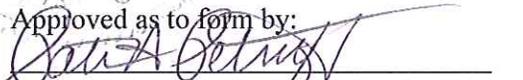


RICHARD CHRISTMAS, MAYOR



JOAN MILLER, MMC, TOWN CLERK

Approved as to form by:



Patricia A. Petruff, Esquire, Town Attorney

EXHIBIT A



Town of St. Leo

STAFF REPORT
Amendments to the Future Land Use Map and Institutional Land Use Category
Case: FLUM Amendment #16-A
Local Planning Agency and Town Commission Meeting April 11, 2016

Applicant: Saint Leo University, Inc.

Representative: Joel Tew, Esq.

Property Related to the Future Land Use Map Amendment:

Southeast corner of the Pompanic Street/McMullen Drive intersection. The proposed area is an approximate 2.87 acre site located within Folios #01-25-20-0020-00A00-0090 and #01-25-20-0000-01800-0010, and within a portion of Folio #01-25-20-0000-02200-0000 (see Appendix A for property sketch and legal description). Said property is owned by Saint Leo University, Inc.

Request:

1. Future Land Use Map (FLUM) Amendment:
 - a. From: Business
 - b. To: Institutional

Application Overview

The Plant Operation project was approved on August 11, 2014 as part of the modification to the Saint Leo University PUD-10A, Modification #2. The Plant Operations site has a future land use designation of Business. Its zoning is also Business, which permits institutional uses as a permitted use. However, pursuant to the Town's Comprehensive Plan 2025 Future Land Use Element, institutional uses, which include universities, should be designated with the Institutional land use category. Therefore, as a condition of the approval for PUD #10-A, Major Modification # 2 and the Plant Operations Facility, the University agreed to submit a comprehensive plan future land use map (FLUM) amendment to designate the site with the Institutional land use category to create consistency with the Comprehensive Plan. The University was also required to submit a rezoning of the site to the Institutional zoning district.

The Plant Operations facility was approved on a 3.4 Acre site and has been constructed. The proposed FLUM amendment tract is only 2.87+/- acres. Exhibit A illustrates the approved Plant Operations landscape/site plan with the approximate boundary of the FLUM amendment tract. Appendix B contains the FLUM application and justification, along with relevant excerpts of documents related to water and sewer services. The traffic study prepared for the Plant Operations as part of the PUD approval and

complete copies of water/sewer documents are on file with the Town Clerk and summarized later in this report.

Pursuant to Section 163.3187, Florida Statutes, local governments may process “small scale” comprehensive plan amendments on land ten (10) acres or less through an expedited process.

The adoption process for this proposed small scale FLUM amendment is as follows:

- April 11: Public hearing on Institutional future land use designation with the Town Commission acting as the Land Planning Agency (LPA). The LPA conducts a public hearing and makes a recommendation to the Town Commission.
- April 11: Town Commission conducts a public hearing on the Institutional future land use map amendment.
- April 11: Town Commission makes a motion to approve the first reading of the FLUM ordinance and continues the public hearing to May 9, 2016.
- April 11: Town Commission makes a motion to approve the first reading of the ordinance rezoning the property to the Institutional Zoning District.
- May 9, 2016: Town Commission conducts public hearing and final adoption of FLUM ordinance.
- May 11: Transmit adoption packet to the State Land Planning Agency. No formal agency review per statute is required; however, the state has the option to review, and if necessary, challenge the amendments. There is a 31 day appeal period, which would end on June 11.
- June 13: Town Commission conducts public hearing and final adoption of the rezoning ordinance.

Comprehensive Plan Amendment Review Criteria

The Comprehensive Plan and Florida Statutes Chapter 163 set forth standards for review of future land use map amendments as follows:

Town of St. Leo

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.
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.

