



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2025-2026

LFIR # 1675

1. Project Title
2. Senate Sponsor
3. Date of Request

4. Project/Program Description

The proposed St. Leo Town Center Project will create retail space for restaurants, shops, market space, trail, covered seating areas, renovation of the existing house to serve as a history/cultural center, handicap restrooms, a pavilion and gathering space for events. Funding requested is for the project's stormwater infrastructure. The Town Center will provide a local gathering spot that enriches the quality of life of the Town's 2,282 residents, university students and visitors, by providing opportunities for dining, shopping, entertainment, walking, and social and cultural gathering; and additionally providing an economic catalyst site and identity for the Town of St. Leo. The Town has already invested \$1,736,714 toward the purchase of property and architectural and engineering planning. The first part of the project is the renovation of an existing structure to create a Town History Center. The History Center is currently under contract; groundbreaking is scheduled for 01/28/25.

5. State Agency to receive requested funds
- State Agency contacted?

6. Amount of the Nonrecurring Request for Fiscal Year 2025-2026

Type of Funding	Amount
Operating	0
Fixed Capital Outlay	999,250
Total State Funds Requested	999,250

7. Total Project Cost for Fiscal Year 2025-2026 (including matching funds available for this project)

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	999,250	36%
Matching Funds		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	1,800,000	64%
Other	0	0%
Total Project Costs for Fiscal Year 2025-2026	2,799,250	100%

8. Has this project previously received state funding?
- If yes, provide the most recent instance:

Fiscal Year (YYYY-YY)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		

9. Is future-year funding likely to be requested?
- a. If yes, indicate nonrecurring amount per year.
- b. Describe the source of funding that can be used in lieu of state funding.



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Fiscal Year 2025-2026

LFIR # 1675

Complete questions 10 and 11 for Fixed Capital Outlay Projects

10. Status of Construction

a. What is the current phase of the project?

- Planning
 Design
 Construction
 N/A

b. Is the project "shovel ready" (i.e permitted)? No

c. What is the estimated start date of construction? January 28th 2025

d. What is the estimated completion date of construction? 12/31/2027

e. What funding stream will be used for ongoing operations and maintenance of the project?

The project is intended to be self-supporting in it's final form.

11. List the owners of the facility to receive, directly or indirectly, any fixed capital outlay funding. Include the relationship between the owners of the facility and the entity.

The Town of St. Leo will own, manage, and maintain the Town Center.

12. Details on how the requested state funds will be expended

Spending Category	Description	Amount
Administrative Costs:		
Executive Director/Project Head Salary and Benefits		0
Other Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
Operational Costs		
Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
Fixed Capital Construction/Major Renovation:		
Construction/Renovation/Land/Planning Engineering	Requested funding will be allocated to the development of stormwater infrastructure for the St. Leo Town Center. This includes removal of existing septic systems and implementation of a modern wastewater management system to enhance efficiency and environmental sustainability. Additionally, a comprehensive stormwater management system will be designed and constructed to meet Southwest Florida Water Management District standards, ensuring effective treatment and attenuation of stormwater on-site.	999,250
Total State Funds Requested (must equal total from question #6)		999,250

13. Program Performance

a. What specific purpose or goal will be achieved by the funds requested?



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Funding is being requested for the storm water infrastructure portion of the Town Center. The purpose of the entire project is to design and construct a new Town Center that provides a commercial, cultural, and entertainment venue in the Town. The goal of the project is to provide a local gathering spot that enriches the quality of life of the Town's residents, university students and visitors, by providing opportunities for dining, shopping, entertainment, walking, social activities, and cultural gathering; and additionally provides an economic catalyst site and identity for the Town of St. Leo.

b. What activities and services will be provided to meet the intended purpose of these funds?

The St. Leo Town Center Project will include retail space for restaurants/shops, market space, boardwalk, covered seating areas, renovation of existing house to serve as a history/cultural center and main office, handicap restrooms, pavilions, and gathering space for events and entertainment. The project will also include supporting infrastructure, utilities, parking and sidewalks.

c. What direct services will be provided to citizens by the appropriation project?

Wastewater management will be improved. The current septic systems will be removed and a wastewater system created. Stormwater Management will be improved as there isn't currently any on site. Treatment and attenuation of stormwater will be designed and provided in accordance with Southwest Water Management District requirements. Groundwater quality will be improved. Water runoff and erosion will be addressed and pervious and impervious surfaces will be designed to manage water runoff and erosion.

d. Who is the target population served by this project? How many individuals are expected to be served?

It is anticipated that new St. Leo Town Center will serve all of the Town's 2,282 residents as well as the increasing number of visitors, other local residents, and University staff to St. Leo and the east Pasco area as a whole.

e. What is the expected benefit or outcome of this project? What is the methodology by which this outcome will be measured?

A Town Center will be created in a Town where that does not currently exist. Outcomes include establishing a Town identity and ensuring the life of the Town of St. Leo, as well as economic and community benefits. The stormwater infrastructure portion is a vital part of the project. It will be designed by an engineer and other agency approvals obtained as needed. The benefits and outcomes of the stormwater infrastructure will be measured and evaluated by the engineer and evident in the success of the overall project.

f. What are the suggested penalties that the contracting agency may consider in addition to its standard penalties for failing to meet deliverables or performance measures provided for in the contract?

Suggested penalties may include withholding a portion of payment until deliverables are met, imposing financial penalties for delays or non-compliance, requiring remediation at the contractor's expense, or termination of the contract for repeated failures. Additional penalties may involve reduced eligibility for future contracts or performance bonds to ensure compliance.

14. Is this project related to mitigation, response, or recovery from a natural disaster? No

a. If Yes, what phase best describes the project?

- Mitigation (reducing or eliminating potential loss of life or property)
- Response (addressing the immediate and short-term effects of a natural disaster)
- Recovery (assisting communities return to normal operations, including rebuilding damaged infrastructure)

b. Name of the natural disaster (or Executive Order # for events not under a federal declaration):

15. Has the entity applied for or received federal assistance for this project?

- Yes, Applied



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2025-2026

LFIR # 1675

- Yes, Received
- No
- No, but intends to apply

a. If yes, provide the FEMA project worksheet ID#:

b. Provide the total project cost listed on the FEMA project worksheet:

16. Has the entity applied for or received state assistance for this project (other than this request)?

- Yes, Applied
- Yes, Received
- No
- No, but intends to apply

a. If yes, specify the program and state agency (ex. Local Government Emergency Bridge Loan, Department of Commerce):

17. Requester Contact Information

a. First Name **Last Name**

b. Organization

c. E-mail Address

d. Phone Number **Ext.**

18. Recipient Contact Information

a. Organization

b. Municipality and County

c. Organization Type

- For Profit Entity
- Non Profit 501(c)(3)
- Non Profit 501(c)(4)
- Local Entity
- University or College



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Local Funding Initiative Request

Fiscal Year 2025-2026

LFIR # 1675

Other (please specify)

d. First Name Last Name

e. E-mail Address

f. Phone Number Ext.

19. Lobbyist Contact Information

a. Name

b. Firm Name

c. E-mail Address

d. Phone Number

The information provided will be posted to the Florida Senate website for public viewing if sponsored by a Senator.