

ST. JOHNS COUNTY  
RESOLUTION NO. 96- 223

RESOLUTION OF THE COUNTY OF ST. JOHNS COUNTY, 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, AS PREVIOUSLY MODIFIED BY RESOLUTION 83-36 APPROVED APRIL 26, 1983; RESOLUTION 83-75 APPROVED JULY 26, 1983; RESOLUTION APPROVED MARCH 13, 1984; RESOLUTION 84-54 APPROVED MAY 22, 1984; RESOLUTION 84-146 APPROVED NOVEMBER 20, 1984; RESOLUTION 85-128 APPROVED SEPTEMBER 24, 1985; RESOLUTION 86-176 APPROVED NOVEMBER 25, 1986; RESOLUTION 88-250 APPROVED SEPTEMBER 13, 1988; AND RESOLUTION 94-210 APPROVED NOVEMBER 8, 1994; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, M.L. Partnership and Fletcher Realty III, Inc. (the Owners/Developers) have submitted a Notification of a Proposed Change to the Caballos del Mar Development of Regional Impact (DRI) by letter dated December 18, 1995, and supplemental information (Notification) requesting modification of the legal description and master plan contained in the DRI Development Order; and

WHEREAS, the Owners/Developers have provided information showing that the proposed addition to the DRI of approximately 44.09 acres of land within the City of Jacksonville Beach in Duval County does not constitute a substantial deviation under any provision of Section 380.06(19), Florida Statutes (1995), in that there will be no additional traffic generated by the DRI project; no additional demands on regional public facilities beyond

those of the currently approved DRI that have not been addressed by public-private interlocal coordination through a separate Memorandum of Understanding by the Board of County Commissioners, City of Jacksonville Beach, M. L. Partnership and Fletcher Realty III, Inc.; and no impacts to environmentally sensitive lands; and

WHEREAS, the Board of County Commissioners has reviewed the Notification 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 26 1996, after required notice.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

1. The following facts are determined in connection with this Resolution:
  - a. The proposed development, as modified herein, is consistent with the 1990-2005 St. Johns County Comprehensive Plan adopted September 14, 1990, in Ordinance No. 90-53.
  - b. The proposed development, as modified herein, is consistent with the Zoning Ordinance of St. Johns County.
2. The Notification received provides clear and convincing evidence that the requested modification does not constitute a substantial deviation to the DRI because there will be no additional regional impacts resulting from the requested addition of land.
3. The Caballos del Mar DRI Development Order is hereby modified to adopt the additional legal description attached hereto as Exhibit A and the revised Master Plan attached hereto as Exhibit B, both of which are incorporated by reference. The Duval County legal

description and master plan as related to land located within Duval County are provided for information only, since that land is subject to the jurisdiction of the City of Jacksonville Beach and its separate Caballos del Mar DRI Development Order concerning that land.

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

5. This Resolution shall take effect upon its adoption.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 26th DAY OF November, 1996.

BOARD OF COUNTY COMMISSIONER OF  
ST. JOHNS COUNTY, FLORIDA

By: 

Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: 

Deputy Clerk

Adopted Regular Meeting November 26, 1996

Effective: November 26, 1996

EXHIBIT A  
LEGAL DESCRIPTION  
OF  
ADDITIONAL LANDS TO BE ADDED TO  
CABALLOS DEL MAR

LANDS OWNED BY ML PARTNERSHIP

PARCEL "A"  
MARSH LANDING UNIT 32 (DUVAL COUNTY)

A PART OF THE WILLIAM HART GRANT, SECTION 55, TOWNSHIP 3 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID WILLIAM HART GRANT, THE SAME BEING THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5248, PAGE 934, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N.89°10'27"E., ALONG THE LINE DIVIDING DUVAL COUNTY FROM ST. JOHNS COUNTY, A DISTANCE OF 1380.00 FEET; THENCE N.08°38'35"E. A DISTANCE OF 365.00 FEET; THENCE N.53°40'25"W. A DISTANCE OF 985.00 FEET; THENCE N.84°50'25"W. A DISTANCE OF 337.00 FEET; THENCE S.54°59'38"W. A DISTANCE OF 386.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID WILLIAM HART GRANT; THENCE S.00°49'36"E., ALONG SAID WEST LINE, A DISTANCE OF 772.86 FEET TO THE POINT OF BEGINNING.

