

RESOLUTION NO. 2017- 358

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 1997-02; RESOLUTION 1997-24; 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, the Caballos Del Mar Development of Regional Impact (the “DRI”) was approved by the Board of County Commissioners of St. Johns County, Florida pursuant to Ordinance 75-15, as subsequently amended; and

WHEREAS, Quadrille Partners, LTD (the “Applicant”) has submitted an application for amendment (DRI MOD 2017-01) to the DRI dated February 14, 2017 (the “DRI Modification Application”) requesting modification to the Master Plan Map H of the DRI (“Map H”) for the project known as “Quadrille”; and

WHEREAS, there is clear and convincing evidence contained in the DRI Modification Application that the changes proposed in the DRI Modification Application do not constitute a substantial deviation pursuant to the terms of Section 380.06(19), Florida Statutes; and that such changes do not constitute a substantial deviation under any provision of Section 380.06(19) of the Florida Statutes; and

WHEREAS, the changes proposed under the DRI Modification Application is not a substantial deviation as provided under Section 380.06(19)(e)(2)(k) of the Florida Statutes; 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 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 November 7, 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. This request was fully considered after public hearing pursuant to legal notice duly published as required by law.
- b. The requested changes do not constitute a substantial deviation pursuant to the terms of Section 380.06(19), Florida Statutes.
- c. The existing DRI Development Order as previously amended and as modified by this Resolution are consistent with the Land Development Code of St. Johns County, as amended.
- d. The existing DRI Development Order as previously amended and as modified by this Resolution 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 DRI that is the subject of the DRI Modification Application is attached as Exhibit "A" to this Resolution.

Section 3. The Caballos del Mar DRI Development Order is hereby modified by approval of the following specified change:

Revise a portion of Map H attached to and incorporated into this Resolution as Exhibit "B" to change the use designation of the approximately 8.5-acre parcel known as "Quadrille" from Commercial ("C") to Residential ("R") and conversion of 89,900 square feet of Office/Retail development to a 20-unit single-family residential development.

Section 4. The Caballos del Mar DRI Development Order is hereby modified by approving the changes proposed in the DRI Modification Application and **Exhibit "B"** and is applicable only to the property subject to this Resolution and described in **Exhibit "A"**.

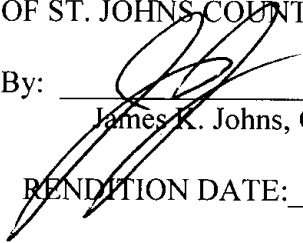
Section 5. Except as modified by this Resolution, the remainder of the existing terms and conditions in the existing Caballos del Mar DRI Development Order shall remain unchanged and in full force and effect.

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.

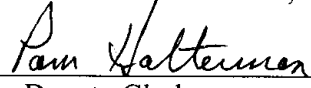
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 7th day of November, 2017.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
James K. Johns, Chair

RENDITION DATE: _____

ATTEST: Hunter S. Conrad, Clerk

By: 
Deputy Clerk

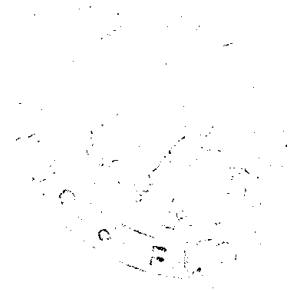


EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1 (DEVELOPMENT PARCEL):

A PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 40, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF BEGINNING, COMMENCE AT A POINT OF CUSP FORMING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MARSH LANDING PARKWAY (FORMERLY T.P.C. BOULEVARD NORTH) AS ESTABLISHED BY "MARSH LANDING AT SAWGRASS UNIT ONE" AS RECORDED IN MAP BOOK 14, PAGES 71 THROUGH 74 OF THE PUBLIC RECORDS OF SAID COUNTY, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SOLANA ROAD, COUNTY ROAD NO. 210-A, AS NOW ESTABLISHED AS A 66 FOOT RIGHT-OF-WAY; THENCE NORTH 57°15'08" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SOLANA ROAD, A DISTANCE OF 836.35 FEET; THENCE NORTH 41°42'16" WEST, A DISTANCE OF 227.60 FEET; THENCE NORTH 02°03'06" WEST, A DISTANCE OF 114.90 FEET; THENCE NORTH 53°01'23" WEST, A DISTANCE OF 148.83 FEET; THENCE SOUTH 68°29'04" WEST, A DISTANCE OF 603.24 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF MARSH LANDING PARKWAY; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE COURSES: 1) SOUTH 25°37'37" EAST, A DISTANCE OF 133.69 FEET; 2) SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 305.29 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 07°55'20" EAST AND A CHORD DISTANCE OF 291.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 3) SOUTH 22°14'12" WEST, A DISTANCE OF 73.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 135.00 FEET; 4) SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 116.46 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 02°28'36" EAST AND A CHORD DISTANCE OF 112.88 FEET TO A POINT OF COMPOUND CURVATURE; 5) SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 66.71 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 74°58'07" EAST AND A CHORD DISTANCE OF 59.24 FEET TO A POINT OF CUSP AND THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 8.54 ACRES, MORE OR LESS.

PARCEL 2: TOGETHER WITH GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN RESERVATION OF EASEMENT FOR DRAINAGE AND CONSTRUCTION OF A RETENTION POND RESERVED IN SPECIAL WARRANTY DEED DATED OCTOBER 28, 1997, AND RECORDED IN OFFICIAL RECORDS BOOK 1275, PAGE 340, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

(SURVEYOR'S DESCRIPTION)

EXHIBIT B

PROPOSED MAP H

