

RESOLUTION NO. 2017- 338

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; AND RESOLUTION 2014-317; FINDING THAT THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; PROVIDING FOR A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, PGA Tour Inc., Tournament Players Association, Inc., Tournament Players Club at Sawgrass, Inc. and St. Johns County (collectively, "Applicant") has submitted a Notice of Proposed Change (DRIMOD 2017-04) (the "DRI Modification Application") to the Caballos del Mar Development of Regional Impact ("DRI") dated May 30, 2017 (the "Notification") requesting modification to the Master Plan Map H (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 September 19, 2017 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 to not constitute a substantial deviation pursuant to the terms of Section 380.06(19), Florida Statutes, consistent with the recommendation of approval by a July 3, 2017 memorandum by the Northeast Florida Regional Council.

- 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 Map H included as Exhibit "B" to add 1.8-acre County Annex Parcel to the DRI and allow all development rights allocated to the Tour Parcel, Golf Course Parcel and County Annex Parcel to be constructed within the three parcels, as combined, and subject to the uses depicted on Map H.

**Section 4.** The Caballos del Mar DRI Development Order is hereby modified by approving Exhibit "C," Land Use Equivalency Table, attached and incorporated to this Resolution, and applicable only to the property subject to this Resolution and described in Exhibit "A."

**Section 5.** Except as modified by this Resolution, the existing Caballos del Mar DRI Development Order shall remain in full force and effect.

**Section 6.** 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 7.** This Resolution shall become effective immediately upon adoption.

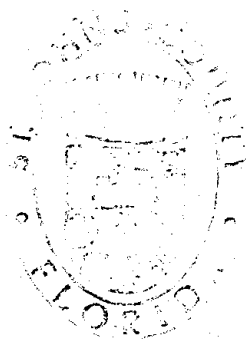
**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 3 day of Oct, 2017.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: \_\_\_\_\_  
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Hatterman  
Deputy Clerk



RENDITION DATE 10/12/17

**EXHIBIT A**  
**Legal Descriptions**

## LEGAL DESCRIPTION

### TOUR PARCEL:

A PORTION OF SECTION 34, TOGETHER WITH A PORTION OF THE SEBASTIAN ESPINOZA GRANT SECTION 42, TOGETHER WITH A PORTION OF THE CHRISTINA HILL OR FITCH GRANT SECTION 51, ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF SECTION 3, TOGETHER WITH A PORTION OF SECTION 4, TOGETHER WITH A PORTION OF THE S. ESPINOZA GRANT SECTION 39, TOGETHER WITH A PORTION OF THE CHRISTINA HILL GRANT SECTION 70, ALL IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ALL SECTIONS AND TOWNSHIPS LYING IN AND BEING A PORTION OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PARCEL "A" T.P.C. BOULEVARD also known as P.G.A. TOUR BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY) AS SHOWN ON THE PLAT OF WATER OAK, RECORDED IN MAP BOOK 14, PAGES 51 THROUGH 54, IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. A1A (A 200' RIGHT-OF-WAY); THENCE SOUTH 00 DEGREES 40 MINUTES 10 SECONDS WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. A1A, 863.72 FEET TO AN ANGLE POINT IN SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 07 DEGREES 09 MINUTES 54 SECONDS WEST, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. A1A, 988.47 FEET TO INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. A1A, WITH THE NORTHERLY LINE OF A 100' EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN OFFICIAL RECORDS BOOK 707, PAGES 921 THROUGH 935, OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 07 DEGREES 09 MINUTES 54 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. A1A, 102.09 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID 100' EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN OFFICIAL RECORDS BOOK 707, PAGES 921 THROUGH 935, 1192.16 FEET; THENCE SOUTH 13 DEGREES 40 MINUTES 08 SECONDS WEST, ALONG THE WESTERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1394, PAGE 582 OF THE PUBLIC RECORDS OF SAID COUNTY, 762.38 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 76 DEGREES 19 MINUTES 52 SECONDS EAST, ALONG THE SOUTHERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1394, PAGE 582, 612.77 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER BEING SITUATE ON THE WESTERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3597, PAGE 1146, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 11 DEGREES 43 MINUTES 50 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3597, PAGE 1146, 52.11 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE SOUTH 72 DEGREES 15 MINUTES 07 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3597, PAGE 1146, 812.29 FEET TO A POINT SITUATE ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID STATE ROAD No. A1A; THENCE SOUTH 17 DEGREES 44 MINUTES 53 SECONDS WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. A1A, 535.69 FEET TO THE NORTHEASTERLY CORNER OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 889, PAGE 1516, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE WESTERLY, SOUTHERLY, AND EASTERLY THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE BOUNDARY LIMITS OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 669, PAGE 1516; COURSE NUMBER ONE (1), NORTH 72 DEGREES 15 MINUTES 07 SECONDS WEST, 290.00 FEET; COURSE NUMBER TWO (2), SOUTH 17 DEGREES 44 MINUTES 53 SECONDS WEST, 275.00 FEET; COURSE NUMBER THREE (3), SOUTH 72 DEGREES 15 MINUTES 07 SECONDS EAST, 290.00 FEET TO A POINT SITUATE ON SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A1A; THENCE SOUTH 17 DEGREES 44 MINUTES 53 SECONDS WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. A1A, 454.53 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY, SAID POINT OF CURVATURE BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PALM VALLEY ROAD (A 66' RIGHT-OF-WAY);

