

RESOLUTION NO. 13-10

RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION
APPROVING PUD #13-A: BENEDICTINE SISTERS OF FLORIDA MASTER
PLAN.

WHEREAS, a Planned Unit Development (PUD) application (PUD #13-A) was filed by a by Holy Name Academy to construction of a new monastery for the Benedictine Sisters of Florida pursuant to the LDC Article XII, Development Review Procedures And Development Standards For General Site Plans and Planned Unit Developments, and

WHEREAS, the PUD application also included variance requests, and

WHEREAS, a public hearing was advertised and held on April 8, 2013, before the Town of St. Leo Town Commission, which gave full and complete consideration to the recommendations of the staff and evidence presented at the meeting.

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

SECTION A. REQUEST

The Applicant is seeking approval of a PUD application on an approximate 9.9 acre tract for the construction of a new monastery for the Benedictine Sisters of Florida. The monastery facility consists of two buildings (one-story in height) totaling approximately 13,900 square feet, including 20 bedrooms, central kitchen facility and other related facilities (96 seat chapel, library, recreation areas and administration offices) with 46 parking spaces. Other buildings are noted as "future" and will require review and approval at a future date.

The Applicant is also requesting the following variances to the LDC:

- Section 13.3 Vehicle Use Areas, related to grass parking:

A. All vehicle uses areas shall be graded for proper drainage and shall be surfaced so as to provide a durable and dustless surface including, but not limited to, a gravel, concrete, pervious pavement or bituminous concrete surface. Where practical, pervious pavement should be utilized. Grass parking surfaces may be approved for up to twenty (25) percent of the required parking spaces and for all parking spaces in excess of the required parking. However, all handicapped spaces and driveway aprons onto a public street shall be paved.

The Applicant is requesting a variance to permit 29 grass parking spaces (53% of the 46 spaces provided); the maximum permitted by the LDC is 25 percent (12 spaces).

- Sec. 7.4. Accessory Uses, Buildings/Structures and Permitted Encroachments

A. Accessory uses and accessory buildings or structures are customarily subordinate or incidental to the principal use pursuant to Article VII, Table A. Such accessory structures may include swimming pools (enclosed or not enclosed), docks, detached garage, storage sheds (up to 200 square feet in size), open patios, decks, freestanding canopies/gazebos and fences or stormwater ponds. When accessory and principal uses are under a continuous (solid) roof, or within five feet of each other at the closest point, the entire structure shall meet setbacks required for the principal structure or use. Specific requirements pertaining to the determination of what is incidental and subordinate for certain types of accessory uses shall be determined by the Town Commission or its designee.

The Applicant is requesting a variance to permit the stormwater pond to be located on the adjacent property.

- Sec. 12.2. Landscape Buffers between Incompatible Uses

A. Required landscape buffering is in accordance with the Landscape Buffer Matrix (Table A), which establishes buffer types and requirements from abutting uses. Figure A illustrates the planting requirements for each buffer type. The buffer width requirements are based on two landscaping alternatives: the provision of landscaping only or the provision of landscaping with a fence, decorative masonry wall or berm. Where a wall or fence is provided or required by this section, all landscaping shall be in front of the wall or fence. All landscape buffers are required to be irrigated with an in-ground water efficient system and, where possible, utilize reclaimed water.

Table A footnote #4

4. Institutional and Business uses, because of their level of activity and scale of development, require greater buffering from abutting single-family and multifamily residential districts. The minimum required landscape buffer width shall be twenty (20) feet, landscaped pursuant to the Buffer C planting requirements, and shall provide a six (6) foot high decorative solid fence or masonry wall. The required landscaping must be placed in front of the fence/wall.

The Applicant is requesting a variance not to provide the required fence or wall, but is meeting the 20 foot buffer width requirement.

SECTION B. FINDINGS AND CONCLUSIONS

The PUD substantially meets the development guidelines pursuant to Sec. 10.9, the requested variances substantially address Sec. 9.2 variance review criteria #2, #4, #5 and #6 and is consistent with the Town of St. Leo Comprehensive Plan and Land Development Code as evaluated in the staff report dated April 8, 2013 (Exhibit A).

SECTION C. TOWN COMMISSION DECISION

The Town Commission APPROVES of the Benedictine Sisters of Florida PUD as submitted, including the variance requests, and attached to this report (Exhibit A). The proposed PUD is consistent with the Town's Comprehensive Plan and LDC provided the following conditions are met:

1. A detailed landscape plan shall be provided to the Town Planning Consultant for approval prior to the issuance of any building permit for the site. The landscape plan shall address Wichers Road, open space and stormwater landscape requirements.
 2. A draft drainage easement document shall be provided to the Town Attorney and Town Planning Consultant for approval prior to the issuance of any building permit for the site. The easement shall be recorded and a copy provided to the Town Clerk prior to the issuance of a Certificate of Occupancy for the project (residences/office and chapel).
 3. Submit final architectural drawings/elevations to the Town Planning Consultant for approval prior to the issuance of any building permit for the site.
 4. Submit a copy of the SWFWMD permit approval to the Town Clerk prior to issuance of a building permit for the site.
 5. Inspections by the Town staff will be conducted periodically to ensure that the grass spaces are functioning and not falling into a deteriorated state, such that the spaces are mostly dirt or mud. If such deterioration occurs, the Applicant will be required to ~~pave the parking spaces~~. *Submit a cure to be submitted and reviewed by the Town Commission. The Town commissioner deems that the proposed alternative is*
- The approval of PUD #13-A is valid for 24 months (April 8, 2015), unless a building permit has been issued for the project (residence/office and chapel) before the expiration date or an extension is requested pursuant to Sec. 10.12. Future modifications to this PUD are subject to Section 10.10.

SECTION D. EXHIBIT A

The following documents are attached to this resolution and incorporated herein by reference:
 Town Staff Report with exhibits and Applicant's application and supporting documents.

SECTION E. TOWN COMMISSION MOTION

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

- William E. Hamilton, Mayor
- Sister Donna DeWitt, O.S.B.
- Robert Courtney
- Jack Gardner
- Brother James Hallett, O.S.B.

unacceptable then the Commission shall require the area to be paved pursuant to Section 13.3 of the LDC

DULY PASSED AND ADOPTED this 8th day of April, 2013. This PUD approval is valid for 24 months (until April 8, 2015).

ATTEST:
Jan Miller
 Jan Miller, MMC, Town Clerk

William E. Hamilton
 William E. Hamilton, Mayor

Approved as to form by:
Patricia Petruff
 Patricia Petruff, Esquire, Town Attorney

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



TOWN OF ST. LEO STAFF REPORT
Benedictine Sisters of Florida Planned Unit Development Master Plan
PUD #13-A
Town Commission Public Hearing Meeting April 8, 2013

Applicant: Holy Name Academy

Representative: Brian G. Surak, P.E., Surak Engineering

Request: Approval of a PUD application for the construction of a monastery, chapel and other related facilities for the Benedictine Sisters of Florida on an approximate 9.9 acre tract of land. The request also includes variances to the LDC.

Location/Legal Description: Generally the southeast corner of State Road 52 and Wichers Road. The area is an approximate 9.9 acre site within Folio #01-25-20-0000-02300-0030 along the east side of Wichers Road (Exhibit A-PUD Site Plan).