LANDS OWNED BY .ML PARTNERSHIP

PARCEL "B"  
MARSH LANDING UNIT 31 (DUVAL COUNTY)

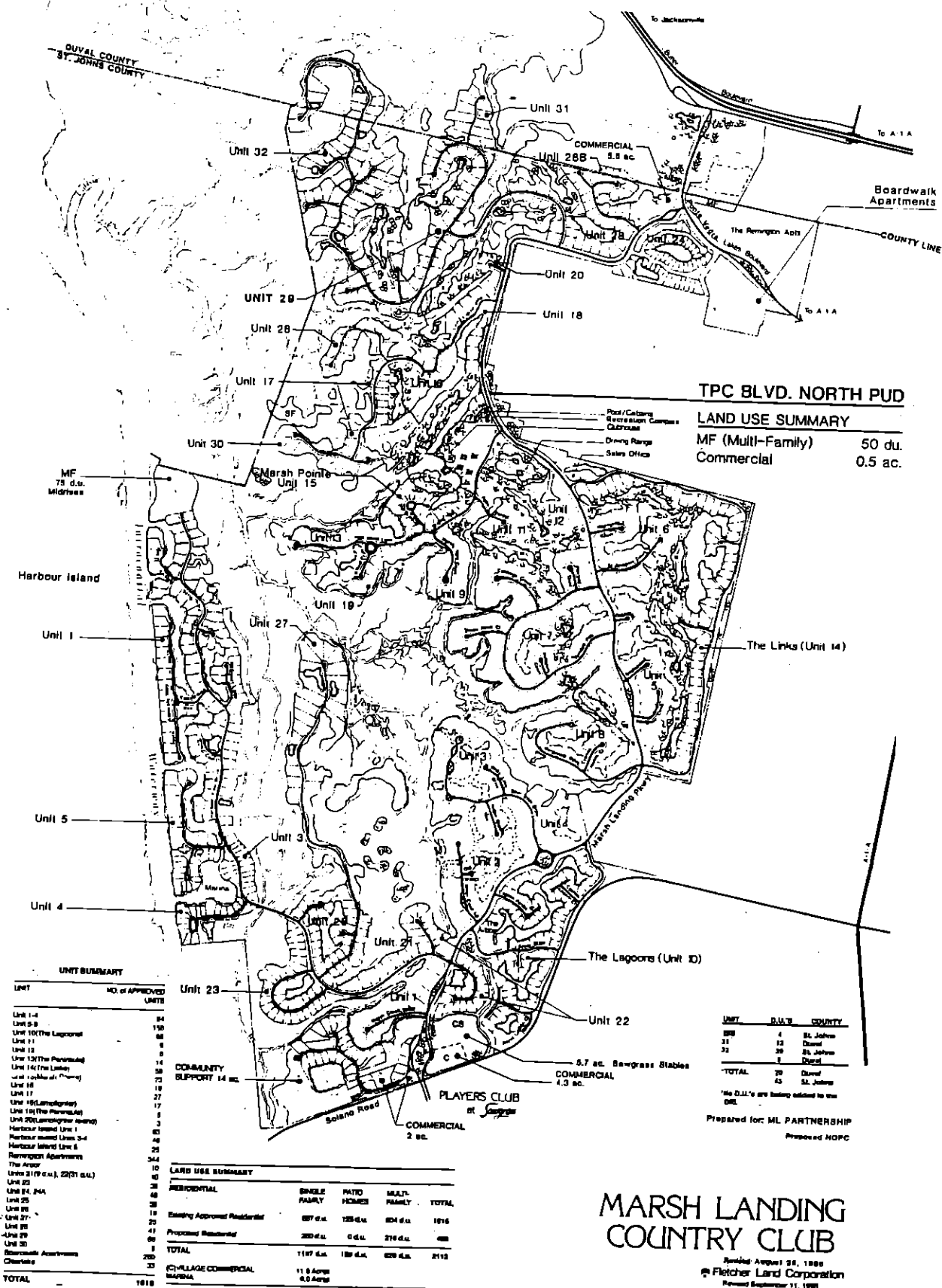
A PART OF THE WILLIAM HART GRANT, SECTION 55, TOWNSHIP 3 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 55, THE SAME BEING THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5248, PAGE 934, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N.89°10'27"E., ALONG THE LINE DIVIDING DUVAL COUNTY FROM ST. JOHNS COUNTY, A DISTANCE OF 3060.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5248, PAGE 934 AND THE POINT OF BEGINNING OF THE LANDS HEREIN BEING DESCRIBED; THENCE NORTHERLY ALONG THE EASTERLY LINES OF SAID LANDS THE FOLLOWING FOUR COURSES: 1) N.22°01'18"W. A DISTANCE OF 332.79 FEET; 2) N.10°47'48"W. A DISTANCE OF 206.50 FEET; 3) N.28°31'48"W. A DISTANCE OF 196.30 FEET; 4) N.16°18'33"W. A DISTANCE OF 486.68 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID WILLIAM HART GRANT, SECTION 55; THENCE S.89°10'21"W., ALONG SAID NORTH LINE, A DISTANCE OF 261.33 FEET; THENCE S.20°08'35"W. A DISTANCE OF 645.58 FEET; THENCE S.15°08'35"W. A DISTANCE OF 575.86 FEET TO A POINT ON THE AFORESAID COUNTY LINE; THENCE N.89°10'27"E., ALONG SAID COUNTY LINE (THE SAME BEING THE NORTH LINE OF MARSH LANDING AT SAWGRASS UNIT TWENTY-NINE AS RECORDED IN MAP BOOK 29, PAGES 29 THROUGH 37 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA), A DISTANCE OF 1028.05 FEET TO THE POINT OF BEGINNING.

