

RESOLUTION NO. 2018-144

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, MODIFYING THE CABALLOS DEL MAR DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER, AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY ON JULY 8, 1975, AND AS PREVIOUSLY MODIFIED BY RESOLUTION 1983-36; RESOLUTION 1983-75; RESOLUTION 1984-54; RESOLUTION 1984-146; RESOLUTION 1985-59; RESOLUTION 1985-128; RESOLUTION 1986-176; RESOLUTION 1988-250; RESOLUTION 1994-210; RESOLUTION 2002-41; RESOLUTION 2002-88; RESOLUTION 2007-341; RESOLUTION 2014-317; RESOLUTION 2017-338; AND RESOLUTION 2017-358; FINDING THAT THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; PROVIDING FOR A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, OBDP, LLC (the "Applicant") has submitted a Notice of Proposed Change (DRIMOD 2017-03) (the "DRI Modification Application") to the Caballos del Mar Development of Regional Impact ("DRI") dated April 11, 2017 (the "Notification") requesting modification to the Master Plan Map H and adding certain residential and commercial development rights to real property owned by the Applicant (the "Notice of Proposed Change"); and

**WHEREAS**, the Applicant submits that the changes proposed in the DRI Modification Application does not constitute a substantial deviation pursuant to the terms of Section 380.06(19), Florida Statutes; and the Applicant has provided evidence that such changes do not constitute a substantial deviation under any provision of Section 380.06(19), of the Florida Statutes; and

**WHEREAS**, the Northeast Florida Regional Council ("NEFRC") reviewed the DRI Modification Application, as required by Section 380.06, Florida Statutes, and the DRI Modification Application recommends the NOPC does not constitute a substantial deviation; and

**WHEREAS**, the St. Johns County Board of County Commissioners has duly noticed and held a public hearing as required by Section 380.06, Florida Statutes, and offered the public and all affected parties an opportunity to be heard and to present evidence; and

**WHEREAS**, the Board of County Commissioners has reviewed the DRI Modification Application, the report and recommendation of the NEFRC, the recommendation of County Staff, and considered the evidence presented and whether the proposed modification constitutes a substantial deviation to the DRI requiring further DRI review at a public hearing held on January 16, 2018 after required notice.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of St. Johns County, Florida that:

**Section 1.** The following facts and conclusions of law are established by clear and convincing evidence to support this Resolution:

- a. The requested changes were reviewed and met the standards and procedures in the local land development regulations pursuant to Section 380.06(7), of the Florida Statutes.

- b. The changes requested in the DRI Modification Application are consistent with the Land Development Code of St. Johns County, as amended.
- c. The changes requested in the DRI Modification Application are consistent with and further the objective of the St. Johns County Comprehensive Plan 2025.

**Section 2.** The legal description of the property within the Caballos del Mar DRI is attached as Exhibit "A" to this Resolution.

**Section 3.** The Caballos del Mar DRI Master Plan H is hereby modified by approval of the following specified changes:

- a. Revise a portion of Map H attached to and incorporated into this Resolution as Exhibit "B" to reconfigure approximately 40 acres of golf course property in the DRI and to allocate development rights to construct a maximum of 280 age-restricted residential dwelling units and a maximum of four (4) acres of commercial uses within the parcel, subject to the uses depicted on Map H.

**Section 4.** Except as modified by this Resolution, the existing Caballos del Mar DRI Development Order shall remain in full force and effect.

**Section 5.** A certified copy of this Resolution, complete with all exhibits, shall be rendered by St. Johns County within ten (10) days of its adoption by certified mail, return receipt requested to the Developer, the Florida Department of Economic Opportunity, and the Northeast Florida Regional Council.

**Section 6.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 15 day of May, 2018.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Henry Dean  
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Sam Halterman  
Deputy Clerk

RENDITION DATE 5/24/18



## EXHIBIT "A" to Resolution

(Legal Description)

