

RESOLUTION NO. 13-08

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, INITIATED BY THE TOWN OF ST. LEO TOWN COMMISSION, TO THE TOWN OF ST. LEO COMPREHENSIVE PLAN-2025 FUTURE LAND USE MAP (FLUM) FOR AN APPROXIMATE 9.9 ACRE TRACT LOCATED GENERALLY AT THE SOUTHEAST CORNER OF STATE ROAD 52 AND WICHERS ROAD FROM THE AGRICULTURE LAND USE CATEGORY TO THE INSTITUTIONAL LAND USE CATEGORY; SAID DESCRIBED SMALL SCALE PLAN AMENDMENT (FLUM AMENDMENT CASE #12-A); AND ADOPTING A SMALL SCALE PLAN TEXT AMENDMENT TO THE TOWN OF ST. LEO COMPREHENSIVE PLAN-2025 FUTURE LAND ELEMENT RELATED TO THE INSTITUTIONAL LAND USE CATEGORY; AND RECOMMENDING THAT THE TOWN OF ST. LEO TOWN COMMISSION APPROVE THE REZONING OF THE SUBJECT PROPERTY (REZONING CASE RZ #12-A) FROM THE AGRICULTURAL ZONING DISTRICT TO THE INSTITUTIONAL ZONING DISTRICT .

WHEREAS, the Town of St. Leo Town Commission has initiated a future land use map amendment and a rezoning for an approximate 9.9 acre tract, located generally at the southeast corner of State Road 52 and Wichers Road, and more specifically described in Exhibit "A" attached herein, from Agriculture land use to Institutional land use and rezoning from the Agricultural Zoning District to the Institutional Zoning District to permit development of a monastery and related facilities on land owned by Holy Name Academy, and

WHEREAS, a text amendment to the Institutional land use category description regarding clarification of development scale, uses and open space requirements is related to the small scale FLUM amendment, and

WHEREAS, the Town of St. Leo Town Commission 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 January 14, 2013 and recommended approval of the above referenced future land use map and text amendments, and rezoning as being consistent with the Town of St. Leo Comprehensive Plan-2025, and

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” clause as set forth above as finding of fact and the staff reports 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 #12-A, a Town of St. Leo Town Commission initiated small scale Future Land Use Map amendment to the Town of St. Leo Comprehensive Plan-2025, for an approximate 9.9 acre tract located generally at the southeast corner of State Road 52 and Wichers Road, and more specifically described in Exhibit “A” attached herein, from the Agriculture land use category to the Institutional land use category.

SECTION 3. 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 text amendment to the Town of St. Leo Comprehensive Plan -2025 Future Land Use Element, FLUE Objective 1.3 Institutional Land Use Category, where text that is underlined is text to be added and ~~strike-through~~ text is to be deleted as follows:

FLUE Policy 1.3.1. Institutional uses shall include colleges, universities, religious facilities, public and private schools, and public/semi-public uses. Development Lands on five (5) acres or more devoted to these uses should be designated with the Institutional land use category. Institutional uses on land less than five (5) acres may be permitted in all future land use categories, except POL and CON.

FLUE Policy 1.3.2. Institutional development of five (5) acres or more 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 ten (10) acres in area or greater 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). Institutional development between five (5) acres, but less than ten (10) acres in area shall provide a minimum of twenty-five (25) percent open space. Open space shall be as defined in the Town of St. Leo LDC. Where a development contains environmentally sensitive lands (as defined in the LDC), said lands shall be protected by a permanent open space easement or covenant and ultimately be designated with the Permanently Open Land (POL) or Conservation (CON) land use category. ~~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.~~

SECTION 4 . 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 rezoning of the subject property from the Agricultural Zoning District to the Institutional Zoning district.

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

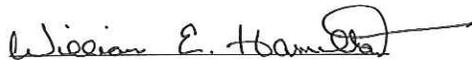
William E. Hamilton, Mayor
Donna DeWitt, OSB
Robert Courtney
Jack Gardner
James Hallett, OSB

APPROVED IN REGULAR SESSION ON THIS 14TH DAY OF JANUARY, 2013.



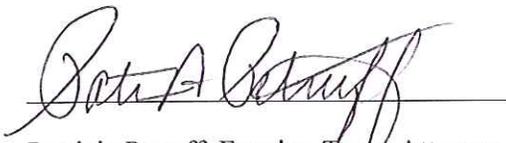
ATTEST:

Joan Miller, MMC, Town Clerk



William E. Hamilton, Mayor, Town of St. Leo

Approved as to form by:



Patricia Petruff, Esquire, Town Attorney

EXHIBIT A



Town of St. Leo

STAFF REPORT
Amendment to the Zoning Map
Case: Rezoning (RZ) #12-A
Town Commission Meeting January 14, 2013

Applicant: Town of St. Leo Town Commission

Representative: Jan A. Norsoph, AICP (Town of St. Leo Planning Consultant)

Property Related to the Rezoning:

Southeast corner of State Road 52 and Wichers Road. The proposed area is an approximate 9.9 acre site within Folio #01-25-20-0000-02300-0030 along the east side of Wichers Road (see Appendix A for boundary survey and legal description). Said property is owned by Holy Name Academy.

Request:

1. Rezoning: From the Agricultural District to the Institutional District.

Application Overview

The Benedictine Sisters of Florida currently reside in an approximate 58,000 square foot facility with 64 beds. There are an additional approximate 20,000 square feet of accessory structures and a 128 seat chapel. This site is designated with the Institutional land use category and is located at the northwest corner of S.R. 52 and Wichers Road. This site and facility have been acquired by Saint Leo University for campus expansion and the University is currently leasing the facility to the Benedictine Sisters of Florida until the new monastery is constructed.

The Benedictine Sisters of Florida wish to construct a new monastery (approximately 12, 878 square feet, including 20 bedrooms (with future expansion to 30 rooms), central kitchen facility and related facilities (96 seat chapel, recreation areas and offices) on an approximate 9.9 acre site they own (under Holy Name Academy). The subject property is generally located at the southeast corner of Wichers Road and S.R. 52. This new facility will be significantly smaller in scale than the current complex.

A report has been prepared by Surak Engineering, on behalf of the Benedictine Sisters of Florida, that provides traffic, water and sewer analyses related to the proposed FLUM amendment (Appendix B).

Pursuant to the Comprehensive Plan-2025 Future Land Use Element, institutional uses should be designated with the Institutional land use category. The subject site is currently designated with the Agriculture land use category and zoned Agricultural.

The Town Commission at its November 12, 2012 meeting approved initiating the Future Land Use Map (FLUM) amendment to the Institutional land use category and rezoning to Institutional to accommodate the proposed use.

Pursuant to Section 166.041, Florida Statutes, local governments may adopt a rezoning on property less than ten (10) acres at a single public hearing meeting. However, pursuant to Section 163.3184, where a rezoning entails a future land use map amendment, such rezoning shall not become effective until the land use map amendment is adopted. Adoption of a small-scale future land use map amendment shall not become effective until 31 days after days the state planning agency receives the adoption packet. Most likely the state would receive the packet around January 21, and assuming there is no appeal by an affected person or the state, then the effective date would be around February 25.

LDC Rezoning Review Criteria

The LDC sets forth standards for review of rezonings as follows:

Sec. 9.5. Rezonings and Amendments to Zoning Districts

- A. The Town Commission shall consider, but not be limited to the following criteria in evaluating a rezoning and/or zoning district amendment related to the list of permitted or special exception uses:
1. Compatibility with existing land use pattern.
 2. Whether changed or changing conditions make passage of the proposed amendment necessary.
 3. Whether the proposed change will adversely affect living conditions in the immediate and surrounding neighborhoods in regards to traffic, environmental and other relevant impacts.
 4. Whether the proposed change might result in lower property values.
 5. Whether the proposed change would result in or act, as a deterrent to, the improvement or development of adjacent property in accordance with existing regulations.
 6. Whether the proposed zoning change is consistent with the goals, objectives, and policies set forth in the adopted comprehensive plan or elements.

Proposed Rezoning Analysis

The proposed rezoning is to facilitate the development of a new monastery (20 bedrooms, central kitchen facility and related facilities (chapel, recreation areas and offices) on an approximate 9.9 acre site generally located at the southeast corner of Wichers Road and S.R. 52. The current use of the subject property is a nonproductive orange grove. The proposed uses on the subject property are actually being relocated from the current Benedictine Sisters of Florida (Holy Name Academy) monastery located at the

northwest corner of Wichers Road and S.R. 52. Saint Leo University intends to purchase the current monastery site for expansion.

The table below represents the land use acreages from the Future Land Use Element supporting data as presented in the Comprehensive Plan. The zoning districts in the LDC are the same as the future land use categories in the Comprehensive Plan.

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 ²	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 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.

The table below represents the changes in land use per the proposed rezoning (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	121.36	12.2
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	30.4
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

As noted above, the Agricultural District changes by one (1) percent and the Institutional District also changes by one (1) percent. These represent negligible changes in zoning and land use.

Exhibit A illustrates the current Zoning Map and Exhibit B illustrates the proposed change. As noted previously, the subject property is an approximate 9.9 acre site located within Folio #01-25-20-0000-02300-0030, which is an approximate 40 acre tract also owned by Holy Name Academy. The zoning categories surrounding the subject property are Agricultural to the north and east (which is land owned by Holy Name Academy) and Institutional and Medium Density Residential to the west. The Institutional District land to the west is either owned by Saint Leo University, Holy Name Academy or Benedictine Sisters of Florida, Inc. The Medium Density Residential to the west is private property and is an orange grove. The properties to the south are in unincorporated Pasco County and designated Residential.

A report has been prepared by Surak Engineering, on behalf of the Benedictine Sisters of Florida, that provides traffic, water and sewer analyses related to the proposed rezoning (Appendix B). The analysis in this report was utilized in addressing the review criteria below.

Responses to the Town of St. Leo LDC rezoning standards for review.

1. Compatibility with existing land use pattern.

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 for decades.

The proposed use of the rezoning site is for an approximate 12,878 square foot religious facility for the Benedictine Sisters. This facility will include 20 bedrooms, centralized kitchen/dining area, offices and 96 seat chapel. This new facility will be significantly smaller in scale than the current complex.

The zoning districts surrounding the subject property are Agricultural to the north and east (which is land owned by Holy Name Academy) and Institutional and Medium Density Residential to the west. The Institutional zoned land to the west is either owned by Saint Leo University, Holy Name Academy or Benedictine Sisters of Florida, Inc. The Medium Density Residential to the west is private property which is currently an orange grove and is divided from the subject site by Wichers Road, a local roadway. The properties to the south are in unincorporated Pasco County and designated 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. Pursuant to the LDC, any institutional development of five (5) or more acres must be reviewed/approved through a Planned Unit Development public hearing process. The PUD process can establish development intensity limitations, buffering and open space requirements. The Institutional land use category also establishes minimum open space requirements.

2. Whether changed or changing conditions make passage of the proposed amendment necessary.

As noted previously, a large portion of the Town of St. Leo 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 for decades.

Saint Leo University is expanding and the only direction available is to the west. The Benedictine Sisters facilities are located west of the University campus. To accommodate University expansion, the subject property is proposed for acquisition by Saint Leo University. The most appropriate site available for the relocation is the subject site, which is owned by Holy Name Academy.

3. Whether the proposed change will adversely affect living conditions in the immediate and surrounding neighborhoods in regards to traffic, environmental and other relevant impacts.

As indicated, the proposed uses on the site are being relocated from across the street. The proposed uses are less intense than the current facility.

