ORDINANCE NO. 26-02

AN ORDINANCE OF THE TOWN OF ST. LEO, FLORIDA, AMENDING ITS CODE OF ORDINANCES FOR CONSISTENCY WITH EAR-BASED COMPREHENSIVE PLAN AMENDMENTS AS REQUIRED BY SECTION 163.3202, FLORIDA STATUTES, BY AMENDING VARIOUS SECTIONS UNDER CHAPTER 14 "BUILDING AND BUILDING REGULATIONS" AND CHAPTER 18 "HAZARDOUS AND SPECIAL WASTES" OF PART II OF THE CODE OF ORDINANCES; BY AMENDING THE LAND DEVELOPMENT CODE, PART III OF THE CODE OF ORDINANCES, AT VARIOUS SECTIONS UNDER ARTICLE III "DEFINITIONS", ARTICLE IV "PLANNING", ARTICLE V "GENERAL PROVISIONS", ARTICLE VI "CONCURRENCY", ARTICLE VII "ZONING DISTRICTS", ARTICLE VIII "SPECIAL EXCEPTION, CONDITIONAL AND TEMPORARY USES", ARTICLE X "DEVELOPMENT REVIEW PROCEDURES AND STANDARDS", ARTICLE XI "SIGN REGULATIONS", ARTICLE XII "LANDSCAPE BUFFERING AND TREE PROTECTION", ARTICLE XIII "PARKING AND ACCESS MANAGEMENT", ARTICLE XIV "SUBDIVISIONS", ARTICLE XV "FLOODPLAIN MANAGEMENT", ARTICLE XVI "STORMWATER MANAGEMENT" AND ARTICLE XVIII "DEVELOPMENT IMPACT FEES"; AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF ST. LEO, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sections 163.3161-163.3215, Florida Statutes (F.S.), empower and require the Town Commission of the Town of St. Leo to prepare, implement and enforce the Comprehensive Plan and Land Development Regulations for the regulation of development within the Town; and

WHEREAS, Sections 163.3184 and 163.3191, F.S., provide for the amendment of the Comprehensive Plan to implement the recommendations of the Evaluation and Appraisal Review, commonly referred to as the "EAR-based amendments"; and

WHEREAS, the Town Commission adopted EAR-based amendments to the Town Comprehensive Plan on May 12, 2025; and

WHEREAS, Section 163.3201, F.S., requires appropriate local regulations regarding development of lands and waters within a local government's jurisdiction to comply with its comprehensive plan; and

WHEREAS, Section 163.3202, F.S., requires each municipality to adopt or amend land development regulations within 1 year of EAR-based comprehensive plan amendments to ensure

consistency with and implementation of the adopted comprehensive plan; and

WHEREAS, the Town's EAR-based Comprehensive Plan amendments include the addition, deletion and modification of policies, which necessitate amendments to sections of the Town Code of Ordinances and Land Development Code that implement said policies; and

WHEREAS, on June 26, 2025, the Governor approved Senate Bill 180 (2025), ultimately filed as Chapter 2025-190, Laws of Florida, which includes provisions under Section 28 prohibiting the adoption of more restrictive or burdensome amendments to local government land development regulations or more restrictive or burdensome procedures concerning review, approval or issuance of a site plan, development permit or development order until October 1, 2027; and

WHEREAS, proposed amendments to the Town Code of Ordinances and Land Development Code have been prepared in compliance with Chapter 2025-190, Section 28, Laws of Florida, to the extent that they exclude such amendments that would otherwise be required to implement the Town's Comprehensive Plan as amended but that would violate said provisions of law; and

WHEREAS, the Town Commission, sitting as the Local Planning Agency held a noticed public hearing on October 13, 2025, to review the proposed amendments to the Town Code of Ordinances, Land Development Code and Official Zoning Map, provided for participation by the public in the process and recommended approval of the proposed amendments; and

WHEREAS, the Town Commission held an advertised first public hearing of the proposed amendments on October 13, 2025, providing for public comment in accordance with the requirements of Florida law; and

WHEREAS, the Town Commission held an advertised second public hearing of the proposed amendments on November 10, 2025, providing for public comment in accordance with the requirements of Florida law; and

WHEREAS, the Town Commission finds that the adoption of the proposed amendments to the Code of Ordinances Part II and the Land Development Code Part III incorporated herein as Exhibits "A" and "B" respectively, and the proposed amendment to the Official Zoning Map provided herein as Exhibit "C", serves a valid public purpose by coordinating and implementing the adopted Town Comprehensive Plan and serves to further the public health, safety and welfare.

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

Section 1. The foregoing recitals are deemed true and correct and are hereby adopted and incorporated herein by reference.

Section 2. The Town of St. Leo Code of Ordinances, Part II, is hereby amended at Chapter 14 "Building and Building Regulations", Article II "Construction Standards" by amending Sections 14-23, 14-24 and 14-27; and at Chapter 18 "Environment", Article III "Hazardous and Special Wastes" by amending Section 18-55; all as shown in Exhibit "A" attached hereto (words ~~stricken~~ are deletions; words underlined are additions).

Section 3. The Town of St. Leo Land Development Code, Part III of the Town of St. Leo Code of Ordinances, is hereby amended at Article III "Definitions" by amending Section 3.1; at Article IV "Planning" by amending Sections 4.1, 4.2 and 4.4; at Article V "General Provisions" by amending Sections 5.6, 5.8 and 5.9 and adding a new Section 5.13 "Floating Solar Facilities"; at Article VI "Concurrency" by amending Sections 6.3 and 6.4; at Article VII "Zoning Districts" by amending Sections 7.2, 7.3 and Table A, 7.3.1, 7.4, 7.7, 7.9, and 7.11; at Article VIII "Special Exception, Conditional and Temporary Uses" by amending Sections 8.1.1, 8.1.2 and 8.2.1; at Article X "Development Review Procedures and Development Standards and Guidelines for General Site Plans and Planned Unit Developments" by amending Sections 10.2, 10.7 and 10.9; at Article XI "Sign Regulations" by amending Sections 11.1 and 11.9.6; at Article XII "Landscape Buffering and Tree Protection" by amending Sections 12.1, 12.2, 12.3 and Table A, 12.4, 12.7.1, 12.7.2, 12.7.3, 12.7.4, 12.7.6, 12.7.7 and 12.7.8; at Article XIII "Parking and Access Management" by amending Sections 13.1 and 13.3; at Article XIV "Subdivisions" by amending Sections 14.1, 14.3, 14.8.2, 14.8.3, 14.8.4, 14.9.1, 14.9.5 and 14.10; at Article XV "Floodplain Management" by amending Sections 15.9, 15.74, 15.95.1, 15.116 and 15.117; at Article XVI "Stormwater Management" by amending Sections 16.1 through 16.5, 16.7 and 16.8; and at Article XVIII "Development Impact Fees" by amending Sections 18.1, 18.2 and 18.3; all as shown in Exhibit "B" attached hereto (words ~~stricken~~ are deletions; words underlined are additions).

Section 4. The Town of St. Leo Official Zoning Map is hereby amended as shown on Exhibit "C" attached hereto, by rezoning two parcels totaling approximately 59.34 acres generally located east of Prospect Road/Happy Hill Road/C.R.579 from Pasco County Agricultural District (AC) to

Town of St. Leo Institutional (INST); by removing Town zoning district designations from public roadway rights-of-way; and by notating Ordinance and Resolution reference numbers for approved PUDs as required by Section 10.7 of the Town of St. Leo Land Development Code.

Section 5. In the event of a conflict with any other Town ordinances or part of ordinances, the provisions of this Ordinance shall control.

Section 6. If any section, subsection, sentence, clause, phrase, word or other part of this Ordinance is for any reason declared unconstitutional or invalid by any court of competent jurisdiction, such part shall be deemed separate, distinct and independent, and the remainder of this Ordinance shall continue in full force and effect.

Section 7. This Ordinance shall take effect on November 10, 2025.

PASSED first reading at the Regular Meeting of the Town Commission held on the 13th day of October, 2025.

Commissioner _____, offered the Ordinance for its second reading and moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

	Aye	Nay	Absent
DONNA DEWITT, O.S.B., MAYOR PRO TEM, SEAT 1	☐	☐	☐
VINCENT D'AMBROSIO, MAYOR, SEAT 2	☐	☐	☐
APOLLO RODRIGUEZ, O.S.B., SEAT 3	☐	☐	☐
CURTIS DWYER, SEAT 4	☐	☐	☐
TORY ENGLAND, SEAT 5	☐	☐	☐

The Mayor thereupon declared this Ordinance approved and adopted by the Town Commission of the Town of St. Leo, Florida, on second reading, the 10h day of November, 2025.

TOWN OF ST. LEO, FLORIDA

BY: _____

VINCENT D'AMBROSIO, MAYOR, SEAT 2

First Reading: OCTOBER 13, 2025

Second Reading: NOVEMBER 10, 2025

ATTEST:

BY: Andrea Calvert

ANDREA CALVERT, MMC, TOWN ADMINISTRATOR AND CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: Marisa J. Powers

MARISA POWERS, TOWN ATTORNEY

"Exhibit A"

PART II
CODE OF ORDINANCES

Chapter 14 BUILDING AND BUILDING REGULATIONS

ARTICLE II. CONSTRUCTION STANDARDS

Sec. 14-23. Unsafe building and structure criteria.

(c) Upon determining that a building, structure or portion of a building or structure is unsafe, the building official may issue a stop work order for a building(s) and shall prepare and issue a written notice indicating that the building or structure has been determined to be unsafe and providing information regarding the Pasco County Owner Occupied Rehabilitation Program. Such a notice shall be directed to the owner of record of the building or structure. Upon receiving notice of the unsafe nature of any building or structure pursuant to this chapter, the owner of the unsafe building or structure shall cause the demolition or repair of the building or structure within a time period set by the building official.

Sec. 14-24. Septic tanks.

(e) Notwithstanding subsections (a) through (d) of this section, where a publicly owned or investor-owned sewerage system is available, no septic tank shall be permitted for any proposed residential subdivision with more than 50 lots, for any proposed commercial subdivision with more than 5 lots, or for any industrial or manufacturing purpose or where a likelihood exists that the system will receive toxic, hazardous or industrial waste.

(f) Notwithstanding subsections (a) through (d) of this section, no new septic tanks shall be permitted within the Tampa Bay Estuary Reasonable Assurance Plan area as delineated by the Florida Department of Environmental Protection where a publicly owned or investor-owned sewerage system is available. On lots of 1 acre or less within the Tampa Bay Estuary Reasonable Assurance Plan area where a publicly owned or investor-owned sewerage system is not available, the installation of enhanced nutrient-reducing onsite sewage treatment and disposal systems or other wastewater treatment systems that achieve at least 65 percent nitrogen reduction is required.

(g) The owner of a septic tank must connect the building or system to an available publicly owned or investor-owned sewerage system within 365 days after being notified that the sewerage system is available for connection as prescribed in section 318.00655, F.S.

Sec. 14-27. Exemption for existing systems.

As of March 10, 1986, record owners of land which is located within the town and their successors in interest shall not be subject to the provisions of sections 14-24 (a) through (d), 14-25 and 14-26, so long as systems presently operating remain in use; provided, however, that during such continued use:

(1) The improvements located on such land are not expanded or added to;

(2) The systems are not expanded, upgraded, added to, or replaced; and

(3) The property does not remain vacant or unused for a period exceeding one year.

Such record owners' rights to maintain systems which do not comply with the provisions of sections 14-24 (a) through (d), 14-25 and 14-26 shall expire at the time any of the three foregoing conditions are violated, or as prescribed in section 318.00655, F.S., following notification of availability by a publicly owned or investor-owned sewerage system or notification of system failure by the Florida Department of Environmental Protection.