### PARCEL "A"- OAK BRIDGE GOLF AT SAWGRASS

A PART OF SECTIONS 21 AND 28 AND A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40, ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF TRACT "A", INNLET BEACH UNIT ONE, AS RECORDED IN MAP BOOK 13, PAGES 14 THROUGH 18 OF THE PUBLIC RECORDS AND SAID ST. JOHNS COUNTY; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY, ALONG THE WESTERLY BOUNDARY LINES OF SAID INNLET BEACH UNIT ONE, THE FOLLOWING THIRTEEN COURSES: (1) S.84°42'11"E, A DISTANCE OF 187.62 FEET; (2) N.76°29'24"E, A DISTANCE OF 117.33 FEET; (3) S.69°29'55"E, 144.97 FEET; (4) S.73°28'43"E, A DISTANCE OF 278.70 FEET; (5) S.41°06'43"E, A DISTANCE OF 254.26 FEET; (6) S.16°41'23"E, A DISTANCE OF 307.63 FEET; (7) S.13°56'22"E, A DISTANCE OF 127.11 FEET; (8) S.04°8'10"W, A DISTANCE OF 147.50 FEET; (9) S.12°22'26"W, A DISTANCE OF 203.29 FEET; (10) S.04°41'09"E, A DISTANCE OF 170.23 FEET; (11) S.12°09'18"E, A DISTANCE OF 111.93 FEET; (12) S.18°58'32"W, A DISTANCE OF 86.98 FEET; (13) S.15°12'27"E, A DISTANCE OF 84.55 FEET TO THE NORTHWEST CORNER OF INNLET BEACH UNIT THREE, AS RECORDED IN MAP BOOK 12, PAGES 69 THROUGH 72 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID INNLET BEACH UNIT THREE THE FOLLOWING FOUR COURSES: (1) S.62°34'58"W, A DISTANCE OF 239.76 FEET; (2) S.12°20'21"W, A DISTANCE OF 313.42 FEET; (3) S.07°50'41"E A DISTANCE OF 435.35 FEET; (4) S.09°37'29"W, A DISTANCE OF 323.40 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALTA MAR DRIVE (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY INNLET BEACH UNIT TWO, AS RECORDED IN MAP BOOK 12, PAGES 60 THROUGH 62 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ALTA MAR DRIVE, AS PLATTED BY SAID INNLET BEACH UNIT TWO AND BY INNLET BEACH UNIT SIX, AS RECORDED IN MAP BOOK 13, PAGES 44 AND 45 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY THE FOLLOWING TWO COURSES: (1) WESTERLY 749.85 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,175.92 FEET, A CHORD BEARING N.86°32'43"W AND A CHORD DISTANCE OF 737.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) S.75°11'12"W, A DISTANCE OF 282.71 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF BERMUDA COURT (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY THE AFORESAID INNLET BEACH UNIT SIX; THENCE N.14°48'48"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 122.78 FEET TO THE MOST SOUTHERLY CORNER OF LOT 48, SAID INNLET BEACH UNIT SIX; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE EASTERLY BOUNDARY LINES OF AFORESAID INNLET BEACH UNIT SIX THE FOLLOWING TWO COURSES: (1) N.37°35'28"E, A DISTANCE OF 486.95 FEET; (2) N.06°37'20"W, A DISTANCE OF

615.63 FEET; THENCE N.40°01'53"W, CONTINUING ALONG SAID EASTERLY BOUNDARY LINE OF INNLET BEACH UNIT SIX AND ITS NORTHWESTERLY PROJECTION, A DISTANCE OF 129.57 FEET TO AN INTERSECTION WITH A SOUTHERLY LINE OF SALT CREEK UNIT TWO, AS RECORDED IN MAP BOOK 23, PAGES 21 THROUGH 25 OF THE PUBLIC RECORDS OF THE AFORESAID ST. JOHNS COUNTY; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID SALT CREEK UNIT TWO THE FOLLOWING SIX COURSES: (1) N.45°42'26"E, A DISTANCE OF 203.65 FEET; (2) N.18°45'52"W, A DISTANCE OF 369.00 FEET; (3) N.32°38'52"W, A DISTANCE OF 125.00 FEET, (4) N.45°18'52"W, A DISTANCE OF 118.00 FEET; (5) N.54°35'12"W, A DISTANCE OF 498.71 FEET; (6) N.64°56'07"W, A DISTANCE OF 260.55 FEET TO THE SOUTHEAST CORNER OF LOT 9, SALT CREEK UNIT ONE, AS RECORDED IN MAP BOOK 21, PAGES 27 THROUGH 31 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE N.20°05'35"W, ALONG THE EASTERLY LINE OF SAID LOT 9, SALT CREEK UNIT ONE, A DISTANCE OF 99.17 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SALT CREEK ISLAND DRIVE (A 50 FOOT RIGHT-OF-WAY) AS PLATTED BY SALT CREEK ISLAND, AS RECORDED IN MAP BOOK 21, PAGES 32 THROUGH 36 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 600.00 FEET, A CHORD BEARING N.57°28'38"E, AND A CHORD DISTANCE OF 183.77 FEET TO THE SOUTHWEST CORNER OF LOT 1, SAID SALT CREEK ISLAND; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE WESTERLY AND AN EASTERLY BOUNDARY LINE OF SAID SALT CREEK ISLAND THE FOLLOWING THREE COURSES: (1) S.73°34'44"E, A DISTANCE OF 314.75 FEET; (2) S.52°10'35"E, A DISTANCE OF 662.04 FEET; (3) S.25°21'00"E, A DISTANCE OF 739.94 FEET TO THE MOST SOUTHERLY CORNER OF LOT 14, AFORESAID SALT CREEK ISLAND; THENCE S.73°24'39"E, ALONG THE SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 1006, PAGE 1299, A DISTANCE OF 133.46 FEET; THENCE N.02°46'15"E, ALONG THE EASTERLY LINE OF LINE OF OFFICIAL RECORDS BOOK 1006, PAGE 1299, A DISTANCE OF 234.93 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 15, REPLAT OF LOTS 15 AND 16, SALT CREEK ISLAND, AS RECORDED IN MAP BOOK 22, PAGES 20 AND 21 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE EASTERLY ALONG THE SOUTHERLY LINES OF LOT 15 AND LOT 16, SAID REPLAT OF LOTS 15 AND 16, SALT CREEK ISLAND THE FOLLOWING FIVE COURSES: (1) N.86°24'30"E, A DISTANCE OF 33.23 FEET; (2) N.38°21'18"E, A DISTANCE OF 42.95 FEET; (3) N.89°39'59"E, A DISTANCE OF 62.28 FEET; (4) S.22°58'18"E, A DISTANCE OF 62.57 FEET; (5) S.62°55'44"E, A DISTANCE OF 64.95 FEET TO THE MOST SOUTHERLY CORNER OF LOT 17, AFORESAID SALT CREEK ISLAND; THENCE CONTINUING ALONG THE BOUNDARIES OF AFORESAID SALT CREEK ISLAND THE FOLLOWING SEVENTEEN COURSES: (1) N.29°14'08"E, A DISTANCE OF 278.00 FEET; (2) N.01°09'09"E, A DISTANCE OF 177.53 FEET; (3) N.27°27'52"W, A DISTANCE OF 169.18 FEET; (4) N.51°38'52"W, A DISTANCE OF 110.00 FEET; (5) N.14°28'52"W, A DISTANCE OF 285.00 FEET; (6) N.73°30'52"W, A DISTANCE OF 245.00 FEET; (7) S.89°29'08"W, A DISTANCE OF 216.62 FEET; (8) N.79°04'42"W, A DISTANCE OF 184.04 FEET; (9) S.46°11'21"W, A DISTANCE OF 155.95 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 675.00 FEET; (10) NORTHWESTERLY 147.06 FEET ALONG THE ARC OF SAID CURVE, A