THENCE ALONG AND AROUND THE ARC CURVE IN SAID WESTERLY RIGHT-OF-WAY LINE OF PALM VALLEY ROAD, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,317.00 FEET, AN ARC LENGTH OF 743.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33 DEGREES 33 MINUTES 49 SECONDS WEST, 743.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 50 DEGREES 06 MINUTES 45 SECONDS WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PALM VALLEY ROAD, 206.22 FEET TO THE NORTHEASTERLY CORNER OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1809, PAGE 1200, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88 DEGREES 43 MINUTES 00 SECONDS WEST, DEPARTING FROM THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PALM VALLEY ROAD AND ALONG THE NORTHERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1809, PAGE 1200, 297.05 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 01 DEGREES 51 MINUTES 55 SECONDS EAST, ALONG THE WESTERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1809, PAGE 1200, 100.00 FEET TO THE SOUTHWESTERLY CORNER THEREOF, SAID CORNER BEING SITUATE ON THE NORTHERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1275, PAGE 1532, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88 DEGREES 43 MINUTES 00 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1275, PAGE 1532, AND THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 868, PAGE 972, AND TO AN ANGLE POINT IN THE NORTHERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 264, PAGE 180, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 1828.29

FEET TO SAID ANGLE POINT IN THE NORTHERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 264, PAGE 180; THENCE SOUTH 80 DEGREES 15 MINUTES 05 SECONDS WEST, ALONG THE NORTHERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 264, PAGE 180, 749.58 FEET TO THE SOUTHEASTERLY CORNER OF THE T.P.A. PARKING AREA DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 812, PAGE 804, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 09 DEGREES 44 MINUTES 55 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF THE T.P.A. PARKING AREA DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 812, PAGE 804, 206.12 FEET TO ANGLE POINT IN LAST SAID LINE; THENCE NORTH 59 DEGREES 03 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE NORTHEASTERLY LINE OF THE T.P.A. PARKING AREA DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 812, PAGE 804, AND THE NORTHEASTERLY LINE OF PARCEL "B", T.P.C. VALLEY COURSE, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 763, PAGE 1259, 538.64 FEET TO AN ANGLE POINT IN THE SOUTHEASTERLY LINE OF PARCEL "B", T.P.C. VALLEY COURSE, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 763, PAGE 1259; THENCE NORTH 15 DEGREES 24 MINUTES 35 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF PARCEL "B", T.P.C. VALLEY COURSE, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 763, PAGE 1259 AND THE SOUTHEASTERLY LINE OF SEVEN MILE DRIVE PHASE 2 UNIT 2D, RECORDED IN MAP BOOK 39, PAGES 1 THROUGH 2, OF THE PUBLIC RECORDS OF SAID COUNTY, 1008.92 FEET TO A POINT SITUATE ON THE SOUTHEASTERLY BOUNDARY OF T.P.A. MAIN GOLF COURSE, EXHIBIT "B", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 405, PAGE 291; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF SAID T.P.A. MAIN GOLF COURSE, EXHIBIT "B", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 405, PAGE 291, THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NUMBER ONE (1) NORTH 87 DEGREES 38 MINUTES 50 SECONDS EAST, 438.24 FEET; COURSE NUMBER TWO (2) NORTH 73 DEGREES 20 MINUTES 10 SECONDS EAST, 1132.47 FEET; COURSE NUMBER THREE (3) NORTH 33 DEGREES 40 MINUTES 30 SECONDS EAST, 1231.28 FEET; COURSE NUMBER FOUR (4) NORTH 09 DEGREES 36 MINUTES 00 SECONDS EAST, 772.67 FEET; COURSE NUMBER FIVE (5) NORTH 20 DEGREES 15 MINUTES 30 SECONDS EAST, 514.90 FEET TO THE SOUTHWESTERLY CORNER OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3543, PAGE 882, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 85 DEGREES 39 MINUTES 43 SECONDS EAST, 508.05 FEET, ALONG THE SOUTHERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3543, PAGE 882, TO A POINT ON LAST SAID LINE, SAID POINT ALSO BEING A POINT ON THE WESTERLY BOUNDARY LINE OF GRAND CAY VILLAS at PONTE VEDRA, A

CONDOMINIUM, DESCRIBED AND RECORDED IN THE CONDOMINIUM DOCUMENT FILED AND RECORDED IN OFFICIAL RECORDS BOOK 1562, PAGE 526, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE IN A SOUTHERLY, EASTERLY, NORTHERLY AND EASTERLY DIRECTION ALONG THE BOUNDARY LIMITS OF SAID GRAND CAY VILLAS at PONTE VEDRA, A CONDOMINIUM, THE FOLLOWING EIGHTEEN COURSES AND DISTANCES: COURSE NUMBER ONE (1) SOUTH 71 DEGREES 04 MINUTES 10 SECONDS WEST, 147.47 FEET; COURSE NUMBER TWO (2) SOUTH 44 DEGREES 56 MINUTES 47 SECONDS WEST, 134.87 FEET; COURSE NUMBER THREE (3) SOUTH 20 DEGREES 30 MINUTES 51 SECONDS WEST, 130.94 FEET; COURSE NUMBER FOUR (4) SOUTH 04 DEGREES 20 MINUTES 17 SECONDS EAST, 243.26 FEET; COURSE NUMBER FIVE (5) SOUTH 05 DEGREES 56 MINUTES 30 SECONDS WEST, 116.07 FEET; COURSE NUMBER SIX (6) SOUTH 30 DEGREES 56 MINUTES 30 SECONDS WEST, 159.18 FEET; COURSE NUMBER SEVEN (7) SOUTH 28 DEGREES 17 MINUTES 26 SECONDS WEST, 69.72 FEET; COURSE NUMBER EIGHT (8) SOUTH 24 DEGREES 40 MINUTES 08 SECONDS WEST, 60.22 FEET; COURSE NUMBER NINE (9) SOUTH 24 DEGREES 30 MINUTES 23 SECONDS WEST, 130.47 FEET; COURSE NUMBER TEN (10) NORTH 67 DEGREES 38 MINUTES 13 SECONDS EAST, 53.29 FEET; COURSE NUMBER ELEVEN (11) SOUTH 12 DEGREES 34 MINUTES 22 SECONDS EAST, 70.07 FEET; COURSE NUMBER TWELVE (12) SOUTH 00 DEGREES 55 MINUTES 41 SECONDS WEST, 72.73 FEET; COURSE NUMBER THIRTEEN (13) SOUTH 06 DEGREES 42 MINUTES 29 SECONDS WEST, 72.13 FEET; COURSE NUMBER FOURTEEN (14) SOUTH 77 DEGREES 07 MINUTES 43 SECONDS EAST, 199.21 FEET; COURSE NUMBER FIFTEEN (15) NORTH 08 DEGREES 01 MINUTES 05 SECONDS EAST, 296.04 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NUMBER SIXTEEN (16) THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 293.47 FEET, AN ARC LENGTH OF 67.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17 DEGREES 17 MINUTES 55 SECONDS EAST, 68.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NUMBER SEVENTEEN (17) THENCE ALONG AND AROUND THE ARC OF THE CURVE SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 378.38 FEET, AN ARC LENGTH OF 67.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18 DEGREES 45 MINUTES 37 SECONDS EAST, 67.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NUMBER EIGHTEEN (18) NORTH 13 DEGREES 40 MINUTES 08 SECONDS EAST, 145.92 FEET; THENCE NORTH 85 DEGREES 39 MINUTES 43 SECONDS EAST, ALONG THE EASTERLY PROLONGATION OF A SOUTHERLY LINE OF SAID GRAND CAY VILLAS at PONTE VEDRA, A CONDOMINIUM, DESCRIBED AND RECORDED IN THE CONDOMINIUM DOCUMENT FILED AND RECORDED IN OFFICIAL RECORDS BOOK 1562, PAGE 526, 1343.20 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO A1A AND THE POINT OF BEGINNING.

