

3**AGENDA ITEM
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS***Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting***10/20/2026****BCC MEETING DATE****TO:** Joy Andrews, County Administrator**DATE:** September 21, 2026**FROM:** Abrielle Genest, Senior Planner**PHONE:** 904 209-0598**SUBJECT OR TITLE:** ENCERT 2026-11 Carter Road Associates**AGENDA TYPE:** Business Item, Public Hearing, Report**BACKGROUND INFORMATION:**

Application for Agricultural Enclave Certification, pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Florida Statutes. This certification request includes approximately 200.75 acres of land. The subject property is located at the northern end of Carter Road, to the west of Thompson Bailey Road.

1. IS FUNDING REQUIRED? No**2. IF YES, INDICATE IF BUDGETED.** No**IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:****INDICATE FUNDING SOURCE:****SUGGESTED MOTION/RECOMMENDATION/ACTION:**

APPROVE: Motion to approve Agricultural Enclave Certification Application ENCERT 2026-11 Carter Road Associates upon finding that, based upon the competent substantial evidence contained in the record, the application demonstrates that the subject parcels satisfy the statutory definition of an agricultural enclave contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes.

DENY: Motion to DENY Agricultural Enclave Certification Application ENCERT 2026-11 Carter Road Associates finding, based upon the competent substantial evidence contained in the record, that the subject property does not satisfy the statutory definition of an agricultural enclave under Section 163.3162(4), Florida Statutes; and direct the office of the County Attorney to prepare the final written order, including Findings of fact and conclusions of Law supporting the Board's determination, as required by Section 163.3162(4).

For Administration Use Only:**Legal:** Kealey West 10/6/2026**OMB:** ARM 10/6/2026**Admin:** JDD 10/7/2026



Growth Management Department
Planning Division Report
Application for an Agricultural Enclave Certification
ENCERT 2026-11 Carter Road Associates

To: Board of County Commissioners

From: Abrielle Genest, Senior Planner

Date: October 6, 2026

Subject: **ENCERT 2026-11 Carter Road Associates**, a request to certify PARCEL ID# 095490-0000, 09541-0090, and 095440-0000 as an Agricultural Enclave per Florida Statute Section 163.3162(4) and 163.3164(4).

Applicants: Christen Spake, Esq.
Brad Wester

Owner: Carter Road Associates, LLLP

Hearing Dates: Board of County Commissioners – October 20, 2026

Commissioner District: District 2

SUMMARY

The 2026 amendments to Sections 163.3162 and 163.3164, Florida Statutes establish a process allowing property owners to request certification that a property qualifies as an Agricultural Enclave before submitting a development application. Within thirty (30) days after receipt of an application, the local government is required to provide the applicant with a written report evaluating whether the application complies with the statutory requirements. The Board of County Commissioners must thereafter conduct a public hearing to determine whether the application satisfies the statutory definition of an agricultural enclave contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes.

The applicant is seeking certification of an Agricultural Enclave located at Parcel ID# 095490-0000, 09541-0090, and 095440-0000. The property is approximately 200.75 acres and is located on the northern end of Carter Road, to the west of Thompson Bailey Road.

County staff reviewed the application materials submitted by the Applicant together with information independently verified by County staff and prepared the written report required by Section 163.3162(4)(a), Florida Statutes.

Based upon the application materials submitted and staff's independent review, the application appears to demonstrate that the subject parcels satisfy the statutory definition of an agricultural enclave contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes. The detailed analysis supporting staff's preliminary evaluation is contained in the Agricultural Enclave Certification Report prepared pursuant to Section 163.3162(4)(a), Florida Statutes, which is attached as Attachment 1 and incorporated herein by reference.

BOARD DETERMINATION

Pursuant to Sections 163.3162 and 163.3164, Florida Statutes, the Board of County Commissioners shall determine whether the application satisfies the statutory definition of an agricultural enclave based upon the application, the written report prepared pursuant to Section 163.3162(4)(a), Florida Statutes, testimony presented during the public hearing, and any other competent substantial evidence contained in the record.

Certification of an agricultural enclave constitutes only a determination that the statutory requirements for certification have been satisfied. Any subsequent comprehensive plan amendment or development application remains subject to the procedures established by Section 163.3162, Florida Statutes.

CORRESPONDENCE/PHONE CALLS

At the time of writing this staff report, staff has received one email of opposition to this request. The email can be found in **Attachment 2 - Correspondence**.

SUGGESTED ACTION

APPROVE: Motion to approve Agricultural Enclave Certification Application **ENCERT 2026-11 Carter Road Associates** upon finding that, based upon the competent substantial evidence contained in the record, the application demonstrates that the subject parcels satisfy the statutory definition of an agricultural enclave contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes.

DENY: Motion to DENY Agricultural Enclave Certification Application **ENCERT 2026-11 Carter Road Associates** finding, based upon the competent substantial evidence contained in the record, that the subject property does not satisfy the statutory definition of an agricultural enclave under Section 163.3162(4), Florida Statutes; and direct the office of the County Attorney to prepare the final written order, including Findings of fact and conclusions of Law supporting the Board's determination, as required by Section 163.3162(4).

ATTACHMENTS

1. Agricultural Enclave Certification Report
 - A. Application and Supporting Documents
2. Correspondence

ATTACHMENT 1

AGRICULTURAL ENCLAVE

CERTIFICATION REPORT



October 1, 2026

Christen Spake, Esq.
cspake@gunster.com

Brad Wester
bwester@drivermcafee.com

RE: Agricultural Enclave Certification Report (ENCERT 2026-11)
Parcel ID# 095490-0000
095415-0090
095440-0000

Property Location: Northern end of Carter Road and west of Thompson Bailey Road

Dear Applicant:

This letter is in response to the application received by the County on September 1, 2026, for an Agricultural Enclave Certification pursuant to Section 163.3162, Florida Statutes. Within thirty (30) days after receipt of an application for Agricultural Enclave Certification, the County is required to provide the applicant with a written report detailing whether the application complies with the requirements of Section 163.3162(4)(a), Florida Statutes.

Please find the required written report attached to this letter.

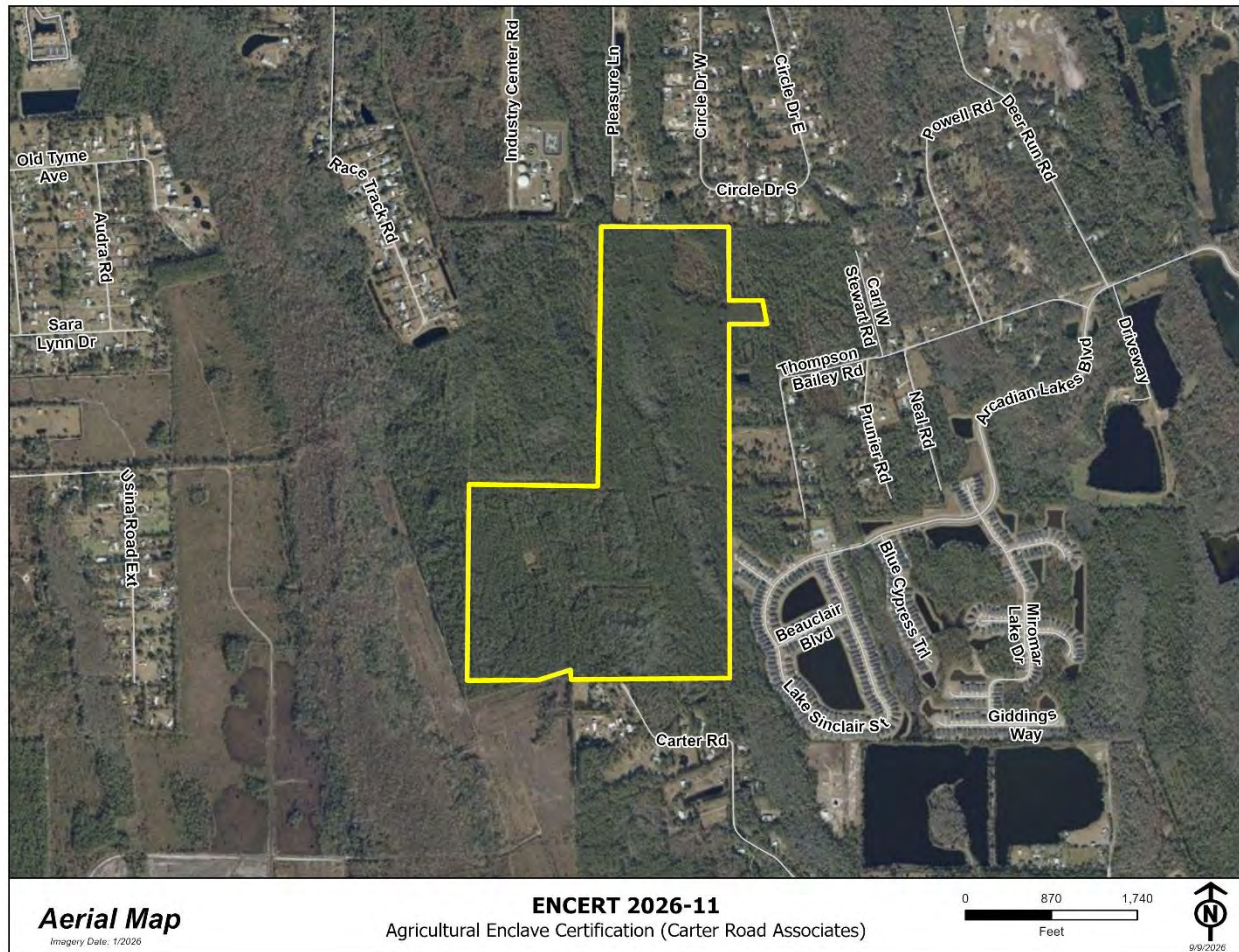
If you have any questions regarding the attached report or need further assistance, I can be reached at 904-209-0598 or agenest@sjcfl.us.