CHORD BEARING N.47°34'40"W, A CHORD DISTANCE OF 146.77 FEET TO A POINT ON SAID CURVE; (11) N.04°31'45"E, A DISTANCE OF 1,006.71 FEET; (12) N.67°11'03"W, A DISTANCE OF 145.23 FEET; (13) S.51°59'59"W, A DISTANCE OF 141.96 FEET; (14) S.65°32'25"W, A DISTANCE OF 709.89 FEET; (15) S.17°23'13"E, A DISTANCE OF 677.40 FEET; (16) S.73°31'19"E, A DISTANCE OF 16.99 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 550.00 FEET; (17) SOUTHWESTERLY 150.37 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.59°50'57"W AND A CHORD DISTANCE OF 149.91 FEET TO A POINT ON SAID CURVE, SAID POINT ON CURVE BEING THE SOUTHEAST CORNER OF LOT 10, AFORESAID SALT CREEK UNIT ONE; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE NORTHERLY BOUNDARIES OF SAID SALT CREEK UNIT ONE, THE FOLLOWING TWO COURSES: (1) N.38°40'11"W, A DISTANCE OF 442.22 FEET; (2) S.62°46'08"W, A DISTANCE OF 231.75 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF LOT 37, SALT CREEK UNIT THREE, AS RECORDED IN MAP BOOK 23, PAGES 83 THROUGH 88 OF THE PUBLIC RECORDS OF AFORESAID ST. JOHNS COUNTY; THENCE NORTHERLY, NORTHEASTERLY AND NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID SALT CREEK UNIT THREE, THE FOLLOWING TEN COURSES: (1) N.00°26'35"E, A DISTANCE OF 463.90 FEET; (2) N.22°23'08"E, A DISTANCE OF 67.00 FEET; (3) N.73°59'08"E, A DISTANCE OF 263.00 FEET; (4) N.60°30'08"E, A DISTANCE OF 120.00 FEET; (5) N.47°00'08"E, A DISTANCE OF 447.00 FEET; (6) N.65°44'08"E, A DISTANCE OF 402.00 FEET; (7) N.40°12'08"E, A DISTANCE OF 129.00 FEET; (8) N.28°19'08"E, A DISTANCE OF 121.00 FEET; (9) N.16°40'08"E, A DISTANCE OF 121.00 FEET; (10) N.05°24'40"E, A DISTANCE OF 127.19 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SOLANO ROAD (COUNTY ROAD C-210-A) A 60 FOOT RIGHT-OF-WAY, AS NOT ESTABLISHED; THENCE N.88°37'56"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 416.07 FEET; THENCE S.09°43'13"W, A DISTANCE OF 766.05 FEET; THENCE S.02°22'34"W, A DISTANCE OF 625.18 FEET; THENCE S.57°56'18"E, A DISTANCE OF 7.45 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PALMERA DRIVE (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY THE AFORESAID INNLET BEACH UNIT ONE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) SOUTHWESTERLY, 25.69 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 502.50 FEET, A CHORD BEARING S.42°25'02"W AND A CHORD DISTANCE OF 25.68 FEET TO A POINT OF COMPOUND CURVATURE; (2) SOUTHWESTERLY, 145.27 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 231.50 FEET, A CHORD BEARING S.22°58'32"W AND A CHORD DISTANCE OF 142.90 FEET TO THE MOST NORTHWESTERLY CORNER OF AFORESAID PALMERA DRIVE; THENCE S.84°42'11"E, ACROSS THE MOST WESTERLY END OF SAID PALMERA DRIVE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