CONTAINING 185.5 ACRES MORE OR LESS

LEGAL DESCRIPTION

GOLF COURSE PARCEL:

A PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 40 AND A PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 41 AND A PART OF THE HEIRS OF SEBASTIAN ESPINOSA GRANT, SECTION 42 AND A PART OF THE CHRISTINA HILL GRANT, SECTION 50 AND A PART OF THE CHRISTINA HILL GRANT, SECTION 51, IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, TOGETHER WITH A PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 38 AND A PART OF THE HEIRS OF SEBASTIAN ESPINOSA GRANT, SECTION 39, IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1, SECTION 4, TOWNSHIP 4 SOUTH, RANGE 29 EAST; THENCE N.1°51'55"W., ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 543.97 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE PALM VALLEY ROAD (STATE ROAD NO.210) AS NOW ESTABLISHED AS A 66 FOOT RIGHT OF WAY; THENCE N.50°06'45"E., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF THE PALM VALLEY ROAD, A DISTANCE OF 0.69 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE JACKSONVILLE ELECTRIC AUTHORITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS VOLUME 265, PAGE 99 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S.88°43'00"W., ALONG A WESTERLY PROJECTION OF SAID NORTHERLY LINE OF THE JACKSONVILLE ELECTRIC AUTHORITY EASEMENT, A DISTANCE OF 105.78 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID PALM VALLEY ROAD; THENCE CONTINUE S.88°43'00"W., ALONG SAID NORTHERLY LINE OF THE JACKSONVILLE ELECTRIC AUTHORITY EASEMENT AS RECORDED IN SAID OFFICIAL RECORDS VOLUME 265, PAGE 99 AND OFFICIAL RECORDS VOLUME 265 PAGE 101 AND OFFICIAL RECORDS VOLUME 264, PAGE 180 ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 1999.16 FEET TO AN ANGLE POINT IN SAID JACKSONVILLE ELECTRIC AUTHORITY EASEMENT; THENCE S.80°15'05"W., ALONG SAID NORTHERLY LINE OF THE JACKSONVILLE ELECTRIC AUTHORITY EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 264, PAGE 180, A DISTANCE OF 509.94 FEET; THENCE N.59°03'30"W. A DISTANCE OF 854.73 FEET; THENCE N.15°24'35"E. A DISTANCE OF 1008.93 FEET TO THE POINT OF BEGINNING; THENCE S.87°38'50"W. A DISTANCE OF 100.00 FEET; THENCE S.65°13'00"W. A DISTANCE OF 896.71 FEET; THENCE N.55°39'30"W. A DISTANCE OF 399.00 FEET; THENCE N.22°54'50"W. A DISTANCE OF 225.93 FEET; THENCE N.43°20'10"E. A DISTANCE OF 811.33 FEET; THENCE N.59°43'50"E. A DISTANCE OF 328.45 FEET; THENCE N.26°22'50"W. A DISTANCE OF 300.76 FEET; THENCE N.77°16'30"W. A DISTANCE OF 876.93 FEET; THENCE N.2°41'30"E. A DISTANCE OF 673.90 FEET; THENCE N.10°16'10"W. A DISTANCE OF 1010.66 FEET; THENCE N.30°37'30"E. A DISTANCE OF 232.70 FEET; THENCE N.72°47'30"E. A DISTANCE OF 232.68 FEET; THENCE S.78°53'10"E. A DISTANCE OF 375.74 FEET; THENCE N.4°59'30"E. A DISTANCE OF 842.17 FEET; THENCE N.21°26'20"E. A DISTANCE OF 804.71 FEET; THENCE N.79°46'10"E. A DISTANCE OF 261.18 FEET; THENCE S.72°57'40"E. A DISTANCE OF 135.11 FEET; THENCE S.24°37'30"E. A DISTANCE OF 133.84 FEET; THENCE N.44°36'03"E. A DISTANCE OF 470.09 FEET; THENCE S.58°09'10"E. A DISTANCE OF 530.00 FEET; THENCE S.71°30'00"E. A DISTANCE OF 220.00 FEET; THENCE S.2°46'27"W. A DISTANCE OF 1808.21 FEET; THENCE N.54°17'28"E. A DISTANCE OF 674.27 FEET; THENCE N.35°02'50"E. A DISTANCE OF 599.48 FEET; THENCE N.71°55'50"E. A DISTANCE OF 382.69 FEET; THENCE S.62°00'20"E. A DISTANCE OF 569.42 FEET; THENCE S.16°01'00"E. A DISTANCE OF 626.17 FEET; THENCE S.38°31'20"W. A DISTANCE OF 287.23 FEET; THENCE S.20°15'30"W. A DISTANCE OF 605.42 FEET; THENCE S.09°36'00"W. A DISTANCE OF 772.67 FEET; THENCE S.33°40'30"W. A DISTANCE OF 1231.28 FEET; THENCE S.73°20'10"W. A DISTANCE OF 1132.47 FEET; THENCE S.87°38'50"W. A DISTANCE OF 438.24 FEET TO THE POINT OF BEGINNING. CONTAINING 319.79 ACRES MORE OR LESS.