Sincerely,

Abrielle Genest, Senior Planner

APPLICATION SUMMARY

The applicant is seeking certification of approximately 200.75 acres consisting of Parcel ID# 095490-0000, 095415-0090 and 095440-0000. The property is located on the northern end of Carter Road.



Eligibility Determination:

According to Florida Statutes 163.3162(4)(a), an applicant may apply to the governing body of the local government for certification of the parcel(s) as an agricultural enclave as defined in s. 163.3164 if one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development. An applicant seeking such certification may not use the perimeter of another parcel certified by the local government as an agricultural enclave to meet the definition of the term “agricultural enclave.”

Adjacent Development Comparison

Criteria	North	East	South	West
FLU	Mixed Use Residential-C (RES-C)	Residential- C (RES-C)	Residential-C (RES-C)	Residential-B (RES-B); Residential-C (RES-C)
Zoning	Open Rural (OR); Industrial Warehousing (IW)	Open Rural (OR); St. Augustine Lakes PUD (Ord. 2005-20, as amended); Westgate Crossing PUD (Ord. 2006-129)	Open Rural (OR)	Open Rural (OR)
Maximum Permitted Density	MU: 13 units per acre RES-C: 6 units per acre	St. Augustine Lakes: 4.7 units per acre Westgate Crossing: 2.17 units per acre RES-C: 6 units per acre	RES-C: 6 units per acre	RES-B: 2 units per acre RES-C: 6 units per acre
Existing Development	Yes	Yes	Yes	No

Statutory Comparison

Development Type	Single Family Residential
Applicant's Proposed Density	Not specified
Highest Density on Adjacent Parcel(s) or Adjacent Development	13 units per net acre
Maximum Potential Density	2,609 units

Staff review:

The highest adjacent density on an adjacent parcel is 13 units per acre. The applicant has not identified a specific proposed density or number of dwelling units for the subject property. Instead, the application states that, following certification, any development proposed pursuant to Section 163.3162(4), Florida Statutes, will be at a density equal to or less than the density permitted on one or more adjacent parcels or an adjacent development. Accordingly, the 13 units per acre identified above represents the highest density identified on an adjacent parcel; it should not be construed as the proposed density of the subject property or as approval of that density.

Section 163.3162(4)(a), Florida Statutes, permits an application for certification if one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development. Because the application does not identify a specific proposed density, the County cannot make a numerical comparison between a proposed density and the density permitted on an adjacent parcel or development. The applicant instead relies upon its express commitment that any development subsequently proposed will not exceed the density permitted on a qualifying adjacent parcel or development. The Board should determine, based upon the application and the entire record presented at the public hearing, whether that commitment satisfies the prerequisite contained in Section 163.3162(4)(a), Florida Statutes.

The applicant's full application can be found in **Exhibit A - Supporting Documents** attached to this letter.

STAFF EVALUATION SUMMARY:

The 2026 amendments to Section 163.3162, Florida Statutes, establish a process allowing property owners to request certification that a property qualifies as an Agricultural Enclave before pursuing development approvals. The certification request must be submitted to the local government and requires a determination that the property meets the statutory criteria for an Agricultural Enclave. The local governing body is responsible for reviewing the application and approving or denying the certification through a public hearing.

Staff reviewed the application materials submitted by the applicant together with available County records, including, as applicable, Property Appraiser records, recorded instruments, the Comprehensive Plan, the Future Land Use Map, zoning records, aerial imagery, Geographic Information System (GIS) mapping, and other relevant information to determine whether the application demonstrates that the subject property satisfies the statutory definition of an Agricultural Enclave under Sections 163.3162 and 163.3164, Florida Statutes. Based upon the application materials submitted and staff's review, **the application appears to demonstrate that the subject property satisfies the statutory definition of an Agricultural Enclave** under Section 163.3164(4), Florida Statutes, subject to the Board's determination regarding the requirements of Section 163.3162(4)(a), as discussed in this report. The application appears to satisfy the definition of an Agricultural Enclave with respect to single ownership, prior bona fide agricultural use, the applicant's willingness to enter into an agreement to fund, construct, or dedicate land for required public service improvements, and applicable acreage, perimeter, and population requirements.

Pursuant to the public hearing process requirements of 163.3162(4), Florida Statutes, this application is scheduled to be heard by the Board of County Commissioners on October 20, 2026, to approve or deny certification of the subject parcels as an Agricultural Enclave. Pursuant to Section 163.3162, Florida Statutes, the Board of County Commissioners shall determine, based upon the entire record before it, whether the application demonstrates that the subject property satisfies the statutory definition of an Agricultural Enclave under Section 163.3164(4), Florida Statutes, and the applicable certification requirements of Section 163.3162(4). In making that determination, the Board may consider the application materials, this written report, public comment, and any other competent evidence presented at the public hearing.

Certification of an Agricultural Enclave constitutes a determination only that the subject property satisfies the statutory definition of an Agricultural Enclave under Section 163.3164(4), Florida Statutes, and the applicable certification requirements of Section 163.3162(4), Florida Statutes. Certification does not approve a comprehensive plan amendment, rezoning, development order, site development plan, or authorize development. Any subsequent application remains subject to the applicable provisions of law and the procedures and requirements of Section 163.3162(4), Florida Statutes.

CRITERIA ANALYSIS

Section 163.3164(4), Florida Statutes, establishes the statutory definition of an Agricultural Enclave. Staff reviewed the application materials and supporting documentation to determine whether the application demonstrates compliance with each applicable element of the statutory definition. The statutory definition applies to an "unincorporated, undeveloped parcel or parcels" satisfying the criteria set forth in Section 163.3164(4), Florida Statutes. The subject parcels are located in unincorporated St. Johns County, and are undeveloped.

To be eligible for certification as an Agricultural Enclave, the following statutory criteria must apply to the requested unincorporated, undeveloped parcel or parcels of land as of January 1, 2025:

- (a) Parcel or parcels are owned or controlled by a single person or entity.

Applicant response: The applicant states that the three (3) parcels that make up the subject property are owned and controlled by Carter Road Associates, LLLP. To confirm this, the applicant has provided an Owners Affidavit and Warranty Deeds in the application materials.

Staff review: According to the deeds in the application materials and St. Johns County records, staff has verified that the subject parcels were owned by a single entity, Carter Road Associates, LLLP, as of January 1, 2025 and remained owned by that same entity.

Finding: Based upon the application materials submitted and staff's review, **the application appears to demonstrate compliance with Section 163.3164(4)(a), Florida Statutes.**

- (b) Parcel or parcels have been in continuous use for bona fide agricultural purposes, as defined by s. 193.461, for a period of five (5) years before the date of any comprehensive plan amendment or development application.