Chapter 18 ENVIRONMENT

ARTICLE III. HAZARDOUS AND SPECIAL WASTES

(c) Garbage and white goods and furniture shall be disposed of only by town solid waste collection service or as otherwise permitted by ordinances of the county. Garbage and white goods shall not be disposed of by dumping in lakes, waterways, wetlands, public streets, parks or any public property, or another person's property.

"Exhibit B"

PART III
LAND DEVELOPMENT CODE

ARTICLE III. DEFINITIONS

Sec. 3.1. Generally.

All words herein used in the present tense shall include the future, the singular shall include the plural, and the plural the singular. The word "shall" is mandatory. Unless otherwise provided, the following words and phrases are defined as follows:

Alley. Any public or private way set aside or dedicated for public travel, which is 20 feet or less in width.

Building. Anything constructed or erected with a fixed or permanent location on the ground. Any such structure built for the support, shelter or enclosure of persons, animals, chattels, or property of any kind. The term "building" shall be construed as if followed by the words "or part thereof." (For the purpose of this Code each portion of a building separated from other portions by a firewall shall be considered as a separate building.)

Building, accessory. A building that is incidental in use and in area to that of a principal building on the same lot. Uniformity of use, function and physical connection shall be factors in determining the permitted number, size and height of accessory structures. Accessory structure is only permitted in conjunction with a principal use.

Building permit. Means written permission issued by the Town of St. Leo for the erection, construction, enlargement, repair, alteration or addition to a structure or other property improvements, including but not limited to signs, parking lots and fences/walls, and including site preparation such as grading and construction of infrastructure.

Cluster housing. A condominium, townhouse, apartment or any other unit of multiple-family housing.

Community residential home. Pursuant to Section 419.001, F.S., ~~A~~ a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice or the ~~Florida~~ Department of Children and Families or licensed by the Agency for Health Care Administration~~,~~ which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.

Comprehensive plan. Town of St. Leo Comprehensive Plan ~~2025~~2045, Town of St. Leo, Florida or as may be amended from time to time.

Density. The number of dwelling units per acre of land~~, whether the dwelling unit is a single-family residence or one dwelling unit located in a duplex or cluster housing~~.

Design compatibility. Means sensitivity of a building design to the existing character of a neighborhood, surrounding blocks, or historic or special area. This is measured by how the design of a building or project relates to the design elements of the surrounding natural/physical and manmade environment. Compatibility measures include, but are not limited to the following: building relationship to the street (such as height, facade details, landscaping, activities), the rhythm of spacing between buildings, the use of building materials which match in dimension, color, pattern and finish/texture, and building scale and mass.

Development or *development activity*. The addition to, or improvement of, property, including but not limited to the following activities:

(1) Construction, clearing, filling, excavating, grading or paving or otherwise significantly disturbing the soil of the site.
(2) Building or installing a new building/structure, walls/fences, sign or parking areas.
(3) Enlarging, replacing or substantially restoring a building/structure, sign or parking areas.
(4) Subdividing land into two or more parcels.

Dock or boathouse. A fixed or floating structure, including but not limited to moorings, piers, wharves. standalone pilings, platforms, walkways, roofed structures and boat lifting equipment over or alongside, which may be used for, but not limited to, the purpose of berthing buoyant vessels, fishing, or swimming. A dock may include a boat slip, which is defined as a boat berthing space located totally within and interior to the dock.

Dwelling. A building designed or used primarily for living quarters for one (1) or more families.

~~*Dwelling unit, single-family.* A building designed or portion thereof providing complete living facilities for one family.~~

~~*Dwelling unit, multiple-family.* A residence designed for or occupied by two or more families (on the basis of monthly, or longer occupancies, or ownership of individual units) with separate cooking, bathroom and sleeping facilities for each unit.~~

Dwelling unit. A single unit providing complete, independent living facilities for one family including permanent provisions for living, sleeping, eating, cooking and sanitation.

Family. One or more persons occupying a premises and living as a single nonprofit housekeeping unit.

Floating solar facility. As defined in section 163.32051, F.S., a solar facility that is located on a wastewater treatment pond, abandoned limerock mine area, stormwater treatment pond, reclaimed water pond, or other water storage reservoir.

Floor area ratio (FAR). A nonresidential land-use intensity measure analogous to density. It compares the floor area of a building with the total area of the site in the form of a ratio. Floor area is the sum of all floor areas of a building or structure, not just the ground floor area.

Height of building/structure. A vertical distance from the finished grade at the base of the building/structure to the highest point of the building/structure or roof peak or as may be defined in other sections of this chapter. For buildings/structures on sloped property (ten percent slope or greater), the horizontal midpoint of the building/structure shall be used to measure height.

Hillside. A hill (an elevated landform with a rounded top) with an elevation of 20 feet or higher from the base to the hilltop with a slope of 15 percent or greater.

Hillside brow. Means that portion of the hill that is the separator between the hilltop that is level or gently sloping and the hillside that is steeply sloped.

Impervious surface. An area that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. This includes, but is not limited to, areas paved with concrete, asphalt or similar materials.

Impervious surface ratio (ISR). The gross area of all impervious surfaces on a lot divided by the lot area.

Lot. A piece, parcel or plot of land occupied or to be occupied by one principal building or use and its accessory buildings and embracing the open spaces required under these ordinances.

Lot, corner. A lot abutting upon two or more streets at their intersection.

Lot coverage. The number determined by dividing that area of a lot, which is occupied or covered by the total horizontal projected surface of all buildings, including covered porches and accessory buildings, by the lot area.

Lot, depth. The horizontal distance between the front and rear lot lines.

Lot, interior. A lot other than a corner lot, and abutting one street. Alleys shall not be considered as streets.

Lot, line: Any lot line separating a lot from a street right-of-way or general access easement. Where a lot line is located within such street right-of-way or easement, the right-of-way or easement boundary adjacent to the lot shall be considered the street lot line.

Lot of record. A lot which is part of a subdivision, the map of which has been recorded in the office of the Circuit Court Clerk of Pasco County or a parcel of land, the deed of which was recorded in the office of the Circuit Court Clerk of Pasco County prior to December 12, 2005.

Lot, through. A lot other than a corner lot and with frontage on more than one street.

Lot width. The horizontal distance measured along a straight line connecting the points where the rear of the required yard line meets the interior lot lines or, if on a corner, the other rear of the required front yard.

Manufactured (pre-fab) home. A home fabricated in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing an insignia of approval from the Florida Department of Business and Professional Regulation, which is considered the same as a conventionally constructed (site-built) structure as required by Florida Statutes, and is not considered a mobile home.

Mobile home. A~~ny~~ residential structure, ~~fabricated in an offsite manufacturing facility that is~~ transportable in one or more sections, which is eight body feet or more in width, over 35 body feet in length with the hitch, built on an integral chassis, ~~and designed to be used with or without a permanent foundation,~~ designed to be used as a dwelling unit when connected to the required utilities, and not originally sold as a recreational vehicle, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. Mobile homes must meet the standards as promulgated by the ~~department of housing and urban development~~United States Department of Housing and Urban Development. Homes fabricated in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing an insignia of approval from the Florida Department of ~~Economic Opportunity~~Business and Professional Regulation, are not considered to be mobile homes and are considered the same as conventionally constructed (site built) structures as required by Florida Statute.

Mobile home park. A parcel of land developed or intended to be developed for placement of two or more mobile homes or factory built units.

Nonconforming use. An established use of building or land lawful prior to the adoption of this Land Development Code that does not conform to and with the permitted use provisions of the Land Development Code for the district in which it is located.

Open space. Public or private land or water area that is essentially unimproved. Open space may be used for outdoor passive recreation or outdoor active recreation activities. Outdoor gathering places that incorporate landscaped areas and pedestrian amenities such as plazas, terraces, walkways and fountains may qualify as open space. Typically, open space will be unimproved and/or landscaped areas that consist of pervious surfaces. Open space areas used for recreational uses and outdoor gathering places may have up to ten percent of the total open space in impervious surfaces. Storm water ponds shall be considered as open space.

Religious facility. A structure in which persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship. A place of religious assembly ~~shall~~ may also include structures for related religious activities on the same site such as educational buildings, administrative buildings and sleeping quarters for personnel (parsonage, convent, monastery, etc.). As part of this definition, uses such as daycare, elementary or secondary schools, colleges/universities, assisted living facilities, professional residential facilities, and emergency shelters are not included as "related religious activities" without proper approval by the Town Commission for such use.

Resiliency facility. As defined in section 163.3210, F.S., a facility owned and operated by a public utility for the purposes of assembling, creating, holding, securing, or deploying natural gas reserves for temporary use during a system outage or natural disaster.

Satellite dish. Any device designed to receive radio or television signals from a communication satellite, the highest point of which when installed, exceeds three feet above ground level.

Solar facility. As defined in section 163.3205, F.S., a production facility for electric power that (a) uses photovoltaic modules to convert solar energy to electricity that may be stored on site, delivered to a transmission system and consumed primarily offsite; (b) consists principally of photovoltaic modules, a mounting or racking system, power inverters, transformers, collection systems, battery systems, fire suppression equipment and associated components; and (c) may include accessory administration or maintenance buildings, electric transmission lines, substations, energy storage equipment and related accessory uses and structures.

Street. Any public way dedicated to public travel ~~that is or will be 40 feet or more in width~~. This definition of the word "street" shall also cover the words "road," "highway" and "thoroughfare."

Street line. A line dividing a lot from a street easement or right-of-way.

Structure. Any structure or building constructed or used for residence, business, industry, storage or other public or private purposes, or accessory thereto, including tents, lunch wagons, trailers, mobile homes, signs, fences and similar structures whether stationary or movable.

Transient unit. Any single or multi-family dwelling unit, room or rooms, or other living quarters designed to be occupied by one or more persons and rented for less than 180 days. Transient units include hotels, motels and resorts, and single or multi-family units rented for less than 180 days.

Unit. Shall mean a mobile home, factory built housing, the land areas assigned thereto, access thereto, and parking area for one vehicle (parking area for one vehicle shall mean an area of land equal to 300 square feet located off-street).

Use, accessory. A use that is incidental and subordinate to the principal use on the same lot.

Use, principal. The use, purpose or activity for which a building, structure or land is or is proposed to be occupied or maintained that is permissible within the zoning district.

Yard. An open space on the same lot with a principal building, open unoccupied and unobstructed by buildings, from the ground to the sky and measured from the foundation line to the nearest front, side or rear property line, except as specified by Section 5.7.

Yard, front. The yard extending across the entire width of the lot between the front lot line and the nearest portion of the principal building.

Yard, rear. The yard extending across the entire width of the lot between the rear lot line and the nearest part of the principal building.

Yard, side. The yard extending along the side lot line from the front yard to the rear yard and lying between the side lot line and the nearest portion of the principal building.

ARTICLE IV. PLANNING

Sec. 4.1. Commission designated local planning agency.

(a) The town hereby designates its town commission as its local planning agency to be responsible for the preparation of the comprehensive plan for the town and for the preparation of materials, documents and criteria required by the ~~Local Government Comprehensive Planning and Land Development Regulation~~Community Planning Act, F.S. § ~~163.2511 et seq~~ 163.3161 - 163.3248.

(b) That the town retains for itself and the designated local planning agency all rights, duties and responsibilities allowed under its charter and ordinances with regard to planning within its geographic boundaries, but wishes to coordinate its functions with those of other state and local planning agencies, relative to surrounding areas.

Sec. 4.2. Comprehensive plan adopted.

The town adopts the Comprehensive Plan ~~2025~~2045, and as may be amended.

Sec. 4.4. Monitoring and evaluation of comprehensive plan.

The comprehensive plan shall be updated and/or amended pursuant to the requirements of ~~F.S. ch. 163~~Florida Law.