ALONG WITH:

A PART OF THE CHRISTINA HILL GRANT, SECTION 50, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SECTIONS 34, 42, 46, 47, 51 AND 52 OF SAID TOWNSHIP AND RANGE; THENCE S.37°02'33"W., ALONG THE LINE DIVIDING SAID SECTIONS 34 AND 42, A DISTANCE OF 428.22 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE N.7°09'54"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 309.22 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE (SAID ANGLE POINT OCCURRING AT STATION 196 + 86.11 ON THE CENTER LINE OF SAID STATE ROAD A-1-A); THENCE N.0°40'10"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 863.72 FEET; THENCE N.89°19'50"W. A DISTANCE OF 230.36 FEET; THENCE N.62°29'55"W. A DISTANCE OF 632.25 FEET; THENCE N.35°40'00"W. A DISTANCE OF 777.23 FEET; THENCE N.77°11'55"W. A DISTANCE OF 994.56 FEET; THENCE S.61°16'10"W. A DISTANCE OF 850.00 FEET; THENCE S.84°53'05"W. A DISTANCE OF 550.50 FEET TO THE POINT OF BEGINNING; THENCE N.71°30'00"W. A DISTANCE OF 220.00 FEET; THENCE N.58°09'10"W. A DISTANCE OF 530.00 FEET; THENCE S.44°36'03"E. A DISTANCE OF 307.59 FEET; THENCE S.58°09'10"E. A DISTANCE OF 633.00 FEET; THENCE S.68°35'18"E. A DISTANCE OF 344.95 FEET; THENCE N.2°46'27"E. A DISTANCE OF 329.87 FEET TO THE POINT OF BEGINNING. CONTAINING 6.00 ACRES MORE OR LESS.

## LEGAL DESCRIPTION

### ANNEX PARCEL:

A PART OF THE CHRISTINA HILL GRANT, SECTION 70, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF T.P.C. BOULEVARD, AS PLATTED BY WATER OAK, AS RECORDED IN MAP BOOK 14, PAGES 51, 52, 53 AND 54 OF THE PUBLIC RECORDS OF SAID COUNTY, WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE S.00°40'10"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 863.72 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE S.07°09'54"W., ALONG SAID WESTERLY RIGHT OF WAY LINE OF A-1-A AND ALONG THE WESTERLY RIGHT OF WAY LINE OF THE OLD PALM VALLEY ROAD, COUNTY ROAD NO. 210, AS THE SAME AS NOW ESTABLISHED AS A 66 FOOT RIGHT OF WAY, A DISTANCE OF 1902.25 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1493.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.12°27'24"W, AND A CHORD DISTANCE OF 275.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.17°44'53"W., ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE OLD PALM VALLEY ROAD, A DISTANCE OF 275.11 FEET; THENCE N.72°15'07" A DISTANCE OF 290.00 FEET; THENCE N.17°44'53"E. A DISTANCE OF 275.00 FEET; THENCE S.72°15'07"E. A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.83 ACRES MORE OR LESS.

**EXHIBIT B**

**Map H**

**Black & White Version**

Drawing name: K:\JAX\_IP10\Koco Point\PGA TOUR PARCEL\Coord\Emibits\2017-07-19 - NOPC B3A - Approved DRI Map H B3A.dwg 01 Jul 19, 2017 3:08pm by: ryon.bush

