Amended Application
PUD Major Modification No. 2 Narrative
05.12.14 rev.

This Amended Application incorporates the following revisions to the original documents submitted and dated 01.16.14 rev.:

1. Drawing PUD-1: Long Range Development item 5, "Replace Covered Pavilion", has been moved to the Current Development List as item D.

2. Drawing PUD-1A has been modified to show the New Plant Operations development site shifted to the south and the access driveway reoriented to access Pompanic Street. There is no longer any connection to McMullen Drive.

There are no changes to the Application, Cover Sheet, PUD-2, or Boundary & Topographical Survey.

The following narrative from the original application remains applicable:

This Major Modification to the University's PUD is to show the additional property purchased west of the Holy Name Monastery, to serve to update the overall campus plan, and to update the Land Development Code data.

The only new development currently contemplated for the property is to construct a new Plant Operations office and warehouse at the west side of the property on Pompanic Street. Please see the accompanying New Plant Operations Site Plan Review submittal for particulars for that project.

Long range plans for this property are as yet undeveloped. The Master Planning study the university undertook with the purchase of the Monastery will now be re-evaluated to include this new purchase.

With this submittal, we have updated the drawings as follows:

1. PUD-1:

    a. Under Current Development, project C Replace Crawford Hall has been added, and removed from the Long Range Development list. Design for the project is currently in progress with construction slated to begin this year and completed 2015. The university will follow with a Site Plan Review submittal separate from this submittal.
    b. Long Range Project #11 Plant Operations at the Chiller Building location has been deleted.
    c. The "unassigned building" on the west side of completed project #8 has been demolished and so was removed from the drawing.

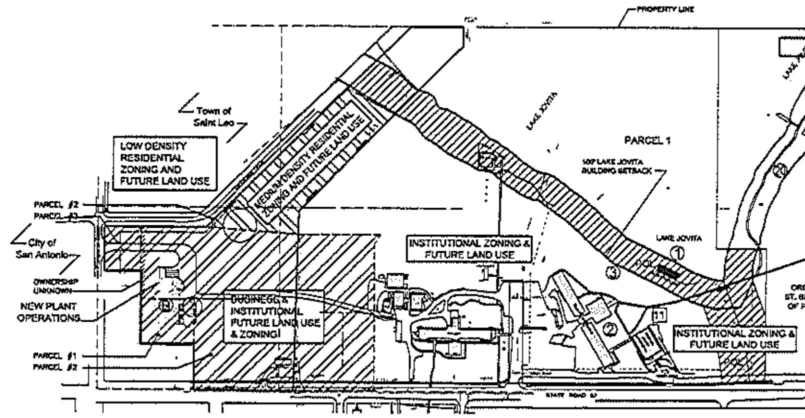
2. PUD-1A:

    a. The newly purchased property has been added to the "Site Plan West."

b. The legal description for this newly purchased property has been added.
c. The proposed new Plant Operations building has been moved to the new location.

3. PUD-2:

a. The Code Data has been updated to reflect the newly purchased property, the removal of the "unassigned building", and the campus enrollment has been updated to fall of 2013.



Site Plan West | Current and Long Range Campus Development 1"=200'-0" 0 100' 200'

LEGEND

Current Development (Within 3 Years) Ⓐ

A. CONVERT PLANT OPERATIONS TO INSTITUTIONAL USE.
B. NEW PLANT OPERATIONS BUILDING.
C. REPLACE CRAWFORD HALL
D. REPLACE COVERED PAVILION

Long Range Development (3-25 Years +) ⓖ

TIMING IS BASED UPON FUNDING AND IS UNKNOWN, LISTED IN NO PARTICULAR ORDER.

1. 'CREW' BOAT HOUSE
2. REHAB MARMION SNYDER
3. ENHANCE MARMION SNYDER LAKEFRONT
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21. BASEBALL STADIUM RENOVATION
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23. EXPAND PARKING
24. PRESIDENTS HOUSE
25. CONCESSION BUILDING

Completed Projects (By Year of Completion) ⊞

1. SCHOOL OF BUSINESS (2011)
2. SOFTBALL FIELD (2011)
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8. ROTC CLASSES (2012)
9. MUSIC BUILDING (2013)
10. GREEN HOUSE (2013)
11. ADMISSIONS (2013)
12. RECLAIMED WATER (2013)