ARTICLE V. GENERAL PROVISIONS

Sec. 5.6. Plans filed for building permits.

In any case where plans and specifications have been filed with the Town of St. Leo prior to ~~January 10, 2011~~ November 10, 2025, which plans, and specifications are for a building or structure, which would conform with the zoning regulations effective at the date of such filing, but not with the regulations of this ordinance, a building permit for such building or structure shall be issued; provided, however, that such permit shall be valid only in the event that construction on such building or structure, in accord with said plans and specifications, is begun within 60 days after the date of issuance of said permit and shall be completed within six months of said date.

Sec. 5.8. Lot of record.

The owner of a lot or lot of record which was zoned for single-family use as of December 12, 2005 (the original adoption of the Land Development Code) and met the zoning requirements at that time may be used as a building site for ~~a~~ one single-family residence, provided that the yard and other requirements of the district are complied with as closely as is feasible in the opinion of the ~~town commission after a public hearing~~building official. Development of the lot shall meet current ~~health department~~State, County and Town requirements for well and septic.

Sec. 5.9. Individual mobile homes or factory built dwelling units.

Individual mobile homes or factory-built dwelling units containing a minimum of 1,300 square feet of floor area exclusive of open porches, open breezeways, carports, garages, or screened areas may be located in agricultural (A) or medium density residential (MDR) zoning districts, provided they meet requirements of ~~the F.S. ch.~~Chapter 513, F.S.; ~~Florida Administrative Code~~ Chapter 64E-15, F.A.C.; ~~this chapter~~ the Town of St. Leo Code of Ordinances and Land Development Code; and the Florida building code.

A. All mobile homes shall be skirted on all sides with a solid material (such as wood or metal) sufficient to prevent animals going under them. Such skirting shall be painted to match the color of the mobile home.

B. An old mobile home may be replaced with a new mobile home at the same location as the old mobile home even if it is nonconforming to setback requirements.

Sec. 5.13. Floating solar facilities.

The Town supports the use of floating solar facilities as accessory uses on constructed water storage reservoirs including, but not limited to, wastewater treatment ponds, abandoned limerock mine areas, stormwater treatment ponds and reclaimed water ponds. For the purposes of floating solar facilities siting, neither Lake Jovita nor jurisdictional wetlands shall be considered water storage reservoirs. Floating solar facilities shall comply with the requirements for accessory uses as specified by Section 7.4.

ARTICLE VI. CONCURRENCY

Sec. 6.3. Exemptions to concurrency.

~~A. Any single-family home developed on a lot of record or a single-family home not part of an approved subdivision.~~ Projects meeting certain criteria may be exempt from school concurrency as follows:

1. The following projects are permanently exempt from obtaining a certificate of capacity:
   a. Any non-residential component of a project.
   b. The portion of any project that has received final subdivision plat approval as a residential subdivision into one dwelling unit per lot as of November 10, 2025.
   c. Any residential dwelling unit that has received a CO as of November 10, 2025.
   d. Any age-restricted community intended to provide housing for persons who are 55 years of age or older that prohibits the permanent residency of individuals under the age of 22 by deed restrictions meeting the requirements of the Pasco County School Impact Fee Ordinance. Said deed restrictions are required to be executed and recorded prior to granting this exemption.
2. The following projects are permanently exempt from obtaining a certificate of capacity, but such exemption is subject to expiration:
   a. The portion of residential projects not requiring a subdivision plat, or residential subdivisions into more than one dwelling unit per lot that have received a Building Permit as of the effective date of the Pasco County School Concurrency Management Ordinance; however, such exemption shall expire upon expiration of the Building Permit if the building subject to the Building Permit has not received at least one inspection as of November 10, 2025, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.
   b. The portion of any project that is the subject of a binding and enforceable development agreement or other agreement that specifically exempts such project from school concurrency requirements; however, such exemption shall expire upon expiration of the development agreement, or upon any material default of the school mitigation conditions of such development agreement or agreement, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.
   c. The Town Clerk or designee shall determine whether an exemption applies and, if an exemption is granted, refer same to the School District for review. If the School District objects to the granting of an exemption, the School District shall notify the Town in writing within 14 days of receipt of the exemption determination and include in the objection notice the reasons why the School District believes that the exemption does not apply. Should the Town Clerk, or designee, uphold the exemption, the School District may appeal such decision pursuant to this Code. Should the Town Clerk or

designee deny the exemption, the applicant may appeal such decision pursuant to this Code. If the School District objects to an exemption determination within the 14 day objection period, the exemption determination, and any Initial or Final Certificate that is issued based on the exemption, shall not be considered final or appealable for purposes of this Code until the Town Clerk or designee issues a final determination after the School District's written objection.

Sec. 6.4. Concurrency management system.

A. The purpose of this section is to ensure that public facilities and services needed to support development are available concurrent with the impacts of such development as required by the comprehensive plan. It is further recognized that the Town of St. Leo does not provide certain public services and that such services are provided by other governmental entities. Therefore, all building permit applications shall be reviewed prior to issuance in order to ensure that the adopted concurrency and advisory non-concurrency level of service standards as set forth in the Town of St. Leo Comprehensive Plan, Pasco County and any other governmental entity that provides public services to the Town of St. Leo for roads, potable water, sanitary sewer, solid waste, drainage, schools and parks and recreation will be maintained.

B. Building permits for any structure, except exempt structures, may be issued only when the structure has, either as a freestanding project or part thereof, been the subject of approval of a concurrency certificate issued by the Town of St. Leo or a letter or certificate from the governmental entity providing service to the subject site stating that the project meets concurrency level of service, unless such structure is part of an approved project which is vested under the provisions of the Town of St. Leo Comprehensive Plan. In accordance with school concurrency requirements, all parties not exempt are required to submit a school concurrency application.

D. Schools. As to school concurrency, Concurrency Determination Letters, Preliminary Concurrency Deficiency Letters, and Final Concurrency Deficiency Orders shall be issued by the School District pursuant to the School Concurrency Implementation Procedures Manual. The Town shall not issue Initial and Final Certificates of Capacity until the School District issues its Concurrency Determination Letter, unless the project is exempt from school concurrency, pursuant to the provisions of this Code. For school facilities, the necessary facilities to serve the residential development and to maintain the adopted LOS shall be in place or under actual construction no later than three years after the issuance of a Concurrency Capacity Letter.

1. De minimis and aggregation determinations shall be made by the School District. Projects that consist of less than the number of dwelling units required to generate one student are de minimis. De minimis projects are those projects and aggregated projects, as defined in the School District's School Concurrency Implementation Procedures Manual, that do not generate one or more student(s).

2. In the event that there is not capacity available at the adopted LOS to serve projected student populations of a proposed development, the developer may elect to negotiate with the School District on proportionate-share mitigation options. The methodology used to calculate School Concurrency Proportionate Share Mitigation shall be adopted by the School District in the School Concurrency Implementation Procedures Manual.

3. Proportionate-share mitigation options include, but are not limited to, the following:

   a. Contribution of land for an entire school site meeting the applicable School Siting Standards or adjacent to an existing school site.

   b. Provision of additional permanent student stations through the donation of permanent buildings for use as a primary or alternative public school facility, provided that such buildings meet State Requirements for Educational Facilities (SREF) standards and provided that such student stations are not relocatable or other temporary classrooms.

c. Provision of additional permanent student stations through the renovation of existing buildings for use as public school facilities.

d. Construction of permanent student stations or core facilities.

e. Construction of a school in advance of the time set forth in the District Facilities Work Plan (DFWP).

f. Creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity created.

g. The contribution of funds or other financial or financing initiatives acceptable to the School District to ensure that the financial feasibility of the DFWP can be maintained by the implementation of the mitigation options.

h. Construction of a charter school that (1) provides permanent student stations, (2) is constructed in accordance with SREF standards, (3) limits admission to students residing within the County, and (4) includes provision for its continued existence.

i. The contribution of funds or other financial or financing initiatives acceptable to the School District to ensure that infrastructure improvements to support a public school facility that are the obligation of the School District will be in place when necessary.

4. The foregoing proportionate-share mitigation options shall be implemented through a proportionate-share mitigation agreement. The developer, School District and Town Commission shall all be parties to a proportionate-share mitigation agreement. Final Certificates of Capacity shall not be issued in the interim.

5. Proportionate-share payments or in lieu of payment improvements or contributions shall be applied as a credit against impact fees in accordance with the credit provisions of this Code. The portion of any proportionate-share payment that is equivalent to the school impact fees due shall be considered a payment of school impact fees and shall be budgeted and expended in accordance with this Code. Any proportionate-share payments in excess of the school impact fees due shall be considered a concurrency proportionate-share payment and shall be budgeted and expended in accordance with the School Board's capital improvements schedule of the DFWP.

ARTICLE VII. ZONING DISTRICTS

Sec. 7.2. Zoning district boundaries.

A. The boundaries of the zoning districts defined in Section 7.1 are hereby established on the Official Town of St. Leo Zoning Map, adopted on ~~December 12, 2005~~November 10, 2025, and as may be amended by the Town of St. Leo Town Commission.

C. For purposes of implementing the areas of permanently open land, permanently open land, at minimum, (1) shall extend away (landward or upland) from the established Southwest Florida Water Management District (SWFWMD) High Minimum Lake Level (HML) mark for Lake Jovita, which is defined as the 127-foot contour line above the National Geodetic Vertical Datum (NGVD) for 100 feet, and (2) shall extend 100 feet on either side of the center line of the waterway (notwithstanding the fact that waterway may be dry from time to time) which connects and runs between Lake Jovita and the Abbey Golf Course (south, southeast from the shoreline of Lake Jovita)~~, (3) shall extend away from (landward or upland of) Fingerbowl Lake 50 feet from the lot boundary closest to Fingerbowl Lake for all platted lots, shown on recorded plats in existence on July 30, 2004, the date of this ordinance, and (4) shall extend 50 feet either side of the center line of the~~

~~waterway (notwithstanding the fact that the waterway may be dry from time to time) which connects and runs between Lake Jovita and Fingerbowl Lake~~.

~~D. Where a zoning district boundary divides a lot in single ownership, the entire lot may be developed to the zoning district that occupies more than 50 percent of the lot area.~~

Sec. 7.3. Permitted uses.

Table A identifies the range of permitted, conditional or special exception uses for each zoning district. All principal uses, except agricultural uses, shall be located within a permanent building(s). ~~Uses not delineated in the table shall be deemed to be prohibited uses.~~ Uses not delineated in the table may be presented for consideration by the town commission which are determined to be the same general character such as, but not limited to, those listed as permitted uses, and which will not be detrimental to the health, safety, morals and general welfare of the district in which they are located.

ARTICLE VII—TABLE A

Zoning District Uses

Uses[1]	Zoning Districts						
	A	RDR	LDR	MDR	B	IL	POL
Agricultural							
Raising of farm animals, fruits and vegetables (No on-site manufacturing or processing)	P	P					
Produce/roadside stand	P				P		
Nurseries/greenhouses (wholesale/retail sales)	P						
Veterinary clinics[2]	P				SE		
Kennels[2]	P				SE		
Riding stables	P						
Sod and hay farms	P	P					SE
Residential							
Individual mobile home	P			P			
Mobile home park		SE	SE	SE			
Single-family	P	P	P	P			
Multifamily (incl. duplex)			SE	P			
~~Planned unit development required for any residential development on site five acres+~~		~~PUD~~	~~PUD~~	~~PUD~~			
Adult congregate living facility		SE	SE	SE		SE	
Nursing home		SE	SE	SE		SE	
Bed and breakfast	SE			SE	P		
Temporary housing (construction, model home, post-disaster housing)	P	P	P	P	P	P	P
Community residential home (less than six clients)	P	P	P	P			
Community residential home (six or more clients)	P	SE	SE	SE			
Home occupation	C	C	C	C			

Notes:

[1] Symbols: P = Permitted use; C = Conditional use; SE = Special exception use ~~and PUD = Planned unit development (PUD).~~

[2] These uses have special requirements that are enumerated in article VIII—special exception and conditional uses.