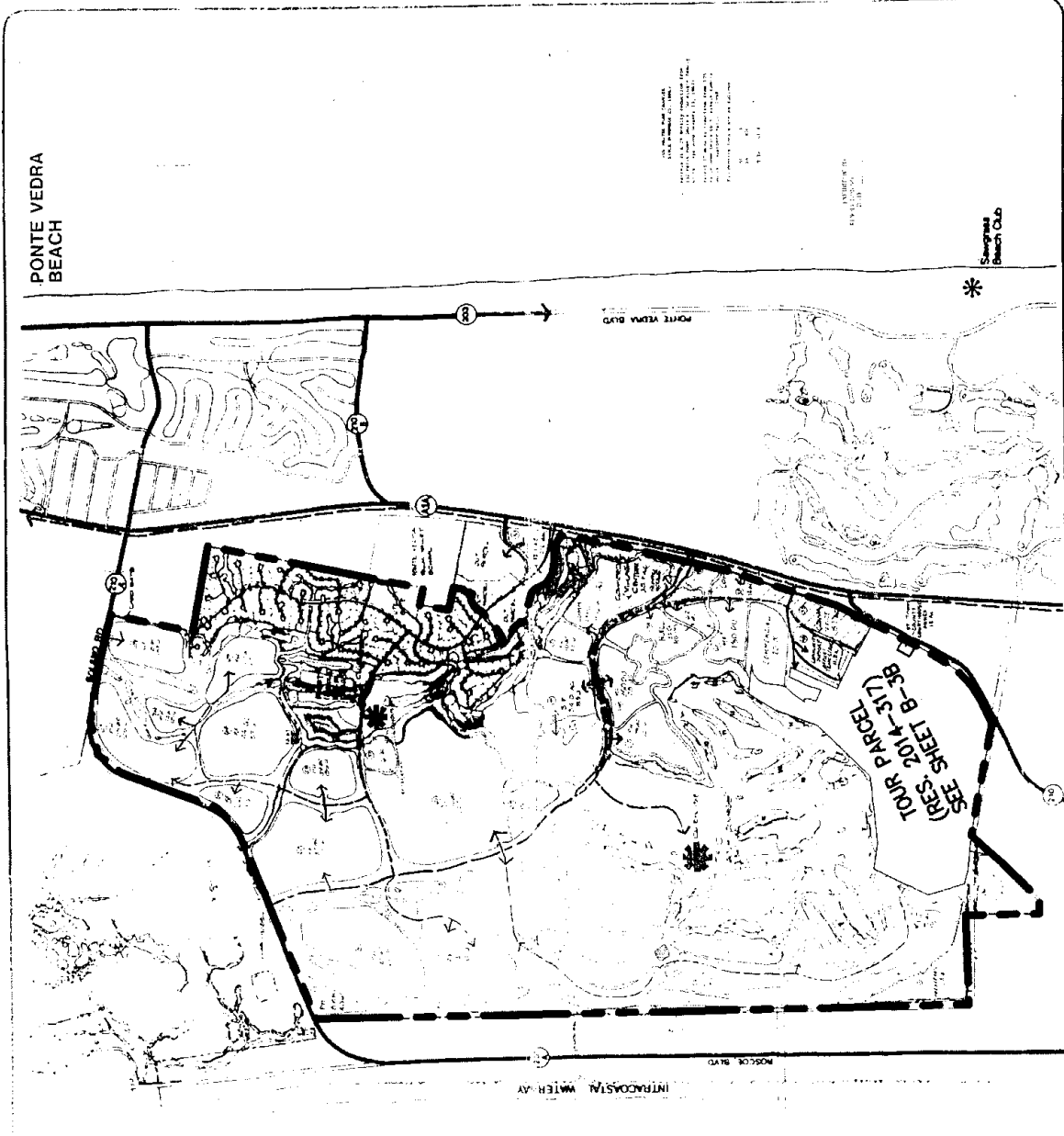
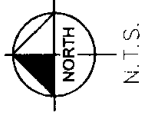


FIGURE NUMBER  
**B-3A**

**APPROVED DRI - MAP H  
FOR PLAYERS CLUB PUD**

**CABALLOS DEL MAR DRI  
NOPC**

FLORIDA

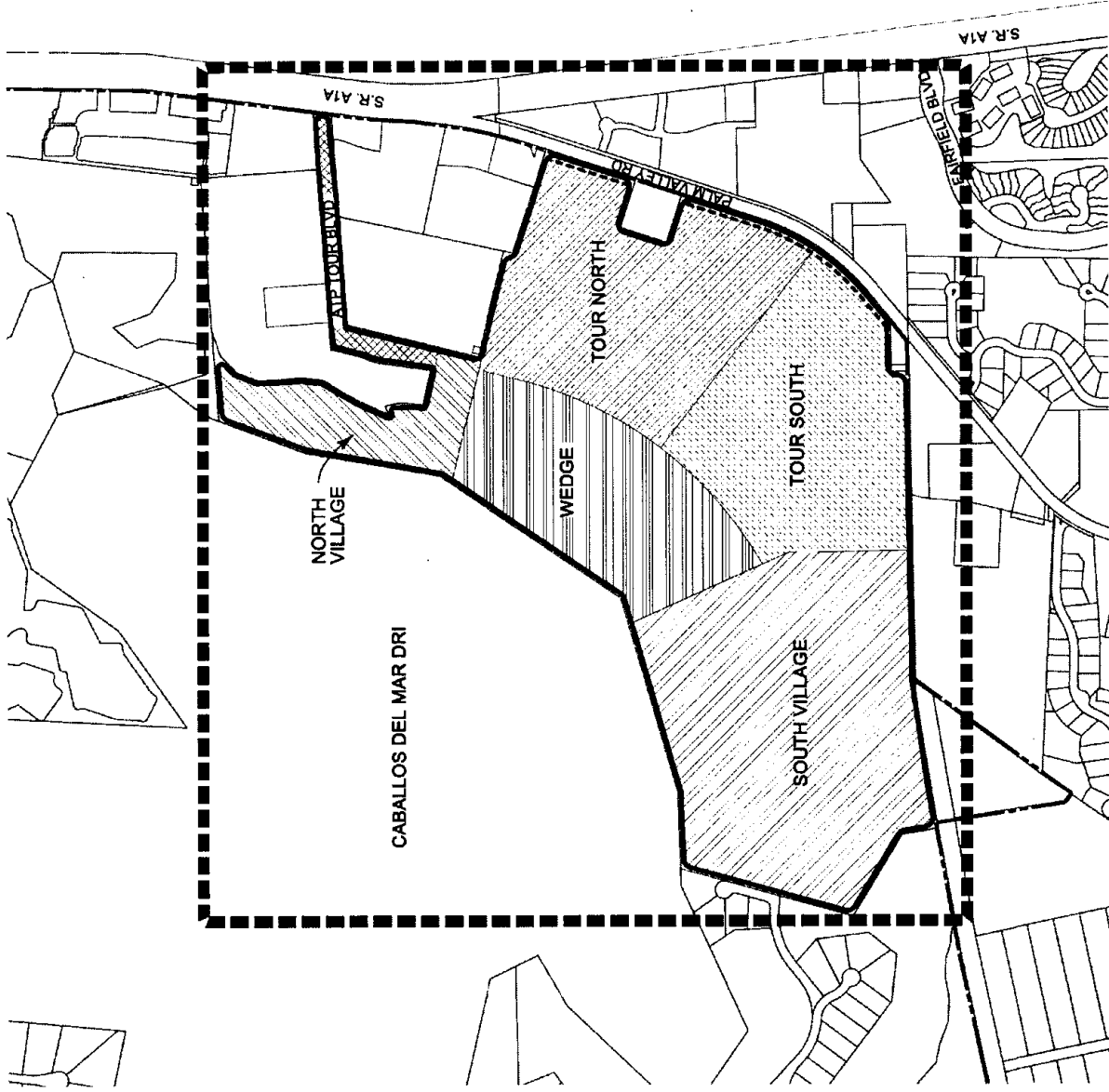
ST. JOHNS COUNTY

DATE  
MAY 2017  
PROJECT NO.  
045130001

SCALE  
AS NOTED  
DESIGNED BY  
W.L.S.  
DRAWN BY  
R.L.B.  
CHECKED BY  
W.L.S.