Land Use Designation: Institutional

Zoning: Institutional

PUD Application Overview

The Applicant is seeking approval of a PUD application on an approximate 9.9 acre tract for the construction of a new monastery for the Benedictine Sisters of Florida. The current monastery has been purchased by Saint Leo University. The monastery facility consists of two buildings (one-story in height) totaling approximately 13,900 square feet, including 20 bedrooms, central kitchen facility and other related facilities (96 seat chapel, library, recreation areas and administration offices) with 46 parking spaces (Exhibit A- PUD Site Plan). Other buildings are noted as "future" and will require review and approval at a future date. The Applicant's application submittal and supporting documents, including variance justifications, are provided in Appendix A.

LDC Requirement Analysis

| LDC | Requirement | Provided | Variance |
|---|---|---|----------|
| Setbacks | 50 feet all sides | 50+ feet | No |
| Parking | | | |
| ◦ Residences (20 bedrooms) | 1/ 4 bedrooms: 5 spaces | | |
| ◦ Employees (3) | 1/ employee: 3 spaces | | |
| ◦ Office (1,189 sq. ft.) | 1/300 sq. ft.= 4 spaces | | |
| ◦ Chapel (96 seats) | 1/ 4 seats= 24 spaces | | |
| Total Parking | 36 spaces | 46 spaces | No |
| Grass Parking | Max. 25%= 12 spaces | 29 spaces | Yes |
| Maximum FAR | 0.35 | 0.03 | No |
| Maximum ISR | 0.6 | 0.11 | No |
| Open Space (9.9 acres) | 25% or 2.48 acres | 8.7 acres (88%) | No |
| Landscape Buffers | | | |
| ◦ Landscape Buffer width (along Wichers Road) | 20 feet | 20 Feet | No |
| ◦ Landscape buffer fence/wall (along Wichers Road) | 6' high fence or wall | No fence or wall | Yes |
| ◦ Landscape buffer planting (along Wichers Road; approx. 1,041 linear feet) | Per 100 linear feet: 4 canopy trees= 42 trees 5 Understory trees= 52 trees 20 shrubs= 208 shrubs | No detailed landscape plan submitted at this time | N/A |
| ◦ Required Open Space (2.48 acres) | Per 2,000 sq. ft.: 1 canopy tree= 54 trees or 2 understory trees= 104 trees | Concept only, no detailed landscape plan submitted at this time | N/A |
| ◦ Stormwater (linear feet unknown) | 1 canopy or 2 understory trees/50 linear feet along top of bank | No detailed landscape plan submitted at this time | N/A |
| ◦ Parking lot buffer | 5 feet wide/1 tree/30 linear feet | No detailed landscape plan submitted at this time | N/A |
| ◦ Parking lot interior planters | 1 tree/10 parking spaces and 1 tree at each end island | 1 tree/10 parking spaces and 1 tree at each end island | No |
| ◦ Parking lot interior landscape | 10% or 3,400 sq. ft. | No detailed landscape plan submitted at this time | N/A |
| Stormwater Retention | On-site | Off-site | Yes |

Variance Requests

- I. As part of the PUD application, the Applicant is requesting variances to the Land Development Code (LDC). These variances are as follows (underline added for emphasis):
 - o Section 13.3 Vehicle Use Areas, related to grass parking:

A. All vehicle uses areas shall be graded for proper drainage and shall be surfaced so as to provide a durable and dustless surface including, but not limited to, a gravel, concrete, pervious pavement or bituminous concrete surface. Where practical, pervious pavement should be utilized. Grass parking surfaces may be approved for up to twenty (25) percent of the required parking spaces and for all parking spaces in excess of the required parking. However, all handicapped spaces and driveway aprons onto a public street shall be paved.

The Applicant is requesting a variance to permit 29 grass parking spaces (53% of the 46 spaces provided); the maximum permitted by the LDC is 25 percent (12 spaces).

Applicant's justification: The parking spaces for the dormitory (20 bedrooms) will be paved as well as all parking area drive aisles and loading areas. Grass parking spaces are only designated for the chapel, which will be utilized on a limited basis.

- o Sec. 7.4. Accessory Uses, Buildings/Structures and Permitted Encroachments
 - A. *Accessory uses and accessory buildings or structures are customarily subordinate or incidental to the principal use pursuant to Article VII, Table A. Such accessory structures may include swimming pools (enclosed or not enclosed), docks, detached garage, storage sheds (up to 200 square feet in size), open patios, decks, freestanding canopies/gazebos and fences or stormwater ponds. When accessory and principal uses are under a continuous (solid) roof, or within five feet of each other at the closest point, the entire structure shall meet setbacks required for the principal structure or use. Specific requirements pertaining to the determination of what is incidental and subordinate for certain types of accessory uses shall be determined by the Town Commission or its designee.*

The Applicant is requesting a variance to permit the stormwater pond to be located on the adjacent property.

Applicant's justification: The stormwater pond is located adjacent to the project site and is located on Holy Name Academy property. Permitting the pond on the adjacent property provides pristine views not impacted by a stormwater pond. In addition, a drainage easement will be recorded to bind the pond to providing stormwater retention for the development site.

- o Sec. 12.2. Landscape Buffers between Incompatible Uses
 - A. *Required landscape buffering is in accordance with the Landscape Buffer Matrix (Table A), which establishes buffer types and requirements from abutting uses. Figure A illustrates the planting requirements for each buffer type. The buffer width requirements are based on two landscaping alternatives: the provision of landscaping only or 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. No detailed landscape plan has been submitted, but the project is meeting the 20 foot wide buffer requirement and is seeking a variance to the fence/wall requirement. No landscape plan has been submitted for the required open space or the stormwater retention pond. A detailed landscape plan will be required to be submitted for approval prior to issuance of a building permit.

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

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. At least 8.7 acres of the project is open space, which is almost 88 percent of the site. The LDC was recently amended to only require open space easements for environmentally sensitive lands.

5. Lots and Buildings: Buildings shall be uniform in architectural design theme and building materials. A building or group of buildings shall have a compatible relationship with each other and surrounding properties based on, but not limited to, the following design elements:

- a. Lots shall be arranged and/or clustered to create an efficient development pattern to promote pedestrian orientation, reduce vehicle trips, recognize environmentally sensitive lands and visual corridor features and create useable and interconnected open spaces.
- b. Building scale, height, mass and setbacks.
- c. Building materials and color.
- d. Building architectural theme/style, forms and roof shape.
- e. Transitions between buildings relative to height, facade details, and landscape buffers.
- f. Architectural detailing that highlights entrances and introduces features such as porches, arches, or bay windows, and roof detailing such as cornice lines, dormers, gables, or roof plane changes. Flat or mansard roofs are discouraged.
- g. Separations and/or changes in the building plane (facade and roof) and facade details.
- h. Buildings shall incorporate energy efficient façade design features and buildings and/or development site shall be encouraged to accommodate non-fossil fuel energy sources such as solar.

The LDC requires 50 foot building setbacks from all property boundaries and for development between five (5) and less than ten (10) acres, the maximum Impervious surface ratio (ISR) is 0.6 and maximum floor area ratio (FAR) 0.35.

The proposed development meets the setback requirements. The project ISR is 0.11 and FAR is 0.03.

No final architectural drawings have been submitted at this time; however, the draft drawings illustrate consistent architectural design and materials for the residence building and chapel, and meet design review elements b, c, d, f and g (Exhibit B). Final architectural drawings will be required for submittal and approval prior to issuance of a building permit.