LANDS OWNED BY FLETCHER REALTY III, INC.

PARCEL "G"

A Part of Marsh Landing Unit 28 (DUVAL COUNTY)  
A PART OF THE WILLIAM HART GRANT, SECTION 55, TOWNSHIP 3 SOUTH, RANGE 20 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 55, WITH THE LINE DIVIDING DUVAL COUNTY FROM ST. JOHNS COUNTY; THENCE S.88°51'00"W., ALONG SAID DIVIDING LINE, A DISTANCE OF 1515.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.88°51'00"W. CONTINUING ALONG SAID DIVIDING LINE A DISTANCE OF 560.00 FEET; THENCE N.01°09'00"W. A DISTANCE OF 120.00 FEET; THENCE N.88°51'00"E. A DISTANCE OF 372.03 FEET; THENCE S.58°35'46"E. A DISTANCE OF 223.01 FEET TO THE POINT OF BEGINNING.

10/19/05-SECS55,MLBP10



TPC BLVD. NORTH PUD

**LAND USE SUMMARY**

MF (Multi-Family)	50 du.
Commercial	0.5 ac.

**UNIT SUMMARY**

UNIT	NO. OF APPROVED UNITS
Unit 1-4	84
Unit 5-8	150
Unit 10 (The Lagoons)	80
Unit 11	6
Unit 12	6
Unit 13 (The Peninsula)	14
Unit 14 (The Links)	38
Unit 15 (Marsh Point)	73
Unit 16	19
Unit 17	27
Unit 18 (Landscape)	17
Unit 19 (The Peninsula)	14
Unit 20 (Landscape Island)	3
Harbour Island (Unit 1)	82
Harbour Island (Units 2-4)	46
Harbour Island (Unit 5)	25
Remagen Apartments	344
The Arbor	10
Units 21 (9 du.), 22 (1 du.)	10
Unit 23	38
Unit 24 (du.)	38
Unit 25	38
Unit 26	18
Unit 27	20
Unit 28	41
Unit 29	60
Unit 30	1
Boardwalk Apartments	250
Chateau	32
<b>TOTAL</b>	<b>1818</b>

**LAND USE SUMMARY**

RESIDENTIAL	SINGLE FAMILY	PATIO HOMES	MULTI-FAMILY	TOTAL
Existing Approved Residential	887 du.	125 du.	804 du.	1816
Proposed Residential	280 du.	0 du.	216 du.	496
<b>TOTAL</b>	<b>1167 du.</b>	<b>125 du.</b>	<b>1020 du.</b>	<b>2312</b>
COVILLAGE COMMERCIAL MARINA	11.8 Acres	6.0 Acres		

UNIT	D.U.S.	COUNTY
88	4	St. Johns
31	12	Clay
72	29	St. Johns
	1	Clay
<b>TOTAL</b>	<b>39</b>	<b>Clay</b>
	43	St. Johns

\*No D.U.'s are being added to the DRI.  
 Prepared for: ML PARTNERSHIP  
 Presented: NDCP

**MARSH LANDING COUNTRY CLUB**

Revised August 28, 1988  
 Fletcher Land Corporation  
 Revised September 11, 1988  
 Revised October 8, 1988  
 Revised June 5, 1989  
 July 13, 1990

A minor modification to the Player's Club and Marsh Landing PUD was approved on October 4, 1990. The modifications allowed for residential unit use in an area previously designated for Commercial within the Player's Club. This modification consisted of 222 residential units from Marsh Landing to the Player's Club. St. Johns County Resolution Number 94-11.



