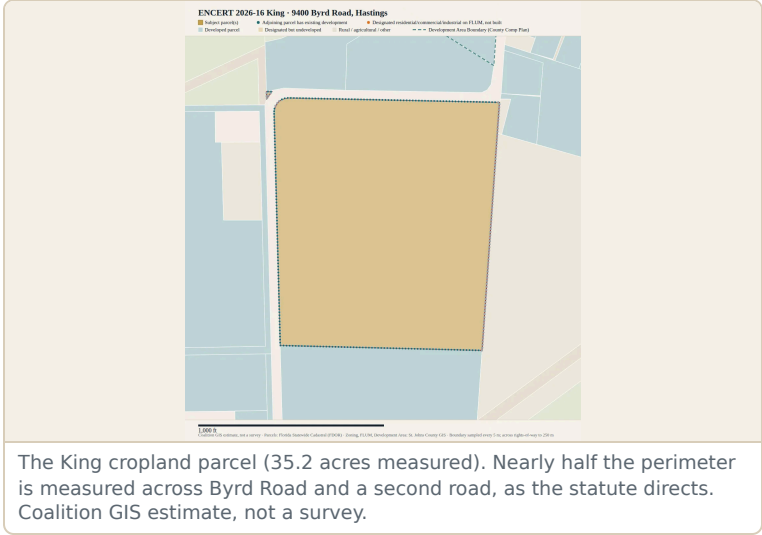


King

ENCERT 2026-16 · 36.626 acres · 9400 Byrd Road, Hastings

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



On the record	
Filed	Sept. 21, 2026 (routed without payment Sept. 22; fee date not posted)
Owner / applicant	King Emory Revocable Living Trust (tax roll; portal owner field blank) / Angel King
County calendar	If receipt is Sept. 21: report due Oct. 21 · hearing by Nov. 20 · 90-day default Dec. 20
Density	One dwelling per acre requested; no layout proposed
FLUM / zoning	Agriculture Intensive (not a Development Area under the Comp Plan) / Open Rural with a Residential General (RG-2) portion
Tax roll	About 34 acres of cropland; no buildings; no recent sale

STATUTORY ELEMENT (S. 163.3164(4); S. 163.3162(4))	WHAT THE PUBLIC RECORD SHOWS	STATUS
● Undeveloped, unincorporated	Cropland, no buildings	Shown
● Single owner / control, Jan. 1 2025	King family trust; trustee authorization to confirm	Consistent, unverified
● 5-yr agricultural use	Active cropland (DOR 053); history not public	Consistent, unverified
✗ Perimeter route reached	c1a 70% (45% strict); FLUM 0.3%; USA 0%; all sides Agriculture Intensive — no route	Not reached on screen
● ≤1,280 ac; county pop.	36.6 ac; yes	Shown
○ Public services	Rural; not shown	Open question
○ Adjacent density comparator	1 u/ac requested; surroundings allow 1 per 20 ac	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

No prior development application was found on the portal. The parcel is active cropland in the Hastings agricultural district, which gives it the clearest agricultural and undeveloped profile of the seven. The filing's 36.626 acres against 34 on the roll likely reflects road right of way to the centerline, and should be reconciled because the perimeter is measured on the filed unit.

What it turns on

The definition does not relax for small requests. Route c1a counts 70.4 percent only by crediting single homes on agricultural tracts (as staff did in the AFI case) and the common-element parcel of the Estes and Erwin subdivision; a strict count of parcels with dwellings is about 45 percent. Both are below 75. Routes c1b and c2 are not available because nothing adjoining is designated residential, commercial or industrial on the FLUM, and none of it is in a mapped Urban Service Area or the Development Area. Route c3 would need an adopted rural study area intended for residential use, which has not been identified. On this screen the filing does not meet the definition under any route, independent of the Development Area dispute.

What is different. This is the smallest, lowest-density request in the group, filed by the family that owns the land. The County's ordinary rural subdivision and plan-amendment routes remain open to them regardless of certification; and the statute's density comparison would need an adjoining parcel permitting one unit per acre, where the surrounding designation allows one per twenty.

Sept. 21
RECEIVED

Oct. 21
REPORT DUE (30 D)

by Nov. 20
HEARING (30 D AFTER REPORT)

Dec. 20
DEFAULT CERTIFICATION (90 D)

*Receipt assumed to be the issue date; fee-payment date not posted. Sources: County portal record ENCERT 2026-16; 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, E16 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.