6. Streets and Internal Transportation System: Streets shall be designed and constructed in accordance with the provisions of the Town of St. Leo Subdivision Regulations, with such modifications as may be approved as part of the plan submitted at all phases of Town review. Connection of the internal street system to the public road and highway network (via connectors of adequate design, construction, and capacity) shall be the responsibility of the developer and any required improvements shall be included in the PUD plans.

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 (Appendix A), 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, 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.

7. Principal Vehicular Access Points: Principal vehicular access points to the PUD shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards for vehicular or pedestrian traffic. Acceleration, deceleration, and turn lanes and similar improvements may be required where existing or anticipated heavy traffic flows indicate a need for such improvements.

There will be only one entrance to the site and due to the minimal traffic generation on Wichers Road, no acceleration/deceleration or turn lanes are required at this time. However, the Town Commission may require future traffic mitigation measure if traffic impacts due to the project are generated on Wichers Road or at the S.R. 52 intersection.

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

As indicated in the application, the stormwater pond will be located on the adjacent property, also owned by Holy Name Academy. The stormwater pond will be tied to the project via a recorded drainage easement. Therefore, prior to issuance of a building

permit, a copy of the recorded drainage easement and Southwest Florida Water Management District (SWFMWD) permit shall be submitted to the Town Clerk.

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

Water service is provided to the existing monastery 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. 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.

Based on the above analysis, the PUD substantially meets the development guidelines with conditions a noted.

Consistency of the proposed development with the goals, objectives and policies in the Comprehensive Plan.

The proposed development 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.

Town Commission Variance Review Criteria:

Pursuant to the LDC (Section 9.2- Variance Hardship Criteria), no variance shall be granted unless the following conditions exist:

All variance applications shall include responses by the applicant to the following criteria:

1. State the special conditions and/or circumstances applying to the building or other structure or land for which such variance is sought.
2. Are the special conditions and/or circumstances peculiar to the property, structures, or buildings, and do not apply generally to neighboring lands, structures, or buildings in the same zoning district.

3. Are the existing conditions and/or circumstances such that:
 - a. The strict application of the provisions of this Chapter would deprive the applicant of reasonable use of said land, building, or structure; and
 - b. The peculiar conditions and circumstances pertaining to the variance request are not the result of the actions by the applicant.
4. The variance request is in harmony with and serves the general intent and purpose of this Chapter and the Comprehensive Plan including, but not limited to, important visual corridors (as adopted by resolution No. 01-03) and maintaining the Town's rural character.
5. That the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.
6. That allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by this Chapter and the individual hardships that will be suffered by a failure of the Town Commission to grant a variance.

Variance Analysis

The Applicant is requesting a variance to permit 29 grass parking spaces (53% of the 46 spaces provided); the maximum permitted by the LDC is 25 percent (12 spaces). The justification provided by the Applicant has merit. The grass spaces are only for the chapel, which will have limited use, and the drive aisle will be paved. Inspections by the Town staff will be conducted periodically to ensure the grass spaces are functioning and not falling into a deteriorated state, such that the spaces are mostly dirt or mud. If such deterioration occurs, the Applicant will be required to pave the spaces.

The Applicant is requesting a variance not to provide the required fence or wall along Wichers Road, but is meeting the buffer width requirement. The Applicant will also be required to submit a detailed landscape plan that meets or exceeds the planting requirements along Wichers Road. The justification provided by the Applicant has merit, as the abutting property is currently an orange grove. However, any future modifications to the PUD, in conjunction with development of the abutting site for residential use, may trigger the wall requirement.

The Applicant is requesting a variance to permit the stormwater pond to be located on the adjacent property. Since the pond will be adjacent to the development, is on property also owned by Holy Name Academy and will be a recorded drainage easement to ensure the pond will provide stormwater retention for the development; this variance request has merit.

Based on the analysis above and surrounding land use and zoning patterns, the requested variances substantially address variance review criteria #2, #4, #5 and #6.

Staff Recommendations

Based on the above analyses, staff recommends APPROVAL of the Benedictine Sisters of Florida PUD as submitted, including the variance requests, and attached to this report (Exhibits A and B and Appendix A). The proposed PUD is consistent with the Town's Comprehensive Plan and LDC provided the following conditions are met:

1. A detailed landscape plan shall be provided to the Town Planning Consultant for approval prior to the issuance of any building permit for the site. The landscape plan shall address Wichers Road, parking lot, open space and stormwater landscape requirements.
2. A draft drainage easement document shall be provided to the Town Attorney and Town Planning Consultant for approval prior to the issuance of any building permit for the site. The easement shall be recorded and a copy provided to the Town Clerk prior to the issuance of a Certificate of Occupancy for the project (residences/office and chapel).
3. Submit final architectural drawings/elevations to the Town Planning Consultant for approval prior to the issuance of any building permit for the site.
4. Submit a copy of the SWFWMD permit approval to the Town Clerk prior to issuance of a building permit for the site.
5. Inspections by the Town staff will be conducted periodically to ensure that the grass spaces are functioning and not falling into a deteriorated state, such that the spaces are mostly dirt or mud. If such deterioration occurs, the Applicant will be required to pave the parking spaces.

The approval of PUD #13-A is valid for 24 months (April 8, 2015), unless a building permit has been issued for the project (residence/office and chapel) before the expiration date or an extension is requested pursuant to Sec. 10.12. Future modifications to this PUD are subject to Sec. 10.10.

This report has been prepared by:

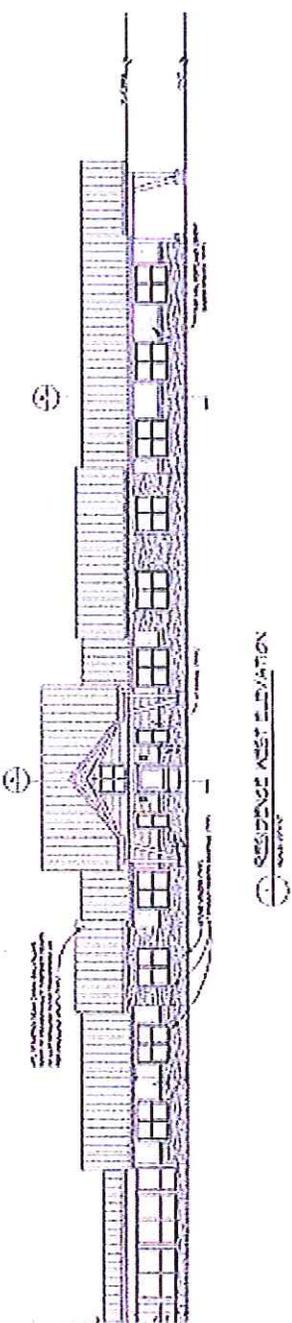
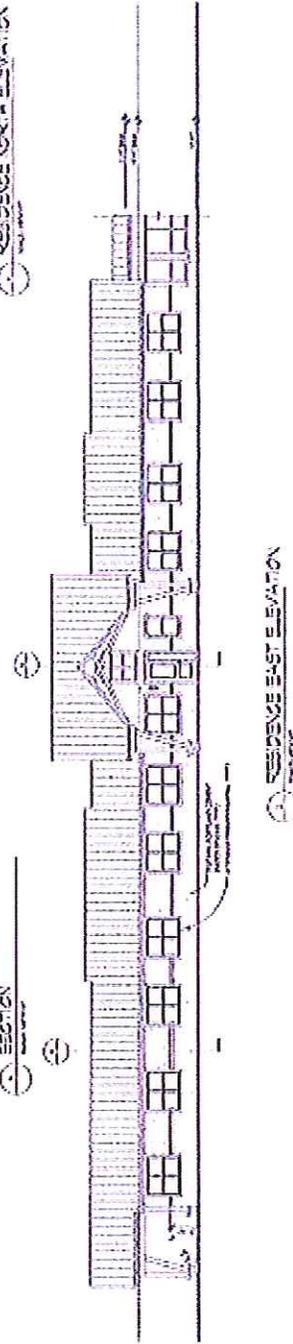
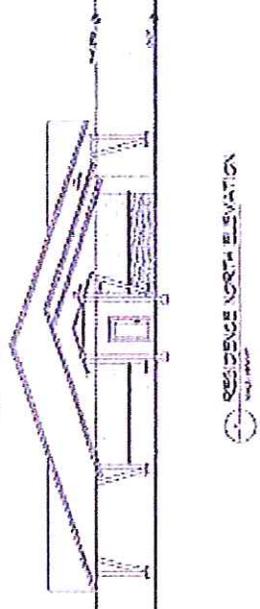
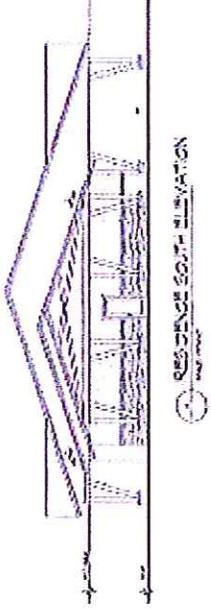
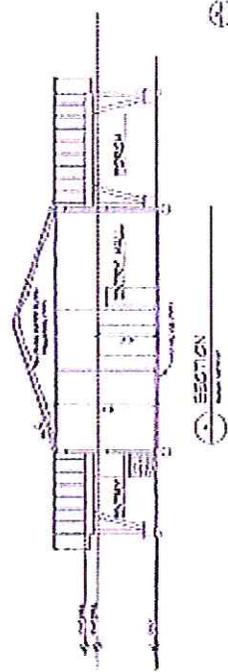
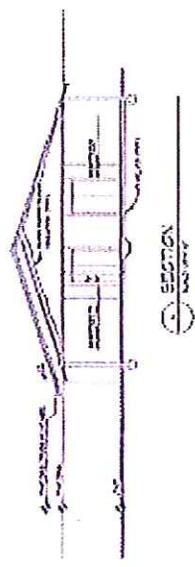


Jan A. Norsoph, AICP
Engelhardt, Hammer & Associates, Inc.
Town of St. Leo Planning Consultant

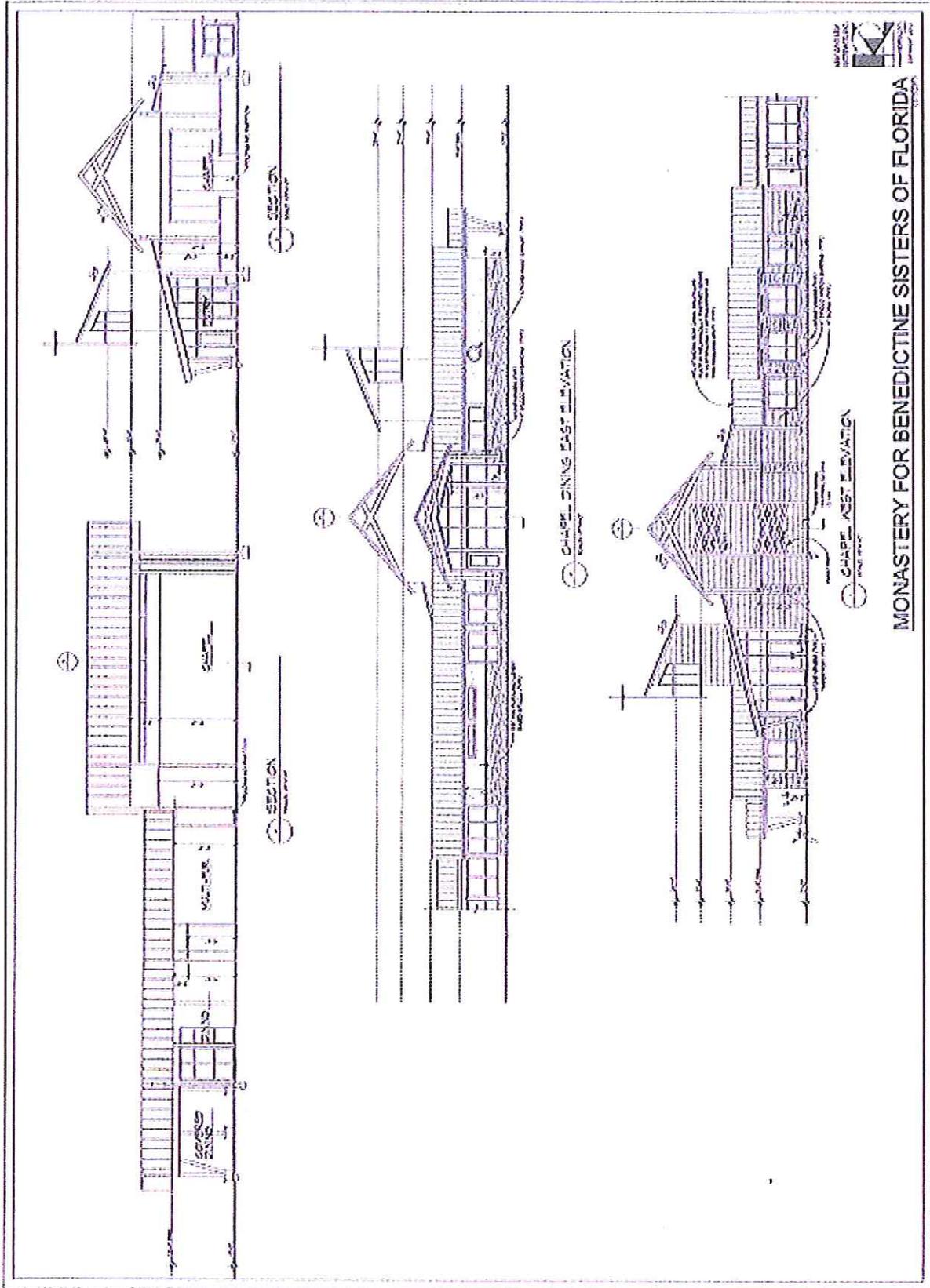
Engelhardt, Hammer & Associates reserves the right to update this report upon becoming aware of new or updated information.