S.R. 52 is a two lane undivided roadway. According to the latest FDOT counts in the vicinity of the subject site, daily volume is 13,856 compared to its capacity of 16,200. S.R. 52 is operating at an LOS of C and the adopted LOS for S.R. 52 is D. Based on information provided by Surak Engineering, the proposed FLUM amendment will have deminimus impact on S.R. 52 traffic and will not affect its LOS, because there are fewer rooms and a smaller chapel; therefore, traffic volume would actually be reduced.

However, there will be increased traffic on Wichers Road, which is a paved two-lane local road that provides access to S.R. 52. The adopted LOS is D. Within the Town limits, Wichers Road services a day care facility and approximately 12 single-family residential properties located in unincorporated Pasco County. The estimated traffic capacity on Wichers Road is 11,970 vehicles/day. The current estimated traffic volume on Wichers Road is an average of 115 vehicles/day. The proposed use would generate an average of 246 vehicles/day resulting in an increase of 2+/- percent relative to its capacity. This analysis is based on ITE trip generation for a 30 unit multi-family development and the 96 seat chapel. Given the low traffic volume currently on the road, there is minimal impact on traffic and no change to the LOS.

Water service is provided to the existing facility by Saint Leo Abbey and the Abbey will provide water service to the new site. There is an existing 4" water line on the subject property and according to Surak Engineering, the proposed facility will not affect the water supply as this new facility will be significantly smaller in scale than the current complex. There is an existing 4" water line on the subject property and according to Surak Engineering, the proposed facility will not affect the water supply. In comparison, the current facility has a water/sewer flow of 9,600 GPD; the proposed facility will utilize an estimated 4,500 GPD.

Sewer service will be provided by Saint Leo University along an existing gravity line that runs along the east side of the property and connects to the Saint Leo University master

pump station. According to Surak Engineering, the proposed facility will not affect the University's sewer capacity as noted above.

The location of the rezoning does not encompass any environmentally sensitive lands or any known historical or archaeological sites. The site is currently an orange grove (not utilized for production) and is suitable for development.

4. Whether the proposed change might result in lower property values.

Based on existing adjacent uses; an orange groves, single-family residential and institutional use, there is no anticipated impact on adjacent property values.

5. Whether the proposed change would result in or act, as a deterrent to, the improvement or development of adjacent property in accordance with existing regulations.

The proposed rezoning and development would not act as a deterrent to improvements on adjacent property. It is anticipated that the proposed development would enhance surrounding property values.

6. Whether the proposed zoning change is consistent with the goals, objectives, and policies set forth in the adopted comprehensive plan or elements.

The proposed rezoning 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. Lands devoted to these uses should be designated with the Institutional land use category."

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

Staff Recommendations

Based on the analysis provided above, the proposed rezoning from the Agricultural District to the Institutional District is consistent with and furthers the goals, objectives and policies of the Town of St. Leo Comprehensive Plan-2025 and the LDC.

Therefore, it is recommended by the town staff that the rezoning be approved. Once the future land use map amendment and rezoning become effective, then a PUD site plan can be submitted for review/approval. Alternatively, a site plan can be submitted for review/approval prior to the effective date; however, the approval will not become effective and no permits can be issued until the end of the appeal period.

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.

APPENDIX A
Survey and Legal Description

DESCRIPTION: A parcel of land lying in the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Southeast 1/4 of the Southwest 1/4 of Section 1, for a POINT OF BEGINNING, run thence along the West boundary of said Southeast 1/4 of the Southwest 1/4 of Section 1, N.00°08'32"E., 1041.26 feet; thence S.89°25'48"E., 443.24 feet; thence S.00°02'47"E., 1036.64 feet to a point on the South boundary of said Southeast 1/4 of the Southwest 1/4 of Section 1; thence along said South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 1, S.89°58'27"W., 446.64 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that portion of the above described parcel in use as Maintained Right-of-Way for WICHERS ROAD.

Containing 9.900 acres, more or less.

NOTES:

1) The maintained right-of-way line as shown is based on a line that appears to include all utilities within the right-of-way. Pasco County reports that there are no maps of record depicting the maintained right-of-way line. It is also similar to what is shown (un-dimensioned) on plans for Lake Jovita Off-Site Force Main prepared by King Engineering Associates, Inc. with as-built (record) data dated January of 2004. The plans stated that the right-of-way lines shown are approximate and that the contractor was to utilize a Registered Land Surveyor to determine the existing right-of-way prior to construction.

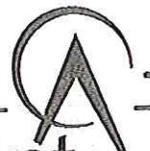
If determining a more precise location of the right-of-way is important to the client or the engineer, then a Maintained Right-of-Way Map would need to be undertaken with Pasco County.

2) The additional dashed maintained right-of-way line is shown based on Pasco County on line Road Site, Road #6788.00 width 35 feet. We have shown a line 17.5 feet from the centerline of pavement.

3) Bearings shown hereon are grid bearings based on the West boundary of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 25 South, Range 20 East, having a Grid bearing of S.00°08'32"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.

NOTE: See Sheet No. 2 for Sketch.

BENEDICTINE SISTERS TRACT



REVISIONS				Prepared for: BENEDICTINE SISTERS OF FLORIDA			
				DESCRIPTION SKETCH (Not a Survey) 6506 STATE OF FLORIDA Jack M. Giehe, Surveyor and Mapper LICENSE NO. LS 6506			
				GeoPoint Surveying, Inc.			
				1403 E. 5th Avenue Phone: (813) 248-8888 Tampa, Florida 33605 Fax: (813) 248-2266 www.geopointsurveying.com Licensed Business Number LB 7768			
No.	Date	Description	Dwn.	Drawn: JMG	Checked: PAD	P.C.: N/A	Data File: N/A
SHEET 1 of 2 SHEETS				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER			
				Date: 12/12/12 Dwg: EDI-SISTERS-TRACT-05 Order No.: SRE-BE-002 Sections 1 & 12, Township 25 South, Range 20 East			

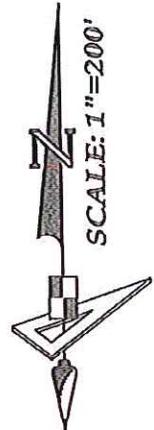
Northwest corner of the Southeast
1/4 of the Southwest 1/4 of
Section 1-25-20

STATE ROAD No. 52

State Road Department Section 1412-201
Right of Way Width Varies

Centerline of Survey
FOOT Section No. 1412-201

South Right-of-Way Line



West boundary of the Southeast
1/4 of the Southwest 1/4 of
Section 1-25-20

Centerline of Pavement

WICHERS ROAD
Maintained Right-of-Way
Right of Way Width Varies

NOT INCLUDED

N.00°08'32"E.

N.00°07'54"W.

7.50'

17.50'

L2

L1

25'

West boundary of the Northeast
1/4 of the Northwest 1/4 of
Section 12-25-20

S.89°25'48"E. 443.24'

412.39'

N.00°34'12"E.

247.85'

1041.26'

N.00°06'10"E.

366.72'

Right-of-Way per Pasco County website
"Pasco County Public Access to Permit
Application" (See Note 2, Sheet No.1)

Area = 9.90 Ac.±

Approximate Maintained
Right-of-Way Line
(See Note 1, Sheet No. 1)

7.50'

17.50'

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1/4 of the Northwest 1/4 of
Section 12-25-20

N.00°08'32"E.

N.00°07'54"W.

7.50'

17.50'

L2

L1

25'

West boundary of the Northeast
1/4 of the Northwest 1/4 of
Section 12-25-20

N.00°08'32"E.

N.00°07'54"W.

7.50'

17.50'

L2

L1

25'

West boundary of the Northeast
1/4 of the Northwest 1/4 of
Section 12-25-20

N.00°08'32"E.

N.00°07'54"W.

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17.50'

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West boundary of the Northeast
1/4 of the Northwest 1/4 of
Section 12-25-20

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1/4 of the Northwest 1/4 of
Section 12-25-20

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West boundary of the Northeast
1/4 of the Northwest 1/4 of
Section 12-25-20

N.00°08'32"E.

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L2

L1

25'

West boundary of the Northeast
1/4 of the Northwest 1/4 of
Section 12-25-20

N.00°08'32"E.

N.00°07'54"W.

7.50'

17.50'

L2

L1

25'

West boundary of the Northeast
1/4 of the Northwest 1/4 of
Section 12-25-20

N.00°08'32"E.

N.00°07'54"W.

7.50'

17.50'

L2

APPENDIX B
Surak Engineering Report

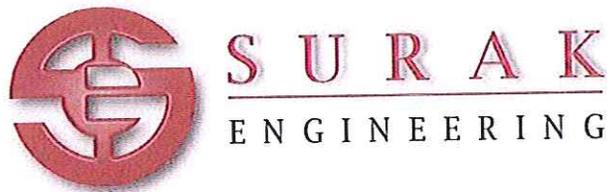
**BENEDICTINE SISTERS MONASTERY
SAINT LEO, FLORIDA**

**PROJECT NARRATIVE
(Application for Small Scale
Land Use Amendment)**

Prepared for:

**Benedictine Sisters of Florida
P.O. Box 2450
Saint Leo, Florida 33574**

Prepared By:



3628 Valencia Cove Court
Land O'Lakes, Florida 34639

Brian G. Surak, P.E. Registration No. 59064

Date: January 3, 2013

Project Narrative

General Project Description

The proposed project consists of a new monastery facility for the Benedictine Sisters of Florida. The project site is +/-9.9 acres and is located on the south side of S.R. 52, adjacent to the east Right-of-Way line of Wichers Road. The project site is part of a larger, +/-40-acre property (parent tract) that the sisters own/maintain.

The sisters will be relocating to this new facility from their current home, which is located on the north side of S.R. 52, directly across from the project site. The new project will have about half the number of bedrooms as the existing facility. The proposed monastery will consist of the following:

- +/- 20 bedrooms for sisters and guests
- Kitchen and dining areas
- Several multi-purpose rooms for activities such as crafts, music, etc.
- Office and reception areas for Monastery business
- Chapel with +/-96 seats
- Outdoor amenities including a pool, labyrinth, walking/nature trails, etc.
- Parking lot for visitors and residents

An additional 10-12 bedrooms may be added in a future phase.

The existing Benedictine Sisters monastery located on the north side of SR 52 is much larger than the proposed new project. The existing facility includes the following:

- +/-58,000 SF main building, which includes resident bedrooms, kitchen area, dining areas, multi-purpose rooms and +/-10,000SF of office space (reception area, meeting rooms, offices, etc.)
- +/-20,000 SF accessory buildings including a warehouse, laundry/shop building, historic Lake House and Garage/Greenhouse
- A +/-2,000 SF chapel with 128 seats (room capacity is 150 per fire inspector)

Based on the comparison above, the new project will be significantly smaller in scale, but have many of the same components.

Site Description

The +/-9.90-acre project site is approximately 1,200 ft long and 350' wide and is along the eastern R/W of Wichers Road. The site slopes from west to east toward an existing drainage way on the east side of the parent tract. Site cover consists of remnant citrus grove trees. There are no significant trees within the project site. There is an existing tennis court on a portion of the north part of the project site.

Transportation / Site Access

The proposed project will have one, main access on Wichers Road. There will be no proposed driveway connecting directly to S.R. 52. Since the proposed project is a relocation of the existing facility from the north side of S.R. 52, and has fewer bedrooms at full build-out, no increase in trip generation is anticipated.

S.R. 52 is a two lane undivided facility in the vicinity of the project. The existing capacity of SR 52 is 16,200 based on the FDOT generalized level of service tables. According to the latest FDOT counts in the vicinity of the project, SR 52 has a daily volume of 13,856. Based on this data, SR 52 operates at a Level of Service C today.