REFER TO DRAWING PUD-1 FOR CONTINUATION OF SITE PLAN

KEY

- Permanent Open Land
- Dedicated Open Space
- Future Building (Current Development)
- Future Building (Long Range Development)
- Existing Building

LAND USE DESIGNATIONS

LDR:	Low Density Residential
POL:	Permanent Open Land
INST:	Institutional
BUS:	Business
MDR:	Medium Density Residential

LEGAL DESCRIPTION:

FOR PROPERTY RECENTLY PURCHASED EXTENDING TO THE CITY OF SAN ANTONIO

PARCEL I:
Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 1, Township 25 South, Range 20 East, Pasco County, Florida, thence run East 155.45 feet; thence run North 165 feet to the Point of Beginning; thence run North 165 feet; thence run East 194.55 feet; thence run South 330 feet; thence run West 97.275 feet; thence run North 165 feet; thence run West 97.275 feet to the Point of Beginning; LESS AND EXCEPT a parcel described as; Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 1, Township 25 South, Range 20 East, Pasco County, Florida, thence run East 350 feet for a Point of Beginning; thence run North 165 feet; thence run West 97.275 feet; thence run South 165 feet; and thence run East 97.275 feet to the Point of Beginning; AND LESS road right of way for State Road 52.

PARCEL II:
Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 1, Township 25 South, Range 20 East, Pasco County, FL, thence run East 350 feet for a Point of Beginning; thence run North 330 feet; thence run West 180 feet; thence run North 330 feet; thence run East 170 feet, more or less, thence run NE to a point on the North line of the NW 1/4 of the SW 1/4 which is 224 feet West of the NE corner of the NW 1/4 of the SW 1/4; thence run East 224 feet; thence run South 70 feet; thence run southwesterly 878 feet to a point, 70 feet East of center of said NW 1/4 of the SW 1/4; thence run South 450 feet; thence run West 380 feet to the Point of Beginning; LESS AND EXCEPT road right of way; AND EXCEPT any portion of Lake Avenue.

PARCEL III:
All of Lots 3,4, and 5 combined with the West 16 feet of Lots 8,9, and 10, Block A, of McMullen's Addition to St. Leo, according to map of plat thereof as recorded in Plat Book 2, Page 8, public records of Pasco County, Florida. All being in Section 1, Township 25 South, Range 20 East, Pasco County, Florida.

11.56 ACRES MORE OR LESS

LEGAL DESCRIPTION:

MONASTERY PROPERTY PARCEL – ADDED UNDER PUD MAJOR MODIFICATION 1

(a) Commence at the Southeast corner of the Northeast quarter of Southwest quarter of Section 1, Township 25 South, Range 20 East, Pasco County, Florida, thence North 304 feet on the West line of said NE 1/4 of SW 1/4 to the margin of Lake Jovita, thence Southwesterly 1084 3/10 feet to a point 497 feet West of the Southeast corner of said NE 1/4 of SW 1/4, thence East 497 feet to the point of beginning. (Being a portion of the lands described in Deed Book 25, Page 420, Public Records of Pasco County, Florida.) LESS State Road 52 right-of-way.

(b) Commencing seventy feet south of the Northeast corner of the Northwest quarter of the Southwest quarter of Section 1, Township 25 South, Range 20 East, Pasco County, Florida, thence running Southwest eight hundred and sixty-two (862) feet to a point seventy (70) feet East of center of said forty, thence South three hundred and thirty (330) feet, thence Southwesterly to a point five hundred and fifty five (555) feet East of the Southwest corner of said forty, thence East two hundred and sixty eight (268) feet to a point four hundred and ninety seven (497) feet West of the Southeast corner of said forty, thence Northeasterly ten hundred and eighty four (1084) feet to a point where the East line of said forty intersects the margin of Lake Jovita (or Clear Lake), thence North three hundred and four (304) feet to the point of beginning. (As described in Deed Book 28, Page 224, Public Records of Pasco County, Florida.) LESS State Road 52 right-of-way, and LESS AND EXCEPT the land recited in that certain instrument recorded in Official Records Book 6466, Page 231, Public Records of Pasco County, Florida.