EXHIBIT A
PUD Site Plan

EXHIBIT B
Draft Architectural Renderings



MONASTERY FOR BENEDICTINE SISTERS OF FLORIDA



MONASTERY FOR BENEDICTINE SISTERS OF FLORIDA



APPENDIX A

PUD and Variance Applications, Variance Justification Statements, and Traffic Analysis



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

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

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

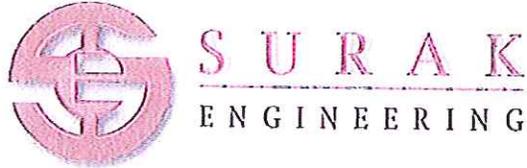
Applicant (Title Holder(s)) Holy Name Academy
Address PO Box 2450, Saint Leo, FL Zip 33574 Phone/Fax 352-588-5320
Representative (Owner Authorization Affidavit is required) Brian G. Surak, P.E.
Address 3628 Valencia Cove Ct., Land O'Lakes, FL Zip 34639 Phone/Fax 813-244-5136
Architect/Engineer Surak Engineering, LLC - Brian G. Surak, P.E.
Address 3628 Valencia Cove Ct., Land O'Lakes, FL Zip 34639 Phone 813-244-5136
When Property Title Obtained 1961
Legal Description See Attached
PIN Number(s) [County] 01-25-20-0000-02300-0030
General Location (Address) 12138 Wichers Road, San Antonio, FL 33576

The applicant, by filing this application agrees he/she will comply with all requirements of the Town of St. Leo Land Development Code (LDC). Three (3) copies of the application, narrative and proposed PUD plans/building elevations are to be submitted for a determination of application sufficiency with PUD submittal requirements pursuant to the LDC. Upon a determination of completeness, two sets of the application and proposed PUD site plans/building elevations are to be submitted. Please note: If trees are proposed to be removed, then a tree survey for all trees over 5" d.b.h. on site may be required if deemed applicable by staff.

FEE: The applicant will be billed for the actual expenses related to the Town of St. Leo's Planning Consultant and other Town of Leo staff review of the application. This may include, but not be limited to, time spent reviewing the application for completeness, site inspection, preparing a report to the Town Commission, telephone conversations and/or written correspondence to the applicant, attending any meetings with the applicant and attending public hearings. The Town Commission may request an advanced partial payment based on an estimate of the Planning Consultant's fees and expenses.

Signature *Robert Bailey*
Title Holder(s)/Owner(s)

REQUEST: (Explain proposal in detail): use additional sheets if necessary Development of a 20-bedroom monastery facility including a 96-seat chapel, office areas and community kitchen, dining and gathering areas



March 13, 2013

Ms. Joan Miller
City of Saint Leo
34544 S.R. 52
Saint Leo, FL 33574

**RE: Benedictine Sisters Monastery
PUD Site Plan Application**

Dear Ms. Miller,

A PUD application for the proposed Benedictine Sisters Monastery has been prepared in accordance with the City of Saint Leo requirements. 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 project site was recently rezoned in January 2013 for Institutional use.

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
- Community Areas including kitchen, dining room, craft room, family room, etc.
- Several multi-purpose rooms for activities such as crafts, music, etc.
- Office and reception areas for Monastery business (1,189 SF)
- 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. Specific site data for this project, including building areas, parking tabulation, FAR, etc. is included on the PUD site plan. A narrative of the project is as follows:

Site Description

The +/-9.90-acre project site is approximately 1,000 ft. long and 415' 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.

Access / Parking

There will be one (1) driveway serving the project, which is connected to Wichers Road, approximately 850 feet south of the S.R. 52 Intersection. Based on the traffic analysis provided and approved with the rezoning application, this access and the additional trips will have minimal impact to the level of service of Wichers Road. The total parking required on the project is 36 spaces, which is based on number of bedrooms, office area, seats in chapel and number of employees. The proposed site plan has 46 parking spaces, 29 of these spaces being proposed as grass parking. The grass parking on this project exceeds the maximum allowable of 25% per land development code 13.3. A variance request and justification statement is included with this submittal to increase the grass parking percentage.

Site Utilities

Water service for the project will be provided by the City of San Antonio. It is the plan to extend an 8" water main along Wichers Road to connect into the existing 8" water main along the north side of SR 52. Sanitary sewer service will be provided via connection to an existing sanitary sewer main located on the northeast side of the parent tract. This existing main is owned/maintained by Saint Leo University as well as the downstream pump station. Water and sewer service commitments from San Antonio and Saint Leo will be provided prior to submittal of final construction plans for the project.

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 adjacent to the southeast side of the project site on the overall parent tract. The stormwater pond will be included in a drainage easement, owned and operated by the Sisters. 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.

Landscaping

The proposed project will be landscaped in accordance with the minimum requirements listed in the Saint Leo land development code. A minimum, 20-foot wide buffer will be provided along the Wichers Road frontage and the parking lot will be landscaped in accordance with the code. Final landscape and planting plans will be provided with the construction plans for the project.

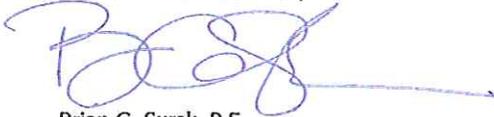
In accordance with the requirements for review and approval of the PUD application, please find enclosed the following:

- Three (3) Signed PUD application forms
- Three (3) Signed General Site Plan application forms
- Three (3) Signed Affidavit to Authorize Agent forms
- Three (3) PUD Site Plans
- Three (3) Variance Request forms
- Three (3) Variance Justification Statements

I trust the above referenced documents are sufficient for final review and approval of this application. If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,

SURAK ENGINEERING, LLC



Brian G. Surak, P.E.
Principal

C: Roberta Bailey, OSB
Deborah Elliott, Zielinski
Frank Mezzanini
Roberta Klar, Klar
Rich Potts, Lecesse



Town of Saint Leo

APPLICATION FOR GENERAL SITE PLAN REVIEW
BY THE ST. LEO TOWN COMMISSION

NOTE: All applications are to be filled out completely and correctly, and submitted in person (no fax or deliveries) to the Town Clerk. The applicant, by filing this application agrees he/she will comply with all requirements of the Town of St. Leo Land Development Code (LDC). General Site Plan Review is typically a staff review. However, if a variance to the LDC is required, then a variance public hearing will be scheduled. It is necessary for the applicant or the applicant's representative to be present at the public hearing meeting. No revisions to the General Site Plan application will be processed no later than 14 days prior to the scheduled town Commission meeting. The Public Hearing will be conducted pursuant to Quasi-Judicial Proceedings.

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

Application Date March 13, 2013
Applicant (Title Holder(s)) Holy Name Academy
Address PO Box 2450, Saint Leo, Florida Zip 33574 Phone/Fax 352-588-8320
Representative (Owner Authorization Affidavit is required) Brian G. Surak, P.E.
Address 3628 Valencia Cove Court, Land O'Lakes, FL Zip 34639 Phone/Fax 813-244-5136
Architect/Engineer Surak Engineering, LLC - Brian G. Surak, P.E.
Address 3628 Valencia Cove Court, Land O'Lakes, FL Zip 34639 Phone/Fax 813-244-5136
When Property Title Obtained 1961
Legal Description See attached
PIN Number(s) [County] 01-25-20-0000-02300-0030
General Location (Address) 12138 Wichers Road, San Antonio, FL 33576

Pursuant to the LDC, included with this application must be:

- a written narrative describing the proposed use and development, including any variances and identification of impact to established visual corridors
- a property survey, including topographic vertical contours no greater than at five-foot contour intervals and identification of soils
- a letter of authorization/affidavit from the property owner should a representative be acting on the owner's behalf

Upon determination of completeness, two sets the application and proposed general site plans/building elevations are to be submitted. Please note: If trees are proposed to be removed, then a tree survey for all trees over 3" d.b.h on site may be required if deemed applicable by staff.