Section 163.3177, Florida Statutes

Future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including [those listed are topics deemed applicable to this application]:

- a. The amount of land required to accommodate anticipated growth.
- c. The character of undeveloped land.
- d. The availability of water supplies, public facilities, and services.
- h. The discouragement of urban sprawl.

Proposed FLUM Amendment Analysis

The proposed amendment is to facilitate the expansion of the University and create consistency with the Comprehensive Plan. The current use of the subject property is the 16,000 square foot Plant Operations Facility.

The table below represents the land use acreages from the Future Land Use Element supporting data as presented in the Comprehensive Plan:

Current and 2025 Future Land Use Category Acreages¹

Land Use	2008 Acreage	2008 Percentage	2025FLUM Acreage	2025 FLUM Percentage
Agriculture	145.16	14.7	111.46	13.7
Rural Density Residential	21.81	2.2	21.81	2.7
Low Density Residential	176.63	17.9	45.67	5.6
Medium Density Residential ²	74.99	7.5	53.35	6.6
Business	18.94	1.9	16.07	1.9
Institutional	202.26	20.4	310.75	38.2
Village Center	0	0	0	0
Permanently Open Land ³	350.71	35.4	254.45	31.3
TOTAL	990.5	100	813.56	100

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

Notes.

¹Reflects changes in land use categories resulting from Lake Jovita development contraction. These changes will be reflected in the update of the Comprehensive Plan.

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

³Includes Lake Jovita.

The table below represents the changes in land use per the proposed amendment (highlighted):

Current and 2025 Future Land Use Category Acreages as Amended

Land Use	2008 Acreage	2008 Percentage	2025FLUM Acreage	2025 FLUM Percentage
Agriculture	145.16	14.7	111.46	13.7
Rural Density Residential	21.81	2.2	21.81	2.7
Low Density Residential	176.63	17.9	45.67	5.6
Medium Density Residential ²	74.99	7.5	53.35	6.6
Business	18.94	1.9	13.2	1.6
Institutional	202.26	20.4	313.62	38.5
Village Center	0	0	0	0
Permanently Open Land ¹	350.71	35.4	254.45	31.3
TOTAL	990.5	100	813.56	100

As noted above, the Business future land use category land area is reduced by 17.8 percent and the Institutional future land use category increases by less than one percent. Although the Business future land use category acreage is reduced, there remains sufficient Business area for the Town.

Exhibit A illustrates the current Future Land Use Map and illustrates the proposed change. The future land uses surrounding the subject property are Low Density Residential to the north, Business to the south and west, Medium Density Residential to the east, and the City of San Antonio Residential to the west across Pompanic Street. The property to the east and southeast is owned by the University.

Information has been provided by the Applicant relative to traffic, water and sewer analyses related to the proposed FLUM amendment (Appendix B), which was utilized in addressing the review criteria below.

Responses to the Town of St. Leo Comprehensive Plan 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.

The proposed land use map amendment is consistent with and furthers the objective of FLUE Policy 1.3.1. "Institutional uses shall include colleges, universities, religious facilities, public and private schools, and public/semi-public uses."

In addition, the Institutional land use category requires minimum open space to maintain the open character of the Town and ensure compatibility with adjacent uses. Since the site is less than five (5) acres development must meet the minimum impervious surface ratio (ISR) of 0.70. The FLUM amendment tract as developed with the Plant Operations facility has an ISR of 0.35. The maximum permitted FAR in the Institutional land use category is 0.50; the Plant Operations facility is developed at an FAR of 0.13.

2. Analysis of general public facilities/services including, but not limited to.

- a. Description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved, and

The proposed amendment will not have any impacts on CIP or other planned programs.

- 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.

The Plant Operations facility will only be accessed via Pompanic Street, which is classified as a local residential street. The adopted level of service (LOS) for Pompanic Street is D. Pompanic Street has shared maintenance between the Town of St. Leo and City of San Antonio. No access is permitted on McMullen Drive, which is maintained by the City of San Antonio. However, the Town of St. Leo has regulatory

authority over its use, function and any required improvements related to any future development approvals utilizing McMullen Drive for access.

