

RESOLUTION 2014- 317

[Amended Caballos del Mar DRI Development Order]

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; and Resolution 2007-341; 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. (Applicant) has submitted a Notice of Proposed Change (NOPC 2014-04) to the Caballos del Mar Development of Regional Impact (DRI) by letter dated May 27, 2014 (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 NOPC do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the 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), Florida Statutes; and

WHEREAS, the NOPC was reviewed by the Northeast Florida Regional Council ("NEFRC"), as required by section 380.06, Florida Statutes, and the NEFRC recommends that 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 NOPC, 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 11/4/14, after required notice.

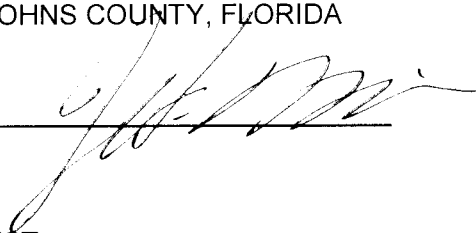
NOW, THEREFORE, be it resolved by the Board of County Commissioners of St. Johns County, Florida:

1. The following facts and conclusions of law are established by clear and convincing evidence to support this Resolution:
 - a. The requested changes do not constitute a substantial deviation pursuant to the terms of Section 380.06(19), Florida Statutes, consistent with the recommendation of a July 3rd letter issued by the Northeast Florida Regional Council .
 - b. The changes requested in the NOPC are consistent with the Land Development Code of St. Johns County, as amended.

- c. The changes requested in the NOPC are consistent with and further the objectives of the St. Johns County Comprehensive Plan 2025.
2. The legal description of the property within the Caballos del Mar DRI is attached as Exhibit "A" to this Resolution.
3. The Caballos del Mar DRI Master Plan H are hereby modified by approval of the following specified changes:
 - a. Revise Map H included as Exhibit B to combine multiple Tour-owned parcels into one parcel to be known as the "Tour Parcel".
4. Except as modified by this resolution, the existing Caballos del Mar DRI Development Order shall remain in full force and effect.
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.
6. This Resolution shall become effective immediately upon adoption.

Passed and approved by the Board of County Commissioners of St. Johns County, Florida, this day of November 4, 2014.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA


Chair

RENDITION DATE: 11/6/14

ATTEST:

CHERYL STRICKLAND, CLERK

By: 
Deputy Clerk



Exhibit “A” to Resolution

[Legal Description]

MAP SHOWING SKETCH OF DESCRIPTION OF

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. ESPINOSA 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,

SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD DISTANCE
C1	13°06'20"	293.47'	67.13'	N17°17'55"E	66.98'
C2	10°10'59"	378.38'	67.25'	N18°45'37"E	67.16'

LINE TABLE		
LINE	BEARING	LENGTH
L1	147.47'	S 71°04'10" W
L2	134.87'	S 44°56'47" W
L3	130.94'	S 20°30'51" W
L4	243.26'	S 04°20'17" E
L5	116.07'	S 05°56'30" W
L6	159.16'	S 30°56'30" W
L7	69.72'	S 28°17'26" W
L8	60.22'	S 24°40'08" W
L9	130.47'	S 24°30'23" W
L10	53.29'	N 67°36'13" E
L11	70.07'	S 12°34'22" E
L12	72.73'	S 00°55'41" W
L13	72.13'	S 06°42'29" W
L14	199.21'	S 77°07'43" E
L15	296.04'	N 08°01'05" E
L16	145.92'	N 13°40'08" E

T. P. A. MAIN GOLF COURSE PARCEL, EXHIBIT "B"
OFFICIAL RECORDS BOOK 405, PAGE 291

SEVEN MILE DRIVE - PHASE 2 - UNIT 2D
MAP BOOK 39, PAGES 1-2

185.5± ACRES

RADIUS = 1317.00'
ARC LENGTH = 743.94'
CHORD LENGTH = 743.08'
CHORD BEARING = S 33°55'49" W

PARCEL "B",
T.P.C. VALLEY COURSE
OFFICIAL RECORDS
BOOK 763, PAGE 1259

OFFICIAL RECORDS VOLUME 264, PAGE 180

OFFICIAL RECORDS
BOOK 868, PAGE 972

OFFICIAL RECORDS
BOOK 1275, PAGE 1532

OFFICIAL RECORDS
BOOK 1809, PAGE 1200

T.P.C. BOLLIVARD - PARCEL "A"
WATER OAK
MAP BOOK 14, PAGES 51-54
also known as T.P.C. BOLLIVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF
COMMENCEMENT

POINT
OF
BEGINNING

OFFICIAL RECORDS
BOOK 669, PAGE 1516

PALM VALLEY ROAD
(A 60' RIGHT-OF-WAY)

STATE ROAD 41A
(A 200' RIGHT-OF-WAY)

I CERTIFY TO: KIMLEY HORN & ASSOCIATES
THAT THIS MAP MEETS REQUIREMENTS OF THE MINIMUM TECHNICAL
STANDARDS PURSUANT TO CHAPTER 55-17.051 and 55-17.052, F.A.C.