FEE: The applicant will be billed for the actual expenses related to the Town of St. Leo's Planning Consultant or other Town of St. Leo staff review of the application. This may include, but not be limited to, time spent reviewing the application for completeness, site inspection, preparing a report to the Town Commission, telephone conversations and/or written correspondence to the applicant, attending any meeting with the applicant and attending public hearings. The Town Commission may request an advanced partial payment based on an estimate of the Planning Consultant's fees and expenses.

Signature [Handwritten Signature]
Title Holder(s)/Owner(s)

Request: (Explain proposal in detail): use additional sheets if necessary. Development of a 20-bedroom monastery facility including a 96-seat chapel, office areas and community kitchen, dining and gathering areas.

Town of St. Leo, Florida
Affidavit of Ownership/Agent Authorization Affidavit

Property Owner (Company or Individual): Holy Name Academy
Mailing Address: PO Box 2450, Saint Leo, Florida 33574-2450
Officer's Name and Title: Sister Roberta Bailey, O.S.B., Prioress

Being first duly sworn depose(s) and say(s):

1. That I am (we are) the owner(s) and record title holder(s) of the following described property legal description, to wit: See attached legal description

(parcel ID#) 01-25-20-0000-02300-0030

2. That this property constitutes the property for which a request for
PUD Site Plan

(Type of Application Approval Requested)

is being applied for to the Town of St. Leo, Florida;

3. That the undersigned has (have) appointed and does (do) appoint
Brian G. Surak, P.E.

as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;

4. That this affidavit has been executed to induce Town of St. Leo, Florida to consider and act on the foregoing request;

5. That I (we), the undersigned authority, hereby certify that the foregoing is true and correct.

S. Roberta Bailey / President
Owner's Signature/Print Title

Owner's Signature/Print Title

State of Florida
County of Pasco

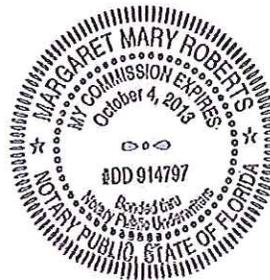
The foregoing instrument was sworn to (or affirmed) and subscribed before me this (date) 3/12/13 by (person swearing or affirming) S. ROBERTA BAILEY, who is personally known to me/ has produced identification (type of identification produced) _____

MARGARET MARY ROBERTS
Notary (print name)

Margaret Mary Roberts
(Signature)

Notary Seal Stamp with Commission Number and Expiration Date:

3/11/2013





APPLICATION FOR VARIANCE
BY THE ST. LEO TOWN COMMISSION

NOTE: All applications are to be filled out completely and correctly, and submitted to the Town Clerk by the scheduled deadline date. It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval. Applicant, or applicant's representative, must be present at the public hearing. The Public Hearing will be conducted pursuant to Quasi-Judicial Proceedings.

Fee for each related Variance: \$ 25.00 (See Note A below)

Staff Use Only

APPLICATION NO. _____ Date Rec'd _____ Date Sufficiency Determined _____
Public Hearing Date _____

APPLICANT (Title Holder(s)) Holy Name Academy
Address PO Box 2450, Saint Leo, FL Zip 33574 Phone 352-588-5320
Representative Brian G. Surak, P.E. - Surak Engineering, LLC
Address 3628 Valencia Cove Ct., Land O'Lakes, FL Zip 34639 Phone 813-244-5136
Architect/Engineer Surak Engineering, LLC
Address 3628 Valencia Cove Ct., Land O'Lakes, FL Zip 34639 Phone 813-244-5136
When Property Title Obtained 1961
Legal Description See attached
PIN Number(s) [County] 01-25-20-0000-02300-0030
General Location (Address) 12138 Wichers Road, San Antonio, FL 33576

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

Signature _____ Date _____
Title Holder(s)/Owner(s)

List all requested Variances here:

- 1) Variance to Code 12.2 Buffer to waive the 6' fence requirement
- 2) _____
- 3) _____

The applicant must also submit with the application, a Variance Justification Statement addressing the attached criteria. The applicant is required to submit a site plan and/or drawings or photographs to illustrate the requested variance.

NOTE A

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VARIANCE JUSTIFICATION STATEMENT

- A. In making a decision on a variance request, the Town Commission shall consider the variance hardship criteria listed below.
- B. All variance applications shall include responses by the applicant to the following criteria:
 1. State the special conditions and/or circumstances applying to the building or other structure or land for which such variance is sought.
 2. Are the special conditions and/or circumstances peculiar to the property, structures, or buildings, and do not apply generally to neighboring lands, structures, or buildings in the same zoning district.
 3. Are the existing conditions and/or circumstances such that:
 - a) The strict application of the provisions of this Chapter would deprive the applicant of reasonable use of said land, building, or structure; and
 - b) The peculiar conditions and circumstances pertaining to the variance request are not the result of the actions by the applicant.
 4. The variance request is in harmony with and serves the general intent and purpose of this Chapter and the Comprehensive Plan.
 5. That the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.
 6. That allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by this Chapter and the individual hardships that will be suffered by a failure of the Town Commission to grant a variance.

Page 3- Variance Application Form

Public Notification Requirements

- a. If the variance application submittal requirements have been met as determined by the Town Commission or its designee, then the Town Commission shall set a public hearing date within forty-five days from the date that it is determined that the application is sufficient for review.
- b. The applicant shall be responsible for notice of the public hearing to the surrounding owners of property (within the corporate limits of the Town of St. Leo) within 1,000 feet, excluding the distance over water bodies, of the perimeter of the subject property boundaries. At a minimum, at least the five closest abutting property owners shall be notified. Said notice shall be on a public hearing notice form that will be provided to the applicant by the Town of St. Leo. The Town Clerk will contact the applicant when the notice letter is ready. Information regarding the list of property owners within 1,000 feet can be obtained from the Pasco County Property Appraiser's office.
- c. The applicant shall mail the public hearing letter to the surrounding property owners as required in item (b.) above by U.S. Postal Service Certificate of Mailing fifteen (15) days prior to the public hearing date. A copy of the Certificate of Mailing must be provided to the Town Clerk at least five (5) calendar days prior to the public hearing date.
- d. The Town Commission shall be responsible for placement of the advertisement for the public hearing in the local newspaper at least seven (7) calendar days prior to the public hearing date.
- e. Failure to provide the public hearing notice may be cause for the Town Commission to defer action or deny the application without prejudice.

In accordance with Florida Statutes, Chapter 80-150, if a person decides to appeal any decision made by a governmental board, commission or agency, they will need a record of the proceedings. It is up to the potentially adversely affected citizen to ensure that a verbatim record of the proceedings is made, including testimony and evidence upon which the appeal is to be based. Any persons who may need such a record may arrange for a court reporter to attend the public hearing.

Page 4- Variance Application Form

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- 2) Staff, applicants, and appellant each will have a total of ten minutes to present their case.
- 3) At the conclusion of the presentations, the public hearing will begin and each member of the public will have three minutes to speak. If you wish to speak please fill out a card and submit this to the Clerk. When called on to speak please come to the podium and state your name and address. We ask that your remarks be brief and not repetitious of prior testimony and provide factual information. Once the Commission Chair closes the public hearing no one from the public may speak.
- 4) If anyone wishes to utilize the time provided for cross examine and rebuttal as an Opponent, said individual shall notify the Commission Chair prior to the conclusion of the Public Hearing. Persons opposed to the application may select one person to represent them during this phase of the process and shall declare their intent prior to the close of the public hearing. If more than one person wishes to be the Opponent representative then the Commission will choose a single representative to participate in the cross examination/rebuttal process.
- 5) The Cross-examination and Rebuttal phased allows each participant (staff, applicant, and appellant) five minutes each to ask questions of each other. All questions shall be directed to the Chair, who will direct the question to the appropriate person.