**PARCEL "B" OAK BRIDGE GOLF AT SAWGRASS**

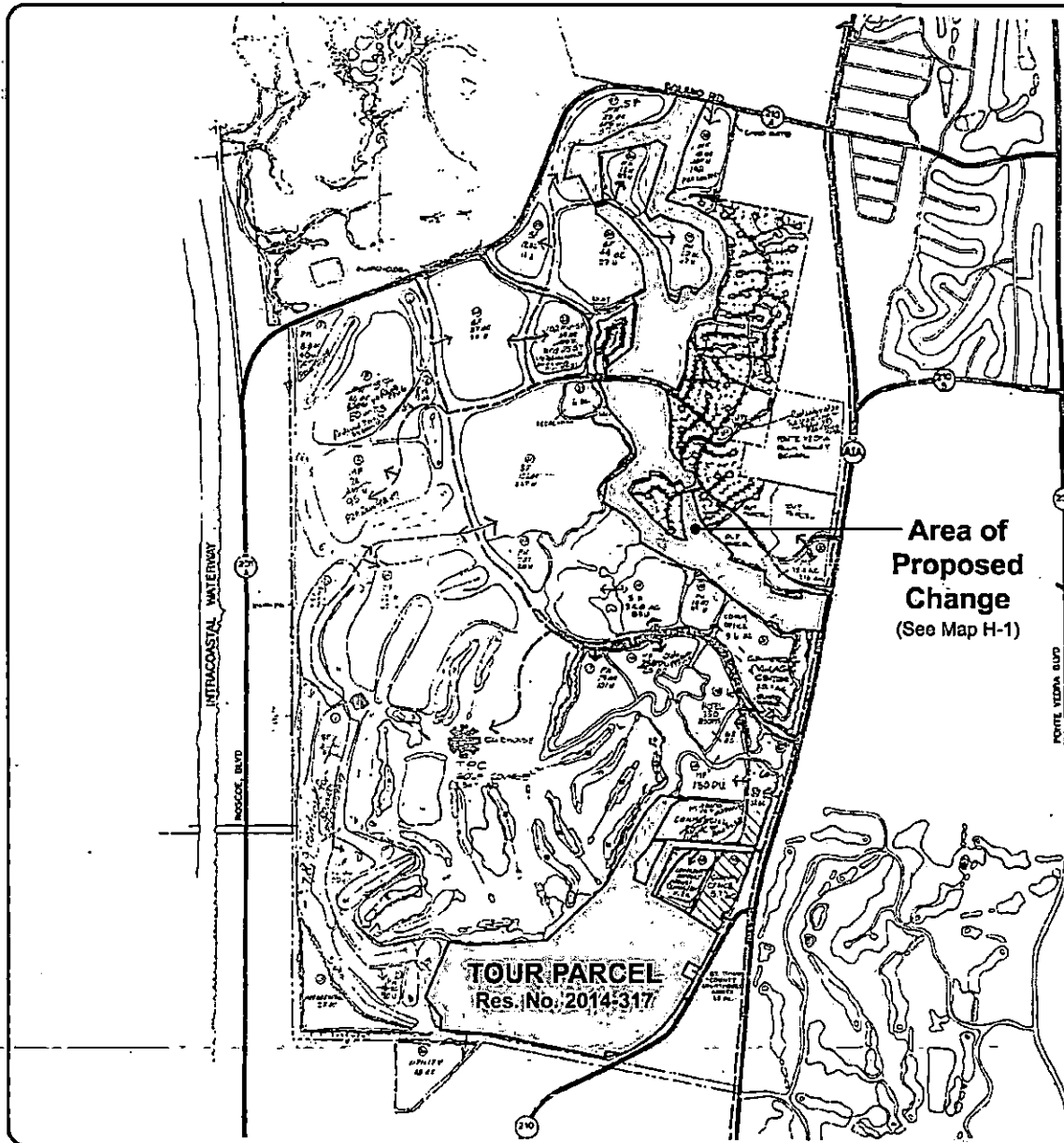
A PART OF SECTIONS 27 AND 28; TOGETHER WITH A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40' TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50; TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49; TOGETHER WITH A PART OF THE SANCHEZ OR HILL GRANT SECTION 47; TOGETHER WITH A PART OF THE NICHOLAS SANCHEZ GRANT SECTION 46, ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT NORTHWEST CORNER OF LOT 7, BLOCK 3, INNLET BEACH UNIT TWO, AS RECORDED IN MAP BOOK 12, PAGES 60 THROUGH 62 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID INNLET BEACH UNIT TWO, THE FOLLOWING TWELVE COURSES: (1) S.22°30'44"E, A DISTANCE OF 411.28 FEET; (2) S.05°50'58"E, A DISTANCE OF 99.13 FEET; (3) S.12°42'21"E, A DISTANCE OF 72.81 FEET; (4) S.15°14'30"E, A DISTANCE OF 93.07 FEET; (5) S.03°27'20"E, A DISTANCE OF 106.82 FEET; (6) S.14°49'25"E, A DISTANCE OF 55.97 FEET; (7) S.32°54'17"E, A DISTANCE OF 75.36 FEET; (8) S.39°15'19"E, A DISTANCE OF 106.10 FEET; (9) S.68°42'18"E, A DISTANCE OF 84.73 FEET; (10) S.39°48'10"E, A DISTANCE OF 139.82 FEET; (11) S.88°48'52"E, A DISTANCE OF 143.18 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF PALMERA DRIVE EAST (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY SAID INNLET BEACH UNIT TWO; (12) SOUTHEASTERLY 73.92 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 532.30 FEET, A CHORD BEARING S.23°34'58"E, AND A CHORD DISTANCE OF 73.86 FEET TO A POINT OF REVERSE CURVATURE, BEING THE MOST NORTHWESTERLY CORNER OF PALMERA DRIVE EAST (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY INNLET BEACH UNIT SEVEN, AS RECORDED IN MAP BOOK 13, PAGES 102 AND 103 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID PALMERA DRIVE EAST THE FOLLOWING TWO COURSES: (1) SOUTHWESTERLY, 200.01 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 124.85 FEET, A CHORD BEARING S.18°20'02"W AND A CHORD DISTANCE OF 179.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) S.64°13'43"W, A DISTANCE OF 56.37 FEET TO THE MOST EASTERLY CORNER OF LOT 1, BLOCK 1, SAID INNLET BEACH UNIT SEVEN; THENCE ALONG THE EXTERIOR BOUNDARIES OF AFORESAID INNLET BEACH UNIT SEVEN THE FOLLOWING TWENTY-SEVEN COURSES: (1) N.42°08'19"W, A DISTANCE OF 134.74 FEET; (2) S.47°15'24"W, A DISTANCE OF 98.89 FEET; (3) S.82°46'03"W, A DISTANCE OF 29.39 FEET; (4) N.54°08'46"W, A DISTANCE OF 152.54 FEET; (5) N.59°21'44"W, A DISTANCE OF 34.64 FEET; (6) N.82°01'37"W, A DISTANCE OF 43.87 FEET; (7) S.81°34'34"W, A DISTANCE OF 131.74 FEET; (8) S.00°24'20"E, A DISTANCE OF 86.49 FEET; (9) S.60°05'32"W, A DISTANCE OF 235.96 FEET; (10) S.08°08'14"W, A DISTANCE OF 73.35 FEET; (11) S.23°45'07"W, A DISTANCE OF 61.97 FEET; (12) S.30°48'50"E, A DISTANCE OF 41.52 FEET; (13) S.52°23'29"E, A DISTANCE OF 153.22 FEET; (14) S.54°44'34"E, A DISTANCE OF 119.41 FEET; (15) S.58°56'48"E, A DISTANCE OF 93.80 FEET; (16) S.47°22'01"E, A DISTANCE OF 99.30 FEET; (17)