ARTICLE VII—TABLE A (Continued)

Zoning District Uses

Uses[1]	Zoning Districts						
	A	RDR	LDR	MDR	B	IL	POL
Business—Office/Personal Services							
~~Planned unit development required for any office development on site 3 acres+~~					~~PUD~~		
Professional office (real estate, attorney, architect, etc.)					P		
Medical office/clinic					P		
Financial institution (with or without drive-thru)					P		
Personal services (beauty/barber shop, tailor/seamstress, shoe repair, etc.)					P		
Funeral home					P		
Dry cleaning, laundromat					P		
Day care (adult and children)				P	P	SE	
Business—Retail Sales/Services							
~~Planned unit development required for any retail or mixed-use development on site 3 acres+~~					~~PUD~~		
Retail sales/outlets; specialty retail					P		
Drug store					P		
Convenience store					P		
Convenience store w/pumps[2]					SE		
Service station (minor repair, including oil changes)[3]					P		
Grocery store, meat market, specialty foods					P		
Restaurants without drive-thru					P		
Restaurants with drive-thru[2]					SE		
Alcoholic beverage package store (without drive-thru)					P		
Hardware store					P		
Hotel/motel					P		
Mini-warehouse					SE		
Art, arts and crafts, photography studios/galleries					P		
Furniture/appliance/electronics store					P		

Notes:

[1] Symbols: P = Permitted use; C = Conditional use; SE = Special exception use ~~and PUD = Planned unit development (PUD)~~.

[2] These uses have special requirements that are enumerated in article VIII—special exception and conditional uses.

[3] All vehicle or other repairs, including tire changing, shall be conducted within an enclosed building or structure. No outdoor storage or display of items for sale is permitted.

ARTICLE VII—TABLE A (Continued)

Zoning District Uses

Uses[1]	Zoning Districts						
	A	RDR	LDR	MDR	B	IL	POL
Business—Retail Sales/Services							
Retail sales with light manufacturing/assembly on-site with three or less total employees (furniture/cabinet making)					P		
Shopping/strip center					P		
Vehicle/equipment sales/rentals					P		
Car wash (stand alone or as part of convenience store or service station)					P		
Vehicle parts sales, including tires[3]					P		
Business—Recreation							
Golf courses (public or private)					P	P	P
Indoor recreational centers (bowling, games, billiards, etc.)					P		
Institutional/Government[4]							
~~Planned unit development~~					~~PUD~~	~~PUD~~	
Religious facilities	SE[4]	SE[4]	SE[4]	SE[5]	P	P	
Schools (public or private)	SE[4]	SE[4]	SE[4]	SE[5]	SE[5]	P	
Government offices	SE[4]	SE[4]	SE[4]	SE[4]	P[5]	P	
Government services (police, fire)	SE[4]	SE[4]	SE[4]	SE[4]	P[5]	P	
Hospitals	SE[4]	SE[4]	SE[4]	SE[4]	SE[5]	SE	
Telecommunication towers	SE				SE	SE	
Utility substations	SE	SE[4]	SE[4]	SE[4]	SE[5]	SE	~~SE~~
Parks	P	P	P	P	P	P	P
Solar facilities per section 163.3205, F.S.	P						
Resiliency facilities per section 163.3210, F.S.					P		

Notes:

[1] Symbols: P = Permitted use; C = Conditional use; SE = Special exception use ~~and PUD = Planned unit development (PUD)~~.

[2] These uses have special requirements that are enumerated in article VIII—special exception and conditional uses.

[3] All vehicle or other repairs, including tire changing, shall be conducted within an enclosed building or structure. No outdoor storage or display of items for sale is permitted.

[4] ~~Institutional uses, pursuant to the comprehensive plan, may be required to be reviewed and approved as a PUD pursuant to Section 7.5.~~These public/semi-public uses may only be considered for developments one (1) acre or less in size.

[5] These public/semi-public uses may only be considered for developments less than five (5) acres in size.

Sec. 7.3.1. Conservation overlay district (CON) uses.

A. Lands designated with the conservation (CON) future land use category are subject to the conservation overlay district requirements. Land designated with the CON land use category may include, but are not limited to, wetlands, significant wildlife habitats and environmentally sensitive areas identified as part of any development approval by the town. Areas identified as open space by the town may also be designated with the conservation overlay district. No development or use is permitted within the CON overlay district, except for nature trails/boardwalks and associated parking areas and information kiosks.

B. The CON overlay district boundary is not treated as a zoning district boundary. Therefore, adjacent structures are not required to meet setback requirements, unless the overlay district is also a property boundary or if overlay district is a preserved jurisdictional wetland as described in Section 7.11. All structures, roads and parking areas adjacent to a wetland shall be set back 25 feet from all jurisdictional wetland boundaries.

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 reclaimed water or stormwater ponds with or without floating solar facilities. 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.

B. Accessory structures may be located on a property provided the following requirements are met, except as regulated herein in this article:

4. All accessory structures shall be included in the calculation of floor area ratio (FAR) and impervious surface ratio (ISR), except for floating solar facilities components located within the area of a stormwater or reclaimed water pond.

5. The number of accessory structures on a property shall be limited to two structures, excluding fences, walls ~~and~~, pools and reclaimed water or stormwater ponds with or without floating solar facilities and any associated solar facilities; and except for accessory structures located within the POL district.

4. All docks shall meet the following requirements:

b. The following requirements relative to lake frontage and dock length, area and height shall be based on the established Southwest Florida Water Management District (SWFWMD) High Minimum Lake Level (HML) mark for Lake Jovita, which is defined as the 127-foot contour line above the National Geodetic Vertical Datum (NGVD).

vi. Based on their location adjacent to the canal extending north from Lake Jovita, the following four parcels identified by the Pasco County Property Appraiser parcel numbers in effect as of July 1, 2018, shall be limited to a permanent or floating dock or any combination thereof extending a maximum of 25 percent of the width of the canal as measured from the HML: 01-25-20-0000-00400-0020, -00500-0000, -00400-0050, -00400-0010;. The total dock area whether permanent or floating or any combination thereof shall not exceed two square feet for every foot of the subject frontage along the canal. Total dock area includes roofed structure and boat slip area as measured from the HML. A minimum five foot setback shall be provided from all property lines and a minimum 25-foot setback shall be provided from an existing dock structure on adjacent properties. All other provisions of this section not modified by this paragraph shall apply.

Sec. 7.7. Zoning districts dimensional standards.

Table B identifies the development dimensional standards that apply to each zoning district. Pursuant to Article X, Planned Unit Development (PUD), these standards, excluding density and FAR limits, may be waived as part of the PUD process at the discretion of the Town Commission. In calculating the maximum permitted number of dwelling units or floor area (square feet), any fraction thereof shall be rounded down to the next whole number.

ARTICLE VII—TABLE B

Zoning Districts Dimensional Standards Matrix

			Building Setbacks[1,2,3]					
Zoning District	Minimum Lot Area	Minimum Lot Width (Feet)	Front	Side/ Street	Rear	Maximum Height[4]	Maximum Density or FAR	Maximum ISR
Agricultural (A)	10 acres	75	25	15/20	15	35[4]	Density: 1 unit/10 acres FAR: 0.2	0.2
Rural density residential (RDR)	2.25 acres	75	25	15/20	15	35	Density: 1 unit/2.25 acres FAR: 0.2	0.4
Low density residential (LDR)	1 acre	75	25	7.5/20	15	35	Density: 1 unit/acre FAR: 0.2	0.4
Medium density residential (MDR)	½ acre	75	25	7.5/20	15	35	Density: 2 units/acre[6] FAR: 0.25[7]	0.7
Institutional land (IL)	None	100	50	50/50	50	50	FAR: 0.35	0.5[8]
Business (B)	None	50	25	10/10	10	35	FAR: 0.25 Density: 4 units/acre[7]	0.7
Permanently open land (POL)[5]	None	None	50	50/50	50	12	None	0.2

Notes:

[1] Special building setbacks: See Sections 7.9 and 7.10.

[2] Accessory structures and encroachments: See Section 7.9.

[3] On corner lots, the smallest street frontage dimension shall be considered the front yard and the other street side shall be considered a street side yard. On through lots, there shall be two front yards. The two smallest street frontage dimensions shall be considered the front yards and the other street side shall be considered a street side yard.

[4] Building height may be increased one foot for every two feet of additional building setback on all sides, up to a maximum height of 75 feet in the IL district and 50 feet in the B, MDR and A districts. Appurtenances such as antennas, steeples and chimneys may not extend more than ten feet above the roof peak.

[5] Only accessory structures related to the residential, recreational or park use or public structures are permitted in this district. Accessory structures and uses relative to a golf course use may include driving ranges, pro-shops, clubhouses/recreation facilities, and restaurants. See Section 7.9 for accessory structures related to residential use.

[6] A density of up to four units/acre may be permitted as a PUD pursuant to the Town of St. Leo Comprehensive Plan.

[7] Mixed uses (residential and commercial) permitted pursuant to Town of St. Leo Comprehensive Plan.

[8] Development between five and less than ten acres, the maximum ISR is 0.6 and development of five acres or less, the maximum ISR is 0.7.

Sec. 7.9. Special building and accessory structure setbacks.

B. ~~*State*~~ *County Road 52.* All building setbacks shall be 50 feet from the right-of-way line. The setback area shall not be used for accessory structures, but may be used for unfenced stormwater facilities and/or parking.

~~C. *Finger Bowl Lake.* All building setbacks from Finger Bowl Lake shall extend away, in a landward or upland direction from Finger Bowl Lake 50 feet from the lot boundary closest to Finger Bowl Lake for all platted lots, shown on recorded plats in existence on July 30, 2004. This is the area defined as the permanently open land (POL) zoning district. This area is intended to be retained in a natural vegetative state. The setback area shall not be used for residential structures. Permitted structures in the setback area may include accessory structures such as docks, decks, swimming pool, arbors, gazebos or similar type structures provided such structures are open on all sides. Only one accessory structure, excluding fences, walls, pools and docks is permitted, and shall not be more than 400 square feet in size and ten feet in height. The setback area may be used for an approved SWFWMD stormwater facility provided such facility meets landscape buffer requirements.~~

Sec. 7.11. Special requirements for environmentally sensitive areas and historic resources.

This section addresses historic resources and environmentally sensitive areas that include jurisdictional wetlands, wellheads~~, forested areas~~ and wildlife habitats. Other environmentally sensitive areas such as hillsides, floodplains and lakes are addressed by other articles in this chapter. The purpose and intent of this section is to direct incompatible land uses and development away from environmentally sensitive areas and establish setback and other development standards to minimize impacts.

A. Wetlands.

1. Potential wetlands as identified by Pasco County have been delineated on the Comprehensive Plan Map Series, ~~Map 4~~"Environmentally Sensitive Land Features". New proposed development containing wetlands (as approved and delineated by SWFWMD) shall preserve the wetland area or mitigate wetland as permitted by SWFMWD.

2. A minimum development setback buffer area of 25 feet shall be established around the preserved final delineated jurisdictional wetland.

3. All preserved final delineated jurisdictional wetlands shall be dedicated as a permanent open space or conservation easement pursuant to section 704.06, F.S., and be shown as preserve areas on site plans and/or plats as applicable. The Town shall encourage applicants to designate these

areas with a Conservation (CON) district overlay and ~~be designated~~ on the comprehensive plan future land use map (FLUM) as conservation. Said land use designation shall occur as part of future evaluation and appraisal report based amendments.