The Commission Chair will then close the proceedings, and the Commission will go into Executive Session and make a decision. The Commission members may ask questions at any time during the Quasi-Judicial process.



APPLICATION FOR VARIANCE
BY THE ST. LEO TOWN COMMISSION

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Fee for each related Variance: \$ 25.00 (See Note A below)

Staff Use Only

APPLICATION NO. _____ Date Rec'd _____ Date Sufficiency Determined _____
Public Hearing Date _____

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Address PO Box 2450, Saint Leo, FL Zip 33574 Phone 352-588-5320
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Architect/Engineer Surak Engineering, LLC
Address 3628 Valencia Cove Ct., Land O'Lakes, FL Zip 34639 Phone 813-244-5136
When Property Title Obtained 1961
Legal Description See attached
PIN Number(s) [County] 01-25-20-0000-02300-0030
General Location (Address) 12138 Wichers Road, San Antonio, FL 33576

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

Signature Roberta Bailey Date 3-12-2013
Title Holder(s)/Owner(s)

List all requested Variances here:

- 1) Variance to Code 13.3 VUA to allow for grass parking in excess of max. 25% of total required parking.
- 2) _____
- 3) _____

The applicant must also submit with the application, a Variance Justification Statement addressing the attached criteria. The applicant is required to submit a site plan and/or drawings or photographs to illustrate the requested variance.

NOTE A

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 3. Are the existing conditions and/or circumstances such that:
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**APPLICATION FOR VARIANCE
BY THE ST. LEO TOWN COMMISSION**

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Staff Use Only

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Public Hearing Date _____

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When Property Title Obtained 1961
Legal Description See attached
PIN Number(s) [County] 01-25-20-0000-02300-0030
General Location (Address) 12138 Wichers Road, San Antonio, FL 33576

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

Signature SR Bailey Date 3/14/2013
Title Holder(s)/Owner(s)

List all requested Variances here:

- 1) Variance to Code 7.4A to allow stormwater pond to be offsite
- 2) _____
- 3) _____

The applicant must also submit with the application, a Variance Justification Statement addressing the attached criteria. The applicant is required to submit a site plan and/or drawings or photographs to illustrate the requested variance.

NOTE A

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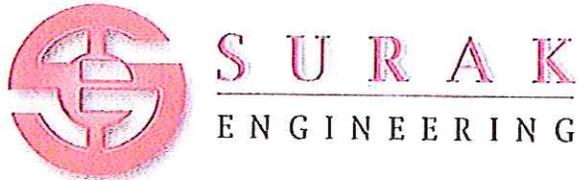
BENEDICTINE SISTERS MONASTERY
SAINT LEO, FLORIDA

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 1,050 ft long and 415' 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.

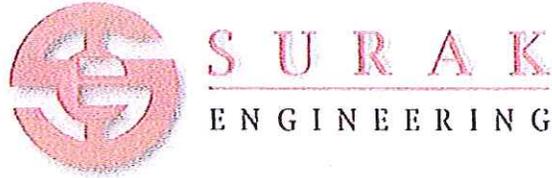
Both options are currently being investigated. As in most cases, price will be a major factor. If feasible, Option A seems like the best choice since it would benefit both the Sisters and Saint Leo Abbey.

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.

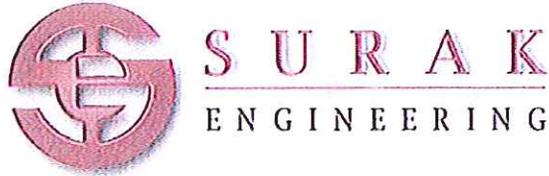


**Variance Justification Statement
Benedictine Sisters Monastery – Buffer Fence**

Section 12.2 "Landscape Buffers" of the Saint Leo Land Development Code states the following:

"Institutional and business uses, because of their level of activity and scale of development, require greater buffering from abutting single-family and multifamily residential districts. The minimum required landscape buffer width shall be 20 feet, landscaped pursuant to the buffer C planting requirements, and shall provide a six-foot high decorative solid fence or masonry wall. The required landscaping must be placed in front of the fence/wall."

The Benedictine Sisters are requesting a variance that would waive the six-foot high decorative fence requirement. Although some of the property across Wichers Road is zoned for multi-family, it is currently a citrus grove. A fence is not needed for the proposed monastery as it will not be buffering from a developed project. The Type "C" buffer should be sufficient to provide an adequate buffer of this project.



**Variance Justification Statement
Benedictine Sisters Monastery – Grass Parking**

Section 13.3 "Vehicle Use Areas" of the Saint Leo Land Development Code states the following:

"Grass parking surfaces may be approved for up to 25 percent of the required parking spaces and for all parking spaces in excess of the required parking."

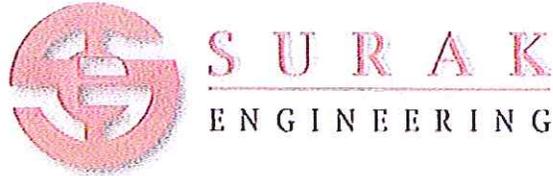
The Benedictine Sisters are requesting a variance that would allow them to increase the amount of grass parking on the proposed monastery project. The required parking for the proposed project is as follows:

- | | | |
|---------------------|-----------------------|------------------------------|
| - Resident Parking: | 1 space/4 bedrooms | = 5 spaces (20 bedrooms) |
| - Office Parking: | 1 space/300 SF office | = 4 spaces (1,200 SF office) |
| - Employee Parking: | 1 space/employee | = 3 spaces (3 employees) |
| - Chapel: | 1 space/4 seats | = 24 spaces (96 seats) |

Total Parking Required: 36 spaces

As shown in the data above, two-thirds of the parking requirement is needed for the Chapel. The majority of the persons attending a service in the chapel will be living at the facility, therefore, additional parking is not necessary. In addition, the number of services held during the week are minimal – maybe one-hour a day maximum.

Since the parking provided for the chapel will only be used on a limited basis, it is the owner's request to make approximately 53% (29 spaces) of the total parking provided a grass surface, in lieu of a paved surface. The drive aisles serving the grass parking areas will be paved. The total parking proposed with the project is 46 spaces, so there will be 17 paved spaces serving the resident, office and employee components of the tabulation. Justification for this request is that paved parking is unnecessary to support the limited use of the chapel of the overall monastery project.



**Variance Justification Statement
Benedictine Sisters Monastery – Stormwater Pond**

Section 7.4A "Accessory Uses" of the Saint Leo Land Development Code states the following:

"Accessory uses and accessory buildings or structures are customarily subordinate or incidental to the principal use pursuant to Article VII, Table A. Such accessory structures may include swimming pools (enclosed or not enclosed), docks, detached garage, storage sheds (up to 200 square feet in size), open patios, decks, freestanding canopies/gazebos and fences or stormwater ponds. When accessory and principal uses are under a continuous (solid) roof, or within five feet of each other at the closest point, the entire structure shall meet setbacks required for the principal structure or use. Specific requirements pertaining to the determination of what is incidental and subordinate for certain types of accessory uses shall be determined by the town commission or its designee."