Applicant response: The applicant asserts that the subject property has been in continuous use for bona fide agricultural purposes, as defined by Section 193.461, Florida Statutes, for more than five years. To support this, the applicant provides TRIM records dating back to 2017 and an Affidavit of Continuous Use for Bona Fide Agricultural Purposes written and signed by Robert Betnz, Manager of Bentz Family Properties, LLC, the General Partner of Carter Road Associated, LLLP.

Staff review: Although the statute does not expressly require an agricultural classification by the Property Appraiser, staff reviewed the documentation submitted by the applicant and verified through the St. Johns County Property Appraiser's records that the subject property has received an agricultural classification and agricultural assessment pursuant to Section 193.461, Florida Statutes from 2015 to 2025. The Property Appraiser's agricultural classification is evidence supporting the applicant's assertion of bona fide agricultural use. Based upon those records, together with the applicant's affidavit and other materials submitted, staff finds that the application demonstrates the required continuous bona fide agricultural use.

Finding: Based upon the application materials submitted and staff's review, **the application appears to demonstrate compliance with Section 163.3164(4)(b), Florida Statutes.**

- (c)

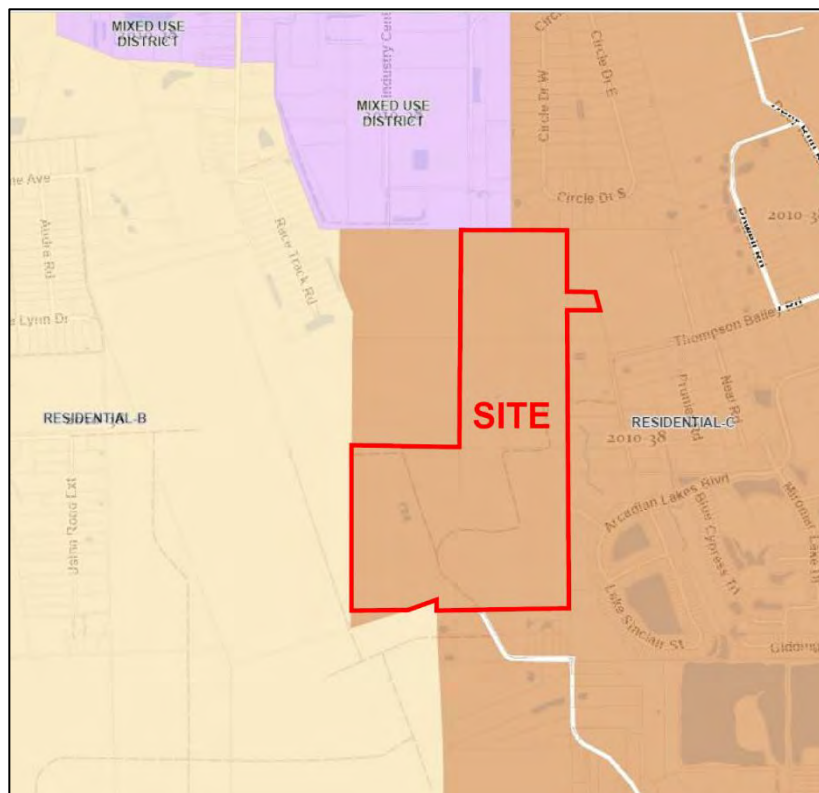
1. Parcel or parcels are surrounded on at least 75 percent of their perimeter by:
 - a. A parcel or parcels that have existing industrial, commercial, or residential development;
 - b. A parcel or parcels that the county has designated on its zoning map and FLUM as land to be developed for industrial, commercial, or residential purposes, and at least 50 percent of such parcel or parcels is existing industrial, commercial, or residential development; or
 - c. A combination of an interstate highway and one or more parcels within an urban service district, area, or line that are designated on the FLUM for industrial, commercial, or residential development.
2. Do not exceed 700 acres and are surrounded on at least 50 percent of their perimeter by property designated on the FLUM to be developed for industrial, commercial, or residential purposes; and

the parcels or parcels are surrounded on at least 50 percent of their perimeter by a parcel or parcel within an urban service district, area, or line; or

3. Are located within the boundary of an established rural study adopted on the Comprehensive Plan that was intended to be developed with residential uses.

Applicant response: The applicant asserts that the subject parcels meet Section 163.3146(4)(c)2, Florida Statutes, stating that the parcels are less than 700 acres and are surrounded by 100% of its perimeter by parcels designated on the St. Johns County FLUM as land to be developed for industrial, commercial, or residential purposes, and it is surrounded on 100% of its perimeter by parcels within an urban service district, area, or line. The following map was submitted in Schedule 5 of the application to depict the land use designations of the surrounding parcels.

Staff review: The applicant asserts qualification under Section 163.3164(4)(c)2, Florida Statutes. Staff evaluated the application materials and available GIS data to confirm that the subject property has 100% of its perimeter surrounded by parcels designated on the Future Land Use Map (FLUM) as land to be developed for industrial, commercial, or residential purposes. Additionally, staff confirmed that approximately 100% of the subject property's perimeter is adjacent to parcels that are located within the County's Development Area Boundary.



Section 163.3164(4)(c)2., Florida Statutes, requires that the parcel or parcels be surrounded on at least 50 percent of their perimeter by a parcel or parcels within an “urban service district, area, or line.” Section 163.3164(57), Florida Statutes, defines an “urban service area” as *areas identified in the comprehensive plan where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. The term includes any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.*

The St. Johns County Comprehensive Plan establishes a Development Area and directs urban growth and development within that area. The Comprehensive Plan identifies the public facilities and services necessary to serve development within the Development Area, and the Capital Improvements Element identifies existing and planned public facilities and improvements necessary to accommodate such development. Although the Comprehensive Plan does not specifically designate the Development Area by the title “Urban Service Area,” the statutory definition is based upon the identification of the area in the comprehensive plan and the provision or planning of the identified public facilities and services.

The ultimate determination of whether the applicable portion of the Development Area constitutes an “urban service district, area, or line” for purposes of section 163.3164(4)(c)2. is to be made by the Board based upon the Comprehensive Plan, Capital Improvements Element, evidence presented, and applicable statutory criteria. Some Commissioners have previously expressed the position that the County’s Development Area does not satisfy the statutory definition of an urban service area. The foregoing information is provided to identify the applicable Comprehensive Plan provisions and factual circumstances for the Board’s consideration.

Staff finds that the subject property satisfies the agricultural enclave qualification criteria set forth in section 163.3164(4)(c)2., Florida Statutes, because the property does not exceed 700 acres, is surrounded on at least 50 percent of its perimeter by property designated on the Future Land Use Map for industrial, commercial, or residential development, and is surrounded on at least 50 percent of its perimeter within an urban service district, area, or line.

Finding: Based upon the application materials submitted and staff’s review, **the application appears to demonstrate compliance with Section 163.3164(4)(c)2., Florida Statutes.**

- (d) Have public services, including water, wastewater, transportation, schools, and recreation facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternate provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of s. 163.3180, or the applicant offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements;

Applicant response: The applicant has offered to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements, as provided in Section 163.3164(4)(d), Florida Statutes.

Staff review: Review by various county departments determines that there are not presently adequate public services for the subject property; however, the applicant has offered to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of the applicable improvements, consistent with Section 163.3164(4)(d), Florida Statutes.

Finding: Based upon the application materials submitted and staff’s review, **the application appears to demonstrate compliance with Section 163.3164(4)(d), Florida Statutes.**

- (e) Not exceeding 1,280 acres; however, if the parcel or parcels are surrounded on at least 75 percent of their perimeter by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile, the area must be determined to be urban, and the parcel or parcels may not exceed 4,480 acres; and

Applicant response: The applicant states that the subject property is approximately 200.75 acres in size and thus does not exceed the 1,280-acre threshold.

Staff review: Review of the application and supporting documents confirms that the subject parcels are less than 1,280 acres.

Finding: Based upon the application materials submitted and staff's review, **the application appears to demonstrate compliance with Section 163.3164(4)(e), Florida Statutes.**

- (f) Are located within a county with a population of 1.75 million or less.

Applicant response: Schedule 8 of the application provides the population estimates prepared by the Office of Economic and Demographic Research, which estimate the population of St. Johns County to be 348,336 as of April 1, 2025.

Staff review: Review of the application and supporting documents confirms that St. Johns County has a population less than 1.75 million.