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

Based on the approval of PUD 10-A, Major Modification#2, the University and Town agreed to fund the reconstruction of Pompanic Street to address traffic concerns. Pompanic Street has been widened to 24 feet of pavement; however, not all construction phases have not been completed.

Water service is provided by the University via their well, which has received SWFWMD approval to increase water usage. The permit expires in 2019 (Appendix B).

The Plant Operations facility was accounted for in the 2012 approval by Pasco County of the University's Master Sewer Plan (Appendix B), which includes utilization of County facilities.

The location of the FLUM amendment does not encompass any environmentally sensitive lands or any known historical or archaeological sites.

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.

The location of the FLUM amendment does not encompass any environmentally sensitive lands or any known historical or archaeological sites. The site is currently developed with the Plant Operations Facility.

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.

The proposed amendment is appropriate as a large portion of the Town is devoted to institutional uses: Benedictine Sisters of Florida, Order of St. Benedict of Florida and Saint Leo University. These uses have been historically associated with the Town as early as the late 1800s. The existing use of the subject site is for the University's Plant Operations Facility.

The future land uses surrounding the subject property are Low Density Residential to the north, Medium Density Residential to the east, Business to the south and west, and the City of San Antonio Residential to the west across Pompano Street. The property to the east and southeast is owned by the University. Pursuant to the condition of approval for PUD#10-A, Major Modification #2, these properties will eventually be designated with the Institutional land use category. It is noted that the properties to the west and south that designated Business are utilized as residential.

The subject site is not located in close proximity to any environmentally sensitive lands and the Town's land development code (LDC) provides for adequate buffering to adjacent residential uses. However, it is noted the site received two variances to the LDC buffer requirements (Sec. 12.2. Landscape Buffers between Incompatible Uses):

- a. *Variance to place perimeter landscaping along the west and south sides to be inside of the fence.*
- b. *Variance not to provide the solid decorative fence or wall along the north side adjacent to residentially zoned property, but provide an open design wrought-iron style fence.*

The site meets the required perimeter landscape buffer widths and planting requirements along the north, south and west, and the parking lot perimeter landscaping along the east.

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.

Based on the above factors, the proposed FLUM amendment is compatible with the surrounding land uses and is consistent with the Comprehensive Plan to encourage institutional use to be designated with the Institutional Land Use category.

Section 163.3177, Florida Statutes (relevant criteria):

- a. The amount of land required to accommodate anticipated growth.

The Town has sufficient land area (813+ acres) to accommodate projected growth. Institutional uses have been a historic part of the Town's growth and development. Although the Business future land use category acreage is reduced, there remains sufficient Business area for the Town.

- b. The projected permanent and seasonal population of the area.

The proposed amendment will not change the permanent population.

- c. The character of undeveloped land.

The proposed amendment will reduce the amount of undeveloped land, but as stated previously, the Town has sufficient land area to accommodate projected growth and institutional uses have been a historic part of the Town's character, growth and development.

- d. The availability of water supplies, public facilities, and services.

As stated previously in the above evaluation, there is minimal impact on traffic, water and sewer. No levels of service are degraded.

- h. The discouragement of urban sprawl.

The proposed amendment does not create urban sprawl. The various institutional uses within the Town are located in close proximity to each other.

Staff Recommendation to the LPA

Based on the analysis provided above, the staff recommends that the LPA recommend approval of the proposed FLUM amendment from the Business future land use category to the Institutional future land use category as being consistent with and further the goals, objectives and policies of the Town of St. Leo Comprehensive Plan-2025.

Staff and LPA Recommendation to the Town Commission

Based on the analysis provided above, the staff and LPA recommend that the Town Commission approve and adopt the FLUM amendment Ordinance and that said ordinance and staff report be transmitted to the state planning agency pursuant to Sections 163.3184 (11) and 163.3187, Florida Statutes.