The Benedictine Sisters are requesting a variance that would allow them to locate the proposed stormwater management facility on the parent tract, adjacent to the project site, as shown on the proposed site plan. The purpose of this variance is to maximize the pristine views from the proposed building without the retention pond segregating that view. The proposed pond is located adjacent to the southeast corner of the project site, where there is limited room onsite. The adjacent property is part of the overall parent tract owned and maintained by the Holy Name Academy. An easement will be recorded over the stormwater pond.

COUNTY: 14
 STATION: 0092
 DESCRIPTION: SR 52, EAST OF CR 577
 START DATE: 04/05/2011
 START TIME: 0000

| TIME | DIRECTION: E | | | | | DIRECTION: W | | | | | COMBINED TOTAL | |
|-----------------|--------------|-----|-----|-----|-------|--------------|-----|-----|-----|-------|----------------|-------|
| | 1ST | 2ND | 3RD | 4TH | TOTAL | 1ST | 2ND | 3RD | 4TH | TOTAL | | |
| 0000 | 21 | 15 | 12 | 11 | 59 | 20 | 13 | 22 | 12 | 67 | 126 | |
| 0100 | 9 | 7 | 10 | 10 | 36 | 12 | 4 | 5 | 12 | 33 | 69 | |
| 0200 | 6 | 7 | 6 | 9 | 28 | 1 | 6 | 1 | 4 | 12 | 40 | |
| 0300 | 12 | 4 | 9 | 7 | 32 | 5 | 6 | 3 | 6 | 20 | 52 | |
| 0400 | 8 | 8 | 8 | 10 | 34 | 3 | 16 | 16 | 20 | 55 | 89 | |
| 0500 | 11 | 10 | 24 | 24 | 69 | 33 | 45 | 42 | 70 | 190 | 259 | |
| 0600 | 29 | 56 | 106 | 111 | 302 | 83 | 103 | 120 | 112 | 418 | 720 | |
| 0700 | 102 | 156 | 177 | 197 | 632 | 97 | 106 | 139 | 129 | 471 | 1103 | |
| 0800 | 189 | 122 | 119 | 111 | 541 | 104 | 96 | 80 | 71 | 351 | 892 | |
| 0900 | 111 | 117 | 88 | 87 | 403 | 100 | 87 | 81 | 98 | 366 | 769 | |
| 1000 | 80 | 76 | 130 | 89 | 375 | 79 | 83 | 91 | 99 | 352 | 727 | |
| 1100 | 96 | 102 | 107 | 109 | 414 | 91 | 88 | 89 | 73 | 341 | 755 | |
| 1200 | 97 | 95 | 99 | 104 | 395 | 83 | 93 | 106 | 113 | 395 | 790 | |
| 1300 | 87 | 102 | 114 | 100 | 403 | 111 | 123 | 97 | 86 | 417 | 820 | |
| 1400 | 86 | 115 | 100 | 95 | 396 | 135 | 106 | 126 | 140 | 507 | 903 | |
| 1500 | 99 | 106 | 129 | 114 | 448 | 109 | 153 | 167 | 172 | 601 | 1049 | |
| 1600 | 131 | 147 | 136 | 130 | 544 | 142 | 129 | 167 | 184 | 622 | 1166 | |
| 1700 | 155 | 135 | 132 | 120 | 542 | 150 | 211 | 128 | 103 | 592 | 1134 | |
| 1800 | 99 | 97 | 114 | 85 | 395 | 93 | 110 | 79 | 83 | 365 | 760 | |
| 1900 | 72 | 71 | 57 | 53 | 253 | 66 | 76 | 53 | 51 | 246 | 499 | |
| 2000 | 49 | 40 | 48 | 45 | 182 | 51 | 56 | 45 | 47 | 199 | 381 | |
| 2100 | 46 | 51 | 42 | 60 | 199 | 51 | 46 | 33 | 39 | 169 | 368 | |
| 2200 | 43 | 41 | 25 | 34 | 143 | 25 | 23 | 19 | 18 | 85 | 228 | |
| 2300 | 26 | 22 | 14 | 16 | 78 | 29 | 24 | 16 | 10 | 79 | 157 | |
| 24-HOUR TOTALS: | | | | | 6903 | | | | | | 6953 | 13856 |

| | DIRECTION: E | | DIRECTION: W | | COMBINED DIRECTIONS | |
|-------|--------------|--------|--------------|--------|---------------------|--------|
| | PEAK HOUR | VOLUME | PEAK HOUR | VOLUME | PEAK HOUR | VOLUME |
| A.M. | 715 | 719 | 715 | 478 | 715 | 1197 |
| P.H. | 1615 | 568 | 1630 | 712 | 1630 | 1268 |
| DAILY | 715 | 719 | 1630 | 712 | 1630 | 1268 |

TABLE 2

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 | | | | | |
| 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 Factors | | 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 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. | | | | | |
| 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 | | ⁴ 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/sin/bs/default.stm | | | | | |

TABLE 5

Generalized Peak Hour Two-Way Volumes for Florida's
Transitioning 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 | 3,970 | 5,190 | 6,200 | 6,460 | | |
| 2 | Undivided | * | 1,300 | 1,460 | ** | 6 | 5,860 | 7,710 | 9,190 | 9,990 | | |
| 4 | Divided | * | 3,060 | 3,200 | ** | 8 | 7,660 | 10,230 | 12,170 | 13,500 | | |
| 6 | Divided | * | 4,690 | 4,820 | ** | 10 | 9,550 | 12,750 | 15,190 | 17,010 | | |
| Class II (35 mph or slower posted speed limit) | | | | | | Freeway Adjustments | | | | | | |
| Lanes | Median | B | C | D | E | Auxiliary Lanes Present in Both Directions + 1,800 | | | Ramp Metering + 5% | | | |
| 2 | Undivided | * | 580 | 1,200 | 1,280 | | | | | | | |
| 4 | Divided | * | 890 | 2,590 | 2,850 | | | | | | | |
| 6 | Divided | * | 1,440 | 4,040 | 4,280 | | | | | | | |
| 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% | * | 140 | 550 | 1,760 | | | | | | | | |
| 50-84% | 170 | 500 | 1,650 | >1,760 | | | | | | | | |
| 85-100% | 670 | 1,760 | >1,760 | ** | | | | | | | | |
| 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% | * | * | 250 | 850 | | | | | | | | |
| 50-84% | * | 150 | 780 | 1,410 | | | | | | | | |
| 85-100% | 340 | 950 | 1,540 | >1,760 | | | | | | | | |
| 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 | | | | | | | | |
| | | | | | | ¹ Values shown are presorted as peak hour two-way 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 K (or 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/smi/bs/default.htm | | | | | | |

TABLE 2
Generalized Annual Average Daily Volumes for Florida's
Transitioning Areas and
Areas Over 5,000 Not In Urbanized Areas¹

12/18/12

| INTERURBANE/COMMERCIAL/LOCAL | | | | | | UNINTERRUPTED FLOW HIGHWAYS | | | | | | |
|--|-----------|----------------------|-----------------------|--------------------|---|---|-----------|----------------------|--------------------|---------|---------|--|
| 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 Factors | | 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 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. | | | | | | |
| 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/sup/ba/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