NOTES:
1) BEARDON SHOWN HEREIN ARE BASED ON THE WRITERS RIGHT-OF-WAY LINE OF
STATE ROAD No. 41A, AS PER THE PLAT OF WATER OAK, RECORDED IN MAP BOOK 14, PAGES
51 THROUGH 54, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WHICH IS
S 00° 40' 10" WEST.

2) THIS A MAP ONLY AND DOES NOT PURPORT TO BE A FIELD SURVEY.

SHEET 1 OF 2 SHEETS

PREPARED BY:
DEGROVE
Surveyors, Inc.
2131 CORPORATE SQUARE BLVD.
JACKSONVILLE, FLORIDA 32216
(904) 722-0400

BERNARD A. CATONE, FLORIDA SURVEYOR AND MAPPER
REGISTRATION # 5447, L.S. # 4803
DATE MAY 20, 2014 SCALE 1" = 500' REVISED MAY 22, 2014

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB #2014043

LEGAL DESCRIPTION

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. ESPINOSA 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, 966.47 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; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A1A, SOUTH 85 DEGREES 39 MINUTES 43 SECONDS WEST ALONG 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, 612.29 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 669, 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 55 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 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, 159.16 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 36 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 08 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, 66.98 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 378.36 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

PREPARED BY:

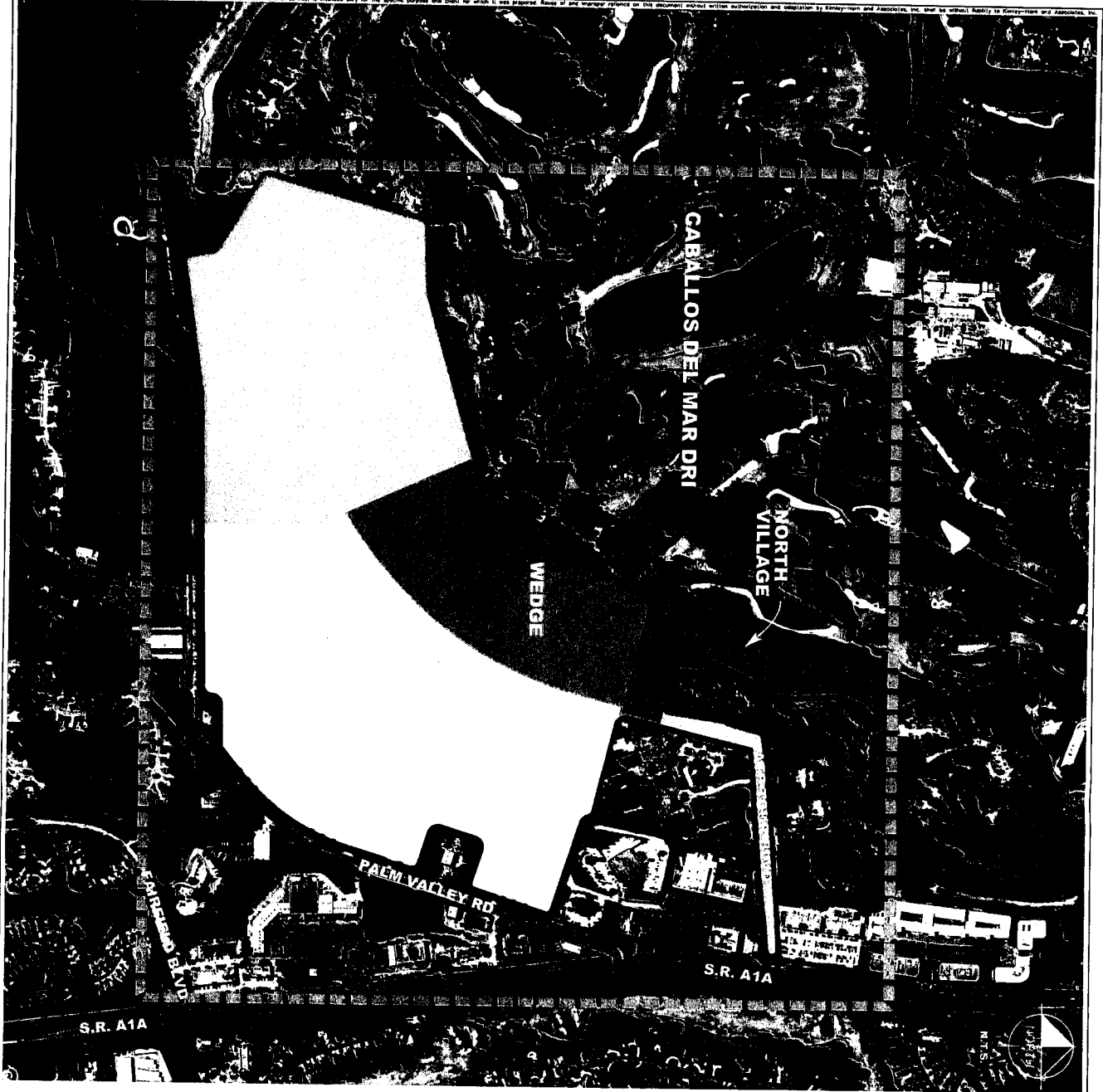
DEGROVE
Surveyors, Inc.