(c) Begin at the SW corner of the NE 1/4 of SW 1/4 of Section 1, Township 25 South, Range 20 East, Pasco County, Florida, run thence Easterly along South boundary of said NE 1/4 of SW 1/4 1121.66 feet to a point, said point being 198 feet West of the SE corner of said NE 1/4 of SW 1/4; thence Northwesterly 1432.00 feet to a point on the North boundary of said NE 1/4 of SW 1/4, said point being 558.94 feet East of the NW corner of said NE 1/4 of SW 1/4; thence Westerly along North boundary of said NE 1/4 of SW 1/4 558.94 feet to the NW corner of said NE 1/4 of SW 1/4; thence Southerly along West boundary of said NE 1/4 of SW 1/4 1328.00 feet to the point of beginning. (Being a portion of the lands described in Official Records Book 162, Page 533, Public Records of Pasco County, Florida.) LESS State Road 52 right-of-way, and LESS AND EXCEPT the land recited as Parcel 1 in that certain instrument recorded in Official Records Book 3978, Page 1941, Public Records of Pasco County, Florida.

21.07 ACRES MORE OR LESS

LEGAL DESCRIPTION:

MARMION SYNDOR PARCEL – PART OF ORIGINAL SAINT LEO UNIVERSITY PUD

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S. 89°57'00" E., ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 199.13 FEET; THENCE N. 00°18'20" E., A DISTANCE OF 36.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE STATE ROAD 52 AND FOR A POINT OF BEGINNING, THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N. 00°18'20" E., A DISTANCE OF 402.73 FEET; THENCE N. 18°04'35" E., A DISTANCE OF 925.04 FEET TO A POINT ON THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE S. 89°56'33" E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 470.69 FEET; THENCE S. 00°15'52" W., A DISTANCE OF 801.90 FEET; THENCE S. 89°57'00" E., A DISTANCE OF 181.34 FEET; THENCE S. 00°15'52" W., A DISTANCE OF 487.06 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 52; THENCE S. 89°51'14" W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 904.56 FEET TO THE POINT OF BEGINNING, SAID LAND CONTAINING 20.88 ACRES MORE OR LESS.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LAND. FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S. 89°57'00" E., ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 199.13 FEET; THENCE N. 00°18'20" E., A DISTANCE OF 36.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 52 AND FOR A POINT OF BEGINNING , THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N. 00°18'20" E., A DISTANCE OF 367.50 FEET; THENCE N. 89°51'14" E., A DISTANCE OF 25.00 FEET; THENCE S. 00°18'20" W., A DISTANCE OF 367.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE SAID STATE ROAD 52; THENCE S. 89°51'14" W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LAND. FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S. 89°57'00" E., ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 199.13 FEET; THENCE N. 00°18'20" E., A DISTANCE OF 36.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 52 AND FOR A POINT OF BEGINNING, THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N. 00°18'20" E., A DISTANCE OF 367.50 FEET; THENCE S. 89°51'14" W., A DISTANCE OF 25.00 FEET; THENCE S. 00°18'20" W., A DISTANCE OF 367.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 52; THENCE N. 89°51'14" E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