Wichers Road is a two-lane, local road that extends south from SR 52. This road currently serves mostly agricultural land and low-density residential (rural residential). There is a daycare facility (owned by the Sisters), that is located on the east side of Wichers Road, just south of SR 52. Based on the ITE Trip Generation Manual, the capacity of Wichers Road is 11,970 (13,300 x 0.90). Using trip generation codes for "multi-family," the trip generation for the proposed project is 246, assuming all 30 rooms at full build-out. This represents +/-2% of the overall capacity of Wichers Road.

The proposed project is not anticipated to impact the level of service on SR 52 or Wichers Road. FDOT traffic count data as well as trip generation data is included in the appendix of this report.

Water and Sewer Service

The new project will require less flow water and sewer flow capacity than the existing facility, so there will be no impact on the water/sewer providers. Water supply for the existing monastery facility is currently being provided by the Saint Leo Abbey. Sanitary sewer service for the existing facility is being provided by Saint Leo University, who has a bulk service sewer agreement with Pasco County. It is anticipated that the new facility will maintain these same water and sewer service relationships. There is an existing 4" water supply line located at the southeast corner of Wichers Road and S.R. 52 owned and maintained by the Saint Leo Abbey. The domestic flow for the new monastery will be provided through this existing 4" supply line. The sanitary sewer service for the project will connect to an existing gravity sewer main that runs along the east side of the parent tract and into the Saint Leo University master pump station. A Master Sewer Plan for Saint Leo University was recently prepared along with calculations for the existing pump station which show the existing system is adequate to serve all wastewater flows, including the existing monastery.

A comparison of ultimate flows for the existing vs. proposed monastery projects is as follows:

	<u>Existing (64 beds)</u>	<u>Proposed (30 Beds)</u>
Water/Sewer Flow (150 GPD/bedroom):	9,600 GPD	4,500 GPD

An updated water service agreement will be pursued with the Saint Leo Abbey for the new facility. This commitment will be provided upon receipt. Likewise, an updated sanitary sewer service agreement will be pursued with Saint Leo University and submitted to the Town of Saint Leo upon receipt.

Fire water service will be the biggest challenge with the new facility. Per discussions with the Saint Leo fire inspector, the proposed project will require, at minimum, 1,000 gallons per minute (GPM) for a period of 2 hours, which is a total of 120,000 gallons. Currently, the maximum capacity of the Saint Leo Abbey water system is 750 GPM. There are two options to provide adequate fire flow for the project site, which are as follows:

- Option A: Investigate the possibility of upgrading the existing Saint Leo Abbey system to provide the minimum fire flow requirement. This would include a new, 8" supply line crossing S.R. 52 to serve the project site.
- Option B: Install an onsite well/pump that will provide the minimum fire flow requirement.

Both options are currently being investigated. As in most cases, price will be a major factor. If feasible, Option A seems like the best choice since it would benefit both the Sisters and Saint Leo Abbey.

Stormwater Management

The proposed project will follow stormwater management criteria established by the Southwest Florida Water Management District (SWFWMD). A stormwater management pond will be located on the east side of the project site and possibly on the overall parent tract outside the project site limits. The stormwater management pond will be designed to treat the first 1" of stormwater runoff (stormwater quality) and attenuate the pre/post discharge rate for the 25-year storm event. Since the project site is located in an existing "closed basin," a drainage basin with limited to no positive outfall, the stormwater pond will also retain the difference in the pre/post development volume for the 100-year storm event.

Conclusion

As mentioned in this report, the new monastery is basically a relocation of the existing facility. Adverse impacts to traffic, water and sewer facilities are not anticipated since the new project is significantly smaller in size/scale than the existing facility, with no increase in need of offsite resources including S.R. 52 capacity and existing water and sewer infrastructure. The will be added trips to Wichers Road, however, it will be a small percentage of the overall capacity of the roadway.

**Generalized Annual Average Daily Volumes for Florida's
Transitioning Areas and
Areas Over 5,000 Not in Urbanized Areas¹**

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Lanes	B	C	D	E	
Lanes	Median	B	C	D	E	4	44,100	57,600	68,900	71,700	
2	Undivided	*	14,400	16,200	**	6	65,100	85,600	102,200	111,000	
4	Divided	*	34,000	35,500	**	8	85,100	113,700	135,200	150,000	
6	Divided	*	52,100	53,500	**	10	106,200	141,700	168,800	189,000	
Class II (35 mph or slower posted speed limit)						Freeway Adjustments					
Lanes	Median	B	C	D	E	Auxiliary Lanes Present in Both Directions + 20,000		Ramp Metering + 5%			
2	Undivided	*	6,500	13,300	14,200						
4	Divided	*	9,900	28,800	31,600						
6	Divided	*	16,000	44,900	47,600						
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)											
Non-State Signalized Roadways - 10%											
Median & Turn Lane Adjustments											
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors							
2	Divided	Yes	No	+5%							
2	Undivided	No	No	-20%							
Multi	Undivided	Yes	No	-5%							
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+ 5%							
One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6											
BICYCLE MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Paved Shoulder/Bicycle Lane Coverage		B	C	D	E						
0-49%		*	2,600	6,100	19,500						
50-84%		1,900	5,500	18,400	>19,500						
85-100%		7,500	19,500	>19,500	**						
PEDESTRIAN MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage		B	C	D	E						
0-49%		*	*	2,800	9,400						
50-84%		*	1,600	8,600	15,600						
85-100%		3,800	10,500	17,100	>19,500						
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)											
Sidewalk Coverage		B	C	D	E						
0-84%		> 5	≥ 4	≥ 3	≥ 2						
85-100%		> 4	≥ 3	≥ 2	≥ 1						
						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	B	C	D	E						
2	Undivided	9,200	17,300	24,400	33,300						
4	Divided	35,300	49,600	62,900	69,600						
6	Divided	52,800	74,500	94,300	104,500						
Uninterrupted Flow Highway Adjustments											
Lanes	Median	Exclusive left lanes		Adjustment factors							
2	Divided	Yes		+5%							
Multi	Undivided	Yes		-5%							
Multi	Undivided	No		-25%							
						¹ Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual					
						² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.					
						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
						* Cannot be achieved using table input value defaults.					
						** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
						Source: Florida Department of Transportation Systems Planning Office www.dot.state.fl.us/planning/systems/sm/bs/default.htm					

Summary of Trip Generation Calculation
 For 30 Dwelling Units of Apartments
 December 31, 2012

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	6.65	3.07	1.00	200
7-9 AM Peak Hour Enter	0.10	0.00	1.00	3
7-9 AM Peak Hour Exit	0.41	0.00	1.00	12
7-9 AM Peak Hour Total	0.51	0.73	1.00	15
4-6 PM Peak Hour Enter	0.40	0.00	1.00	12
4-6 PM Peak Hour Exit	0.22	0.00	1.00	7
4-6 PM Peak Hour Total	0.62	0.82	1.00	19
Saturday 2-Way Volume	6.39	2.99	1.00	192
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.52	0.74	1.00	16

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

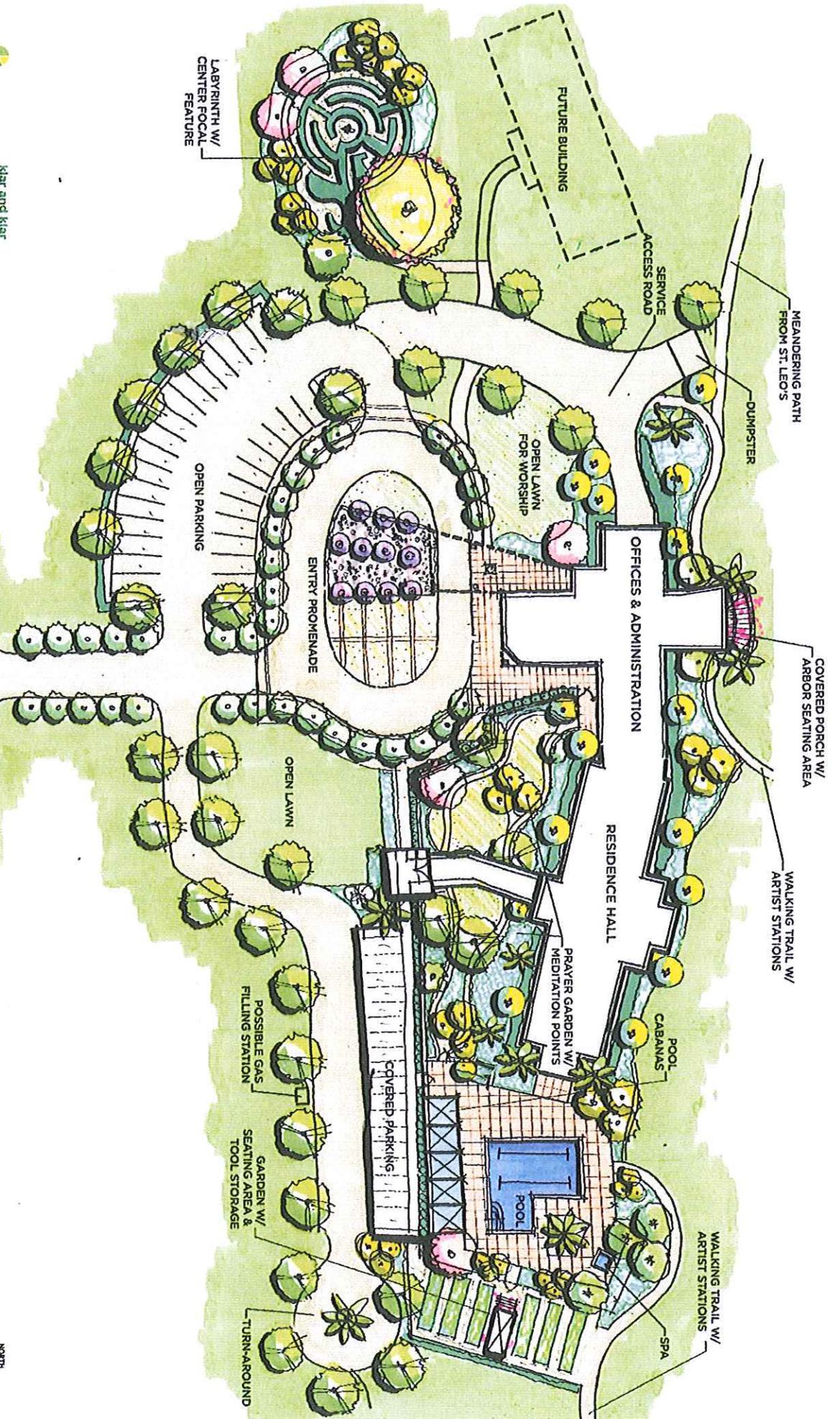
Summary of Trip Generation Calculation
 For 75 Seats of Church
 December 31, 2012