Finding: Based upon the application materials submitted and staff's review, **the application appears to demonstrate compliance with Section 163.3164(4)(f), Florida Statutes.**

CONCLUSION

Based upon the application materials submitted by the applicant and the information reviewed by County staff, the application **appears to satisfy the statutory definition of an agricultural enclave** contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes.

This report constitutes staff's preliminary evaluation required by Section 163.3162(4)(a), Florida Statutes. The Board of County Commissioners must conduct a public hearing and consider the application, this report, and any additional evidence presented before determining whether the subject parcels satisfy the statutory definition of an agricultural enclave and the applicable requirements of Section 163.3162(4), Florida Statutes, and whether certification should be approved or denied.

EXHIBIT

A. Supporting Documents



St. Johns County Growth Management Department

Application for: Agricultural Enclave

Date Aug 31, 2026

Property Tax ID No

095415-0090; 095440-0000; 095490-0000

Project Name Carter Road Associates

Property Owner(s) Carter Road Associates, LLLP

Phone Number

561-313-3931

Address 2101 Vista Parkway, Suite 251

Fax Number

City West Palm Beach

State FL

Zip Code 33411

e-mail

tara@schickedanzfl.com

Are there any owners not listed?

☒ No☐ Yes

If yes please provide information on separate sheet.

Applicant/Representative Christen Spake, Esq.

Phone Number

--

Address 800 S.E. Monterey Commons Blvd, Suite 200

Fax Number

City Stuart

State FL

Zip Code 34996

e-mail

cspake@gunster.com

Property Location West of Thompson Bailey Road, between SR16 and CR214.

Major Access North Holmes Blvd

Size of Property 200.75

Cleared Acres (if applicable)

Zoning Class OR

No. of lots (if applicable)

Overlay District (if applicable)

Water & Sewer Provider SJUD

Future Land Use Designation C-RES

Present Use of Property Silviculture (Ag-Undeveloped)

Proposed Bldg. S.F.

Project Description (use separate sheet if necessary)

Certification of the parcels as an Agricultural Enclave pursuant to Sections 163.3162(4) and 163.3164(4), Florida Statutes, as amended by Chapter 2026-34, Laws of Florida (SB 686). This certification request ("ENCERT") is for Parcel ID Nos. 0954900000; 0954150090; 0954400000 and includes approximately 200.75 acres. The subject property is located west of Thompson Bailey Road, generally between SR16 and CR214.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

N/A

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signed by of owner or person authorized to represent this application:

Christen Spake

Signed By

Printed or typed name(s) Christen Spake, Esq.

Revised August 24, 2015



August 31, 2026

Clay Murphy, Chair
St. Johns County Board of County Commissioners
500 San Sebastian View
St. Augustine, Florida 32084

***Re: Carter Road Associates, LLLP - Certification of Parcels as Agricultural Enclave
Pursuant to Sections 163.3162(4) and 163.3164(4), Florida Statutes***

Dear Commission Chair Murphy:

On behalf of Carter Road Associates, LLLP, a Florida limited liability limited partnership ("Carter Road Associates"), please accept this application as an official request pursuant to Sections 163.3162(4) and 163.3164(4), Florida Statutes, as amended by Chapter 2026-34, Laws of Florida (SB 686), for certification of the undeveloped parcels comprising the Property (Parcel ID Nos. 0954900000; 0954150090; and 0954400000) as an agricultural enclave. The Property meets the amended definition of an agricultural enclave as explained in the attached application and schedule materials. Carter Road Associates looks forward to working with St. Johns County through this process.

Thank you,

A handwritten signature in blue ink, appearing to read 'Christen Spake'.

Christen Spake, Esq.
Gunster, Yoakley & Stewart, P.A.
Email: cspake@gunster.com
Counsel for Carter Road Associates

APPLICATION NARRATIVE FOR CERTIFICATION OF AGRICULTURAL ENCLAVE

SUMMARY

Project Name: Carter Road Associates

Applicant: Carter Road Associates, LLLP, a Florida limited liability limited partnership

Authorized Representative: Gunster, Yoakley & Stewart, P.A.

Robert S. Raynes, Esq.
Christen Spake, Esq.
800 S.E. Monterey Commons Boulevard, Suite 200
Stuart, Florida 34996
Direct: 772.288.1980
Email: r-raynes@gunster.com
Email: cspake@gunster.com

Property: St. Johns County Property Appraiser Parcel ID Nos.:
0954900000; 0954150090; 0954400000

Size: Approximately 200.75 acres

Application Type: Certification of Parcels as Agricultural Enclave Per Sections
163.3162(4) and 163.3164(4), Florida Statutes

