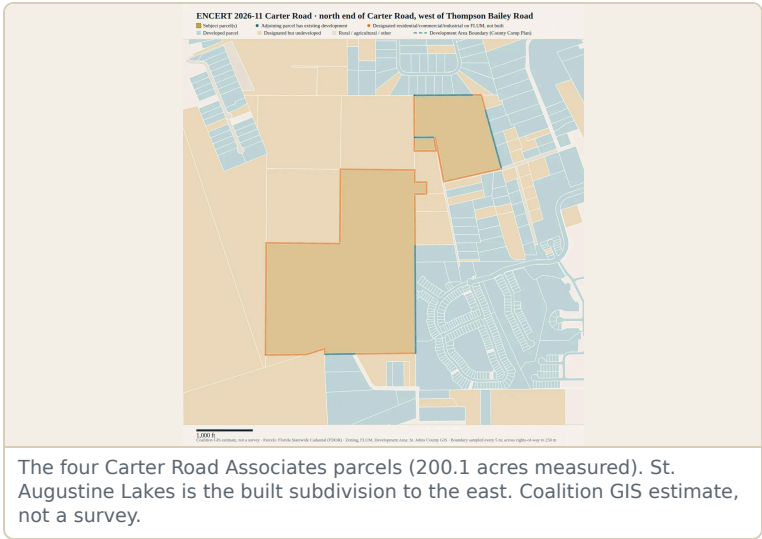


Carter Road

ENCERT 2026-11 · 200.75 acres · north end of Carter Road, west of Thompson Bailey Road

the1565.com/enclave-watch
Research current through Oct. 1, 2026



On the record

Filed	Sept. 1, 2026 (fee received same day)
Owner / applicant	Carter Road Associates LLLP / Christen Spake, Esq.
County calendar	Letter due Oct. 1 · hearing within 30 days of the report · 90-day default Nov. 30
Density	None requested; staff note: statutory maximum 13 units per acre (basis not stated)
FLUM / zoning	Residential-B and Residential-C / Open Rural, PUD on two parcels
Tax roll	Four parcels, 200.82 ac, timberland classification, no buildings, no recent sale

STATUTORY ELEMENT (S. 163.3164(4); S. 163.3162(4))	WHAT THE PUBLIC RECORD SHOWS	STATUS
● Undeveloped, unincorporated	Timber, no buildings	Consistent, unverified
● Single owner / control, Jan. 1 2025	Carter Road Associates LLLP, long-held	Consistent, unverified
○ 5-yr agricultural use	Timberland classification; history not public	Open question
◆ Perimeter route reached	c1a 26%, c1b 10%; c2 FLUM 100%, DAB 100%, USA 0% — only if DAB = urban service area	Turns on disputed definition
● ≤1,280 ac; county pop.	201 ac; yes	Shown
○ Public services	2024 record: roads, drainage, schools; prop-share possible	Open question
○ Adjacent density comparator	Staff note: 13 u/ac (basis not stated); St. Augustine Lakes ≈2.5 u/ac gross	Open question

● shown in the public record · ● consistent with the record, unverified · ○ open question · ◆ turns on whether the Development Area Boundary is an “urban service area” (disputed; in litigation) · × not reached on the Coalition screen. None of these is a verdict; the County decides on the full application.

History the filing sits on

PUD 2023-14, The Preserve at St. Augustine Lakes, sought to rezone about 247 acres (Carter Road Associates and Mary Ann Lewis) for up to 376 single-family homes with access by Thompson Bailey Road. The Planning and Zoning Agency recommended approval 4-3 on May 16, 2024; the Board **denied it 5-0 on September 17, 2024** after residents raised drainage, traffic and compatibility, and the Chair described the land as wet. The County's review notes recorded **99.65 acres of wetland conservation** and 118.48 acres of total natural areas within the 247 acres. The enclave filing is about 46 acres smaller and omits the Lewis land.

What it turns on

A threshold question, not the whole test. Routes c1a (25.8%) and c1b (9.5%) are far short of 75 percent because most of the neighbors are undeveloped timber land zoned Open Rural. Route c2 is reached on the FLUM half at 100 percent; its urban-service half is 100 percent only if the County's Development Area Boundary is an "urban service area," and 0 percent on the County's mapped Urban Service Areas. Whichever reading governs decides this filing.

Whose parcels. About 30 percent of the perimeter is other land of Carter Road Associates left out of the filing. The statute does not expressly bar counting an owner's own excluded land as surrounding "parcels," but the question of what the owner designated as the unit is live.

Sept. 1 RECEIVED	Oct. 1 REPORT DUE (30 D)	by Oct. 31 HEARING (30 D AFTER REPORT)	Nov. 30 DEFAULT CERTIFICATION (90 D)
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Sources: County portal record ENCERT 2026-11; FDOR cadastral and St. Johns County GIS layers; ordinances and prior application records as cited in Report 03 at the1565.com/enclave-watch. Full findings: research center evidence register, E11 series. The Coalition is nonpartisan, takes no position on whether this land should be developed, and discloses its founder's business and development interests on the site.