S.55°21'33"E, A DISTANCE OF 60.09 FEET; (18) S.61°57'16"E, A DISTANCE OF 219.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; SOUTHEASTERLY 99.69 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.61°53'51"E AND A CHORD DISTANCE A 83.98 FEET TO A POINT ON SAID CURVE; (20) S.61°58'40"E, A DISTANCE OF 73.40 FEET; (21) S.87°18'37"E, A DISTANCE OF 107.10 FEET; (22) N.81°04'09"E, A DISTANCE OF 71.75 FEET; (23) N.37°22'39"W, A DISTANCE OF 73.59 FEET; (24) N.20°57'11"W, A DISTANCE OF 120.99 FEET; (25) N.28°42'11"W, A DISTANCE OF 87.14 FEET; (26) N.14°15'31"W, A DISTANCE OF 410.51 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF AFORESAID PALMERA DRIVE EAST; PLATTED BY AFORESAID INNLET BEACH UNIT SEVEN; (27) N.64°13'42"E, A DISTANCE OF 125.20 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE CONTINUE N.64°13'42"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE AS SHOWN ON THE PLAT OF INNLET BEACH UNIT FIVE AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20, A DISTANCE OF 35.74 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, SAID INNLET BEACH UNIT FIVE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'16"E, A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E, A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E, A DISTANCE OF 219.90 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARIES OF SAID HIDDEN OAKS THE FOLLOWING ELEVEN COURSES: (1) S.33°23'12"W, A DISTANCE OF 17.91 FEET; (2) S.64°35'52"E, A DISTANCE OF 250.02 FEET; (3) S.52°45'20"E, A DISTANCE OF 180.01 FEET; (4) S.19°24'59"W, A DISTANCE OF 79.31 FEET; (5) S.83°06'25"E, A DISTANCE OF 122.64 FEET; (6) N.86°41'43"E, A DISTANCE OF 88.66 FEET; (7) S.77°06'00"E, A DISTANCE OF 191.46 FEET; (8) N.83°39'10"E, A DISTANCE OF 140.14 FEET; (9) S.02°29'36"E, A DISTANCE OF 110.50 FEET; (10) S.13°10'04"E, A DISTANCE OF 94.47 FEET; (11) S.82°20.14E, A DISTANCE OF 104.94 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 666, PAGE 550 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY (KNOWN AS THE FAIRWAYS APARTMENTS); THENCE SOUTHERLY, EASTERLY, NORTHERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARY LINES OF SAID FAIRWAYS APARTMENTS THE FOLLOWING TEN COURSES: (1) S.06°05'50"E, A DISTANCE OF 58.85 FEET; (2) S.80°41'39"E, A DISTANCE OF 126.61 FEET; (3) N.89°38'13"E, A DISTANCE OF 160.18 FEET; (4) N.88°15'15"E, A DISTANCE OF 92.07 FEET; (5) N.67°17'15"E, A DISTANCE OF 65.73 FEET; (6) N.13°23'52"W, A DISTANCE OF 108.00 FEET; (7) S.80°38'58"E, A DISTANCE OF 60.00 FEET; (8) S.87°14'37"E, A DISTANCE OF 60.22 FEET; (9) N.85°15'27"E, A DISTANCE OF 70.98 FEET; (10) N.83°32'07"E, A DISTANCE OF 186.55 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (A 200 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE S.03°13'51" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 549.17 FEET; THENCE S.87°06'49"W, ALONG A NORTH LINE OF THE PROPERTY KNOWN AS THE SAWGRASS VILLAGE CENTER, A DISTANCE OF 245.24 FEET TO THE MOST NORTHEASTERLY CORNER OF THE PROPERTIES COLLECTIVELY KNOWN AS PLAYERS CLUB EXECUTIVE PARK OR PLAYERS CLUB BUSINESS PARK; THENCE GENERALLY IN A WESTERLY AND