**Kimley-Horn**  
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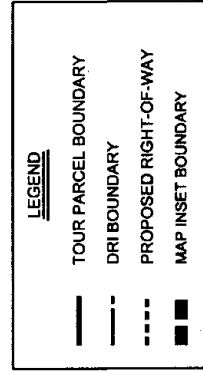


"TOUR PARCEL"

Color	Parcel	Area (Ac.)	Allowed Uses
[Hatched Pattern]	North Village	12.4	Multi-Family Residential
[Hatched Pattern]	South Village	60.7	Multi-Family Residential
[Hatched Pattern]	Wedge	30.7	Mixed Use (Commercial, Office, Hotel, Multi-Family Residential)
[Hatched Pattern]	Tour North	39.9	Mixed Use (Commercial, Office, Hotel, Multi-Family Residential)
[Hatched Pattern]	Tour South	37.0	Mixed Use (Commercial, Office, Hotel, Multi-Family Residential)
[Hatched Pattern]	ATP Tour Boulevard	4.8	Access Road

NOTES:

- 1) Pools/Stormwater facilities, Special Uses, and Parking shall be allowed in all parcels.
- 2) Driveway locations/spacing shall be in accordance with LDC Section 6.04.00.



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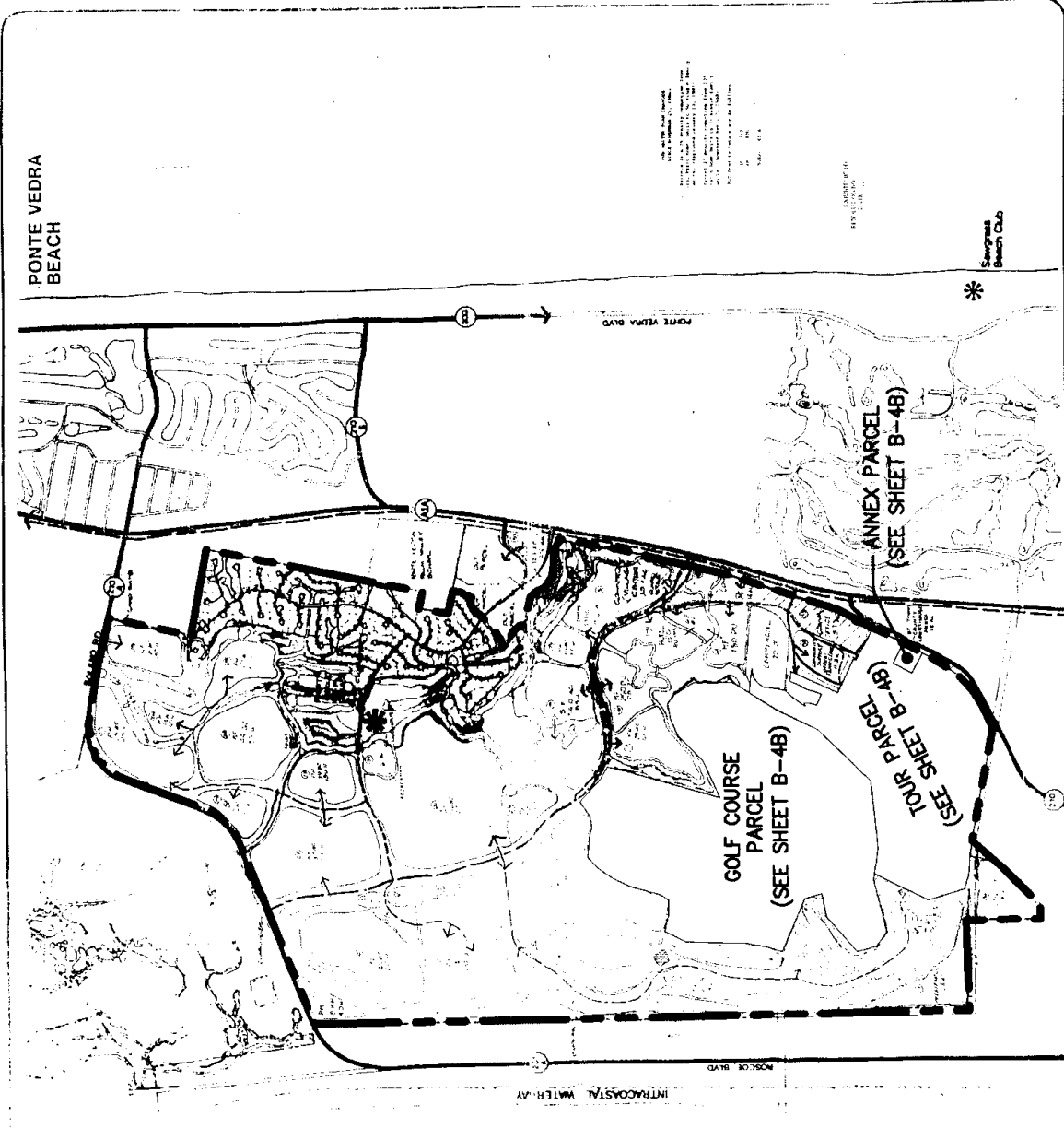
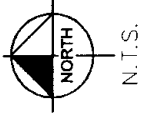
SCALE AS NOTED	DATE
DESIGNED BY W.L.S.	MAY 2017
DRAWN BY B.L.B.	PROJECT NO. 045130001
CHECKED BY W.L.S.	