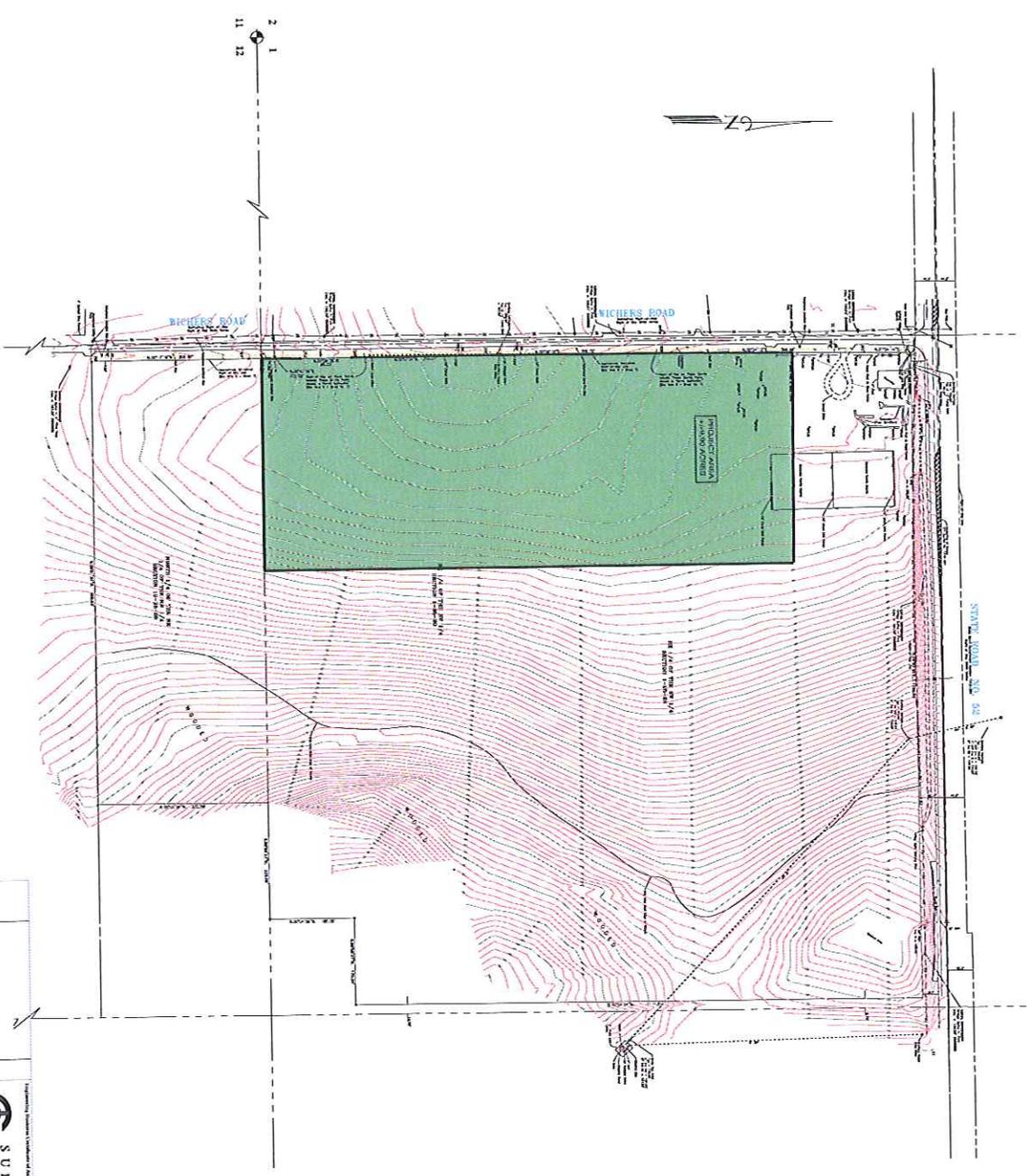
	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	0.61	0.82	1.00	46
7-9 AM Peak Hour Enter	0.00	0.00	1.00	0
7-9 AM Peak Hour Exit	0.00	0.00	1.00	0
7-9 AM Peak Hour Total	0.00	0.00	1.00	0
4-6 PM Peak Hour Enter	0.00	0.00	1.00	0
4-6 PM Peak Hour Exit	0.00	0.00	1.00	0
4-6 PM Peak Hour Total	0.00	0.00	1.00	0
Saturday 2-Way Volume	0.90	0.00	1.00	68
Saturday Peak Hour Enter	0.26	0.00	1.00	20
Saturday Peak Hour Exit	0.34	0.00	1.00	26
Saturday Peak Hour Total	0.60	0.79	1.00	45

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

CONCEPT PLAN
 Monastery for Benedictine Sisters of Florida
 St. Leo, Florida





DATE	DESCRIPTION	BY	REVISIONS


SURAK ENGINEERING
 1000 W. 10th St., Suite 100
 Oklahoma City, Oklahoma 73106
 Phone: (405) 241-1112
 Fax: (405) 241-1113

BENEDICTINE SISTERS MONASTERY
 BENEDICTINE SISTERS
 SHEET OF 1 SHEETS

PROJECT: Benedictine Sisters Monastery, Oklahoma City, Oklahoma
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

EXHIBITS A and B
A-Current Zoning Map
B-Proposed Zoning Map

Legend
 St. Leo - Based on Town Charter/Annexations

St. Leo Zoning Districts

- AG Agriculture (1 Unit/10 AC)
- LDR Low Density Residential (1 Unit/1 AC)
- RDR Rural Density Residential (1 Unit/2.25 AC)
- MDR Medium Density Residential (2 Units/ AC)
- BUS Business
- POL Permanently Open Land*
- INST Institutional
- Water
- Holy Name Academy

Notes:

1. The proposed Zoning Map reflects the same boundaries as the current Future Land Use Map with some exceptions. These areas are identified on the Zoning Map as A, B and C. These differences reflect ownership patterns and utilize property appraiser parcel boundaries as opposed to bleaching through properties.
2. Sites 1 & 2 annexed into Town, but FLU/zoning not assigned. Maintains Pasco County FLU/zoning.
3. These properties were previously identified as being located within the Town of St. Leo pursuant to the 1989 Comprehensive Plan and were designated as Agricultural. However, based on the Town Charter and annexations, it was determined that these properties are not within the Town boundaries.

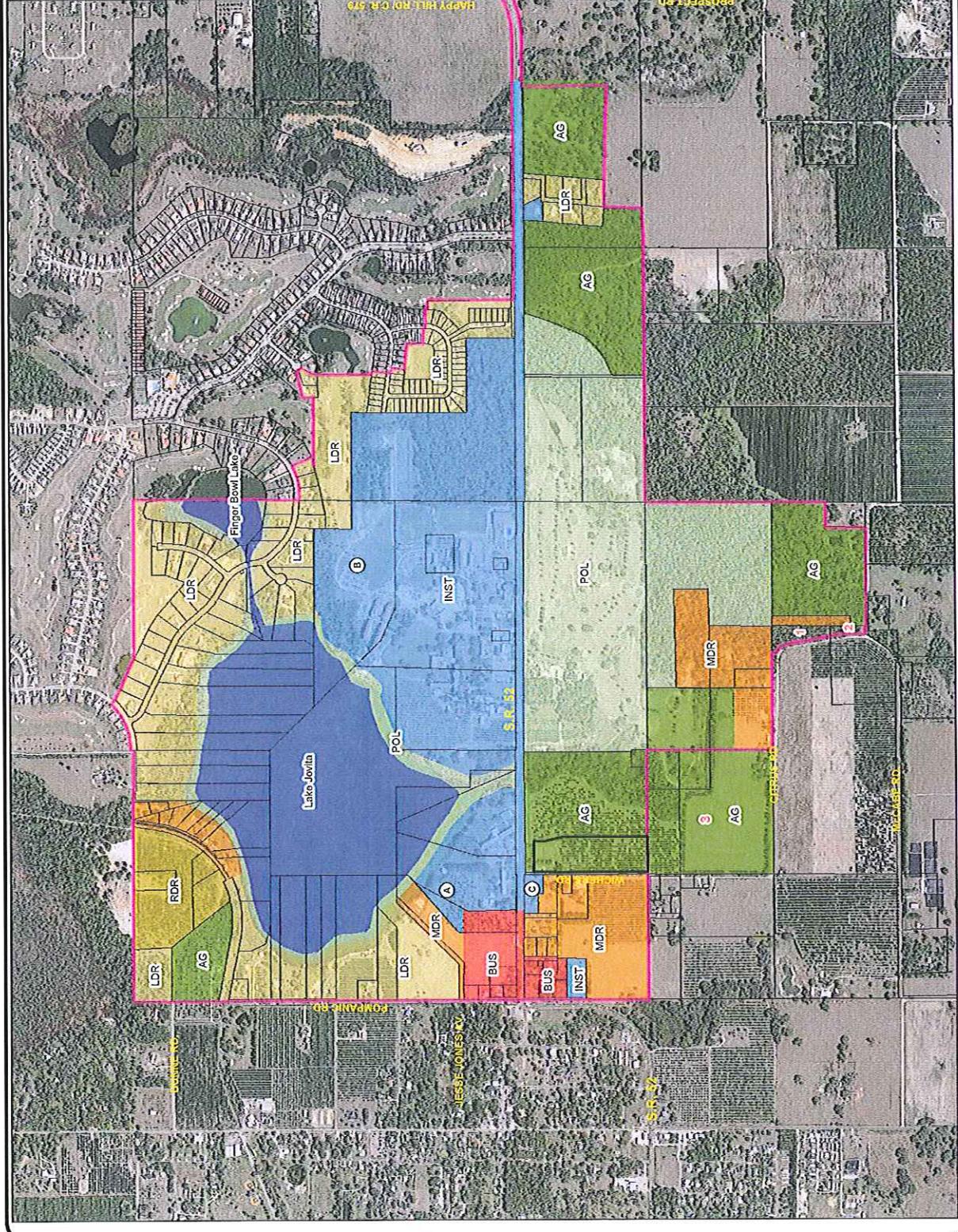
* Lake Jovita and Finger Bow Lake are zoned POL but shown as blue on the map. The boundary of the POL around the lakes is defined in the Land Development Code.

Source:
 Aerial, SMI/FWMD, 2007.



Exhibit A
 Town of St. Leo
 2008 Official Zoning Map
 with Aerial Photograph

ENGELHARDT, HAMMER & ASSOCIATES
 LAND PLANNING, GIS & EXPERT TESTIMONY
 P.O. Box 759, Odessa, FL 3356
 Telephone (813) 889-5168, Fax (813) 876-0659



Legend
 St. Leo - Based on Town Charter/Annexations

- St. Leo Zoning Districts**
- AG Agriculture (1 Unit/10 AC)
 - LDR Low Density Residential (1 Unit/2.25 AC)
 - RDR Rural Density Residential (1 Unit/ 2.25 AC)
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Notes:

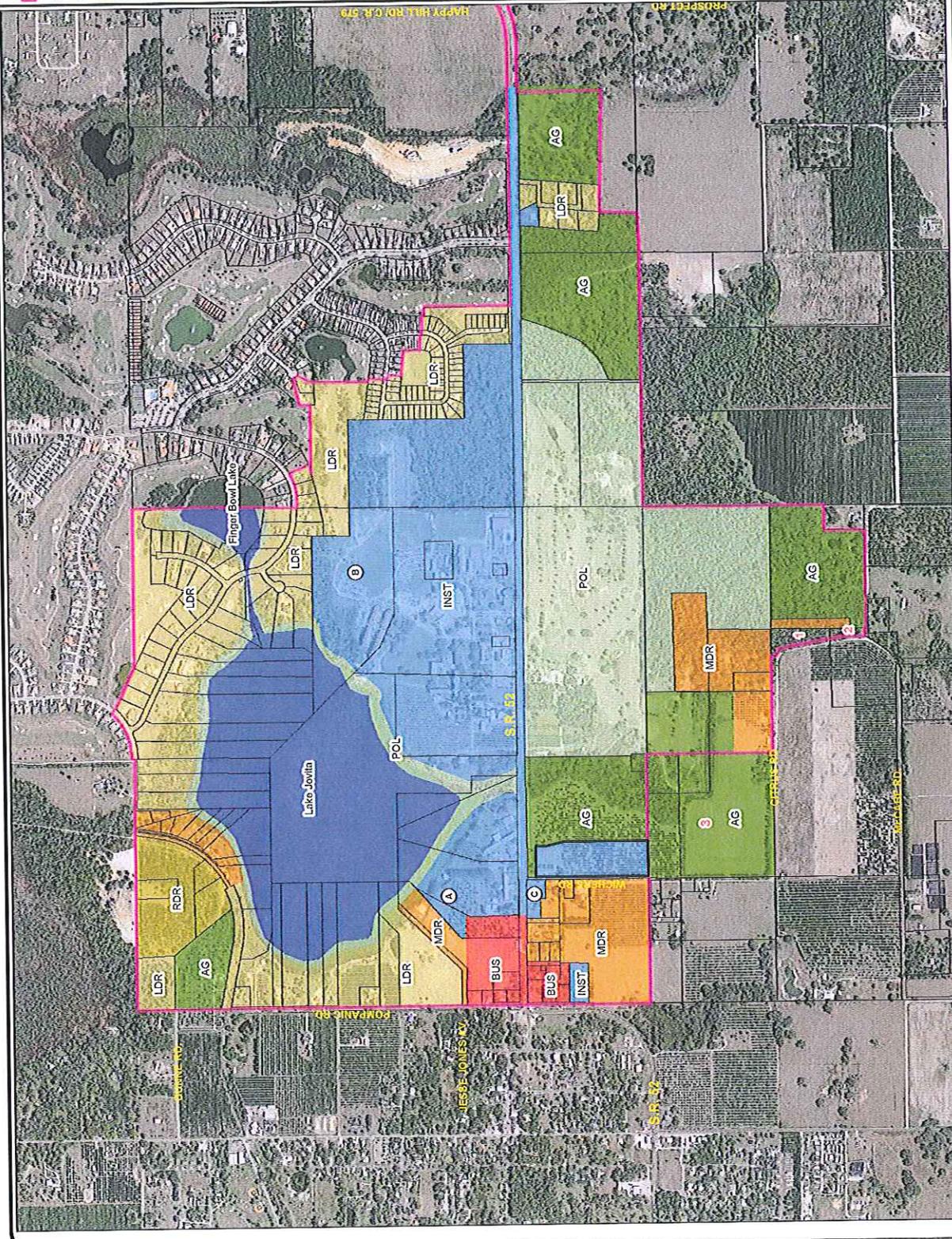
1. The proposed Zoning Map reflects the same boundaries as the existing Zoning Map, with some exceptions. These areas are identified on the Zoning Map as A, B and C. These differences reflect ownership patterns and utilize property appraiser parcel boundaries as opposed to bleaching through properties.
 2. Sites 1 & 2 are zoned into Town, but FL Utilizing not assigned, Mainland, Pasco County FL zoning.
 3. These properties were previously identified as being located within the Town of St. Leo pursuant to the 1989 Comprehensive Plan and were designated as Agricultural and assigned with the Agricultural zoning district. However, based on the Town Charter and annexations, it was determined that these properties are not within the Town boundaries.
- *Lake Jovita and Finger Bowl Lake are zoned POL but shown as blue on the map. The boundary of the POL around the lakes is defined in the Land Development Code.

Source:
 Aerial, SWFWMD, 2007.



Exhibit B
 Town of St. Leo
 Proposed Rezoning Map
 with Aerial Photograph

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 LAND PLANNING, DESIGN & CONSTRUCTION
 401 W. 11th St.
 Tallahassee, FL 32301
 Telephone (904) 889-5100, Fax (904) 826-0659





Town of St. Leo

STAFF REPORT
Amendments to the Future Land Use Map and Institutional Land Use Category
Case: FLUM Amendment #12-A
Local Planning Agency and Town Commission Meeting January 14, 2013

Applicant: Town of St. Leo Town Commission

Representative: Jan A. Norsoph, AICP (Town of St. Leo Planning Consultant)

Property Related to the Future Land Use Map Amendment:

Southeast corner of State Road 52 and Wichers Road. The proposed area is an approximate 9.9 acre site within Folio #01-25-20-0000-02300-0030 along the east side of Wichers Road (see Appendix A for boundary survey and legal description). Said property is owned by Holy Name Academy.

Request:

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

2. Text Amendment to the Institutional Land Use Category related to open space and Planned Unit Development requirements.

Application Overview

The Benedictine Sisters of Florida currently reside in an approximate 58,000 square foot facility with 64 beds, in addition to approximately 20,000 square feet of accessory structures and a 128 seat chapel. This site is designated with the Institutional land use category and is located at the northwest corner of S.R. 52 and Wichers Road. This site and facility have been acquired by Saint Leo University for campus expansion and the University is currently leasing the facility to the Benedictine Sisters of Florida until the new monastery is constructed.

The Benedictine Sisters of Florida wish to construct a new monastery (approximately 12, 878 square feet, including 20 bedrooms (with future expansion to increase to 30 rooms), central kitchen facility and related facilities (96 seat chapel, recreation areas and offices) on an approximate 9.9 acre site they own (under Holy Name Academy) generally located at the southeast corner of Wichers Road and S.R. 52.

A report has been prepared by Surak Engineering, on behalf of the Benedictine Sisters of Florida, that provides traffic, water and sewer analyses related to the proposed FLUM amendment (Appendix B).

Pursuant to the Comprehensive Plan-2025 Future Land Use Element, institutional uses should be designated with the Institutional land use category. The subject site is currently designated with the Agriculture land use category.

The Town Commission at its November 12, 2012 meeting approved initiating the Future Land Use Map (FLUM) amendment to the Institutional land use category and rezoning to accommodate the proposed use.

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

- January 14: Public hearing on Institutional future land use designation and text amendment 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.
- January 14: Town Commission conducts a public hearing on Institutional future land use map and Institutional land use text amendments.
- January 14: Town Commission adopts FLUM and text amendments. Ordinance becomes effective 31 days after the state planning agency receives the adoption packet (most likely state would receive the packet around January 21). Assuming there is no appeal by an affected person or the state, then the effective date would be around February 25.
- January 17: 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.

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.
- b. The projected permanent and seasonal population of the area.
- 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 development of a new monastery (20 bedrooms, central kitchen facility and related facilities (chapel, recreation areas and offices) on an approximate 9.9 acre site

generally located at the southeast corner of Wichers Road and S.R. 52. The current use of the subject property is a nonproductive orange grove. The proposed uses on the subject property are actually being relocated from the current Benedictine Sisters of Florida (Holy Name Academy) monastery located at the northwest corner of Wichers Road and S.R. 52. Saint Leo University intends to purchase the current monastery site for expansion.

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 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 ²	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 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.

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	121.36	12.2
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	30.4
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

As noted above the Agriculture land use changes by one percent and the Institutional land use also changes by one percent. These represent negligible changes in land use.

Exhibit A illustrates the current Future Land Use Map and Exhibit B illustrates the proposed change. As noted previously, the subject property is an approximate 9.9 acre site located within Folio #01-25-20-0000-02300-0030, which is an approximate 40 acre tract also owned by Holy Name Academy. The future land uses surrounding the subject property are Agriculture to the north and east (which is land owned by Holy Name Academy) and Institutional and Medium Density Residential to the west. The Institutional land to the west is either owned by Saint Leo University, Holy Name Academy or Benedictine Sisters of Florida, Inc. The Medium Density Residential to the west is private property and is an orange grove. The properties to the south are in unincorporated Pasco County and designated Residential.

A report has been prepared by Surak Engineering, on behalf of the Benedictine Sisters of Florida, that provides traffic, water and sewer analyses related to the proposed FLUM amendment (Appendix B). The analysis in this report 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. Lands devoted to these uses should be designated with the Institutional land use category."

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

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

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.

As indicated, the proposed uses on the site are being relocated from across the street. The proposed uses are less intensive than the current facility.

S.R. 52 is a two lane undivided roadway. According to the latest FDOT counts in the vicinity of the subject site, daily volume is 13,856 compared to its capacity of 16,200. S.R. 52 is operating at an LOS of C and the adopted LOS for S.R. 52 is D. Based on information provided by Surak Engineering, the proposed FLUM amendment will have de minimus impact on S.R. 52 traffic and will not affect its LOS, because there are fewer rooms and a smaller chapel, traffic volume would actually be reduced.

However, there will be minimal impacts on Wichers Road, which is a paved two-lane local road that provides access to S.R. 52. The adopted LOS is D. Within the Town limits, Wichers Road services a day care facility, and approximately 12 single-family residential properties located in unincorporated Pasco County. The estimated traffic capacity on Wichers Road is 11,970 vehicles/day. The current estimated traffic volume on Wichers Road is an average of 115 vehicles/day. The proposed use would generate an average of 246 vehicles/day resulting in an increase of 2+/- percent relative to its capacity. This analysis is based on ITE trip generation for a 30 unit multi-family development and the 96 seat chapel. Given the low traffic currently on the road, there is minimal impact on traffic. There is no change to the LOS.

Water service is provided to the existing monastery facility by Saint Leo Abbey and the Abbey will provide water service to the new site. As noted previously, the new facility will be approximately 1/4 the size of the current building. There is an existing 4" water line on the subject property and according to Surak Engineering, the proposed facility will not affect the water supply. In comparison, the current facility has a water/sewer flow of 9,600 GPD; the proposed facility will utilize an estimated 4,500 GPD.

Sewer service will be provided by Saint Leo University along an existing gravity line that runs along the east side of the property and connects to the Saint Leo University master pump station. According to Surak Engineering, the proposed facility will not affect the University's sewer capacity.

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 an orange grove (not utilized for production) and is suitable for development.

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 proposed use of the subject site is for an approximate 12,878 square foot religious facility for the Benedictine Sisters. This facility will include 20 bedrooms, centralized kitchen/dining area, offices and 96 seat chapel. As noted previously, this new facility is significantly smaller in scale than the current complex.

The future land uses surrounding the subject property are Agriculture to the north and east (which is land owned by Holy Name Academy) and Institutional and Medium Density Residential to the west. The Institutional land to the west is either owned by Saint Leo University, Holy Name Academy or Benedictine Sisters of Florida, Inc. The Medium Density Residential to the west is private property which is currently an orange grove and is divided from the subject site by Wichers Road, a local roadway. The properties to the south are in unincorporated Pasco County and designated 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. Pursuant to the LDC, any institutional development of five (5) or more acres must be reviewed/approved through a Planned Unit Development public hearing process. The PUD process can establish development intensity limitations, buffering and open space requirements. The Institutional land use category also establishes minimum open space requirements.

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 is compatible with the surrounding land uses and is consistent with the Comprehensive Plan.

Section 163.3177, Florida Statutes (relevant criteria):

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

The Town has sufficient land area (991 acres) to accommodate projected growth. Institutional uses have been a historic part of the Town's growth and development.

- 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 (991 acres) 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.

Proposed Institutional Land Use Category Text Amendment

The proposed text changes relate to open space and Planned Unit Development (PUD) requirements. The current standards were designed to reflect larger-scale institutional developments, in particular, Saint Leo University. These proposed changes reflect adjustments to recognize small-scale institutional developments, such as the monastery. These changes do not alter the development or environmental characteristics of the Town of St. Leo. The proposed changes are as follows with underlined text to be added and ~~strike-through~~ text to be deleted:

FLUE Policy 1.3.1. Institutional uses shall include colleges, universities, religious facilities, public and private schools, and public/semi-public uses. Development Lands on five (5) acres or more devoted to these uses should be designated with the Institutional land use category. Institutional uses on land less than five (5) acres may be permitted in all future land use categories, except POL and CON.

FLUE Policy 1.3.2. Institutional development of five (5) acres or more 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 ten (10) acres in area or greater 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). Institutional development between five (5) acres, but less than ten (10) acres in area shall provide a minimum of twenty-five (25) percent open space. Open space shall be as defined in the Town of St. Leo LDC. Where a development contains environmentally sensitive lands (as defined in the LDC), said lands shall be protected by a permanent open space easement or covenant and ultimately be designated with the Permanently Open Land (POL) or Conservation (CON) land use category. 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.~~

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 Agriculture land use category to the Institutional land use category and proposed text amendments 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 Ordinance No.13-01 and that said ordinance and staff report be transmitted to the state planning agency pursuant to Section 163.3187, Florida Statutes.