This report has been prepared by:



Jan A. Norsoph, AICP
Engelhardt, Hammer & Associates, Inc.
Town of St. Leo Planning Consultant

Engelhardt, Hammer & Associates reserves the right to update this report upon becoming aware of new or updated information.

**APPENDICES A AND B
AND
EXHIBITS A AND B**

APPENDIX A: Property Sketch

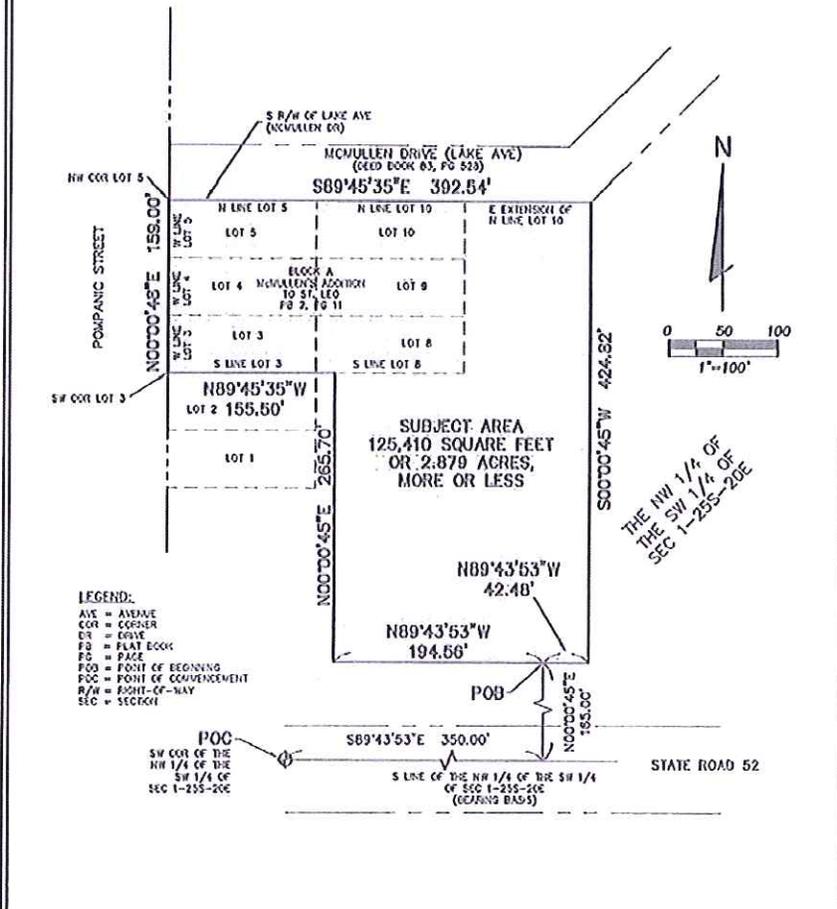
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THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON. SEE SKETCH AND LEGAL DESCRIPTION



LEGEND:
 AVE = AVENUE
 COR = CORNER
 CT = CURVE
 EG = EGRESS
 FG = FLAT BOOK
 PG = PAGE
 POC = POINT OF COMMENCEMENT
 POB = POINT OF BEGINNING
 R/W = RIGHT-OF-WAY
 SEC = SECTION

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON A BOUNDARY SURVEY TITLED "ST LEO COLLEGE ACQUISITION PARCELS I, II, III & IV", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 2012-040, DATED 1-28-2014 AND RECORD DOCUMENTS OF PASCO COUNTY, FLORIDA AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **SAINT LEO UNIVERSITY**

SHEET DESCRIPTION: **LEGAL DESCRIPTION AND SKETCH FOR INSTITUTIONAL REZONING**

SCALE: 1"=100'	DATE: 3-7-2016	DRAWN: LCS	CALCULATED: LCS	CHECKED: LCS
JOB No.: 2012-40	FORM: 507	SECTION: I	TOWNSHIP: 25 S	RANGE: 20 E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH

FLORIDA DESIGN CONSULTANTS, INC.
 THINK IT. ACHIEVE IT.
 3836 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655
 PHONE: (813) 331-1511 FAX: (813) 331-1515 WWW.FLORIDACONSULTANTS.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Robert C. Wright, Jr.
ROBERT C. WRIGHT, JR.
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER LS 4965
 STATE OF FLORIDA

APPENDIX A: Legal Description

J:\07\07\07\5\07-1503-rezone-1.dwg - Mar 07, 2016 @ 12:35pm - Institute

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

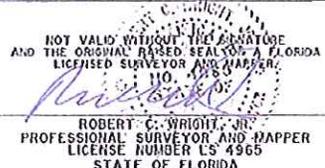
LEGAL DESCRIPTION:

A parcel of land being Lots 3, 4, 5, 8, 9 and 10, Block 4, McMULLEN'S ADDITION TO ST. LEO, as recorded in Plat Book 2, page 11 of the Public Records of Pasco County Florida, together with a portion of the Northwest 1/4 of the Southwest 1/4 Section 1, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 25 South, Range 20 East, Pasco County, Florida; thence S89°43'53"E, along the South line of said Northwest 1/4 of the Southwest 1/4 of Section 1, (being the basis of bearing for this legal description), for 350.00 feet; thence leaving said South line of the Northwest 1/4 of the Southwest 1/4 of Section 1, N00°00'45"E, for 165.00 feet to the POINT OF BEGINNING; thence N89°43'53"W, for 194.56 feet; thence N00°00'45"E, for 265.70 feet to the point of intersection with the South line of Lot 8, Block A, McMULLEN'S ADDITION TO ST. LEO, as recorded in Plat Book 2, page 11 of the Public Records of Pasco County Florida; thence N09°45'35"W, along said South line of Lot 8, Block A and the South line of Lot 3, said Block A, respectively, for 155.50 feet to the Southwest corner of said Lot 3, Block A; thence N00°00'40"E, along the West line of said Lot 3, Block A, the West line of Lot 4, said Block A and the West line of Lot 5, said Block A, respectively, for 159.00 feet to the Northwest corner of said Lot 5, Block A, same being the point of intersection with the South Right-of-Way line of Lake Avenue (McMullen Drive) according to Deed Book 83, Page 528 of the public records of Pasco County, Florida; thence S89°45'35"E, along said South Right-of-Way line of Lake Avenue (McMullen Drive), same being the North line of said Lot 5, Block A, the North line of Lot 10, said Block A and the Easterly extension of said North line of Lot 10, Block A, respectively, for 392.54 feet; thence leaving said South Right-of-Way line of Lake Avenue (McMullen Drive), S00°00'45"W, for 424.02 feet; thence N89°43'53"W, for 42.48 feet to the POINT OF BEGINNING.

Containing 125,410 square feet or 2.879 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON A BOUNDARY SURVEY TITLED "ST LEO COLLEGE ACQUISITION PARCELS I, II, III & IV", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 2012-0404, DATED 1-25-2014 AND RECORD DOCUMENTS OF PASCO COUNTY, FLORIDA AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:					SAINT LEO UNIVERSITY
LEGAL DESCRIPTION AND SKETCH FOR INSTITUTIONAL REZONING					
SCALE:	DATE:	DRAWN:	CHECKED:	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH	
NONE	3-7-2016	LCS	LCS		
JOB No.:	EPN	SECTION:	TOWNSHIP:		
2012-40	507	1	25 S 20 E		
		FLORIDA DESIGN CONSULTANTS, INC.		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ROBERT C. WRIGHT, JR. PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 4965 STATE OF FLORIDA	
THINK IT. ACHIEVE IT.					
3838 STANLEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34855 PHONE: (813) 517-1741 FAX: (813) 616-2616 WWW.FLDESIGN.COM E-MAIL: RD@FLDESIGN.COM					