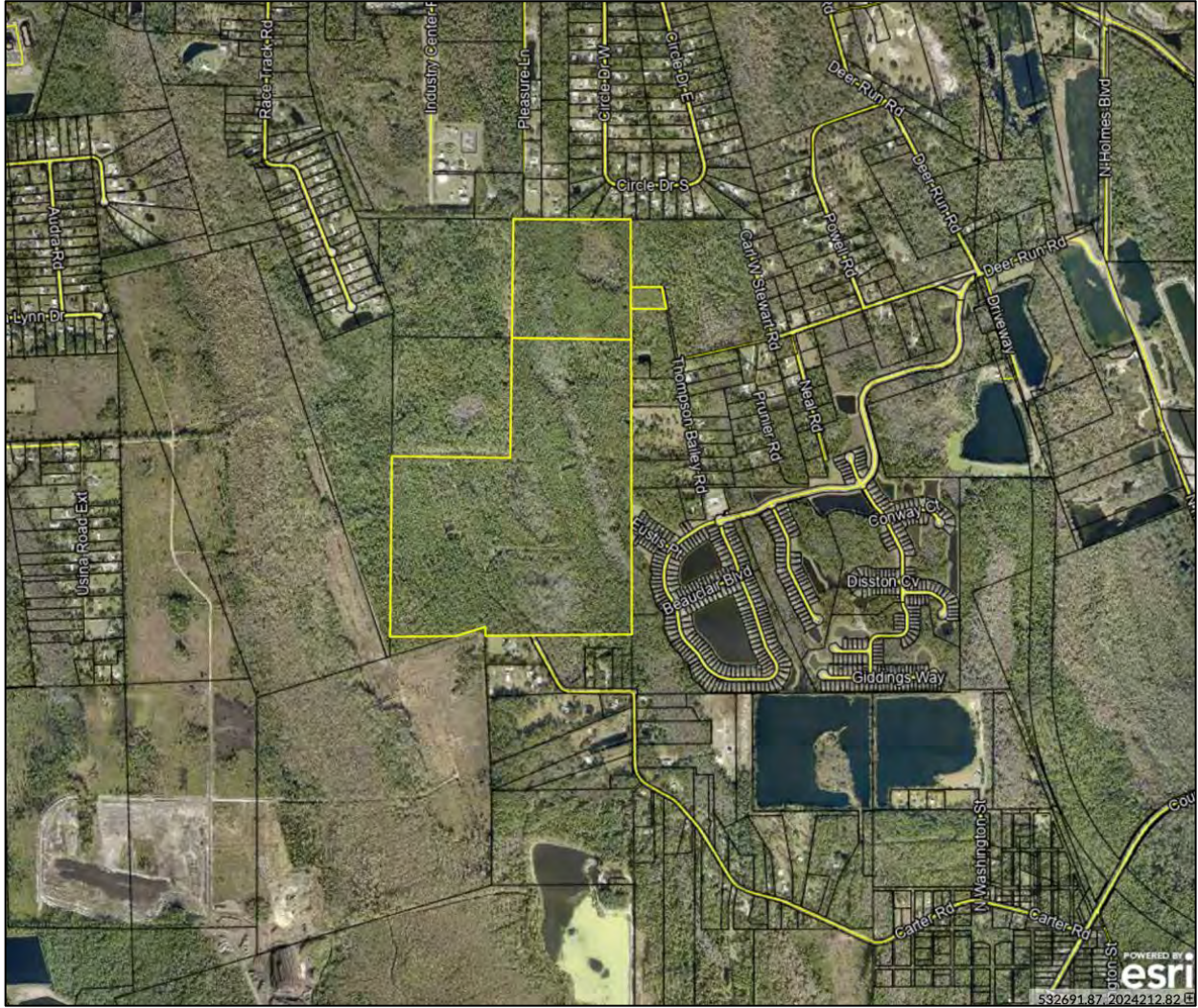
Application Date: August 31, 2026

PROPOSED DEVELOPMENT	
Project Name:	Carter Road Associates
Property:	St. Johns County Property Appraiser Parcel ID Nos.: 0954900000; 0954150090; 0954400000
Size:	200.75 acres
Surrounding Qualifying Parcel Designations:	Mixed Use District ("MU") Residential-C ("RES-C") Residential-B ("RES-B")
Surrounding Parcel Allowable Uses/Intensities and Densities:	• Single Family and Multi-Family Residential (Up to 13 DU/ac for MU); • Single Family Residential (Up to 6 DU/ac for RES-C); • Single Family Residential (Up to 2 DU/ac for RES-B); • Neighborhood Business and Commercial; • General Business and Commercial; • High Intensity Commercial; • Highway Commercial; • Light Industrial; • Cultural/Institutional; • Office and Professional; • Neighborhood Public Service; • General Public Service; • Regional Business and Commercial; • Regional Cultural and Entertainment; • Heavy Industrial subject to Policy A.1.11.8; • Agricultural uses when not incompatible with the surrounding area; • Solid Waste & Correctional Facilities when not incompatible with the surrounding area and subject to Policy A.1.11.9;
Proposed Development:	Upon certification of the Property as an Agricultural Enclave within the meaning of Section 163.3164(4), Florida Statutes, any development on the Property proposed by owner pursuant to Section 163.3162(4), Florida Statutes, will be less than or equal to the density of one or more adjacent parcels or an adjacent development. Following certification, owner will submit development plans to the County as required by Section 163.3162(4)(e), further detailing the proposed development and demonstrating consistency with the applicable surrounding uses, density, and intensity.

SCHEDULES OF EVIDENCE	
All schedules, exhibits, materials, affidavits, and information submitted herewith or referenced herein are incorporated in the Application by this reference and are part of the Application for all purposes.	
Schedule	Description
1.	Chapter 2026-34, Laws of Florida, and Sections 163.3162(4) & 163.3164(4) (Amended)
2.	- Legal Description - Location Map
3.	- Owner's Affidavit, - Property Deeds
4.	- Continuous Use for Bona Fide Agricultural Purposes Affidavit, - St. Johns County Property Appraiser Agricultural Classification Records
5.	- Specific Purpose Map FLU - Specific Purpose Map Zoning - Surveyor's Affidavit and attached Specific Purpose Map
6.	- Future Land Use Maps - Urban Service Boundary Map - Surrounding Existing Future Land Use Map Designation, Development Area Boundary, and Surrounding Density Affidavit
7.	Offer Regarding Public Services Letter from Owner
8.	Office of Economic and Demographic Research Population Estimates
9.	Property Not Located in Protected Areas Affidavit

I. INTRODUCTION

The Legislature enacted Chapter Law 2026-34, 2026 Fla. Laws (codified at Sections 163.3162 and 163.3164, Florida Statutes), enclosed as Schedule 1 (the “Agricultural Enclaves Act” or the “Act”), to make Florida’s Agricultural Enclave statute an effective means of addressing precisely the land-use condition presented here: an agricultural tract that has become an increasingly isolated remnant within residential and other urban development.



The Agricultural Enclave Act amendment replaced the comprehensive plan-amendment process with a prompt certification-and-development pathway, expanded the means of demonstrating surrounding development, and authorized qualifying property to be developed consistently with the uses and density of its environs. As the aerial depictions and other materials accompanying this Application demonstrate, the Property is entirely within an area designated for residential, commercial, and/or industrial development and almost entirely circled by existing development. Certification accordingly advances both the letter and the remedial purpose of the Act: it allows an agricultural pocket that is no longer part of a greater agricultural landscape to transition in a

manner compatible with its surroundings. Consistent with that purpose, Florida's commitment to the advancement of private property rights, and the liberal application of remedial acts of the legislature required by law, the Act should be construed to effectuate the development remedy the Legislature created and should not be narrowed or impliedly repealed through conditions or restrictions that do not appear in the text. We are pleased to present this Application for certification of the Property as an agricultural enclave pursuant to the Act and look forward to advancing the Legislature's objectives and sharing with you the evidence supporting its approval.

II. BACKGROUND

Carter Road Associates, LLLP, a Florida limited liability limited partnership ("Owner" or "Carter Road Associates") owns the approximately 200.75-acre undeveloped property within unincorporated St. Johns County identified in the attached Schedule 2 by its legal description, parcel ID numbers, and location map (hereafter, the "Property"). Carter Road Associates is the sole entity that owns and controls the Property. The Property is designated Residential-C on the Future Land Use Map ("FLUM") and is zoned OR (Open Rural). It is entirely within and surrounded on one hundred percent (100%) of its boundary by, property inside the Development Area Boundary, and is also surrounded on one hundred percent (100%) of its perimeter by property designated on the St. Johns County Future Land Use map for industrial, commercial, or residential purposes.

The Agricultural Enclave Act allows an applicant to submit to St. Johns County for certification a parcel or parcel(s) that meet the definition of "agricultural enclave" provided in Florida's Community Planning Act¹ at Section 163.3164(4) of the Florida Statutes. Within 30 days after receipt of the application, the County must provide a written report addressing compliance with Section 163.3162(4)(a); within 30 days after the report, the County must hold a public hearing to approve or deny certification; and if the County does not approve or deny certification within 90 days after receipt, the parcels must be certified as an agricultural enclave. See Section 163.3162(4)(a-c), Florida Statutes.

The Property that is the subject of this Application qualifies for certification as an agricultural enclave within the meaning of the Act and is entitled to a density equal to or less than the density of adjacent parcels or developments in accordance with Section 163.3162(4)(a) of the Florida Statutes, as more fully set forth below.

III. ANALYSIS

A. The Property Meets Definition of Agricultural Enclave in 163.3164(4).

The Property meets the statutory definition of an agricultural enclave, reproduced in pertinent parts below and in full in Schedule 1, as set forth below.

¹ Section 163.3164, Fla. Stat., the beginning of Florida's Community Planning Act, provides more than 50 defined terms and instructs that the provided definition be applied where the defined terms are utilized within in the Community Planning Act.

“163.3164(4): “Agricultural enclave” means an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025:

(a) Are owned or controlled by a single person or entity;”

The Property is located in unincorporated St. Johns County, is undeveloped, and is owned and controlled by a single entity, Carter Road Associates, as set forth in the Owner’s Affidavit and Property deeds attached as Schedule 3.

“(b) Have been in continuous use for bona fide agricultural purposes, as defined by s. 193.461, for a period of 5 years before the date of any comprehensive plan amendment or development application;”

The Property has been in continuous use for bona fide agricultural purposes, as defined by Section 193.461, Florida Statutes, for more than five years, as supported by St. Johns County Property Appraiser agricultural classification records, and the Continuous Use for Bona Fide Agricultural Purposes Affidavit, enclosed in Schedule 4.

“(c)2.² Do not exceed 700 acres and are surrounded on at least 50 percent of their perimeter by a parcel or parcels that the local government has designated on the local government’s future land use map as land that is to be developed for industrial, commercial, or residential purposes; and the parcel or parcels are surrounded on at least 50 percent of their perimeter by a parcel or parcels within an urban service district, area, or line; or”

Size:

As established in the survey and Surveyor’s Affidavit enclosed as Schedule 5, the Property is 200.75 acres (+/-) acres, well under the 700-acre maximum.

Future Land Use of Surrounding Parcels:

The Property is surrounded on one hundred percent (100%) of its perimeter by parcels designated on the St. Johns County FLUM of the St. Johns County’s 2050 Comprehensive Plan (“Comprehensive Plan”) as land that is to be developed for residential and commercial purposes. Specifically, the Property is surrounded on one hundred percent (100%) of its perimeter by parcels designated on the FLUM as Mixed Use District, Residential-C and Residential-B designations. The Future Land Use Map enclosed in Schedule 6 visually reflects the surrounding properties’ future land use. Schedule 6 also includes the supporting affidavit of a local planning expert titled Surrounding Existing Future Land Use Map Designation, Development Area Boundary, and Surrounding Density Affidavit. The FLUM designations of the property surrounding the Property’s perimeter are further described as follows:

² Subsection 163.3164(4)(c) utilizes “or” at the end of Section 163.3164(4)(c)2. and prior to 163.3164(4)(c)3. to indicate sub-elements (c)1., (c)2., and (c)3. are *disjunctive*, meaning that an applicant need satisfy only one of the three options to meet criteria (4)(c). Because the Property independently satisfies Section 163.3164(4)(c)(2), Fla. Stat., Applicant needs not address other qualifying pathways.