Once the future land use category and rezoning amendments become effective, then a PUD site plan can be submitted for review. Alternatively, a site plan can be submitted for review prior to the effective date; however, no permits can be issued until the end of the appeal date.

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.

APPENDIX A
Survey and Legal Description

DESCRIPTION: A parcel of land lying in the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Southeast 1/4 of the Southwest 1/4 of Section 1, for a POINT OF BEGINNING, run thence along the West boundary of said Southeast 1/4 of the Southwest 1/4 of Section 1, N.00°08'32"E., 1041.26 feet; thence S.89°25'48"E., 443.24 feet; thence S.00°02'47"E., 1036.64 feet to a point on the South boundary of said Southeast 1/4 of the Southwest 1/4 of Section 1; thence along said South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 1, S.89°58'27"W., 446.64 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that portion of the above described parcel in use as Maintained Right-of-Way for WICHERS ROAD.

Containing 9.900 acres, more or less.

NOTES:

1) The maintained right-of-way line as shown is based on a line that appears to include all utilities within the right-of-way. Pasco County reports that there are no maps of record depicting the maintained right-of-way line. It is also similar to what is shown (un-dimensioned) on plans for Lake Jovita Off-Site Force Main prepared by King Engineering Associates, Inc. with as-built (record) data dated January of 2004. The plans stated that the right-of-way lines shown are approximate and that the contractor was to utilize a Registered Land Surveyor to determine the existing right-of-way prior to construction.

If determining a more precise location of the right-of-way is important to the client or the engineer, then a Maintained Right-of-Way Map would need to be undertaken with Pasco County.

2) The additional dashed maintained right-of-way line is shown based on Pasco County on line Road Site, Road #6788.00 width 35 feet. We have shown a line 17.5 feet from the centerline of pavement.

3) Bearings shown hereon are grid bearings based on the West boundary of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 25 South, Range 20 East, having a Grid bearing of S.00°08'32"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.

NOTE: See Sheet No. 2 for Sketch.

BENEDICTINE SISTERS TRACT



REVISIONS		Prepared for: BENEDICTINE SISTERS OF FLORIDA	
		DESCRIPTION SKETCH (Not a Survey) 6506 STATE OF FLORIDA Jack M. Gagehe, Surveyor and Mapper LICENSE NO. LS 6506	
		GeoPoint Surveying, Inc.	
		1403 E. 5th Avenue Phone: (813) 248-8888 Tampa, Florida 33605 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business Number LB 7768	
No.	Date	Description	Dwn.
SHEET 1 of 2 SHEETS		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER Drawn: JMO Checked: PAD P.C.: N/A Date File: N/A Date: 12/12/12 Dwg: BEN-SISTERS-TRACT-05 Order No.: SRE-BE-002 Sections 1 & 12, Township 25 South, Range 20 East	

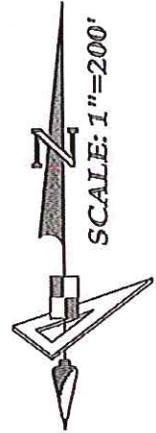
Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 1-25-20

STATE ROAD No. 52

State Road Department Section 1412-201
Right of Way Width Varies

Centerline of Survey
FDOT Section No. 1412-201

South Right-of-Way Line



West boundary of the Southeast 1/4 of the Southwest 1/4 of Section 1-25-20

Centerline of Pavement

NOT INCLUDED

WICHERS ROAD

Maintained Right-of-Way
Right of Way Width Varies

Right-of-Way per Pasco County website
"Pasco County Public Access to Permit
Application" (See Note 2, Sheet No.1)

Area = 9.90 Ac.±

Approximate Maintained
Right-of-Way Line
(See Note 1, Sheet No. 1)

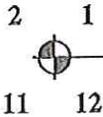
SE 1/4 OF THE SW 1/4
SECTION 1-25-20

LINE DATA TABLE

L1	N.00°43'58"E.	77.98
L2	N.00°26'36"W.	96.33

POINT OF BEGINNING

Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 1-25-20



West boundary of the Northeast 1/4 of the Northwest 1/4 of Section 12-25-20

NOTE: See Sheet No. 1 for
Legal Description, Notes and
Basis of Bearings.

BENEDICTINE SISTERS TRACT

REVISIONS

Prepared For: **BENEDICTINE SISTERS OF FLORIDA**

DESCRIPTION
SKETCH
(Not a Survey)

STATE OF FLORIDA
Jack N. Green
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
No. 6506

GeoPoint
Surveying, Inc.

1403 E. 5th Avenue Phone: (813) 248-8888
Tampa, Florida 33605 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

No.	Date	Description	Drawn

Drawn: JMG	Checked: PAD	P.C.: N/A	Data File: N/A
Date: 12/12/12	Dwg: BDR-SISTERS-TRACT-06	Order No.: SRE-BE-002	

SHEET 2 of 2 SHEETS

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

Sections 1 & 12, Township 25 South, Range 20 East

APPENDIX B
Surak Engineering Report

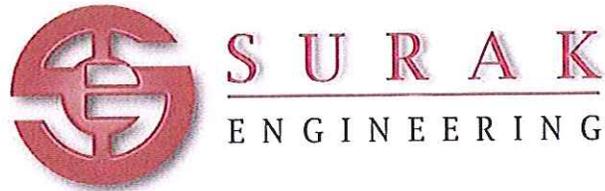
**BENEDICTINE SISTERS MONASTERY
SAINT LEO, FLORIDA**

**PROJECT NARRATIVE
(Application for Small Scale
Land Use Amendment)**

Prepared for:

**Benedictine Sisters of Florida
P.O. Box 2450
Saint Leo, Florida 33574**

Prepared By:



3628 Valencia Cove Court
Land O'Lakes, Florida 34639

Brian G. Surak, P.E. Registration No. 59064

Date: January 3, 2013

Project Narrative

General Project Description

The proposed project consists of a new monastery facility for the Benedictine Sisters of Florida. The project site is +/-9.9 acres and is located on the south side of S.R. 52, adjacent to the east Right-of-Way line of Wichers Road. The project site is part of a larger, +/-40-acre property (parent tract) that the sisters own/maintain.

The sisters will be relocating to this new facility from their current home, which is located on the north side of S.R. 52, directly across from the project site. The new project will have about half the number of bedrooms as the existing facility. The proposed monastery will consist of the following:

- +/- 20 bedrooms for sisters and guests
- Kitchen and dining areas
- Several multi-purpose rooms for activities such as crafts, music, etc.
- Office and reception areas for Monastery business
- Chapel with +/-96 seats
- Outdoor amenities including a pool, labyrinth, walking/nature trails, etc.
- Parking lot for visitors and residents

An additional 10-12 bedrooms may be added in a future phase.

The existing Benedictine Sisters monastery located on the north side of SR 52 is much larger than the proposed new project. The existing facility includes the following:

- +/-58,000 SF main building, which includes resident bedrooms, kitchen area, dining areas, multi-purpose rooms and +/-10,000SF of office space (reception area, meeting rooms, offices, etc.)
- +/-20,000 SF accessory buildings including a warehouse, laundry/shop building, historic Lake House and Garage/Greenhouse
- A +/-2,000 SF chapel with 128 seats (room capacity is 150 per fire inspector)

Based on the comparison above, the new project will be significantly smaller in scale, but have many of the same components.

Site Description

The +/-9.90-acre project site is approximately 1,200 ft long and 350' wide and is along the eastern R/W of Wichers Road. The site slopes from west to east toward an existing drainage way on the east side of the parent tract. Site cover consists of remnant citrus grove trees. There are no significant trees within the project site. There is an existing tennis court on a portion of the north part of the project site.

Transportation / Site Access

The proposed project will have one, main access on Wichers Road. There will be no proposed driveway connecting directly to S.R. 52. Since the proposed project is a relocation of the existing facility from the north side of S.R. 52, and has fewer bedrooms at full build-out, no increase in trip generation is anticipated.

S.R. 52 is a two lane undivided facility in the vicinity of the project. The existing capacity of SR 52 is 16,200 based on the FDOT generalized level of service tables. According to the latest FDOT counts in the vicinity of the project, SR 52 has a daily volume of 13,856. Based on this data, SR 52 operates at a Level of Service C today.

Wichers Road is a two-lane, local road that extends south from SR 52. This road currently serves mostly agricultural land and low-density residential (rural residential). There is a daycare facility (owned by the Sisters), that is located on the east side of Wichers Road, just south of SR 52. Based on the ITE Trip Generation Manual, the capacity of Wichers Road is 11,970 (13,300 x 0.90). Using trip generation codes for "multi-family," the trip generation for the proposed project is 246, assuming all 30 rooms at full build-out. This represents +/-2% of the overall capacity of Wichers Road.

The proposed project is not anticipated to impact the level of service on SR 52 or Wichers Road. FDOT traffic count data as well as trip generation data is included in the appendix of this report.

Water and Sewer Service

The new project will require less flow water and sewer flow capacity than the existing facility, so there will be no impact on the water/sewer providers. Water supply for the existing monastery facility is currently being provided by the Saint Leo Abbey. Sanitary sewer service for the existing facility is being provided by Saint Leo University, who has a bulk service sewer agreement with Pasco County. It is anticipated that the new facility will maintain these same water and sewer service relationships. There is an existing 4" water supply line located at the southeast corner of Wichers Road and S.R. 52 owned and maintained by the Saint Leo Abbey. The domestic flow for the new monastery will be provided through this existing 4" supply line. The sanitary sewer service for the project will connect to an existing gravity sewer main that runs along the east side of the parent tract and into the Saint Leo University master pump station. A Master Sewer Plan for Saint Leo University was recently prepared along with calculations for the existing pump station which show the existing system is adequate to serve all wastewater flows, including the existing monastery.

A comparison of ultimate flows for the existing vs. proposed monastery projects is as follows:

	<u>Existing (64 beds)</u>	<u>Proposed (30 Beds)</u>
Water/Sewer Flow (150 GPD/bedroom):	9,600 GPD	4,500 GPD

An updated water service agreement will be pursued with the Saint Leo Abbey for the new facility. This commitment will be provided upon receipt. Likewise, an updated sanitary sewer service agreement will be pursued with Saint Leo University and submitted to the Town of Saint Leo upon receipt.

Fire water service will be the biggest challenge with the new facility. Per discussions with the Saint Leo fire inspector, the proposed project will require, at minimum, 1,000 gallons per minute (GPM) for a period of 2 hours, which is a total of 120,000 gallons. Currently, the maximum capacity of the Saint Leo Abbey water system is 750 GPM. There are two options to provide adequate fire flow for the project site, which are as follows:

- Option A: Investigate the possibility of upgrading the existing Saint Leo Abbey system to provide the minimum fire flow requirement. This would include a new, 8" supply line crossing S.R. 52 to serve the project site.
- Option B: Install an onsite well/pump that will provide the minimum fire flow requirement.

Both options are currently being investigated. As in most cases, price will be a major factor. If feasible, Option A seems like the best choice since it would benefit both the Sisters and Saint Leo Abbey.

Stormwater Management

The proposed project will follow stormwater management criteria established by the Southwest Florida Water Management District (SWFWMD). A stormwater management pond will be located on the east side of the project site and possibly on the overall parent tract outside the project site limits. The stormwater management pond will be designed to treat the first 1" of stormwater runoff (stormwater quality) and attenuate the pre/post discharge rate for the 25-year storm event. Since the project site is located in an existing "closed basin," a drainage basin with limited to no positive outfall, the stormwater pond will also retain the difference in the pre/post development volume for the 100-year storm event.