CABALLOS DEL MAR DRI  
 NOPC  
 ST. JOHNS COUNTY  
 FLORIDA

APPROVED DRI - MAP H  
 TOUR PARCEL (RES. 2014-317)

FIGURE NUMBER  
 B-3B

Drawing name: K:\JAX\PTD\Roca Point\PGA TOUR PARCEL\Cadd\Exhibits\2017-07-19 - NOPC B4A - Proposed DRI Map H BW.dwg 01 Jul 19, 2017 3:27pm by ryan.bush



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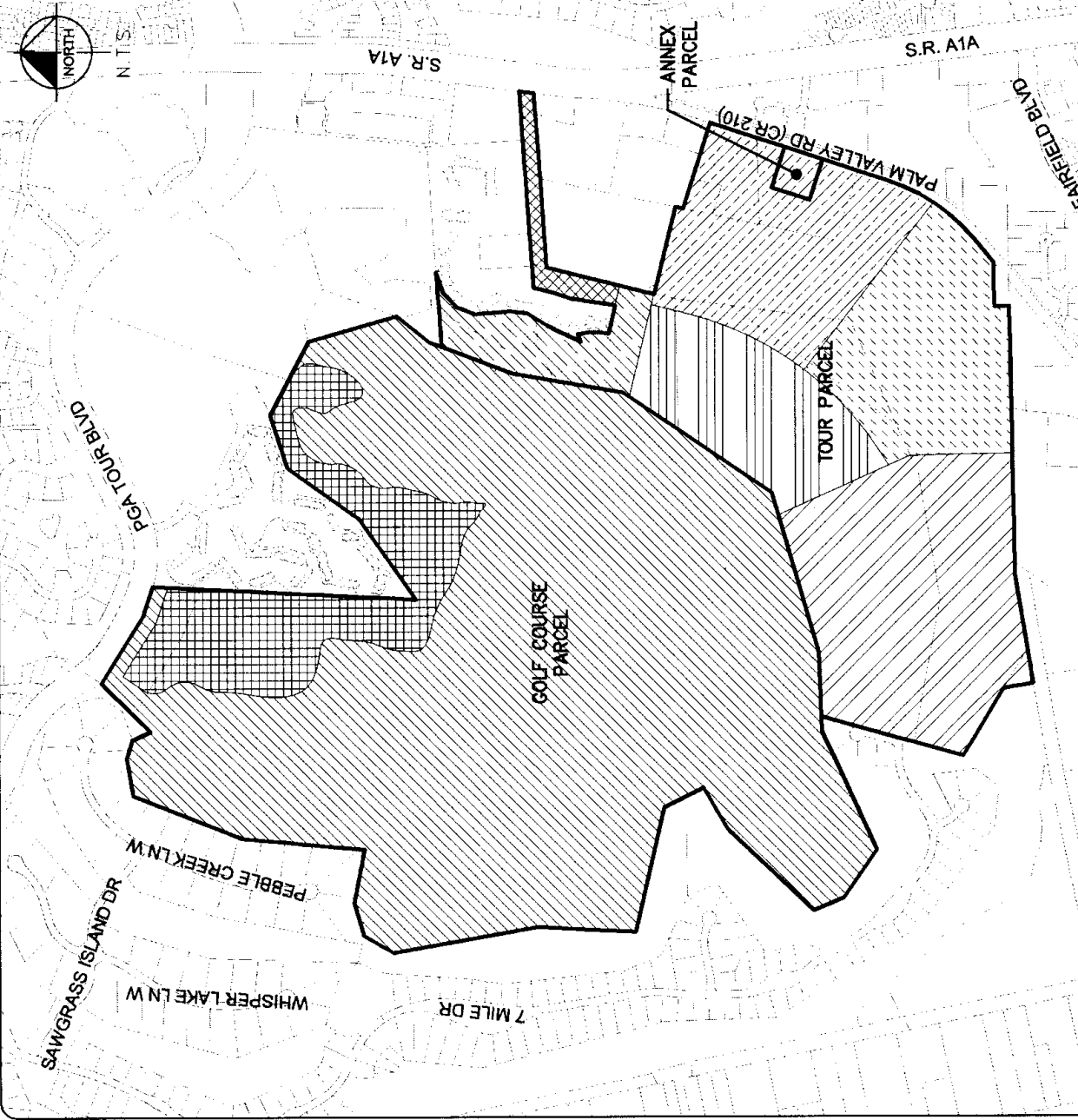
SCALE AS NOTED  
 DESIGNED BY W.L.S.  
 DRAWN BY P.J.B.  
 CHECKED BY W.L.S.

DATE MAY 2017  
 PROJECT NO. 045130001

CABALLOS DEL MAR DRI  
 NOPC  
 ST. JOHNS COUNTY  
 FLORIDA

PROPOSED DRI - MAP H  
 FOR PLAYERS CLUB PUD

FIGURE NUMBER  
 B-4A



Pattern	Area	Acres	Allowed Uses
[Cross-hatch]	North Village	12.4	Multi-Family Residential
[Diagonal hatching]	South Village	60.7	Multi-Family Residential
[Horizontal lines]	Wedge	30.7	Mixed Use (Commercial, Office, Multi-Family Residential)
[Vertical lines]	Tour North	41.7	Mixed Use (Commercial, Office, Multi-Family Residential, Antenna Towers, Government)
[Grid pattern]	Tour South	37.0	Mixed Use (Commercial, Office, Multi-Family Residential)
[Vertical hatching]	ATP Tour Boulevard	4.8	Access Road
[Diagonal hatching]	Golf Course	40.5	Golf Course, Multi-Family Residential, and Golf-Related Uses
[Grid pattern]	Golf Course	279.2	Golf Course and Golf-Related Uses

**NOTES:**

- GOLF COURSES, CLUBHOUSES, GOLF-RELATED USES, TOURNAMENT HOSPITALITY FACILITIES, MAINTENANCE AND OPERATIONS FACILITIES, OTHER USES ANCILLARY TO GOLF COURSE FACILITIES, PONDS/STORMWATER FACILITIES, SPECIAL USES, ACCESSORY USES, PARKING AND OTHER SIMILAR FACILITIES SHALL BE ALLOWED IN ALL PARCELS AS FURTHER DETAILED IN THE MDP TEXT.
- DRIVEWAY LOCATIONS/SPACING SHALL BE IN ACCORDANCE WITH LDC SECTION 6.04.00.