- **Mixed Use District Designation per FLUM:** The Mixed Use District of the FLUM designates land that is to be developed for residential and commercial purposes. Objective A.1.11. of the Comprehensive Plan expresses the County’s goal of providing a mix of commercial, office, light industrial, residential, recreation, and cultural facilities in the Mixed Use District – all of which qualify as industrial, commercial, or residential uses. Policy A.1.11.1 explicitly lists commercial, industrial, and residential uses as the intent of the district: “[t]he Mixed Use Districts are intended to provide for areas that have a mixture of land uses including commercial, light industrial, office, and low, medium, and high density residential development, and are supported by urban services (e.g. central water and sewer).” The Mixed Use District designation satisfies the requirements of Section 163.3164(4)(c)2., Florida Statutes.
- **Residential-B and Residential-C Designations per FLUM:** The Residential-B and Residential-C designations of the FLUM designate land that is to be developed for residential purposes, among other permitted uses. Comprehensive Plan Policy A.1.13.1.(m) states “Residential shall mean single-family or multi-family dwelling units appropriate to the residential densities as designated on the Future Land Use Map along with uses supportive or complimentary to residential[,]” and goes on to list several other permitted uses including “Residential uses at the applicable density established by density zone as depicted on the Future Land Use Map and further defined below, together with permitted accessory uses.” The Residential-B and Residential-C designations satisfy the Section 163.3164(4)(c)2., Florida Statutes, requirement.

Urban Service Area:

The Property is surrounded on one hundred percent (100%) of its perimeter by a parcel or parcels within an urban service district, area, or line.

The Community Planning Act, at Section 163.3164(57), Florida Statutes, provides the following definition of “urban services area” for application in the Agricultural Enclave Act³: “areas identified in the comprehensive plan where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element.” In St. Johns County, the Development Area Boundary is the term used to mean urban service area.

Comprehensive Plan Objective A.1.2 establishes the Development Area Boundary and delineates the areas within which urban public facilities and services are provided or planned. Objective A.1.2. expresses the County’s goal of “implement[ing] a development area boundary to manage growth in areas served by infrastructure.” As one example of several, the Comprehensive Plan Infrastructure Element Policy D.1.1.1 states that “[t]he County shall continue to encourage growth management practices within the Development Area Boundary as shown on the Future Land Use Map which promote contiguous, compact development through the availability of utility services.” Thus, by the express terms of its own Comprehensive Plan, St. Johns County has identified the Development Areas as those locations where public facilities and services (e.g. water and sewer, roads, schools) either currently exist or are planned and programmed in the Capital Improvements

³ See n. 1, above.

Element: precisely the characteristics that define an “urban service area” under Section 163.3164(57), Florida Statutes. Thus, in St. Johns County, the Development Area Boundary defines an urban service district, area, or line.

St. Johns County staff has confirmed this analysis in two recent staff reports: ENCERT 2026-05 Heritage Development East and ENCERT 2026-06 Heritage Development West. Specifically, staff explained at Page 7 of ENCERT 2026-05 Heritage Development East as follows:

“Section 163.3164, Florida Statutes, defines an “urban service area” as an area identified in the comprehensive plan where public facilities and services, including central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. Staff reviewed the County’s Comprehensive Plan, including Objective A.1.2 establishing the Development Area Boundary, together with the Capital Improvements Element, and determined that the Development Area Boundary identifies the areas where urban public facilities and services are provided or planned. **Accordingly, staff finds the Development Area Boundary satisfies the statutory definition of an urban service area for purposes of Section 163.3164(4)(c)2., Florida Statutes.**” (Emphasis added.)

The Urban Service Boundary Map enclosed in Schedule 6 visually reflects the surrounding properties’ location entirely within the Development Area Boundary (and see the Surrounding Existing Future Land Use Map Designation, Development Area Boundary, and Surrounding Density Affidavit, Schedule 6).

Conclusion:

The Property satisfies the conditions of Section 163.3164(4)(c)2. of the Florida Statutes in that it is under 700 acres; is surrounded on one hundred percent (100%) of its boundary by land that is to be developed for industrial, commercial, or residential purposes in the Mixed Use District and Residential-B and -C designations; and is surrounded on one hundred percent (100%) of its perimeter by a parcel or parcels within an urban service district, area, or line in the Development Area Boundary.

“(d) Have public services, including water, wastewater, transportation, schools and recreational facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternative provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of s. 163.3180, or the applicant offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements;”

To the extent a public service or services are determined to be deficient during the site plan review process, Owner offers to enter into a binding agreement to pay for, construct or contribute land for its proportionate share of such improvements. Also see the Offer Regarding Public Services Letter from Owner enclosed as Schedule 7.

“(e) Do not exceed 1,280 acres; however, if the parcel or parcels are surrounded on at least 75 percent of their perimeter by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile, the area must be determined to be urban and the parcel or parcels may not exceed 4,480 acres, unless such parcel or parcels exceeding 1,280 acres are within the affected counties covered by the water protection plan specified in s. 373.4595(4)(c); and”

The Property consists of approximately 200.75 acres and does not exceed 1,280 acres, reference Schedule 5.

“(f)Is located within a county with a population of less than 1,750,000 people. For purposes of this subsection, population is determined in accordance with the most recent official estimate pursuant to s. 186.901.”

The population of St. Johns County, Florida, is less than 1.75 million, see Office of Economic and Demographic Research Population Estimates, Schedule 8.

B. The Property Meets the Pre-Certification Conditions of Section 163.3162(4)(a) of the Florida Statutes

Adjacent Density Test

Section 163.3162(4)(a) of the Florida Statutes, governing the Act’s certification and development process, provides in pertinent part the following:

“Notwithstanding any other law or local ordinance, resolution, or regulation, the owner of a parcel or parcels of land, or such owner's authorized agent or controlling entity, may apply to the governing body of the local government for certification of the parcel or parcels as an agricultural enclave as defined in s. 163.3164 if one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development.” [Emphasis added].

Upon certification of the Property as an Agricultural Enclave within the meaning of Section 163.3164(4), Florida Statutes, any development on the Property proposed by Owner pursuant to Section 163.3162(4), Florida Statutes, will be less than or equal to the density of one or more adjacent parcels or an adjacent development.

Agricultural Enclave Boundary Test

Section 163.3162(4)(a) of the Florida Statutes goes on to state:

“An applicant seeking such certification may not use the perimeter of another parcel certified by the local government as an agricultural enclave to meet the definition of the term “agricultural enclave.”

The Property is not adjacent to another parcel certified by St. Johns County, or any other local government, as an existing agricultural enclave and has not utilized the perimeter of an agricultural enclave to meet the definition of the term. See Surrounding Existing Future Land Use Map Designation, Development Area Boundary, and Surrounding Density Affidavit, Schedule 6.

IV. CONCLUSION

The Property must be certified as an agricultural enclave in accordance with this request because Carter Road Associates’ Application has established that the Property meets the amended statutory definition in Section 163.3164(4), Florida Statutes, and certification requirements of 163.3162(4)(a).

After certification by the St. Johns County Board of County Commissioners, Carter Road Associates will submit development plans under Section 163.3162(4)(e) for development consistent with the uses, density, and intensity of one or more adjacent parcels or an adjacent development, subject to applicable approvals and requirements.