# The St. Augustine Record

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

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared \_\_\_\_\_

Julia Meeks who on oath says that she is

Accounting Clerk 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 Public Hearing

in the matter of Amend the Caballos Del Mar Development on Nov. 12, 1996 @1:30pm

in the \_\_\_\_\_ Court, was published in said newspaper in the

issues of Sept. 27, 1996

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 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 next preceding the first publication of the copy of advertisement; and affiant further says that 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 27th day of Sept., 1996,

by Julia Meeks who is personally

known to me or who has produced personally known as

(Type of Identification)

identification.

Zoe Ann Moss

(Signature of Notary Public)

(Seal)

Zoe Ann Moss

(Print, Type or Stamp Commissioned Name of Notary Public)

## COPY OF ADVERTISEMENT

NOTICE OF PUBLIC HEARING OF THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS TO AMEND THE CABALLOS DEL MAR

DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER

The Board of County Commissioners of St. Johns County will hold a public hearing on a Notice Change to the previously approved Caballos de Mar Development of Regional Impact Development Order as approved by St. Johns County on July 8, 1995 as amended. The Applicants, Fletcher Realty III, Inc. represented by Pappas, Melcillo & Jenks, are proposing amendment to the Development of Regional Impact. The public hearing will be held during the regular meeting of the Board of County Commissioners,

\_\_\_\_\_ in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida. At such hearing, the Board of County Commissioners will hear comments from the public and will consider whether the proposed changes constitute a Substantial Development Deviation to the Development and will require further review. The Board will also consider and take action on the following Resolution:

RESOLUTION 96-  
A RESOLUTION OF THE COUNTY OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE CABALLOS DEL MAR DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY ON JULY 8, 1995, AS PREVIOUSLY MODIFIED BY RESOLUTION 83-36 APPROVED APRIL 26, 1983; RESOLUTION 83-75 APPROVED JULY 26, 1983; RESOLUTION APPROVED MARCH 13, 1984; RESOLUTION 84-34 APPROVED MAY 22, 1984; RESOLUTION 84-146 APPROVED NOVEMBER 20, 1984; RESOLUTION 85-128 APPROVED SEPTEMBER 24, 1985; RESOLUTION 86-174 APPROVED NOVEMBER 25, 1986; RESOLUTION 88-230 APPROVED SEPTEMBER 13, 1988; AND RESOLUTION 94-210 APPROVED NOVEMBER 8, 1994; FINDING THE MODIFICATIONS CONSISTENT WITH THE ST. JOHNS COUNTY ZONING ORDINANCE; ADOPTING A REVISED MASTER PLAN; AND FINDING THAT THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The property owners propose to convert a 14 acre tract designated as Community Support to Single Family Residential located off Solano road, west of the entrance to Marsh Landing, with no increase in the total number of approved units; convert a 5.7 acre tract designated as Community Support to Single Family Residential located off Solano Road, east of the entrance to Marsh Landing, with no increase in the total number of approved units; convert 4.78 acres of a 6.8 acre Commercial to Single Family Residential located at the intersection of Marsh Landing Parkway and Solano Road in the Marsh Landing area, with no increase in the total number of approved units; and convert a 3 acre tract designated as Commercial to Single Family Residential, located at the southwest intersection of Marsh

Landing Parkway and Solano Road.

The application and Draft Resolution are available for review in the office of the Clerk of the Board of County Commissioners and the Planning Office at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida and the County Libraries and may be examined prior to said public hearing. All interested parties shall be granted an opportunity to be heard at said public hearing.

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 David Halstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095, not later than 5 days prior to the date of this meeting.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the County Commissioners on this topic, except with compliance with resolution 93-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Department, P.O. Drawer 349, St. Augustine, Florida, 32095.

L101 Sept. 27, 1996