SOUTHWESTERLY AND NORTHWESTERLY DIRECTION, ALONG THE NORTHERLY LINES OF SAID PLAYERS CLUB EXECUTIVE PARK THE FOLLOWING TWELVE COURSES: (1) S.74°30'53"W, A DISTANCE OF 111.01 FEET; (2) S.45°17'30"W, A DISTANCE OF 100.02 FEET; (3) S.71°15'08"W, A DISTANCE OF 50.00 FEET; (4) N.83°44'52"W, A DISTANCE OF 55.00 FEET; (5) N.57°44'52"W, A DISTANCE OF 100.00 FEET; (6) N.10°46'09"W, A DISTANCE OF 39.89 FEET; (7) N.81°38'00"W, A DISTANCE OF 117.27 FEET; (8) S.56°58'27"W, A DISTANCE OF 14.99 FEET; (9) S.58°09'05"W, A DISTANCE OF 29.92 FEET; (10) N.67°16'16"W, A DISTANCE OF 592.92 FEET; (11) N.60°54'19"W, A DISTANCE OF 387.37 FEET; (12) S.13°30'12"W, A DISTANCE OF 16.93 TO THE NORTHEAST CORNER OF PLAYERS CLUB UNIT SIX, AS RECORDED IN MAP BOOK 19, PAGES 77 THROUGH 79 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHWESTERLY AND WESTERLY ALONG THE NORTHERLY BOUNDARY LINES OF SAID PLAYERS CLUB UNIT SIX THE FOLLOWING FOUR COURSES: (1) N.62°5'52"W, A DISTANCE OF 145.82 FEET; (2) N.51°29'35"W, A DISTANCE OF 85.89 FEET; (3) S.79°22'06"W, A DISTANCE OF 97.32 FEET; (4) N.81°21'52"W, A DISTANCE OF 183.70 FEET; THENCE N.73°07'37"W, A DISTANCE OF 643.64 FEET TO THE SOUTHEAST CORNER OF LOT 26, WATER OAK, AS RECORDED IN MAP BOOK 14, PAGES 51 THROUGH 54 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHWESTERLY ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF LOTS 26 THROUGH 29 OF SAID WATER OAK THE FOLLOWING FOUR COURSES: (1) N.11°53'42"W, A DISTANCE OF 144.89 FEET; (2) N.48°51'40"W, A DISTANCE OF 170.00 FEET; (3) N.56°00'49"W, A DISTANCE OF 138.00 FEET; (4) N.71°38'04"W, A DISTANCE OF 150.07 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 29, WATER OAK; THENCE N.71°47'21"W, A DISTANCE OF 226.34 FEET; THENCE N.03°30'46"W, A DISTANCE OF 304.91 FEET; THENCE N.41°29'08"E, A DISTANCE OF 315.00 FEET; THENCE N.14°44'08"E, A DISTANCE OF 93.00 FEET; THENCE N.31°59'08"E, A DISTANCE OF 142.84 FEET; THENCE N.11°45'52"W, A DISTANCE OF 125.00 FEET; THENCE N.32°30'52"W, A DISTANCE OF 235.00 FEET; THENCE N.52°30'52"W, A DISTANCE OF 496.85 FEET; THENCE N.20°57'22"W, A DISTANCE OF 149.69 FEET; THENCE N.36°44'36"W, A DISTANCE OF 233.65 FEET; THENCE N.75°11'12"E, A DISTANCE OF 2.63 FEET; THENCE N.14°48'48"W, A DISTANCE OF 20.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF ALTA MAR DRIVE (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY INNLET BEACH UNIT SIX, AS RECORDED IN MAP BOOK 13, PAGES 44 AND 45 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) N.75°11'12"E, A DISTANCE OF 383.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,115.92 FEET; (2) EASTERLY 576.87 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING N.89°59'46"E, AND A CHORD DISTANCE OF 570.47 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "B" to Resolution**