~~B. Forested areas.~~

~~1. Forested areas have been delineated on the Comprehensive Plan Map Series, Map 5. New development containing a forested area shall provide a tree survey by a qualified professional delineating the tree types and sizes (dbh at breast height).~~

~~2. The minimum area to be preserved shall be determined by the town commission based on the survey and proposed development. However, no more than 50 percent of the total forested area can be encroached with development. Any encroachment shall require mitigation of impacts.~~

~~3. A minimum development setback buffer area of 25 feet shall be established around the forested area to provide for potential wildfire safety zone.~~

~~4. All final delineated forested area shall be dedicated as a permanent open space or conservation easement and be designated on the FLUM as conservation. Said designation shall occur as part of future evaluation and appraisal report based amendments.~~

~~C~~B. Wildlife habitat.

1. Potential critical wildlife habitat areas have been delineated on the Comprehensive Plan Map Series~~, Map 4~~"Environmentally Sensitive Land Features". New development containing a potential listed species wildlife habitat shall provide a habitat ~~study~~ survey by qualified professionals delineating the habitat types for State and federal listed species and applicable areas.

2. The minimum area to be preserved shall be determined by the town commission based on the ~~study~~ survey and proposed development. However, no more than 50 percent of the total ~~wildlife~~ listed species habitat area can be encroached with development. Any encroachment shall require mitigation of impacts as permitted by FWC.

3. A minimum development setback buffer area of 25 feet shall be established around the preserved habitat area.

4. All preserved final delineated habitat area shall be dedicated as a permanent open space or conservation easement pursuant to section 704.06, F.S., and be shown as preserve areas on site plans and/or plats as applicable. The Town shall encourage applicants to designate these areas with a Conservation (CON) district overlay and ~~be designated~~ on the FLUM as conservation. Said land use designation shall occur as part of future evaluation and appraisal report based amendments.

~~D~~C. ~~Pasco County wellhead~~ Wellhead protection ~~zones~~areas.

1. Wellhead protection ~~zones~~ areas have been delineated on the Comprehensive Plan Map Series, ~~Map 4~~"Environmentally Sensitive Land Features". New development within a ~~Pasco County~~ wellhead ~~zone~~ protection area may have use limitations. Review of activities and uses within wellhead protection ~~zones~~ areas will be pursuant to the Pasco County Land Development Code Section ~~612~~808, Groundwater Protection and all subsequent amendments.

~~E~~D. Historic resources.

1. Historic resources are delineated on the Comprehensive Plan Map Series, ~~Map 1~~"2045 Future Land Use Map". Development adjacent to these resources will be reviewed for design compatibility based on United States Secretary of [the] Interior standards.

ARTICLE VIII. SPECIAL EXCEPTION, CONDITIONAL AND TEMPORARY USES

Sec. 8.1.1. Wireless communication facilities.

A. *Purpose and intent.* The purpose and intent of these regulations is to regulate the establishment of wireless communication facilities in recognition of the public need and demand for advanced telecommunication and information technologies and services balanced against the impacts such facilities may have on properties within the Town of St. Leo. This balance shall be established by:

2. Providing for the protection of the archeological, architectural, rural hillside topography and natural forested landscape, and historical character of the Town of St. Leo and its neighborhoods from incompatible and obtrusive visual impacts; and protecting designated historic districts and landmarks, and important adopted visual corridors/view sheds such as ~~State~~ County Road 52 and Lake Jovita as identified in the Visual Corridor Study prepared by Engelhardt, Hammer and Associates, Inc. and adopted by the town commission by Resolution No. 01-03, from incompatible and obtrusive visual impacts;

D. *Wireless communication tower (WCT) general siting criteria.* The following requirements shall apply to all new WCT's:

12. The town commission may waive or modify any of the requirements of this section, if such waiver, variance or modification would better implement the purpose and intent of this section.

Sec. 8.1.2. Mobile home parks.

E. Every mobile home unit shall be provided with a potable water supply, sanitary sewer collection system and with all plumbing (including bath and toilet facilities) installed in accordance with the requirements of ~~the F.S. ch.~~ Chapter 513, F.S.; ~~and Florida Administrative Code~~ Chapter 64E-15, F.A.C.; ~~and~~ the Town of St. Leo Code of ~~o~~Ordinances and Land Development Code; and the Florida Building Code.

L. Every mobile home park shall be equipped at all times with fire extinguishers in good working order of such type, size and number, and location as required by the ~~fire chief, Town of St. Leo~~Florida Fire Prevention Code.

Sec. 8.2.1. Home-based business ~~occupations~~.

Home-based businesses ~~occupations~~ may be permitted ~~as a conditional use to an existing dwelling unit~~ in all residential districts subject to the applicable district regulations and the requirements listed.

A. Procedure:

1. Requests for home-based businesses ~~occupation~~ shall be submitted to the town clerk for review ~~by the town commission or its designee~~.

2. Home-based businesses ~~occupations~~ shall conform with this chapter and section 559.955, F.S., as may be amended from time to time, and shall be located within the ~~principal~~ residential dwelling unit.

3. Home-based businesses ~~occupations~~ located other than within the ~~principal~~ residential dwelling unit (e.g. within an accessory structure or garage) may be permitted ~~as an accessory use~~ by approval of the town commission or its designee.

4B. The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that ~~A maximum of one~~ up to two ~~person~~ employees who ~~is~~ do not ~~a member of the immediate family residing~~ reside ~~on the premises~~ at the residential dwelling ~~may be employed in the operation of a home occupation~~work at the business. The business may have additional remote employees who do not work at the residential dwelling.

~~B~~C. ~~Regardless of the location of the home occupation, the principal dwelling unit on the property shall be the bona fide residence of the home occupation practitioner.~~ The home occupation shall be clearly incidental and secondary to the property's use for residential purposes.

~~C. No home occupation may occupy more than 25 percent of the gross habitable ground floor area of the principal dwelling unit.~~

D. Traffic and parking generated by the ~~proposed use~~business activities must ~~not negatively impact the safety, ambiance and characteristics of the residential neighborhood~~comply with zoning requirements. ~~The increase to existing traffic created by the home occupation shall not exceed ten additional trips per day.~~The need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted.

E. No ~~display of merchandise~~retail transactions shall be conducted at a structure other than the residential dwelling; however, incidental businesses uses and activities may be conducted at the residential property. ~~or outside s~~Storage of heavy equipment ~~or materials~~ shall ~~be permitted~~not be visible from the street.

~~G. No equipment or process used in the home occupation shall create noise, vibration, glare, fumes, electromagnetic interference, odors or air pollution outside the building.~~

~~H~~G. No business identification sign shall be permitted.

~~I~~H. No use, storage or disposal of corrosive, combustible or other hazardous or flammable materials or liquids, other than substances of a type and quantity customarily associated with a home or hobby, shall be permitted.

~~J~~I. All home~~-occupation practitioners~~-based businesses shall obtain an occupational license.

~~K. The following uses are examples of home occupations:~~

~~1. Businesses conducted principally by telephone, computer, facsimile, or mail.~~

~~2. Studios where handicrafts or objects of art are produced.~~

~~3. Teaching and tutoring instruction of no more than four pupils at a time.~~

~~4. Dressmaking or apparel alterations.~~

~~5. Barber[shop] and beauty shop (one chair).~~

ARTICLE X. DEVELOPMENT REVIEW PROCEDURES AND DEVELOPMENT STANDARDS AND GUIDELINES FOR GENERAL SITE PLANS AND PLANNED UNIT DEVELOPMENTS

Sec. 10.2. Development review approval.

C. Where a development review approval is conditional, failure to meet conditions of approval can result in voiding the approval and/or imposing penalties pursuant to ~~section 17.5, penalties; continuing violations~~Article XVII.

Sec. 10.7. Planned unit development (PUD): Purpose and intent.

A. A planned unit development (PUD) is a large-scale project constructed by a single owner or group of owners acting jointly and involving a related group of existing and/or proposed uses planned, developed, and regulated as an entity. The planned unit development process is designed to promote the efficient use of land and public services by providing a flexible means of land development on property. A PUD may be proposed for any use or combination of uses consistent with the uses and intensity and/or density of development permitted by the underlying comprehensive plan land use category. In the case of mixed-use development, residential density shall be calculated based on gross land area designated for residential use and floor area ratio (FAR) based on gross land area designated for ~~commercial~~ non-residential use. Per FLUE Policy ~~1.1.4.~~2.2.4, where a planned unit development (PUD), pursuant to the LDC, encumbers multiple future land use categories, the combined development entitlements (density and/or FAR) of the area occupied by each land use category may be applied to and located anywhere within the entire PUD area, except for areas assigned POL or CON, subject to approval by the town commission. In calculating the maximum permitted number of dwelling units and/or floor area (square feet), any fraction thereof shall be rounded down to the next whole number.

C. To encourage quality design, ~~a PUD may provide waivers~~a PUD applicant may be granted variances to this chapter relative to certain standards, such as minimum lot size, setbacks, signage and parking requirements.

Sec. 10.9. Planned unit development (PUD): Review requirements and standards.

A. The applicant shall have the right to a range of land uses and design flexibility at any location. However, the applicant shall demonstrate that the PUD is not contrary to the public interest and that it substantially conforms to the town of St. Leo Comprehensive Plan. The following standards are established to ensure adequate provision of community services, sensitivity to environmental features and to avoid adverse impacts.

4. *Open space and recreation areas.* A minimum of 25 percent open space/recreation area shall be provided. The applicant shall indicate who will be responsible for the on-going maintenance of any common open space or recreation areas within the PUD. Where development land encompasses ~~environmentally sensitive lands~~jurisdictional wetlands or documented habitat for listed species as described in section 7.11, said areas shall be protected by conservation (CON) overlay and by covenants running with the land, conveyances~~,~~ or dedications. At least 50 percent of the required open space/recreation area (based on mature tree canopy coverage area) shall be landscaped with native plants and trees. Existing forested areas, wetlands and/or documented wildlife habitat areas should be utilized to meet open space requirements.

6. *Lake Jovita/~~S.R.~~C.R. 52 Visual Corridor.* All proposed development shall be evaluated for visual impacts on St. Leo's unique topography, natural forested landscape, historic sites, historic landmarks (such as the St. Leo Abbey and Bell Tower), and important adopted visual corridors and view sheds as identified in the Visual Corridor Study adopted by the town commission on August 11, 2001 (Resolution No. 01-03). Factors to be considered in evaluating the impacts of development include, but are not limited, to the following:

11. *Utilities and services.* The applicant shall provide for water and sewer facilities approved by the town commission and Pasco County and/or the ~~State of~~ Florida Department Environmental Protection~~Regulation (DER)~~. The developer shall provide for all necessary solid waste disposal and other public or private utilities or service required.

ARTICLE XI. SIGN REGULATIONS

Sec. 11.1. Purpose.

The sign regulations are intended to ~~assure~~ ensure consistent and fair regulation, permitting and enforcement for all signs and sign structures. They are also intended to protect the health, safety and general welfare of those residing, visiting and working in the Town of St. Leo. These regulations also require sign design sensitivity to recognize the importance of preserving the visual qualities of the town and particularly the Lake Jovita and ~~State~~ County Road 52 visual corridors. The intent is to discourage the proliferation of visual clutter, promote community aesthetics and provide for vehicle and pedestrian safety. Further, signs shall improve pedestrian and vehicular traffic safety and be used for business and public locational and directional purposes only. Implementation of the sign regulations shall be consistent with the Town of St. Leo Comprehensive Plan and this chapter.

Sec. 11.9.6. Signs in institutional land zoning district.