Conclusion

As mentioned in this report, the new monastery is basically a relocation of the existing facility. Adverse impacts to traffic, water and sewer facilities are not anticipated since the new project is significantly smaller in size/scale than the existing facility, with no increase in need of offsite resources including S.R. 52 capacity and existing water and sewer infrastructure. The will be added trips to Wichers Road, however, it will be a small percentage of the overall capacity of the roadway.

**Generalized Annual Average Daily Volumes for Florida's
Transitioning Areas and
Areas Over 5,000 Not In Urbanized Areas¹**

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES						
STATE SIGNALIZED ARTERIALS						FREEWAYS						
Class I (40 mph or higher posted speed limit)						Lanes	B	C	D	E		
Lanes	Median	B	C	D	E	4	44,100	57,600	68,900	71,700		
2	Undivided	*	14,400	16,200	**	6	65,100	85,600	102,200	111,000		
4	Divided	*	34,000	35,500	**	8	85,100	113,700	135,200	150,000		
6	Divided	*	52,100	53,500	**	10	106,200	141,700	168,800	189,000		
Class II (35 mph or slower posted speed limit)						Freeway Adjustments						
Lanes	Median	B	C	D	E	Auxiliary Lanes		Ramp				
2	Undivided	*	6,500	13,300	14,200	Present in Both Directions		Metering				
4	Divided	*	9,900	28,800	31,600	+ 20,000		+ 5%				
6	Divided	*	16,000	44,900	47,600							
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)												
Non-State Signalized Roadways - 10%												
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS						
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment		Lanes	Median	B	C	D	E	
2	Divided	Yes	No	+5%		2	Undivided	9,200	17,300	24,400	33,300	
2	Undivided	No	No	-20%		4	Divided	35,300	49,600	62,900	69,600	
Multi	Undivided	Yes	No	-5%		6	Divided	52,800	74,500	94,300	104,500	
Multi	Undivided	No	No	-25%		Uninterrupted Flow Highway Adjustments						
-	-	-	Yes	+ 5%		Lanes	Median	Exclusive left lanes	Adjustment factors			
One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6						2	Divided	Yes	+5%			
						Multi	Undivided	Yes	-5%			
						Multi	Undivided	No	-25%			
BICYCLE MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						¹ Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobiles/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.						
Paved Shoulder/Bicycle Lane Coverage						² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.						
		B	C	D	E	³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.						
0-49%		*	2,600	6,100	19,500	* Cannot be achieved using table input value defaults.						
50-84%		1,900	5,500	18,400	>19,500	** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.						
85-100%		7,500	19,500	>19,500	**							
PEDESTRIAN MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)												
Sidewalk Coverage		B	C	D	E							
0-49%		*	*	2,800	9,400							
50-84%		*	1,600	8,600	15,600							
85-100%		3,800	10,500	17,100	>19,500							
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)												
Sidewalk Coverage		B	C	D	E							
0-84%		> 5	≥ 4	≥ 3	≥ 2							
85-100%		> 4	≥ 3	≥ 2	≥ 1							

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtml

Summary of Trip Generation Calculation
 For 30 Dwelling Units of Apartments
 December 31, 2012

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	6.65	3.07	1.00	200
7-9 AM Peak Hour Enter	0.10	0.00	1.00	3
7-9 AM Peak Hour Exit	0.41	0.00	1.00	12
7-9 AM Peak Hour Total	0.51	0.73	1.00	15
4-6 PM Peak Hour Enter	0.40	0.00	1.00	12
4-6 PM Peak Hour Exit	0.22	0.00	1.00	7
4-6 PM Peak Hour Total	0.62	0.82	1.00	19
Saturday 2-Way Volume	6.39	2.99	1.00	192
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.52	0.74	1.00	16

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

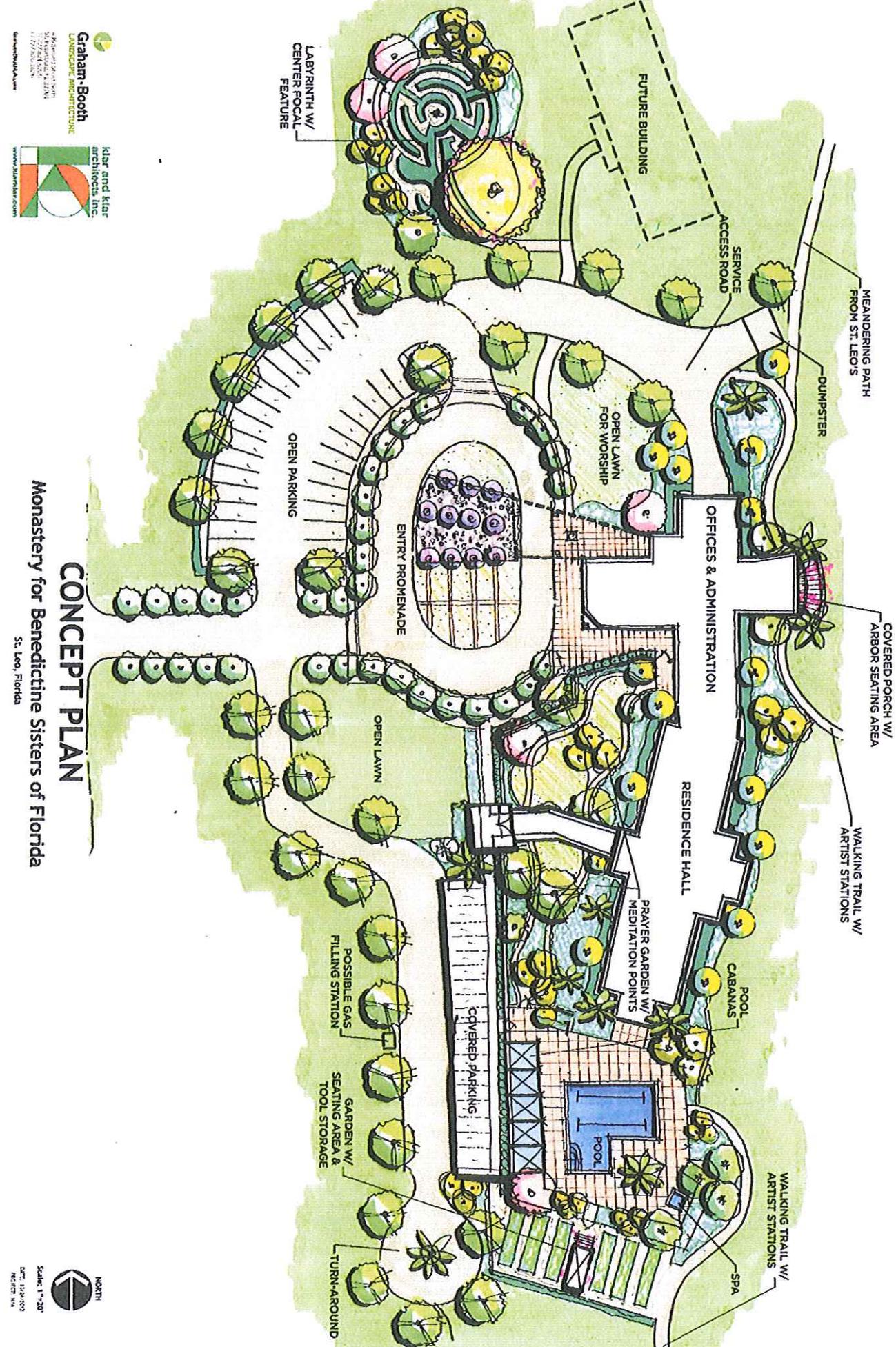
TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation
 For 75 Seats of Church
 December 31, 2012

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	0.61	0.82	1.00	46
7-9 AM Peak Hour Enter	0.00	0.00	1.00	0
7-9 AM Peak Hour Exit	0.00	0.00	1.00	0
7-9 AM Peak Hour Total	0.00	0.00	1.00	0
4-6 PM Peak Hour Enter	0.00	0.00	1.00	0
4-6 PM Peak Hour Exit	0.00	0.00	1.00	0
4-6 PM Peak Hour Total	0.00	0.00	1.00	0
Saturday 2-Way Volume	0.90	0.00	1.00	68
Saturday Peak Hour Enter	0.26	0.00	1.00	20
Saturday Peak Hour Exit	0.34	0.00	1.00	26
Saturday Peak Hour Total	0.60	0.79	1.00	45

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS



CONCEPT PLAN

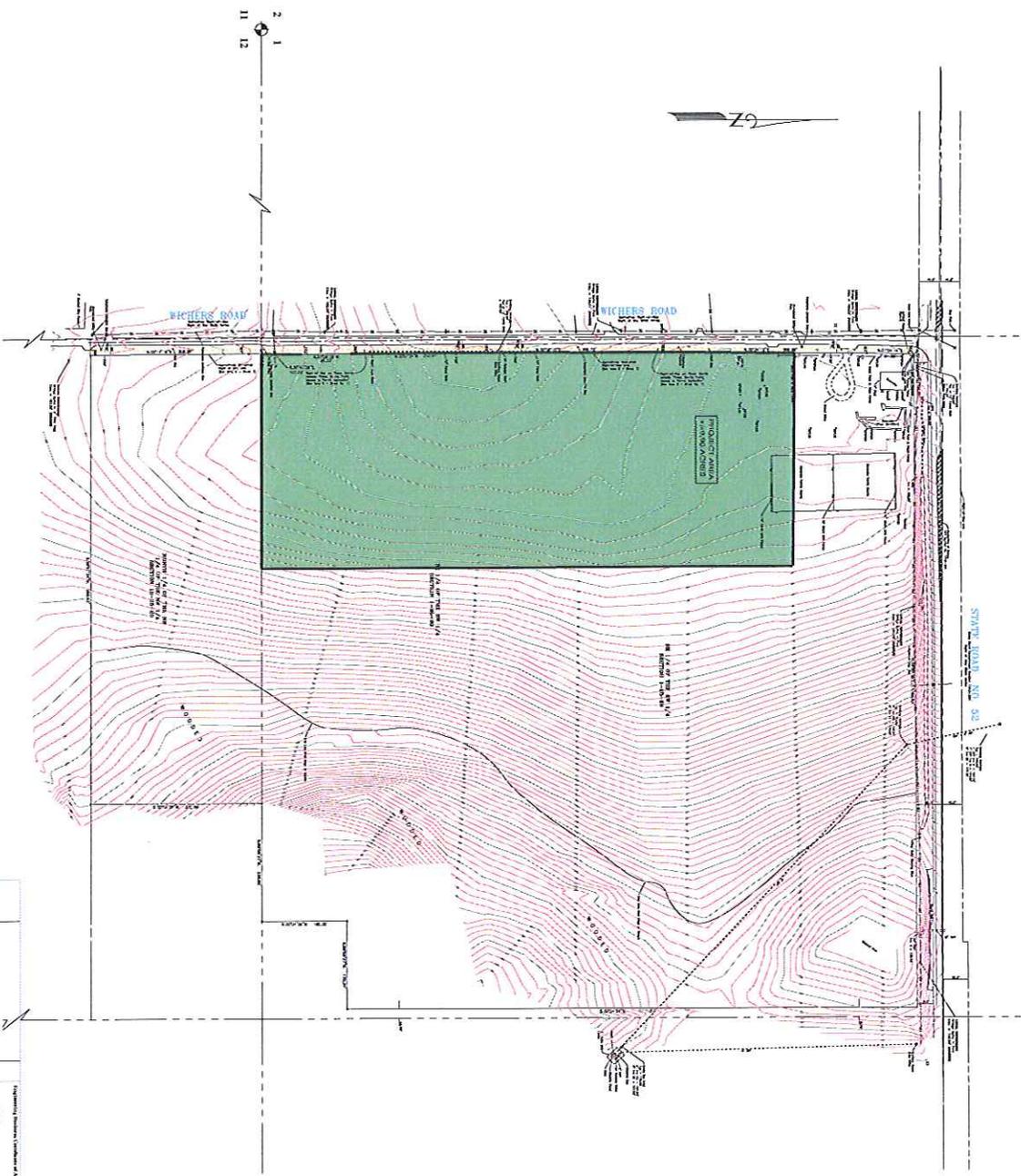
Monastery for Benedictine Sisters of Florida