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APPENDIX B

Application and Justification

Copy of Pasco County Sewer Letter

Copy of SWFWMD Permit Letter (relevant excerpts)

*Authorization Affidavit for Mr. Tew and Warranty Deeds are on file
with the Town Clerk*

**COMPREHENSIVE PLAN AMENDMENT APPLICATION
TOWN OF ST. LEO
ST. LEO UNIVERSITY**

I. Applicant Information:

Name	Saint Leo University, Inc.
Mailing Street	P.O. Box 6665
City, State, Zip Code	St. Leo, Florida 33574
Contact	(352) 588-7560

II. Agent/ Representative Information:

Name	Joel R. Tew, Esq., Tew and Associates
Mailing Street	2999 Palm Harbor Blvd., Ste. A
City, State, Zip Code	Palm Harbor, Florida 34683
Contact	(727) 216-6575

III. Description of Property:

General Location	Address N/A; South of Mc Mullen Rd.; North of SR 52; East of Pompanic St.
Legal Description	See attached Legal Description for Plant Operations Parcel, Exhibit A
PIN Number (County)	01-25-20-0000-02200-0000; 01-25-20-0020-00A00-0010; 01-25-20-0020-00A00-0090
Zoning District	Currently Business; Rezoning Application filed concurrently with this application to change property to Institutional
Adopted Future Land Use Designation	Business
Date Title Obtained	April 25, 2014, See attached deed(s), Exhibit B

IV. Type of Request:

The Applicant files for this Comprehensive Plan Amendment to amend the future land use map from Business and MDR to Institutional. This application is being filed to comply with the Town of St. Leo's Resolution No. 14-06, Condition No. 10, which requires the University to submit this Comprehensive Plan Amendment and concurrent Rezoning application to the Town of St. Leo.

See Narrative/Justification Statement, attached.

**SAINT LEO UNIVERSITY/PLANT OPERATIONS FACILITY
NARRATIVE/JUSTIFICATION STATEMENT
COMPREHENSIVE PLAN AMENDMENT**

Saint Leo University files this Comprehensive Plan Amendment Application for its Plant Operations Parcel to comply with Town of St. Leo Resolution No. 14-06, Condition No. 10, which requires the University to submit a land use map amendment application to the Town to change the land use designation of the Plant Operations Facility portion of the West Campus from Business to the Institutional land use designation.

The property submitted in this application includes the University's Plant Operations facility, only. The requested land use classification is consistent with the Town's mandate in Resolution No. 14-06, Condition No. 10, the Town's desired FLUM designation of Institutional for the University's developed parcels, the actual use already approved for the subject parcel in Resolution No. 14-06, and the existing land use pattern for the University's current and future development. This land use change will have no adverse effect on the surrounding property.

This Comprehensive Plan Amendment is being filed simultaneously with the University's rezoning application, which together will make this parcel's designations consistent with the plans goals, objectives, and policies of the Town's Comprehensive Plan, as required by Resolution No. 14-06, and will bring Saint Leo University into compliance with Town of St. Leo Resolution No. 14-06.



PASCO COUNTY, FLORIDA

"Bringing Opportunities Home"

DADE CITY (352) 523-2411
LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8145
FAX (727) 815-7063

UTILITIES SERVICES BRANCH
PUBLIC WORKS/ UTILITIES BLDG.
7536 STATE STREET, S-205
NEW PORT RICHEY, FL 34654-5598

February 14, 2012

Brian G. Surak, P.E.
Surak Engineering, LLC
3628 Valencia Cove Court
Land O'Lakes, FL 34639

RE: Saint Leo University
Master Sewer Plan
Project Number: 11-103.57

Dear Mr. Surak:

This letter is prepared in response to your January 16, 2012 submittal of two (2) copies of a Master Sewer Plan for Saint Leo University. The plan is acceptable as presented and shall be followed for any future development.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Atef A. Hanns", is written over a horizontal line.

