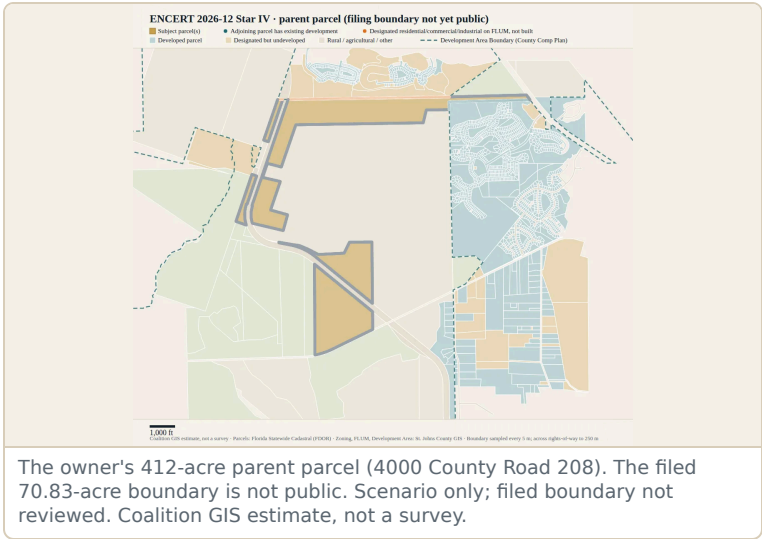


Star IV

ENCERT 2026-12 · 70.83 acres · west of State Road 16, between Grand Oaks and
Windward Ranch

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



On the record

Filed	Sept. 1, 2026
Owner / agent	Star Investors IV Limited LLLP / Casey Dendor, AICP
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 6 units per acre
FLUM / zoning	Parent parcel: Residential-C, Conservation, Park/Recreation and Rural/Silviculture / Open Rural with a PUD portion; separate 28-acre SR 16 strip zoned PUD, Residential-C
Neighbors	Grand Oaks (PUD 2018-40; 999 units entitled, 443 built), Encanta (PUD 2016-14; 580), Star 4 Mitigation LLC (34% of the parent perimeter)

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	Star Investors IV Limited LLLP	Consistent, unverified
☐ 5-yr agricultural use	Timberland classification; history not public	Open question
☒ Perimeter route reached	Scenario only; filed boundary not reviewed. No constructed boundary reaches a route (best: FLUM 38%, c1a 10%); filed boundary not public	Not reached on screen
☒ ≤1,280 ac; county pop.	71 ac; yes	Shown
☐ Public services	Not public	Open question
☐ Adjacent density comparator	Staff note: 6 u/ac; Grand Oaks, Encanta adjoin in part	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

ENCERT 2026-04 (about 176 acres, same owner and agent) was filed July 1, scheduled for August 19 and withdrawn August 7. The replacement is 60 percent smaller with the same location description. Withdrawal and refiling are lawful and prove nothing by themselves; a smaller unit does change acreage, perimeter, agricultural footprint and the January 1, 2025 configuration question all at once.

What it turns on

No scenario reaches a route. Grand Oaks and Encanta are built but touch only part of the edge; most of the surroundings are silviculture, mitigation and County land designated Rural/Silviculture, Conservation or Park. Even the most favorable boundary we could construct from the tax parcels tops out at 38 percent designated and under 10 percent built. The applicant's own boundary could be drawn differently and must be screened when it is public.

Protections stay. If any of the subject or the mitigation parcel is under a recorded conservation easement, the statute preserves that protection regardless of certification.

Sept. 1
RECEIVED

Oct. 1
REPORT DUE (30 D)

by Oct. 31
HEARING (30 D AFTER
REPORT)

Nov. 30
DEFAULT CERTIFICATION (90
D)

Sources: County portal record ENCERT 2026-12; 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, E12 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.