(Revised Master Plan Map H)



PONTE VEDRA BEACH

Area of Proposed Change  
(See Map H-1)

TOUR PARCEL  
Res. No. 2014-317

THE BOARD HAS REVIEWED  
THIS MATTER ON 04/11/18

1. APPROVED AS IS THE PROPOSED MASTER PLAN FOR THE PROPOSED PLAYERS CLUB D.R.I. WITH THE FOLLOWING CHANGES TO THE 1984 MASTER PLAN:

2. TO ADD 17 SINGLE FAMILY HOMES FOR 170 TOTAL HOMES UNDER THE 1984 MASTER PLAN TO BE BUILT IN PHASE 2, 2018

300 SHEETS BOUND UP IN FOLDER:

PH 1 22  
PH 2 20  
TOTAL 42

Revised:

- APRIL 8, 1984
- MARCH 19, 1985
- AUGUST 15, 1985
- JUNE 11, 1988
- SEPTEMBER 18, 1988
- MARCH 31, 1989
- JULY 7, 1989
- FEBRUARY 2, 1999
- NOVEMBER 4, 2014
- OCTOBER 18, 2016
- MARCH 28, 2017

Sawgrass Beach Club

**Caballos del Mar**  
**Notice of Proposed Change**

THE OAK BRIDGE CLUB

**Map H**

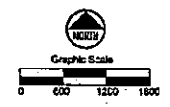
PROPOSED MASTER PLAN/  
PLAYERS CLUB D.R.I.

D.R.I. APPROVED TOTALS

- MF Multi-Family  
Approx. 215 ac.  
1,810 d.u.
- Hotel Rooms 350
- SF Single Family  
Approx. 366 ac.  
626 d.u.
- PH Patio Homes  
Approx. 240 ac.  
1127 d.u.
- Existing Inlet Beach  
411 d.u.
- Commercial  
Approx. 98 ac.
- TOTAL d.u. 4324 d.u.
- \*Includes 66 PH d.u. with Northgate I and II and 13 SF Lake Katherine
- Starting Facility