Uses in the institutional land zoning district are public or semi-public in nature and have the following on-site sign regulations:

B. One directory sign (a sign which gives the direction, name and/or address of the buildings) is permitted at each major entrance to the facility. Saint Leo University is permitted unlimited additional directory/directional signage internal (not located at a main entrance and set back at least 50 feet from ~~S.R.~~C.R. 52 and campus boundaries) to the campus. The directory/directional sign shall not exceed 32 square feet in size and six feet in height as measured from finished grade.

ARTICLE XII. LANDSCAPE BUFFERING AND TREE PROTECTION

Sec. 12.1. Definitions.

A. *Definitions.*

2. *Canopy trees* are plant specimens that have a three-inch DBH or greater, are at least ten feet in height, and are of the following Florida native species:

1. Pine (*Pinus* spp. except *pinaster*).
2. Live oak (*Quercus virginiana* or *geminata*).
3. Laurel oak (*Quercus hemispherica* or *laurifolia*).
4. Eastern ~~Red~~ red cedar (*Juniperus virginiana*).
5. Maple (*Acer* spp. except *platanoides*).
6. Cypress (*Taxodium* spp.).
7. Magnolia (*Magnolia* spp.).
8. Sweet gum (*Liquidambar styraciflua*).
9. Royal palms (*Roystonea regia*).

10. ~~Weeping~~ Coastalplain willow *(Salix caroliniana)*.

11. Hickory *(Carya* spp.*)*.

12. Other Florida native trees not listed above as determined to be an acceptable, regionally- and site-appropriate canopy tree through the review process or other ~~non-invasive, non-native~~Florida-friendly trees as determined to be an acceptable, regionally- and site-appropriate canopy tree in the review process. The Florida-friendly plant list as most recently updated by University of Florida/IFAS ~~Extension~~ will be utilized as a guide in the approval of appropriate plant materials.

3. *Understory trees* are plant specimens that have a one and one-half inch DBH or greater, are at least five feet in height and are of the following Florida native or Florida-friendly species: ~~Crepe~~ crape myrtle *(Lagerstroemia* spp.*)*; bottle-brush *(Callistemon* spp. except *viminalis)*; yaupon holly *(Ilex vomitoria)*; ~~wax leaf ligustrum~~ Florida privet *(Forestiera segregata)*; wax myrtle *(Myrica cerifera)*; or other specimen determined to be an acceptable understory tree through the review process. The Florida-friendly plant list as most recently updated by the University of Florida/IFAS Extension will be utilized as a guide in the approval of appropriate plant materials.

4. *Shrubs* are plant specimens at least 24 inches in height and are of the following Florida native or Florida-friendly species: India hawthorn *(Rhaphiolepis* spp.*)*, pittosporum *(Pittosporum* spp.*)*, ~~ligustrum~~viburnum *(Viburnum* spp.*)*, azaleas *(Rhododendron* spp.*)*, junipers or other specimen determined to be an acceptable shrub through the review process. The Florida-friendly plant list as most recently updated by the University of Florida/IFAS Extension will be utilized as a guide in the approval of appropriate plant materials.

5. *Palm trees* are plant specimens having a minimum of ten feet of clear trunk including but not limited to royal palms or other ~~specimen~~ Florida native or Florida-friendly species determined to be an acceptable palm tree through the review process. The Florida-friendly plant list as most recently updated by the University of Florida/IFAS Extension will be utilized as a guide in the approval of appropriate plant materials.

6. *Grand trees* are plant specimens that have a 20-inch or greater DBH and are of a Florida native species.

7. *Exempt trees* are plant specimens that have less than a five-inch DBH or are of the following species: Australian pine; Brazilian pepper, palms with the exception of royal palms, and any ~~other~~ species ~~identified~~ listed as "Prohibited", "Invasive (No Uses)", "Invasive" or "High Invasion Risk" for central Florida by the University of Florida/IFAS ~~Extension~~ Assessment of Non-native Plants in Florida's Natural Areas~~as a non-native, invasive species~~.

Sec. 12.2. General landscaping requirements.

A. All new ~~single-family and multifamily~~residential development shall provide or preserve on site a minimum of three canopy trees as defined in this article, per dwelling unit in addition to any other required landscaping as identified on the site plan or through plat approval. Prior to the issuance of a certificate of occupancy, the building inspector shall verify that said landscaping is provided.

B. All new commercial and institutional development shall provide or preserve on site a minimum of 20 canopy trees as defined in this article, per acre in addition to any other required landscaping as approved through the required site plan review process. Prior to the issuance of a certificate of occupancy, the building inspector shall verify that said landscaping is provided.

Sec. 12.3. Landscape buffers between potentially incompatible uses.

D. *Planting requirements.*

1. The required landscaping shall be based on the number of plants per 100 linear feet or fraction thereof (rounding up to the nearest whole number). At least 80 percent of all canopy and understory trees shall be site- and regionally appropriate native species. Credit shall be given for existing on-site healthy native canopy trees that are located along the property boundary. Credit for existing healthy trees is as follows: One canopy tree for each tree between three-inch DBH and less than a ten-inch diameter at breast height (DBH) and two canopy trees for each tree with a ten-inch DBH or greater. Existing healthy understory trees a minimum one and one-half inch DBH will be credited on a one to one basis. The substitution of three palm trees or two understory trees for each required canopy tree may be approved through the review process. All landscape planting materials shall be Florida Grade No. 1.

ARTICLE XII—TABLE A

Landscape Buffer Matrix

	Abutting Use Category/Zoning District[1, 2]					
Proposed Use Category/Zoning District[1]	Agricultural	Single-Family (RDR, LDR)	Multifamily (MDR)	Business (B)	Institutional (I)	Right-of-Way[3]
Agricultural (A)	N	C	C	B	B	A
Single-family (LDR, RDR)	N	N	N	N	N	N
Single-family subdivision (LDR, RDR)	N	B	B	A	A	A
Multifamily (MDR)	N	B	N	B	A	B
Business (B)	N	B[(4)]	B[(4)]	A	A	B
Institutional (I)	N	C[(4)]	C[(4)]	B	N	C

Notes:

[1] Refer to zoning district use matrix for a list of permitted and special exception uses for each of the above general use categories. "N" refers to no buffer required. The letters "A," "B," and "C" refer to type of required buffer and are described in Figure A below.

[2] If the abutting use is vacant land or the abutting use is a nonconforming use, then the buffer shall be based solely on the zoning district.

[3] All development along ~~S.R.~~C.R. 52, except for single-family homes, shall provide a Type C buffer. Development along other road rights-of-way refer to Table A for the required buffer.

[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 20 feet, landscaped pursuant to the Type C buffer 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.

Sec. 12.4. Vehicular use area landscaping requirements.

B. Where a parking lot perimeter does not abut an adjacent property or right-of-way, then a minimum perimeter buffer width of five feet with one canopy tree/30 linear feet is required. One landscaped island shall be provided at the terminal end of each row of parking and one landscaped island is required for each ten parking spaces (see Figure B).

Sec. 12.7.1. Purpose and intent.

B. Trees are declared as a significant natural and visual resource, particularly as related to protecting the aesthetic character of the forested areas and visual corridors (~~SR~~ C.R. 52 and Lake Jovita) defined in the Town of St. Leo visual corridor study.

C. Protecting trees maintains the aesthetic character and quality of the Town of St. Leo as adopted in the comprehensive plan. The aesthetic quality of the town is comprised of the forested shoreline of Lake Jovita and its surrounding hillside, and the forested hillsides along ~~S.R.~~C.R. 52.

Sec. 12.7.2. Tree removal permit not required.

A. A tree removal permit is not required for any property within a residential zoning district or for a grand tree ~~(as defined in this article)~~ to be removed ~~that is diseased and deemed unsafe as verified by written documentation signed by a licensed professional (forester, arborist or horticulturalist)~~ if the property owner possesses an on-site assessment performed and signed by an arborist certified by the International Society of Arboriculture (ISA), or a Florida licensed landscape architect, that the tree poses an unacceptable risk to persons or property. A tree poses an unacceptable risk if removal is the only means of practically mitigating its risk below moderate, as determined by the tree risk assessment procedures outlined in Best Management Practices - Tree Risk Assessment, Second Edition (2017). For property within a commercial or institutional zoning district, said documentation is required to be filed by the property owner or his/her designated representative with the town clerk.

B. Lands classified as bona fide agricultural land for ad valorem taxation purposes pursuant to F.S. § ~~193.451~~193.461 are exempt from this section, with the exception that a tree removal permit is required for the removal of any grand tree not posing an unacceptable risk to persons or property as assessed pursuant to section 12.7.2.A.

D. Upon the declaration of a state of emergency pursuant to F.S. ch. 252, the town commission or their designee may temporarily suspend the enforcement of the requirements of this section in order to expedite the removal of damaged and destroyed trees in the interest of public safety, health, and general welfare. However, the removal of undamaged trees during the suspension of this Section shall constitute a violation of this section punishable according to section 12.8~~.1~~.

Sec. 12.7.3. Tree removal permit required.

A. Any commercial or institutional development requires a tree removal permit for ~~one or more~~any of the following:

2. Removal or ~~transplanting~~ relocation of any canopy trees that are five-inch DBH or greater.

3. Removal of a grand tree, except as specifically provided in section 12.7.2.A.

C. Information required for a ~~commercial or institutional development~~ tree removal permit:

1. Identify all canopy and native understory trees on the property, indicating the tree(s) to be removed either on a site plan or aerial photograph (scale of one inch: 200 feet or smaller). Plans or an aerial photograph shall delineate the tree species, height and size (DBH) to be removed.

~~D~~3. Submit a written justification statement for the proposed tree removal based on the criteria contained in section 12.7.4.A.

Sec. 12.7.4. Issuance of a tree removal permit when required.

A. The justification criteria identified below shall be addressed by the applicant for the tree removal permit:

2. Demonstrate that the tree removal does not create a negative impact relative to the Lake Jovita and ~~S.R.~~C.R. 52 visual corridors.

~~3~~B. No tree removal permit shall be issued along the Lake Jovita shoreline within the mean high water mark as defined in section 7.9, except if the tree ~~is diseased and/or creates a public safety hazard as certified by a registered arborist relative to vehicle and pedestrian traffic and/or to an existing building~~ poses an unacceptable risk to persons or property as assessed pursuant to section 12.7.2.A.

~~B~~C. The tree removal permit shall be reviewed in accordance with this article and the criteria listed above. Upon finding that the tree removal permit meets the above criteria, the town commission and/or its designee shall issue a permit.

Sec. 12.7.6. Tree protection relative to land development.

A. All trees not permitted for removal shall be protected from land development activities (land grading and grubbing and stormwater) and building (new buildings and additions) and road construction activities. Protective ~~B~~barriers shall remain in place until completion of the land development and construction activity.

B. Protective barrier means a physical structure composed of wood, metal or other substantial materials of at least four feet in height. The barrier shall be constructed around the tree or groups of trees and located at least six feet from the base of the tree or tree group.

C. Topping, pruning or trimming a tree inconsistent with the American National Standards Institute (ANSI) ~~Pruning Standards, section~~ A300 ~~2001~~ Tree Care Standards, as amended, which is incorporated by reference, is prohibited.

Sec. 12.7.7. ~~Waivers~~ Variances to building setbacks and parking requirements to preserve trees.

The town commission or its designee may grant administrative variances to building setbacks and/or parking requirements and standards in order to preserve canopy or grand trees, to avoid power lines, or in other special circumstances as determined by the town commission.

Sec. 12.7.8. Tree mitigation fund.

B. In lieu of providing on-site replacement trees for the removal of trees required by section 12.7.5 ~~due to development of a property~~, the property owner and/or developer shall have the option to make a cash contribution ~~for~~ in the amount of the total retail cost of ~~a~~ the number of replacement canopy trees required but not provided on-site, plus installation costs and administrative fees as established by the town

commission. The retail cost per replacement canopy tree, as established by the town commission, shall be based on the cost for a canopy tree of Florida No. 1 grade quality or better.