Atef A. Hanns, P.E.
Engineer III

AAH/caz

cc: Bruce E. Kennedy, P.E., Assistant County Administrator (Utilities Services)
A. Glenn Greer, Engineering and Contracts Management Director
Nelson D. Holt, Field Supervisor (Water)
Stewart A. Shook, Maintenance Supervisor (Wastewater)
PCU # 11-103.57.A.6



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Southwest Florida Water Management District

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Barbours, Florida 33830-7700
(883) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 835-7481 or
1-800-836-0797 (FL only)

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

TDD only: 1-800-231-8103 (FL only)

On the Internet at WaterMatters.org

September 22, 2015

Saint Leo University, Inc. / Attn: Eric Weekes
Post Office Box 6665
Saint Leo, FL 33574

**Subject: Notice of Agency Action - Approval
Letter Modification**
Water Use Permit No.: 20002296.010
Project Name: Saint Leo University
County: PASCO

Dear Permittee:

The Southwest Florida Water Management District (District) is in receipt of your application for Water Use Permit No. 20002296.010. Based upon a review of the information you submitted, the permit is approved. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the petition described in this letter. The specific modifications are listed in Attachment A and are considered a part of your Water Use Permit.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

Please be advised that the Governing Board has formulated a water shortage plan referenced in a Standard Water Use Permit Condition (Exhibit A) of your permit, and will implement such a plan during periods of water shortage. You will be notified during a declared water shortage of any change in the conditions of your Permit or any suspension of your Permit, or of any restrictions on your use of water for the duration of the declared water shortage. Please further note that water conservation is a condition of your Permit and should be practiced at all times.

LETTER MODIFICATION
Water Use Permit No: 20002296.010
Attachment A

MODIFICATIONS

The following constitutes modifications to the terms and conditions of Water Use Permit No. 20002296.010, effective September 22, 2015. The groundwater withdrawal point District ID No. B has been added to the permit for emergency use of fire suppression.

1. The annual average has increased by 150 gpd, from 243,100 gpd to 243,250 gpd. The peak month quantity has increased by 4,500 gpd, from 380,500 gpd to 385,000 gpd.

2. Special Condition Changes

• Special Condition No. 20 is hereby added to this permit (WMIS Code 240).

- The Permittee shall construct the proposed wells according to the surface diameter and casing depth specifications below. The casing shall be continuous from land surface to the minimum depth stated and is specified to prevent the unauthorized interchange of water between different water bearing zones. If a total depth is listed below, this is an estimate, based on best available information, of the depth at which high producing zones are encountered. However, it is the Permittee's responsibility to have the water in the well sampled during well construction, before reaching the estimated total depth. Such sampling is necessary to ensure that the well does not encounter water quality that cannot be utilized by the Permittee, and to ensure that withdrawals from the well will not cause salt-water intrusion. All depths given are in feet below land surface. For Well Construction requirements see Exhibit B, Well Construction Instructions, attached to and made part to this permit.

District ID No. B, Permittee ID No. B having a surface diameter of 16 inches, with a minimum casing depth of 150 feet drilled to an estimated total depth of 350 feet.

• Special Condition No. 21 is hereby added to this permit (WMIS Code 583).

- The Permittee shall submit a copy of the well completion reports to the District's Water Use Permit Bureau, within 30 days of each well completion.

All other terms and conditions of this permit shall remain unchanged unless specifically modified by this Letter Modification, and this permit will expire on August 8, 2019.