<p><b>Kimley»Horn</b>                  © 2017 KIMLEY-HORN AND ASSOCIATES, INC.                  12740 GRAN BAY PARKWAY WEST, SUITE 2350                  JACKSONVILLE, FLORIDA 32256                  WWW.KIMLEY-HORN.COM CA 00000898</p>	<p>SCALE AS NOTED                  DESIGNED BY W.L.S.                  DRAWN BY R.L.B.                  CHECKED BY W.L.S.</p>	<p>DATE OCT 2017                  PROJECT NO. 045130001</p>	<p><b>CABALLOS DEL MAR DRI                  NOPC</b></p> <p>ST. JOHNS COUNTY                  FLORIDA</p>	<p>FIGURE NUMBER  <b>B-4B</b></p>
<p>PROPOSED DRI - MAP H                  FOR PLAYERS CLUB PUD</p>				
<p>EDITOR'S NOTE: THIS MAP WAS PRESENTED TO AND APPROVED BY THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 2017.</p>				

**EXHIBIT C**  
**Land Use Equivalency Table**

**EXHIBIT "C"**  
**CABALLOS DEL MAR DRI - DRI DO AMENDMENT**  
**TOUR, GOLF COURSE AND ANNEX PARCELS**  
**LAND USE EQUIVALENCY TABLE**

**USE OF THE LAND USE EQUIVALENCY TABLE**

The Applicant may increase or decrease the amount of a particular land use within the Tour, Golf Course or Annex Parcels portion of the DRI without filing a notice of proposed change, provided that:

(a) Such changes are consistent with the Land Use Equivalency Table set forth below. The Land Use Equivalency Table specifies the rate at which Residential Condo/Townhouse uses may be exchanged for Office or Commercial/Retail uses. The Land Use Equivalency Table allows for conversion of all or a portion of the TOUR's 684 vested Residential units.

(b) At any time of election of a land use conversion under the Land Use Equivalency Table, the Applicant shall notify, in writing, St. Johns County, the Department of Economic Opportunity ("DEO"), and the Northeast Florida Regional Council ("NEFRC") of the election at least 30 days in advance of the change. Use of the Land Use Equivalency Table will be reported on an individual and cumulative basis in the project biennial report. Any Notice of Proposed Change ("NOPC") filed shall incorporate all changes made pursuant to the Land Use Exchange Table prior to the filing of such NOPC. So long as the conversion is consistent with the criteria contained in the Land Use Equivalency Table and no change is made to the Master Development Plan, Map H, no additional DRI approvals shall be required for the conversion.

**LAND USE EQUIVALENCY TABLE\***

<b>FROM:</b>	<b>TO: Office (KSF)</b>	<b>Commercial / Retail (KSF)</b>
Residential Condo / Townhouse (DU)	0.3798	0.1994

\*The Land Use Equivalency Table only allows conversion from Residential Condo / Townhouse dwelling units to either Office or Commercial/Retail uses.

<b>Land Use</b>	<b>Net New PM Peak Hour External Trips</b>	<b>Quantity of Units (DU or KSF)</b>	<b>Rate (trip/unit)</b>
Residential Condo / Townhouse (DU)	356	684	0.5205
Office (KSF)	357	260,488	1.3705
Commercial / Retail (KSF)	680	260,488	2.6105

Example: Convert 100 DU of Residential to Commercial / Retail  
 $100 \times 0.1994 = 19.94$   
 100 Residential Dwelling Units is equivalent to 19.94 KSF Commercial / Retail

Convert 100 DU of Residential to Office  
 $100 \times 0.3798 = 37.98$   
 100 Residential Dwelling Units is equivalent to 37.98 KSF Office

**MAXIMUM INCREASES/DECREASES**

<b>Land Use</b>	<b>Quantity</b>
Maximum Decrease in Residential Units via Conversion (DU's)	684
Maximum Increase in Office Use via Conversion (SF)	259,783
Maximum Increase in Commercial/Retail Use via Conversion (SF)	136,390

**EXHIBIT "C"**  
**CABALLOS DEL MAR DRI - DRI DO AMENDMENT**  
**TOUR, GOLF COURSE AND ANNEX PARCELS**  
**LAND USE EQUIVALENCY TABLE**

PM Peak Hour Trip Generation

ITE Code	Land Use	Quantity	Unit	Estimation Method (Rate or Equation) <sup>1</sup>	Gross PM Pk Hour Trip Ends	Percentage of New Trips <sup>2</sup>	Pass-By Trips (vph)	Average PM Pk Hour Net New Trips (vph)
230	Residential Condo / Townhouse	684	DU's	T = 0.52(X)	356	100%	0	356
710	Office	260.488	KSF	T = 1.49(X)	388	92%	31	357
820	Commercial / Retail	260.488	KSF	T = 3.71(X)	966	70.4%	286	680
					<b>1,710</b>		<b>317</b>	<b>1,393</b>

\*The Land Use Equivalency Table only allows conversion from residential condo / townhouse dwelling units to either office or commercial/retail uses.

Notes:

<sup>1</sup> ITE Trip Generation Manual, 9th Edition

<sup>2</sup> St. Johns County P.M. Peak Hour Trip Rate and Percent New Trips Data