ARTICLE XIII. PARKING AND ACCESS MANAGEMENT

Sec. 13.1. Parking requirements.

The following tables identify parking requirements for various uses. The town commission or its designee may make interpretations relative to the definition of uses and related parking requirements. Parking requirements for uses not delineated in the table shall be as determined by the Town Commission. In terms of calculating required number of parking spaces, any fraction thereof shall be rounded up to the next whole number.

Sec. 13.3. Vehicle use areas.

A. All vehicle use 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 25 percent of the required parking spaces and for all parking spaces in excess of the required parking. However, all ~~handicapped~~ Americans with Disabilities Act accessible spaces and driveway aprons onto a public street shall be paved.

ARTICLE XIV. SUBDIVISIONS

Sec. 14.1. Purpose.

A. The purpose of these regulations shall be to provide minimum standards for the conversion of unplatted land to subdivisions; to promote orderly street patterns; to provide a guide for subdividers toward meeting requirements that are conditions precedent to administrative approval of subdivision plats by the Town Planner; to avoid congestion of traffic and population; to provide proper light, air, and public access in newly developed areas of land; to provide minimum standards for the disposal of surface water for utility systems and development patterns designed to minimize pollution in water bodies located within the Town of St. Leo; to provide regulations consistent with the platting requirements of F.S. ch. 177, Part I; and to provide minimum regulation to ensure that the town remains essentially a single-family, rural community as set forth in the Town of St. Leo Comprehensive Plan.

Sec. 14.3. Definition of terms.

Town commission. The town commission of the Town of St. Leo and as authorized in F.S. ~~ch.~~section 163.3174, as the local planning agency.

Sec. 14.8.2. Preliminary plat.

G. Construction plans review.

The construction plans shall be submitted to the Town Administrator with the application and the required fee. Construction plans shall be prepared and certified for all required improvements by a Florida registered engineer. Plans shall be drawn at a scale no smaller than one (1) inch equals fifty (50) feet) (1 inch = 50 ft) unless otherwise specifically authorized. The developer may apply for concurrent review of construction drawings and the preliminary plat. The applicant shall also submit an estimate of the cost of public improvements to be installed in conjunction with this subdivision, certified by a civil engineer registered in the State of Florida. The department of public works shall distribute the construction plans to all appropriate departments and reviewing agencies. The construction plans shall indicate the following:

1. The location of existing property lines, streets, rights-of-way, sidewalks, street lighting, buildings, water courses/bodies, jurisdictional wetlands, ~~wooded~~ forested areas, railroads, sewers, bridges, culverts, drain pipes, water mains and any public or private easements that are within or adjacent to the proposed subdivision.

5. All proposed methods for the treatment of all water runoff will be governed under ~~D.E.P. c~~Chapter 62-40, F.A.C., which requires treatment measures to be taken in the design and construction of surface water management systems to ~~assure~~ ensure the discharge of stormwater does not violate state water quality standards. Compliance can be demonstrated if the project is designed and regulation submittals made simultaneously in accordance with ~~c~~Chapter 62-40, F.A.C. Before issuance of final plat approval a copy of all specific approvals required by the foregoing chapters and regulations shall be filed with the town clerk.

Sec. 14.8.3. Final plat approval process.

A. A final plat shall be submitted in accordance with all preliminary plat requirements and standards, and address all conditions of preliminary plat approval. The final plat submittal shall include the requirements and standards as set forth in this article and shall meet the platting requirements of F.S. ch. 177, Part I.

B. The applicant shall prepare a final plat of the proposed subdivision on linen or mylar tracing, based upon all or any portion of the approved preliminary plat of the subdivision including any conditions of preliminary plat approval, in conformance with the land platting requirements of the town and F.S. ch. 177, Part I.

Sec. 14.8.4. Final plat.

A. *Sheet sizes.* All final plat sheet sizes shall conform to requirements in this article and F.S. ch. 177, Part I, and as described below.

Sec. 14.9.1. Streets, alleys and sidewalks.

C. *Street right-of-way widths.* The minimum width of rights-of-way, measured between lot lines, shall be based on the approved transportation element, roadway functional classification map and shall include sufficient rights-of-way width to accommodate paved roadway, shoulder, sidewalk and drainage (closed or open ditch). The Town Planner may, on a case-by-case basis, determine that additional right-of-way beyond the minimum standards may be required. Minimum rights-of-way are as follows:

1. *Arterial streets and highways*. Eighty to 150 feet or as required by Pasco County or FDOT. (Arterial streets and highways are those used primarily for fast or heavy traffic and as designated on the approved major street plan.)

J. *Dead-end streets (culs-de-sac).*

1. Dead-end streets or courts shall not be more than 1,200 feet in length. Where planned to be permanently terminated, such streets shall be provided at the closed end with a turn-around having a minimum outside right-of-way turning radius of not less than 50 feet.

2. Where it is necessary to provide for existing or future street access to adjoining property, rights-of-way shall dead end at the adjoining property boundaries with no reserve stripes between the right-of-way and property line, and the developer shall provide a turn-around as required in (~~L~~J)(1) above to exist until the street is extended.

Sec. 14.9.5. Public land, permanently open land and environmentally sensitive lands.

Due consideration shall be given to the allocation of land areas that are suitably located and of adequate size for playgrounds, parks and other public uses.

A. *Public land and permanently open land*. Where a park site, recreational site, public access to water frontage, land designated as permanently open land or any other public facility is shown on any portion of the Town of St. Leo Comprehensive Plan, or any part of such plan that has been officially adopted by the town commission, is located in whole or in part in the applicant's subdivision, the Town Planner shall require that such land(s) be dedicated as a permanent open space easement at no cost to the town. The Town Planner may require that such open space be designated as publicly accessible open space.

If no permanently open land (as designated in the Town of St. Leo Comprehensive Plan) is located in a subdivision with improvements, then at least ten percent of the subdivision's total area~~,~~ must be dedicated as a permanent open space easement by the developer. Such permanent open space land shall at a minimum be one acre in size and 100 feet in width. At least 50 percent of such dedicated permanently open land area must be contiguous land area that is accessible by the public via public rights-of-way or dedicated public access easements. The Town Planner may require the developer to landscape a percentage of the dedicated permanently open land area, pursuant to a landscape plan approved by the Town Planner.

B. *Environmentally sensitive lands.* Lots shall be platted to minimize impacts on environmentally sensitive lands, pursuant to section 7.11, through the use of techniques such as clustering and locating lots and/or buildable area on non-environmentally sensitive lands. The Town shall encourage applicants to designate preserved environmentally sensitive lands and associated buffers with conservation (CON) overlays and dedicate same as a conservation easement pursuant to section 704.06, F.S.

Sec. 14.10. Installation of utilities.

When a proposed subdivision entails construction of streets and/or utilities, underground utilities such as water mains, electric, telephone, cable TV, gas mains, sanitary sewer lines, storm sewer lines, and all service connections at property lines shall be installed prior to the installation of any street base course, paving, or curbing. No aboveground utilities of any type shall be permitted. All costs for utility installations are the responsibility of the developer.

A. *Water supply.* Individual water wells or private systems are permitted pursuant to Florida Administrative Code (Chapters 64-E-8 and 62-532) unless prohibited by Pasco County. However, if a

public water line is located within 1,000 feet from the subdivision boundary, then connection to the public water line is required if water service and capacity are available.

B. *Water supply lines.* All water mains shall be properly connected with a main water supply, there being no individual wells permitted. All connections shall be in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. The sizes of water mains, locations, and types of valves and fire hydrants, the amount of soil cover over the pipes and other features of the installation shall be as required by the ~~National Fire Protection Association~~ Florida Fire Prevention Code and Pasco County.

C. *Sanitary sewers.* Individual septic wells or private systems ~~are~~ may be permitted pursuant to Florida Administrative Code (Chapter ~~64-E~~62-6) and Section 381.0065, F.S. unless prohibited by Pasco County. However, if a publicly owned or investor-owned sanitary sewer line is located within 1,000 feet from the subdivision boundary, then connection to the ~~public~~ sewer line is required if sewer service and capacity are available.

D. *Storm drainage.* All required stormwater ponds/systems must be approved by the Southwest Florida Water Management District (SWFWMD). The treatment of storm drainage shall be approved by SWFMWD and the town's engineer. When a stormwater pond or attenuation is not required, the plat shall note that submittal of a grading plan for an individual lot to the town is required for review/approval as part of any building permit for that individual lot to ensure no adverse drainage impacts on abutting property, and minimal impacts on drainage/water quality unto adjacent streets and into Lake Jovita ~~or Finger Bowl Lake~~. The individual lot grading plan will include erosion and sediment control measures, identification of swales and other drainage features to control runoff velocity, accommodation of any off-site drainage areas, roof runoff direction and control and a detailed paved and landscape area grading plan.

~~F. *Satellite dishes.* If the developer chooses to provide, at the time of development or in the future, the subdivision with cable TV, no more than one dish shall be permitted to serve the entire subdivision.~~

~~G~~F. *Oversize utilities.* In the event that the water, sewer or storm sewer pipes required by the town are of sizes larger than would be needed to serve the subdivision under consideration, the subdivider shall be required to install the larger facilities.

~~H~~G. *Utility connections.* No utility connections shall be made to any subdivision lot, unless such lot abuts a public street or dedicated public utility or access easement.

~~I~~H. *Easements.* Except where alleys are provided for the purpose of placing utilities and access, the Town Planner shall require utility easements not exceeding 15 feet in width for the placement and service of poles, wires, pipes, conduits, storm and sanitary sewers, gas, water, or other utility lines along and centered on rear lot lines, side lot lines, or at other locations when necessary for extension of existing or proposed utilities.

ARTICLE XV. FLOODPLAIN MANAGEMENT

DIVISION 2. [SECTION 102] APPLICABILITY

Sec. 15.9 [102.3]. Basis for establishing flood hazard areas.

The Flood Insurance Study for Pasco County, Florida and Incorporated Areas dated September 26, 2014, and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this article and shall

serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the Town Hall 34544 ~~SR~~ C.R. 52, St. Leo, FL 33525.

DIVISION 7. [SECTION 107] VARIANCES AND APPEALS

Sec. 15.74 [107.4]. Historic buildings.

A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter ~~11~~ 12 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

DIVISION 9. DEFINITIONS

Sec. 15.95.1 [201.1]. Scope.

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this article, have the meanings shown in division ~~10~~9.

DIVISION 12. [SECTION 303] SITE IMPROVEMENTS, UTILITIES AND LIMITATIONS

Sec. 15.116 [303.2]. Sanitary sewage facilities.

All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for onsite sewage treatment and disposal systems in chapter 64E-6, F.A.C., and ASCE 24 ~~chapter 7~~ to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and impairment of the facilities and systems.

Sec. 15.117 [303.3]. Water supply facilities.

All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in chapter 62-532.500, F.A.C., and ASCE 24 ~~chapter 7~~ to minimize or eliminate infiltration of floodwaters into the systems.

ARTICLE XVI. STORMWATER MANAGEMENT

Sec. 16.1. Finding of facts.

Although the Town of St. Leo does not operate a municipal stormwater system, the contribution of pollutants through discharges from lands with no stormwater system and storm sewer systems has a significant impact on the receiving waters in the town. Improperly treated discharges from development, industrial and construction activities, interconnected municipal separate storm sewer systems (MS4s) and illicit discharges from spilling, dumping, or disposal of material other than stormwater to the municipal separate storm sewer system will adversely affect the quality of waters receiving such discharges. The United States Environmental Protection Agency (~~US~~EPA), pursuant to Title 40, Section 122.26 of the Code of Federal Regulations, has mandated that municipalities provide the legal authority to control discharges to the municipal separate storm sewer system under the national pollutant discharge elimination system (NPDES) permit in order to control the quality of discharges from the municipal separate storm sewer system. Therefore, the town commission finds it necessary and in the public interest to protect the quality of waters receiving stormwater discharges for the health, safety, and general welfare of the citizens of the town.