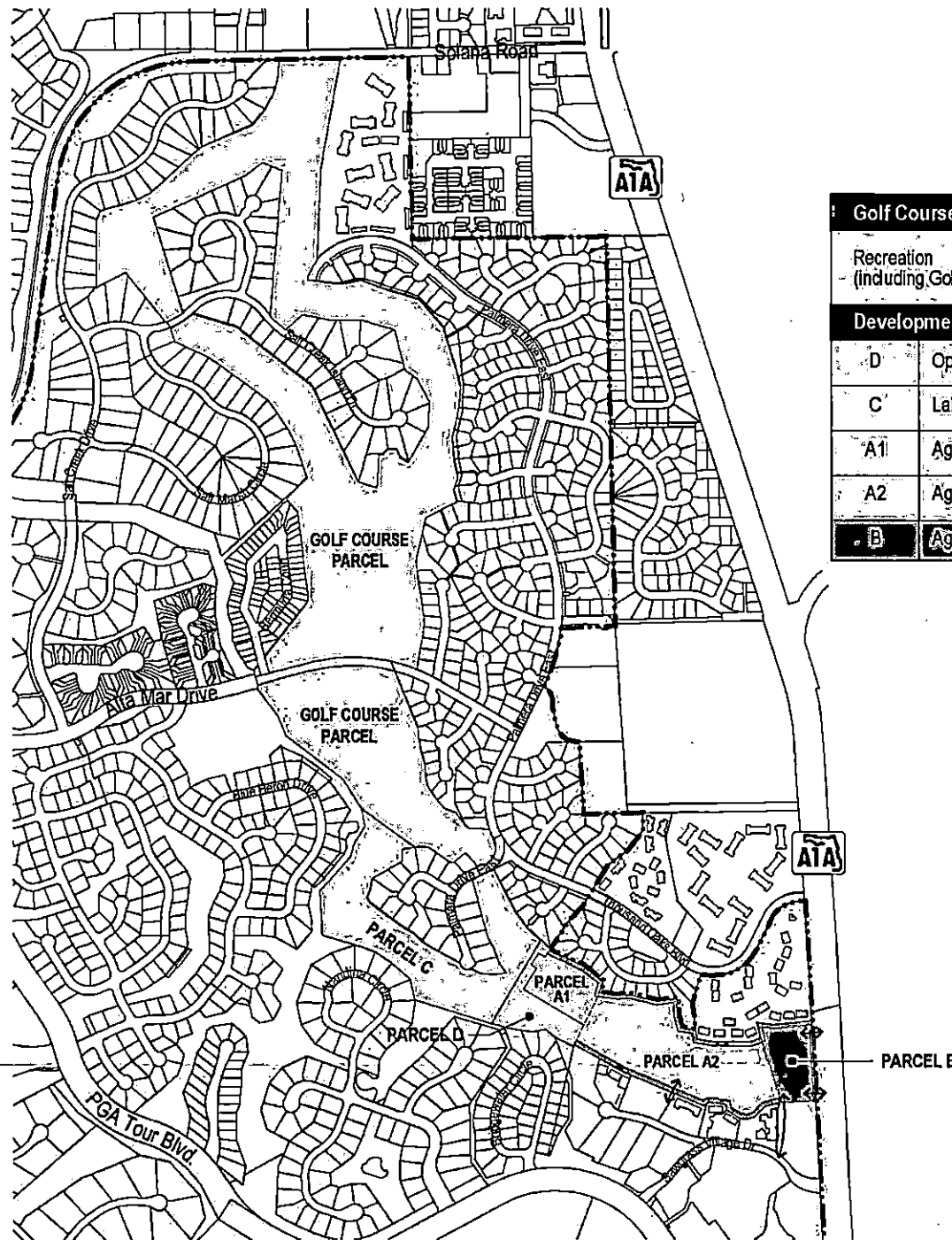
SWA GROUP, INC.  
SITE PLANNERS

BESSENT, HAMMAK, & RUCKMAN, INC.  
CONSULTING & DESIGN ENGINEERS



**PROSSER**

13901 Sulton Park Dr. S.  
Jacksonville, Florida 32224  
904 739.3635  
www.prosserinc.com



Golf Course Parcel Permissible Land Uses	
Recreation (including Golf Course, Tennis, Fitness Center, Clubhouse)	
Development Parcel Permissible Land Uses	
D	Open Space, Buffers, Gardens, Cu-de-sac
C	Lakes, Open Space, Golf
A1	Age-Restricted Residential
A2	Age-Restricted Residential
B	Age-Restricted Residential, Commercial/Civic

**Caballos del Mar  
Notice of  
Proposed Change**



**Map H-1**

**Area of  
Proposed Change**

**Allocated DRI Rights**

Golf	18 Holes
Residential	280 DU
Commercial/Civic	4 AC (15,000 SF)

- Player's Club Boundary
- Potential Access
- Landscape Buffer

June 19, 2017  
Revised May 15, 2018



**PROSSER**  
13901 Sutton Park Dr. S.  
Jacksonville, Florida 32224  
904.739.3655  
www.prosserinc.com

**END OF RECORDED DOCUMENTS  
SECTION**

Reg 9

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

PROSSER INC  
13901 SUTTON PARK DRIVE SOUTH SUITE 200  
JACKSONVILLE, FL 32224

ACCT: 16948  
AD# 0003035310-01  
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

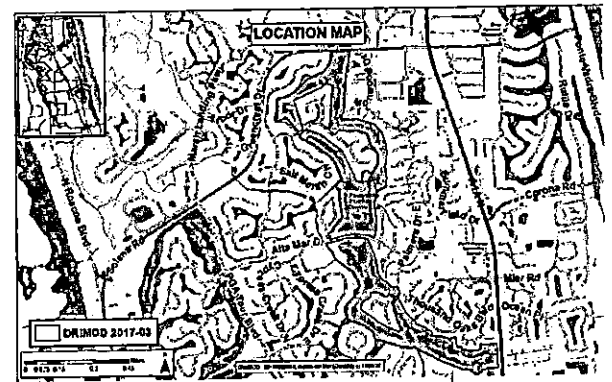
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF HEARING in the matter of NOTICE OF PUBLIC HEARING CABALLOS DEL MAR ON 5/15/18 was published in said newspaper on 04/30/2018.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

**NOTICE OF PUBLIC HEARING TO CONSIDER A PROPOSED CHANGE TO THE CABALLOS DEL MAR (OAKBRIDGE) DRI**

NOTICE IS HEREBY GIVEN that the St. Johns County Board of County Commissioners on Tuesday, 5/15/2018 at 9:00 a.m., to consider a request to amend the DRI to assign 330 residential units and four (4) commercial acres to the Development Parcel, as illustrated on the revised Map H.

The Caballos Del Mar (Oakbridge) DRI is located along the west side of State Road A1A, just north of its intersection with Sangrass Village Drive. See attached map generally depicting the location (Exhibit A). A complete description is available in the St. Johns County Planning and Zoning Office.



Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed change. Board of County Commissioner items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The proposed change is known as File Number DRI MOD-2017-03 Caballos Del Mar (Oakbridge) and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

If a person decides to appeal any decision made with respect to any matter considered at the meetings or hearings, he/she will need a record of the proceedings and for such purpose may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which appeal is to be based.

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
HENRY DEAN, CHAIR  
File Number: DRI MOD-2017-03 Caballos Del Mar (Oakbridge)  
0003035310 April 30, 2018

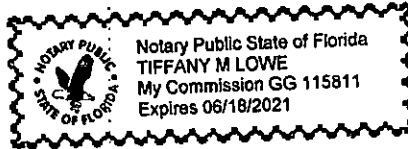
THE ST. AUGUSTINE RECORD  
Affidavit of Publication

PROSSER INC  
13901 SUTTON PARK DRIVE SOUTH SUITE 200  
JACKSONVILLE, FL 32224

ACCT: 16948

Sworn to and subscribed before me this \_\_\_\_\_ day of **APR 30** 2018

by *James Williams* who is personally known to me  
or who has produced as identification



*Tiffany M. Lowe*  
(Signature of Notary Public)

(Seal)