20.88 ACRES MORE OR LESS

Saint Leo University Master Plan

Campus Wide PUD - Major Modification 2

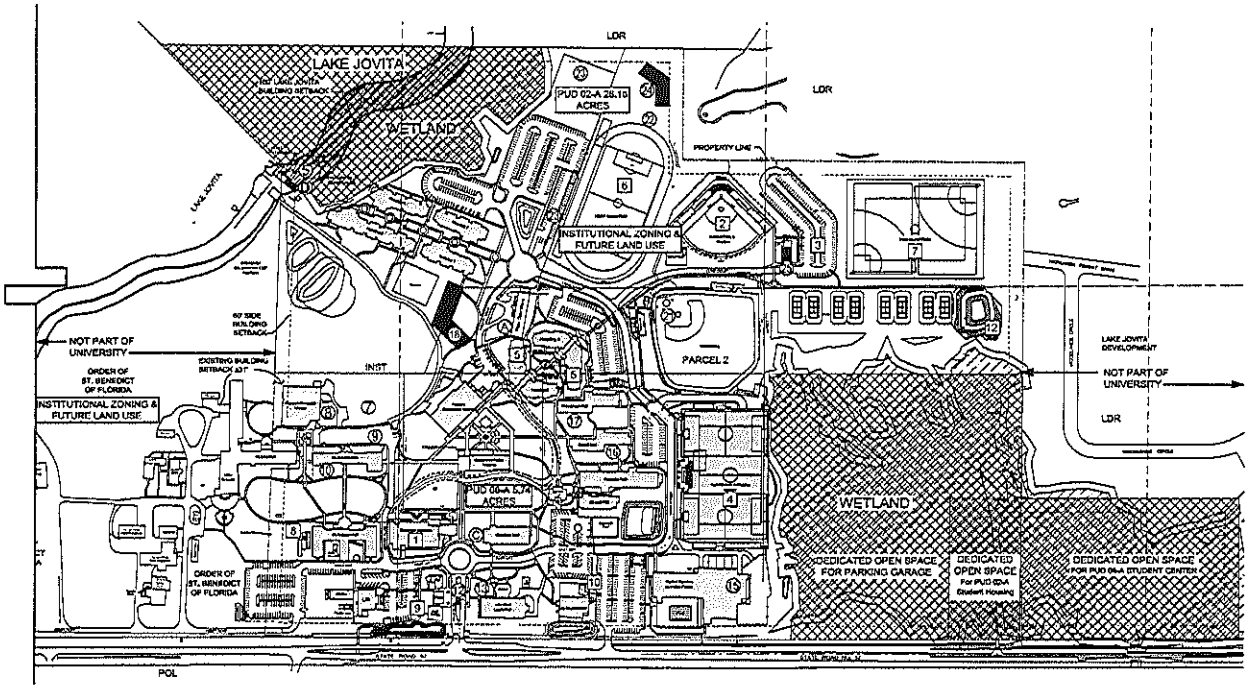
PUD Site Plan West & Legal Description

LUNZ PREBOR FOWLER ARCHITECTS

0203.00

PUD-1A

REFER TO DRAWING PUD - 1A FOR CONTINUATION OF SITE PLAN



Site Plan East — Current and Long Range Campus Development — 1"=200'-0" — 0 100' 200'

KEY

- Permanent Open Land
- Dedicated Open Space
- Future Building (Current Development)
- Future Building (Long Range Development)
- Existing Building

LAND USE DESIGNATIONS

LDR:	Low Density Residential
POL:	Permanent Open Land
INST.	Institutional

LEGAL DESCRIPTION - PARCEL 2 (East Side)

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 25' SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S. 00°24'16" W., ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 1267.20 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 52 AND FOR A POINT OF BEGINNING; THENCE N. 89°33'31" E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1726.90 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N. 00°08'28" W., A DISTANCE OF 515.00 FEET; THENCE S. 89°33'31" W., A DISTANCE OF 765.00 FEET; THENCE N. 00°22'33" E., A DISTANCE OF 1228.34 FEET; THENCE N. 89°36'24" W., A DISTANCE OF 1238.58 FEET; THENCE N. 00°22'41" E., A DISTANCE OF 400.00 FEET; THENCE N. 89°39'24" W., A DISTANCE OF 1890.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE S. 44°37'43" E., ALONG SAID LINE, A DISTANCE OF 820.10 FEET; THENCE S. 01°47'27" W., A DISTANCE OF 1004.88 FEET; THENCE S. 89°35'15" E., A DISTANCE OF 76.60 FEET; THENCE S. 33°33'15" E., A DISTANCE OF 36.40 FEET; THENCE S. 00°08'56" W., A DISTANCE OF 63.00 FEET; THENCE S. 89°34'04" W., A DISTANCE OF 100.12 FEET; THENCE S. 01°47'27" W., A DISTANCE OF 811.24 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 52; THENCE S. 89°33'03" E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1538.25 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N. 89°33'31" E., A DISTANCE OF 253.01 FEET TO THE POINT OF BEGINNING. SAID LAND CONTAINING 133.41 ACRES MORE OR LESS.

LEGEND

Current Development (Within 3 Years) Ⓐ

A. CONVERT PLANT OPERATIONS TO INSTITUTIONAL USE.
B. NEW PLANT OPERATIONS BUILDING.
C. REPLACE CRAWFORD HALL.
D. REPLACE COVERED PAVILION

Long Range Development (3-25 Years +) ⓗ

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LUNZ PRESSOR FOWLER ARCHITECTS

Saint Leo University Master Plan

Campus Wide PUD - Major Modification 2

PUD Site Plan East & Legal Description

0203.00

PUD-1