Owner's Authorization Form

Brad Wester of Driver McAfee Hawthorne & Diebenow, PLLC

is hereby authorized TO ACT ON BEHALF OF

Carter Road Associates, LLLP

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Other

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts

or otherwise stated (Deeds), have been notified of the Ag Enclave Cert Request

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

Print Name

Robert Bentz, Mgr of Bentz Family Properties, GP of CRA, LLLP

Signature of Owner

Print Name

Telephone Number

STATE OF TENNESSEE

COUNTY OF Sevier

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of August, 2026, by Robert Bentz as

Manager / GP for Bentz Family Properties, CRA, LLLP



Notary Public, State of Tennessee

Name: Pamela L. Hutchison

My Commission Expires: 3-21-2028

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____



Owner's Authorization Form

Robert Raynes of Gunster, Yoakley and Stewart, P.A.

is hereby authorized TO ACT ON BEHALF OF

Carter Road Associates, LLLP

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Other

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts

or otherwise stated (Deeds), have been notified of the Ag Enclave Cert Request

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

Print Name

Robert Bentz, Mgr of Bentz Family Properties, GP of CRA, LLLP

Signature of Owner

Print Name

Telephone Number

STATE OF TENNESSEE

COUNTY OF Sevier

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

25th

day

of August

2024

by

Robert Bentz

as

Manager / GP

for

Bentz Family Properties, CRA, LLLP



Pamela L. Hutchison

Notary Public, State of Tennessee

Name: Pamela L. Hutchison

My Commission Expires: 3-21-2028

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____

Revised August 30, 2011



Owner's Authorization Form

Christen Spake of Gunster, Yoakley and Stewart, P.A.

is hereby authorized TO ACT ON BEHALF OF

Carter Road Associates, LLLP

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Other

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts

or otherwise stated (Deeds), have been notified of the Ag Enclave Cert Request

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

Print Name

Robert Bentz, Mgr of Bentz Family Properties, GP of CRA, LLLP

Signature of Owner

Print Name

Telephone Number

STATE OF TENNESSEE
COUNTY OF Sevier

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

25th day of August, 2026 by Robert Bentz

Manager/GP for Bentz Family Properties, CRA, LLP as



Notary Public, State of Tennessee

Name: Pamela L. Hutchison

My Commission Expires: 3-21-2028

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____

Revised August 30, 2011

CHAPTER 2026-34

Committee Substitute for Committee Substitute for Committee Substitute for Senate Bill No. 686

An act relating to agricultural enclaves; amending s. 163.3162, F.S.; authorizing certain persons to apply to the governing body of the local government for certification of certain parcels as agricultural enclaves; prohibiting an applicant from using the perimeter of certain parcels for a specified purpose; requiring the local government to provide to the applicant a certain report within a specified timeframe; requiring the local government to hold a public hearing within a specified timeframe to approve or deny such certification; requiring the certification of a parcel or parcels as an agricultural enclave under certain circumstances; requiring the governing body to issue certain decisions in writing; authorizing an applicant to seek judicial review under certain circumstances; authorizing certain persons to submit certain development plans; requiring that certain developments be treated as a conforming use; encouraging a local government to incorporate certain site design measures where feasible for certain development; prohibiting a local government from enacting or enforcing certain laws or regulations; requiring a local government to treat certain agricultural enclaves as if they are within urban service districts; requiring the local government and the owner of a parcel or parcels certified as an agricultural enclave to enter a certain written agreement; authorizing the development of certain parcels for commercial, industrial, or single-family residential purposes under certain circumstances; deleting provisions relating to certain amendments to a local government's comprehensive plan; revising construction; amending s. 163.3164, F.S.; revising the definition of the term "agricultural enclave"; providing for the future expiration and reversion of specified provisions; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (4) of section 163.3162, Florida Statutes, is amended to read:

163.3162 Agricultural lands and practices.—

(4) PUBLIC HEARING PROCESS.—

(a) Notwithstanding any other law or local ordinance, resolution, or regulation, the owner of a parcel or parcels of land, or such owner's authorized agent or controlling entity, may apply to the governing body of the local government for certification of the parcel or parcels as an agricultural enclave as defined in s. 163.3164 if one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development. An applicant seeking such certification may not use the perimeter of another parcel certified by the

local government as an agricultural enclave to meet the definition of the term “agricultural enclave.”

(b) Within 30 days after the local government’s receipt of such an application, the local government shall provide to the applicant a written report detailing whether the application complies with the requirements of paragraph (a).

(c) Within 30 days after the local government provides the report required under paragraph (b), the local government shall hold a public hearing to approve or deny certification of the parcel or parcels as an agricultural enclave. If the local government does not approve or deny certification of the parcel or parcels as an agricultural enclave within 90 days after receipt of the application, the parcel or parcels must be certified as an agricultural enclave.

(d) If the application is denied, the governing body of the local government must issue its decision in writing with detailed findings of fact and conclusions of law. The applicant may seek review of the denial by filing a petition for writ of certiorari in the circuit court within 30 days after the date the local government renders its decision.

(e) If the application is approved, the owner of the parcel or parcels certified as an agricultural enclave, or the owner’s authorized agent or controlling entity, may submit development plans for single-family residential housing which are consistent with the land use requirements, or future land use designations, including uses, density, and intensity, of one or more adjacent parcels or an adjacent development. A development for which plans are submitted under this paragraph must be treated as a conforming use, notwithstanding the local government’s comprehensive plan, future land use designation, or zoning. If development within an agricultural enclave affects an established wildlife corridor, the local government is encouraged to incorporate site design measures that maintain habitat permeability, including clustering, open space retention, and wildlife crossing accommodations, where feasible.

(f) A local government may not enact or enforce a law or regulation for an agricultural enclave which is more burdensome than for other types of applications for comparable uses or densities. A local government shall treat an agricultural enclave that is adjacent to an urban service district as if such enclave is within the urban service district.

(g) Within 30 business days after the local government’s receipt of development plans under paragraph (e), the local government and the owner of the parcel or parcels certified as an agricultural enclave must agree in writing to a process and schedule for information submittal, analysis, and final approval, which may be administrative in nature, of the development plans. The local government may not require the owner to agree to a process that is longer than 180 days in duration or that includes further review of the plans in a quasi-judicial process or public hearing.

(h) Notwithstanding paragraph (e), a parcel or parcels certified as an agricultural enclave as defined in s. 163.3164(4)(c)1.c. which are adjacent to an interstate highway may be developed for commercial, industrial, or single-family residential purposes if one or more adjacent parcels or an adjacent development permits the same density or intensity as the proposed development ~~AMENDMENT TO LOCAL GOVERNMENT COMPREHENSIVE PLAN.~~ The owner of a parcel of land defined as an agricultural enclave under s. 163.3164 may apply for an amendment to the local government comprehensive plan pursuant to s. 163.3184. Such amendment is presumed not to be urban sprawl as defined in s. 163.3164 if it includes land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. This presumption may be rebutted by clear and convincing evidence. Each application for a comprehensive plan amendment under this subsection for a parcel larger than 640 acres must include appropriate new urbanism concepts such as clustering, mixed-use development, the creation of rural village and city centers, and the transfer of development rights in order to discourage urban sprawl while protecting landowner rights.

~~(a) The local government and the owner of a parcel of land that is the subject of an application for an amendment shall have 180 days following the date that the local government receives a complete application to negotiate in good faith to reach consensus on the land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. Within 30 days after the local government's receipt of such an application, the local government and owner must agree in writing to a schedule for information submittal, public hearings, negotiations, and final action on the amendment, which schedule may thereafter be altered only with the written consent of the local government and the owner. Compliance with the schedule in the written agreement constitutes good faith negotiations for purposes of paragraph (c).~~

~~(b) Upon conclusion of good faith negotiations under paragraph (a), regardless of whether the local government and owner reach consensus on the land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel, the amendment must be transmitted to the state land planning agency for review pursuant to s. 163.3184. If the local government fails to transmit the amendment within 180 days after receipt of a complete application, the amendment must be immediately transferred to the state land planning agency for such review. A plan amendment transmitted to the state land planning agency submitted under this subsection is presumed not to be urban sprawl as defined in s. 163.3164. This presumption may be rebutted by clear and convincing evidence.~~

~~(c) If the owner fails to negotiate in good faith, a plan amendment submitted under this subsection is not entitled to the rebuttable presumption under this subsection in the negotiation and amendment process.~~

~~(i)(d)~~ Nothing within this subsection relating to agricultural enclaves shall preempt or replace any protection currently existing for any property located within the boundaries of any of the following areas:

1. The Wekiva Study Area, as described in s. 369.316~~;~~ ~~or~~
2. The Everglades Protection Area, as defined in s. 373.4592(2).
3. Any area of critical state concern, as designated in s. 380.055, s. 380.0551, s. 380.0552, s. 380.0553, or s. 380.0555.
4. Any portion of a property encumbered by a recorded conservation easement as defined in s. 704.06.
5. A military installation or range identified in s. 163.3175(2).