2131 CORPORATE SQUARE BLVD
JACKSONVILLE, FLORIDA 32216
(904) 722-0400

SHEET 2 OF 2 SHEETS

Exhibit "B" to Resolution

[Revised Master Plan Map H]



"TOUR PARCEL"

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

NOTES:

- 1) Ponds/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.

LEGEND

- TOUR PARCEL BOUNDARY
- DRI BOUNDARY
- PROPOSED RIGHT-OF-WAY
- MAP INSET BOUNDARY

KHA PROJECT
DATE
OCTOBER 2014
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

 Kimley-Horn
and Associates, Inc.
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAY BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32256
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM CA 00000686

MAP H

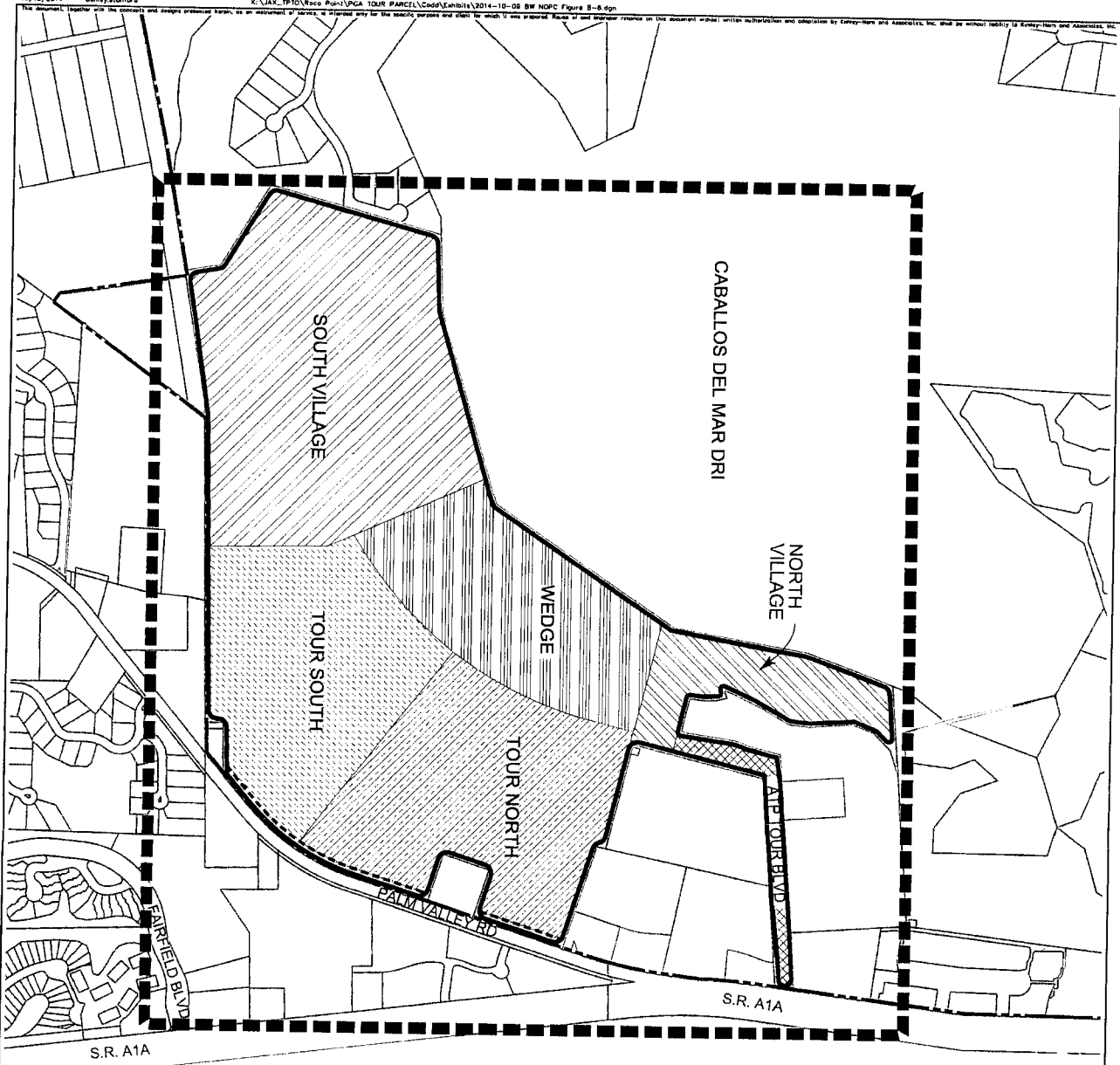
TPC SAWGRASS
NOTICE OF PROPOSED CHANGE

ST. JOHNS COUNTY

FLORIDA

FIGURE NUMBER

B-6



"TOUR PARCEL"

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

NOTES:

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LEGEND

- TOUR PARCEL BOUNDARY
- DRI BOUNDARY
- PROPOSED RIGHT-OF-WAY
- MAP INSET BOUNDARY

TPC SAWGRASS
NOTICE OF PROPOSED CHANGE

ST. JOHNS COUNTY

FLORIDA

MAP H

KHA PROJECT	
DATE:	OCTOBER 2014
SCALE:	AS SHOWN
DESIGNED BY:	KHA
DRAWN BY:	KHA
CHECKED BY:	KHA

KHA Kimmey-Horn
and Associates, Inc.
© 2014 KIMMEY-HORN AND ASSOCIATES, INC.
12740 GRAY BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32218
PHONE: 904-828-3600
WWW.KIMMEY-HORN.COM CA 00000666

B-6

FIGURE NUMBER

THE ST. AUGUSTINE RECORD

KIMLEY-HORN
8657 BAYPINE RD STE 300
JACKSONVILLE FL 32256

Ref.#: L2818-14
P.O.#: HG 10-21

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **HALEY COOK**
who on oath says that 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 **NOPC 2014-04 - CABALLOS DEL MAR - HG 10-21-14**