EXHIBIT A

Proposed FLUM Amendment Tract Overlay With Approved Plant Operations Site/Landscape Plan

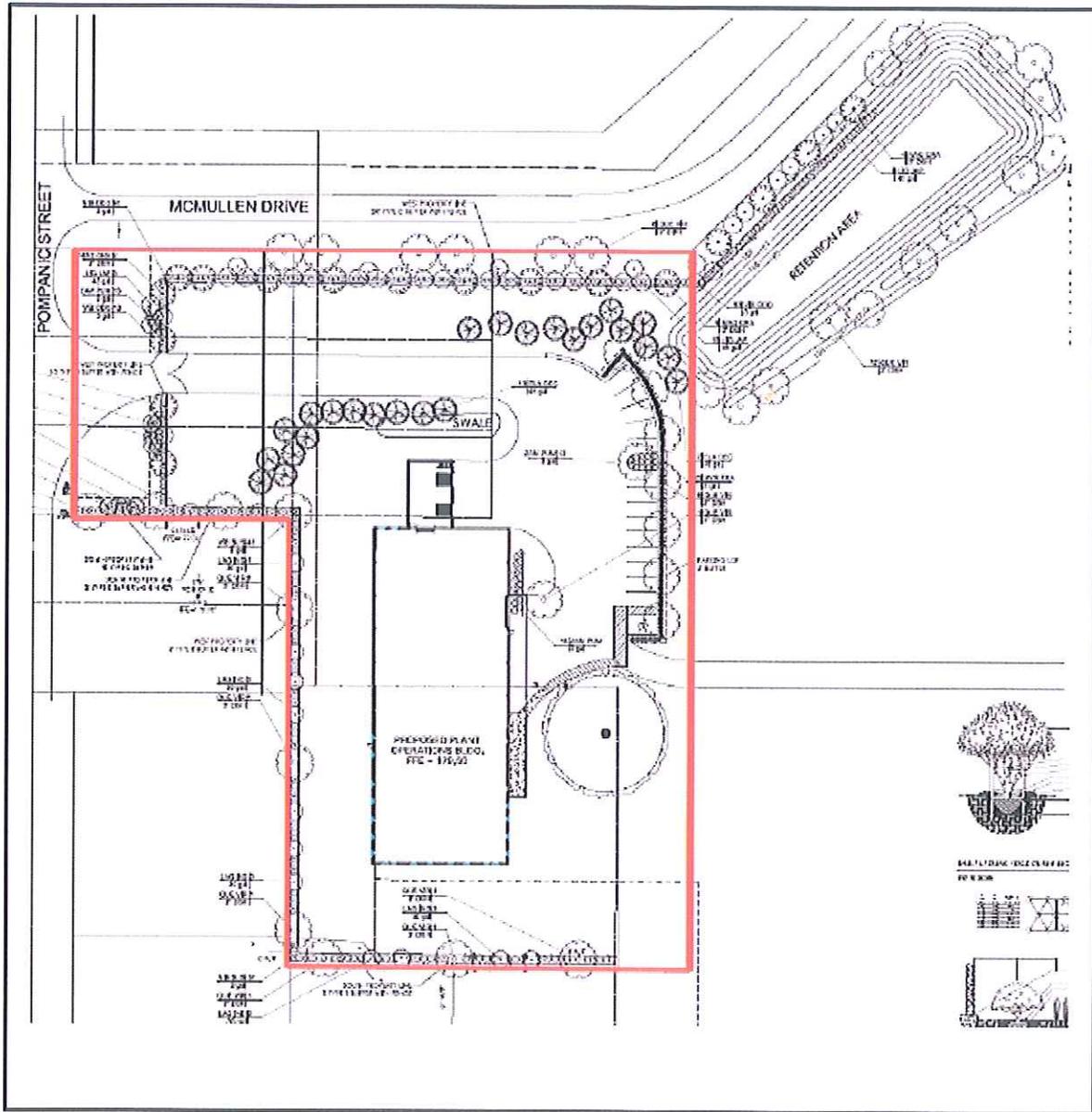


EXHIBIT B