It is also in the interest of the citizens of the town to ensure that stormwater run-off from development and chemicals utilized for lawn care do not degrade the water quality of Lake Jovita ~~and Finger Bowl Lake~~ or environmentally sensitive lands such as wetlands.

Sec. 16.2. Definitions.

Unless specifically defined below, words or phrases used in this section shall be interpreted so as to give them the meaning they have in common usage and to give this section its most reasonable application. Use of the word "shall" means mandatory and not merely discretionary.

G. *Florida Administrative Code (FAC).* An annotated official compilation of the rules and regulations of the State of Florida, published by the Florida ~~Secretary~~ Department of State.

I. *Illicit discharge.* Any discharge to a municipal separate storm sewer system or to waters of the United States that is not composed entirely of stormwater, with the exception of discharges which are exempt pursuant to Section ~~604.7~~16.6 of this code. Any discharge in violation of a national pollutant discharge elimination system permit shall constitute an illicit discharge.

Q. *Pollutant.* Any dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, sewage sludge, munition, chemical wastes, biological materials, radioactive materials (except those regulated under the Atomic Energy Act of 1954, as amended (42 ~~[~~U.S.C. 2011 et seq.~~]~~), heat, wrecked or discharged equipment, rock, sand, and industrial, municipal, and agricultural waste discharged into water.

U. *Waters of the United States.* As defined by the United States Environmental Protection Agency (~~US~~EPA) in Title 40, Section 122 of the Code of Federal Regulations, or any amendments thereto.

Sec. 16.3. Control of stormwater discharges.

A. Stormwater discharges to the municipal separate storm sewer system and United States waters.

2. Any person responsible for discharges determined by the town to be contributing to the degradation or impairment of the MS4, waters of the United States, Lake Jovita~~, Finger Bowl Lake~~ and/or wetlands, either directly or through a municipal separate storm sewer system, shall provide corrective measures in accordance with a schedule approved by the town and may be subject to paying fines and damages.

B. Stormwater discharges from development activities and construction sites.

2. Stormwater from areas of development activity shall be treated or managed on-site, using best management practices in accordance with national pollutant discharge elimination system permits or as required and permitted by DEP or SWFWMD, prior to discharging to the MS4, United States waters, Lake Jovita~~, Finger Bowl Lake~~ and/or wetlands. All stormwater discharges from the site shall be of a quality which will not adversely impact the water quality or beneficial uses of the receiving water.

Sec. 16.4. Control of nonstormwater discharges.

A. *Prohibition of illicit discharges.* Any discharge, other than stormwater, to a municipal separate storm sewer system or to waters of the United States which is not exempt under Section ~~604.7~~16.6 of this code is considered an illicit discharge as defined in this section and is prohibited.

Sec. 16.5. Inspection and maintenance of systems.

A. *Inspection and monitoring for compliance.* Town personnel shall be granted access for inspection of facilities discharging or suspected of discharging to the MS4, waters of the United States, Lake Jovita~~, Finger Bowl Lake~~ and/or wetlands in order to evaluate and investigate the potential for release of materials other than stormwater or potential violations of any of the terms of this code. All structures and processes which allow discharges to the aforementioned facilities as well as records concerning them shall be made accessible to town personnel for monitoring of the quality of the discharges.

Sec. 16.7. Stormwater management requirements.

C. Performance and design standards for non-exempt ~~SWFWMD~~ development.

D. Tank Lake drainage basin of special concern.

1. The town is located entirely within the Tank Lake drainage basin. Pasco County has designated Tank Lake basin as a closed basin, which means a watershed in which the runoff does not have a surface outfall up to and including the 100-year, ten-day flood level or an open basin with a severe discharge restriction as determined by the board of county commissioners. The Tank Lake basin is delineated on the Town of St. Leo Comprehensive Plan Map Series, ~~Map 5~~Soils and Drainage Basins Map.

2. In order to address this special concern, the town commission, for non-exempt ~~SWFMWD~~ projects, may require a developer to seek review and approval of the stormwater management plan by Pasco County prior to the town's issuance of a building permit.

Sec. 16.8. Enforcement, penalties, and proceedings.

C. Any person who violates any part of this section may be prosecuted and punished as provided by F.S. ch. 162. Each day of the violation shall constitute a separate offense, punishable by a fine not to exceed $250.00 per day for the first violation and $500.00 per day for a repeat violation or by imprisonment not to exceed 60 days, by both such fine and imprisonment to the limits as set forth in F.S. ch. 162, the fines shall be as set by the town commission.

ARTICLE XVIII. DEVELOPMENT IMPACT FEES

Sec. 18.1. Intent and purpose.

The town commission has made a finding of fact that:

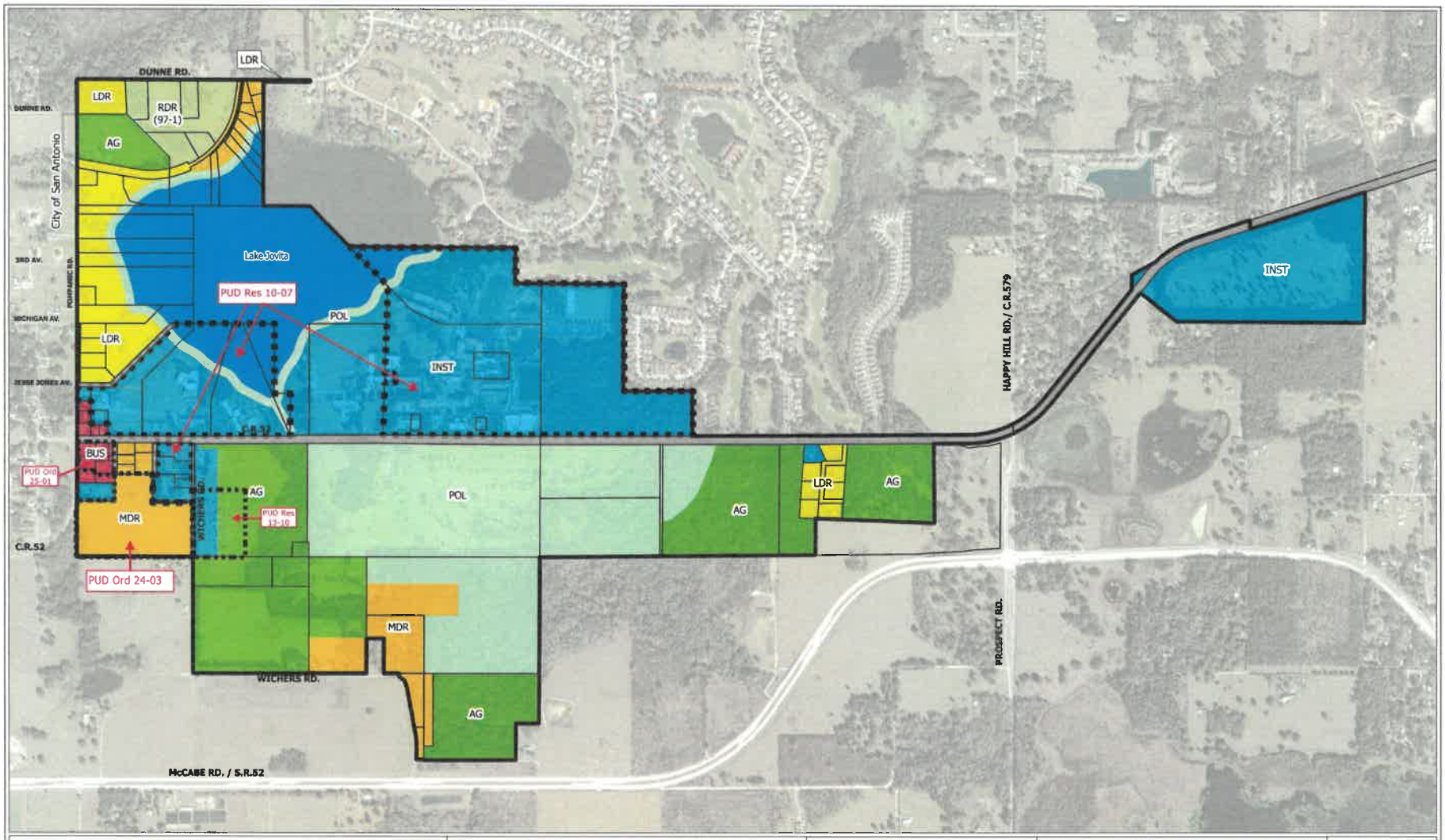
C. Planning for the necessary provision of new roads and roadway improvements created by new land development activity generating traffic is in the best interest of public health, safety and welfare.

Sec. 18.2. Impact fees.

C. The fees collected pursuant to this section shall be spent solely on transportation and road expenses as provided for herein. Such amount must be expended within a reasonable period of time after the collection of such fees, not to exceed 13 years, or be returned to the present owners of the property. However, where impact fees are defined as a revenue/funding source for a project in the Town of St. Leo Comprehensive Plan ~~2025~~ Capital Improvements Element (CIE), then such funds shall be encumbered for the length of time delineated in the CIE or whichever is the greater time period.

Sec. 18.3. Use of impact fee funds.

B. It is specifically recognized that new land development activity generating traffic within the Town of St. Leo will also have an impact on the state highway system and county roads servicing the Town of St. Leo, and it is in the best interest of the citizens of the Town of St. Leo, from time to time as decided by the town commission, to provide the Florida ~~State~~ Department of Transportation and Pasco County with a portion of the transportation impact fees collected from new development in the Town of St. Leo in order to mitigate the impact of such new development on the state highway system and county road system. It is not intended that the impact fee revenue generated within the Town of St. Leo, and used from time to time to supplement state and county road projects as provided for above, be utilized to replace other state or county revenue available for use in the Town of St. Leo for such purposes, but it is intended that such Town of St. Leo impact fee revenue be utilized in conjunction with all other available county, state and federal revenues in order to provide for the orderly growth of the town.



Legend

- Pasco_Co_Parcels_Aug_2023 selection
- Right-of-Way
- Town of St. Leo Boundary Limits
- AG Agriculture
- BUS Business
- INST Institutional
- LDR Low Density Residential
- MDR Medium Density Residential
- POL Permanently Open Land*
- PUD Planned Unit Development
- RDR Rural Density Residential
- Water

Notes:

* Lake Jovita is designated as POL but shown as Water in blue on the map.

Default Folder: I:\Town of Blue Ft of\Town of St Leo 2025 Official Zoning Map

This map is the Official Town of St. Leo Future Land Use Map as referenced in the Town of St. Leo Comprehensive Plan. Land Use category boundaries are intended to follow property lot lines as depicted on the Pasco County Property Appraiser plat maps and/or the centerline of road rights-of-way. The data contained herein is not collected under the supervision of, or approved by, a licensed surveyor. The areas of Permanently Open Land (POL) consist of lands extending 100 feet away (landward or upland) from the established Southwest Florida Water Management District (SWFWMD) High Minimum Lake Level (HML) mark for Lake Jovita as described in the Comprehensive Plan. Parcels with potential POL lands must provide survey information for a determination of the POL area as part of any request for development approval of said parcels.

BONNIE LANDRY & ASSOCIATES Professional Planning Services

Town of St. Leo
2025 Official Zoning Map
Revised: June 25, 2025

N W E S

0 500 1,000 Feet