was published in said newspaper on **10/06/2014**

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said 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, for a period of one year preceding
the first publication of the copy of advertisement; and affiant further says that
he/she has neither paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this _____ day of **OCT 06 2014**
by *Haley Cook* who is personally known to me
or who has produced as identification

[Signature]

(Signature of Notary Public)

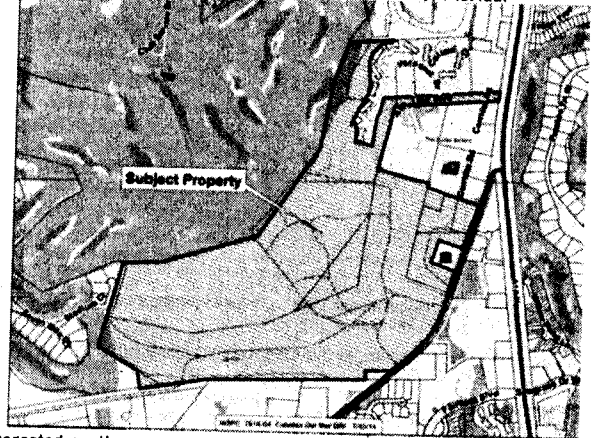


(Seal)

NOTICE OF PUBLIC HEARING TO CONSIDER A PROPOSED CHANGE TO THE CABALLOS DEL MAR DRI

NOTICE IS HEREBY GIVEN that a public hearing will be held on **Tuesday, October 21, 2014 at 9:00 a.m.** by the Board of County Commissioners in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida, a request for a deviation to the Caballos Del Mar DRI to combine multiple Tour-owned parcels into one parcel ("Tour Parcel").

The Caballos Del Mar DRI is located directly west of the intersection of Pam Valley Road and SR A1A, located in St. Johns County, Florida.



Interested parties may appear at the meeting and be heard with respect to the proposed Notice of Proposed Change.

This file is maintained in the Planning & 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 hearing.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes 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 San Sebastian View, St. Augustine, Florida, 32085. For hearing impaired individuals, call Florida Relay Service at 1 800 955 8770, no later than 5 days prior to the date of this meeting.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JOHN H. MORRIS, CHAIRMAN
FILE NUMBER: NOPC 2014-04 Caballos Del Mar DRI
L2818-14 Oct 6, 2014