St. Leo, Florida

Graham Booth
 LANDSCAPE ARCHITECTURE
 4000 University Blvd. Suite 100
 St. Leo, FL 34761
 352.399.1111
 www.grahambooth.com

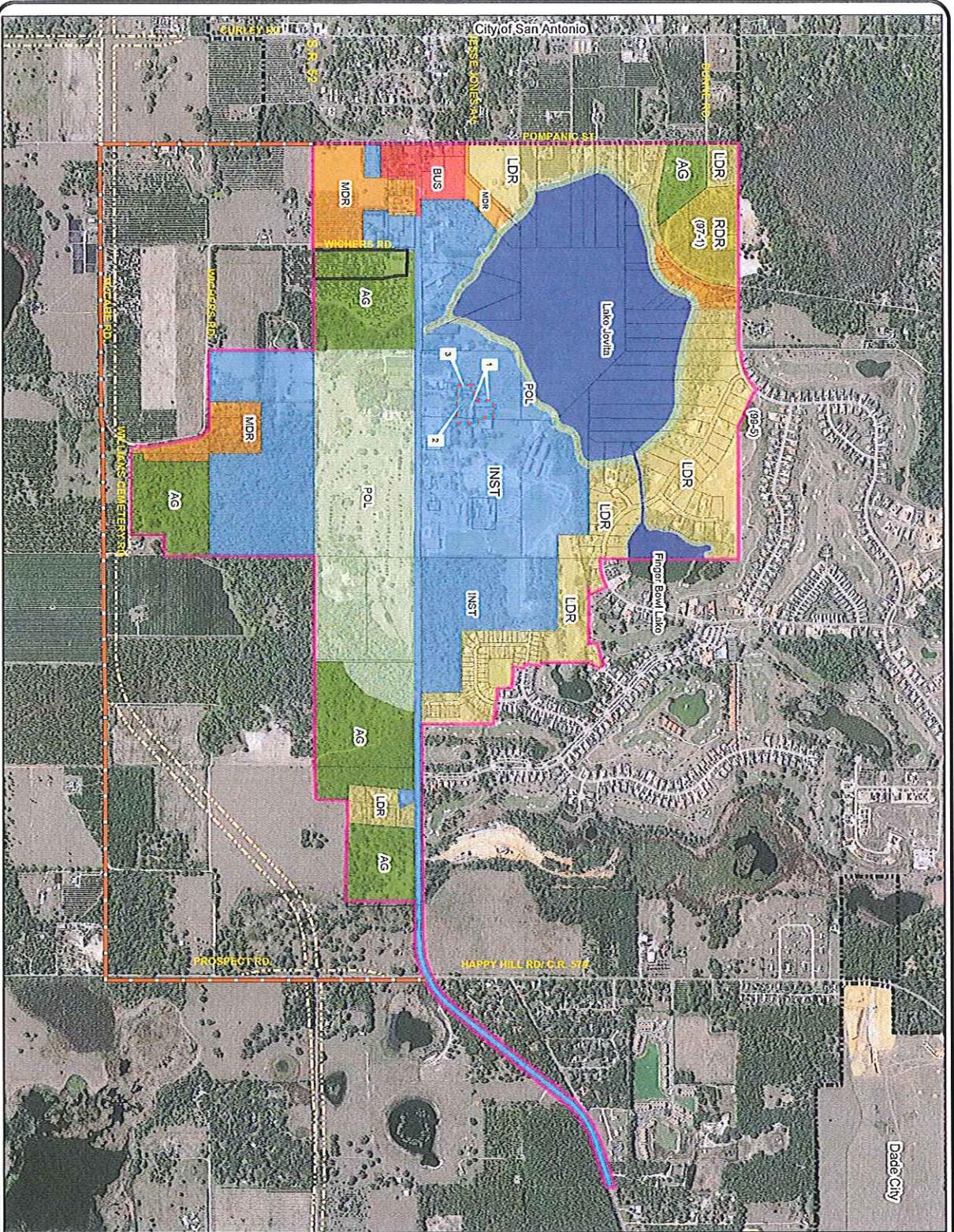
Klar and Klar
 architects inc.
 www.klarandklar.com

NORTH
 Scale: 1"=20'
 DATE: 10/24/07
 PROJECT: 04



<p>SURAK ENGINEERING 1001 SOUTH MAIN STREET SUITE 100 DENVER, CO 80202</p>		<p>PROJECT: BENEDICTINE SISTERS MONASTERY</p> <p>DATE: 08-31-12</p>	
<p>PROJECT NO. 1001-002</p> <p>DATE: 08-31-12</p>		<p>CONTRACT NO. 1001-002</p> <p>DATE: 08-31-12</p>	
<p>PROJECT: BENEDICTINE SISTERS MONASTERY</p> <p>CONTRACT NO. 1001-002</p> <p>DATE: 08-31-12</p>		<p>PROJECT: BENEDICTINE SISTERS MONASTERY</p> <p>CONTRACT NO. 1001-002</p> <p>DATE: 08-31-12</p>	
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EXHIBITS A and B
A-Current Future Land Use Map
B-Proposed Future Land Use Map



Map Document: C:\Projects\2025_Land_Use_Map\2025_Land_Use_Map.aprx
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Legend

- St. Leo - Based on Town Charter/Annexations
- Dade City Limits
- San Antonio City Limits
- Clinton Ave. Extension Alignment
- St. Leo Abbey Historic District - National Register of Historic Places

- 1 St. Leo Hall and Addition
- 2 Church of the Holy Cross
- 3 Carmel Convent

Rural Growth Boundary

St. Leo Future Land Use

- AG Agriculture (1 Unit/10 AC)
- LDR Low Density Residential (1 Unit/AC)
- RDR Rural Density Residential (1 Unit/2.25 AC)
- MDR Medium Density Residential (4 Unit/AC)
- BUS Business
- POL Remainably Open Land*
- CON Conservation
- INST Institutional
- Water

Note: * Lake Jovita and Finger Bowl Lake are designated as "Blue Open Space" around the lakes is defined in the Future Land Use element.

Holy Name Academy

Source:
Aerial, SWFWMD, 2007

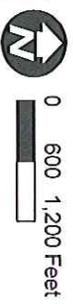
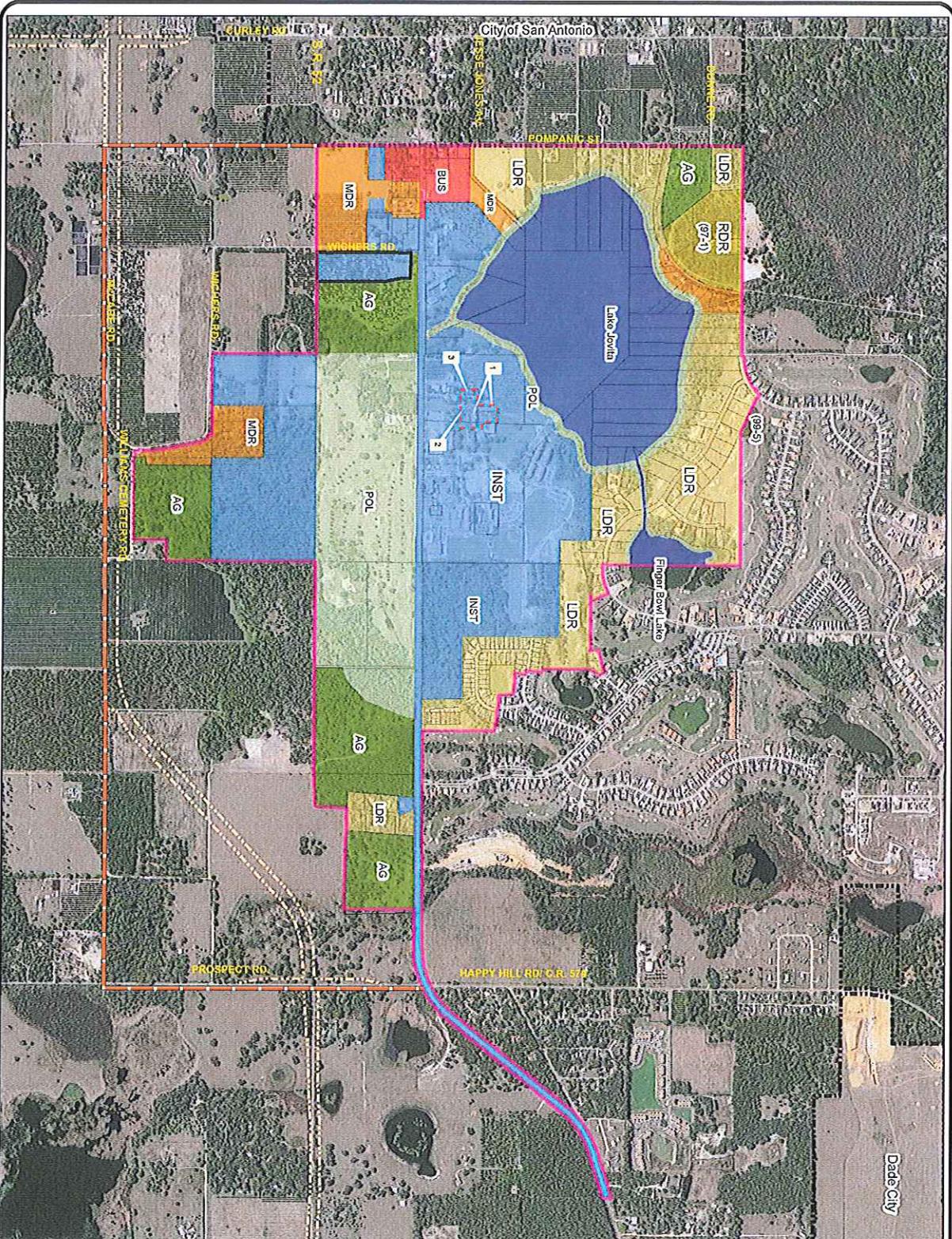


Exhibit A
Town of St. Leo
2025 Future Land Use Map

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 P.O. Box 170, Dallas, TX 75249
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Map Document: C:\Projects\GIS\Map_Gis\Map_Gis_0001\Map_Gis\Map_Gis_0001_Future_Land_Use_Map.dwg
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Dade City

Legend
 St. Leo - Based on Town Charter/Annexations
 Dade City Limits
 San Antonio City Limits

Clinton Ave. Edmonson Alignment
 St. Leo Abbey Historic District -
 National Register of Historic Places

- 1 St. Leo Hall and Addition
- 2 Church of the Holy Cross
- 3 Carmel Convent

Rural Growth Boundary

St. Leo

- Future Land Use**
- AG Agriculture (1 Unit/10 AC)
 - LDR Low Density Residential (1 Unit/ AC)
 - RDR Rural Density Residential (1 Unit 2.25 AC)
 - MPR Medium Density Residential (4 Unit/ AC)
 - BUS Business
 - POL Permanently Open Land*
 - CON Conservation
 - INST Institutional
 - Water

Note:
 * Lake Jovita and Finger Bowl Lake are designated POL but shown as blue water. The lake is defined in the Future Land Use element.

Holy Name Academy

Source:
 Aerial, SWFWMD, 2007



Exhibit B
 Proposed Town of St. Leo
 2025 Future Land Use Map

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