Section 2. Subsection (4) of section 163.3164, Florida Statutes, is amended to read:

163.3164 Community Planning Act; definitions.—As used in this act:

(4) “Agricultural enclave” means an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025:

- (a) Are ~~Is~~ owned or controlled by a single person or entity;
- (b) Have ~~Has~~ been in continuous use for bona fide agricultural purposes, as defined by s. 193.461, for a period of 5 years before ~~prior to~~ the date of any comprehensive plan amendment or development application;
- (c) 1. Are ~~Is~~ surrounded on at least 75 percent of their ~~its~~ perimeter by:
 - a.1. A parcel or parcels ~~Property~~ that have ~~has~~ existing industrial, commercial, or residential development; ~~or~~
 - b.2. A parcel or parcels ~~Property~~ that the local government has designated, in the local government’s comprehensive plan, zoning map, and future land use map, as land that is to be developed for industrial, commercial, or residential purposes, and at least 50 ~~75~~ percent of such parcel ~~or parcels~~ ~~property~~ is existing industrial, commercial, or residential development; or
- c. A combination of an interstate highway and a parcel or parcels that are within an urban service district, area, or line and that the local government has designated in the local government’s future land use map as land that is to be developed for industrial, commercial, or residential purposes;

2. Do not exceed 700 acres and are surrounded on at least 50 percent of their perimeter by a parcel or parcels that the local government has designated on the local government’s future land use map as land that is to be developed for industrial, commercial, or residential purposes; and the

parcel or parcels are surrounded on at least 50 percent of their perimeter by a parcel or parcels within an urban service district, area, or line; or

3. Are located within the boundary of an established rural study area adopted in the local government's comprehensive plan which was intended to be developed with residential uses;

(d) Have Has public services, including water, wastewater, transportation, schools, and recreation facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternative provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of s. 163.3180, or the applicant offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements; and

(e) Do Does not exceed 1,280 acres; however, if the parcel or parcels are property is surrounded on at least 75 percent of their perimeter by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile, then the area must shall be determined to be urban and the parcel or parcels may not exceed 4,480 acres, unless such parcel or parcels exceeding 1,280 acres are within the affected counties covered by the water protection plan specified in s. 373.4595(4)(c); and

(f) Are located within a county with a population of 1.75 million or less. For purposes of this subsection, population is determined in accordance with the most recent official estimate pursuant to s. 186.901.

Where a right-of-way, body of water, or canal exists along the perimeter of a parcel, the perimeter calculations of the agricultural enclave must be based on the adjacent parcel or parcels across the right-of-way, body of water, or canal.

Section 3. The amendments made by this act to ss. 163.3162(4) and 163.3164(4), Florida Statutes, shall expire January 1, 2028, and the text of those subsections shall revert to that in existence on June 30, 2026, except that any amendment to such text enacted other than by this act shall be preserved and continue to operate to the extent that such amendment is not dependent upon the portions of text which expire pursuant to this section.

Section 4. This act shall take effect July 1, 2026.

Approved by the Governor April 20, 2026.

Filed in Office Secretary of State April 20, 2026.

The 2026 Florida Statutes

Title XI	Chapter 163	View Entire Chapter
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	INTERGOVERNMENTAL PROGRAMS	

163.3162 Agricultural lands and practices.—

(1) **LEGISLATIVE FINDINGS AND PURPOSE.**—The Legislature finds that agricultural production is a major contributor to the economy of the state; that agricultural lands constitute unique and irreplaceable resources of statewide importance; that the continuation of agricultural activities preserves the landscape and environmental resources of the state, contributes to the increase of tourism, and furthers the economic self-sufficiency of the people of the state; and that the encouragement, development, and improvement of agriculture will result in a general benefit to the health, safety, and welfare of the people of the state. It is the purpose of this act to protect reasonable agricultural activities conducted on farm lands from duplicative regulation.

(2) **DEFINITIONS.**—As used in this section, the term:

- (a) “Department” means the Department of Agriculture and Consumer Services.
- (b) “Farm” has the same meaning as provided in s. [823.14](#).
- (c) “Farm operation” has the same meaning as provided in s. [823.14](#).
- (d) “Farm product” means plants and plant products as defined in s. [581.011](#), regardless of whether such plants and plant products are edible or nonedible, or any animal useful to humans and includes, but is not limited to, any product derived therefrom.
- (e) “Governmental entity” has the same meaning as provided in s. [164.1031](#). The term does not include a water management district, a water control district established under chapter 298, or a special district created by special act for water management purposes.
- (f) “Housing site” means the totality of development supporting authorized housing, including buildings, mobile homes, barracks, dormitories used as living quarters, parking areas, common areas such as athletic fields or playgrounds, storage structures, and other related structures.

(g) “Legally verified agricultural worker” means a person who:

- 1. Is lawfully present in the United States;
- 2. Meets the definition of eligible worker pursuant to 29 C.F.R. s. 502.10;
- 3. Has been verified through the process provided in s. [448.095\(2\)](#) and is authorized to work at the time of employment;
- 4. Is seasonally or annually employed in bona fide agricultural production;
- 5. Remains lawfully present and authorized to work throughout the duration of that employment; and
- 6. Is not an unauthorized alien as defined in s. [448.095\(1\)](#).

(3) **DUPLICATION OF REGULATION.**—Except as otherwise provided in this section and s. [487.051\(2\)](#), and notwithstanding any other law, including any provision of chapter 125 or this chapter:

(a) A governmental entity may not exercise any of its powers to adopt or enforce any ordinance, resolution, regulation, rule, or policy to prohibit, restrict, regulate, or otherwise limit an activity of a bona fide farm operation, including, but not limited to, the collection, storage, processing, and distribution of a farm product, on land classified as agricultural land pursuant to s. [193.461](#), if such activity is regulated through implemented best management practices, interim measures, or regulations adopted as rules under chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district

as part of a statewide or regional program; or if such activity is expressly regulated by the United States Department of Agriculture, the United States Army Corps of Engineers, or the United States Environmental Protection Agency.

(b) A governmental entity may not charge a fee on a specific agricultural activity of a bona fide farm operation on land classified as agricultural land pursuant to s. 193.461, if such agricultural activity is regulated through implemented best management practices, interim measures, or regulations adopted as rules under chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district as part of a statewide or regional program; or if such agricultural activity is expressly regulated by the United States Department of Agriculture, the United States Army Corps of Engineers, or the United States Environmental Protection Agency.

(c) A governmental entity may not charge an assessment or fee for stormwater management on a bona fide farm operation on land classified as agricultural land pursuant to s. 193.461, if the farm operation has a National Pollutant Discharge Elimination System permit, environmental resource permit, or works-of-the-district permit or implements best management practices adopted as rules under chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district as part of a statewide or regional program.

(d) For each governmental entity that, before March 1, 2009, adopted a stormwater utility ordinance or resolution, adopted an ordinance or resolution establishing a municipal services benefit unit, or adopted a resolution stating the governmental entity's intent to use the uniform method of collection pursuant to s. 197.3632 for such stormwater ordinances, the governmental entity may continue to charge an assessment or fee for stormwater management on a bona fide farm operation on land classified as agricultural pursuant to s. 193.461, if the ordinance or resolution provides credits against the assessment or fee on a bona fide farm operation for the water quality or flood control benefit of:

1. The implementation of best management practices adopted as rules under chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district as part of a statewide or regional program;

2. The stormwater quality and quantity measures required as part of a National Pollutant Discharge Elimination System permit, environmental resource permit, or works-of-the-district permit; or

3. The implementation of best management practices or alternative measures which the landowner demonstrates to the governmental entity to be of equivalent or greater stormwater benefit than those provided by implementation of best management practices adopted as rules under chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district as part of a statewide or regional program, or stormwater quality and quantity measures required as part of a National Pollutant Discharge Elimination System permit, environmental resource permit, or works-of-the-district permit.

(e) When an activity of a farm operation takes place within a wellfield protection area as defined in any wellfield protection ordinance adopted by a county, and the implemented best management practice, regulation, or interim measure does not specifically address wellfield protection, a county may regulate that activity pursuant to such ordinance. This subsection does not limit the powers and duties provided for in s. 373.4592 or limit the powers and duties of any county to address an emergency as provided for in chapter 252.

(f) This subsection may not be construed to permit an existing farm operation to change to a more excessive farm operation with regard to traffic, noise, odor, dust, or fumes where the existing farm operation is adjacent to an established homestead or business on March 15, 1982.

(g) This subsection does not limit the powers of a predominantly urbanized county with a population greater than 1,500,000 and more than 25 municipalities, not operating under a home rule charter adopted pursuant to ss. 10, 11, and 24, Art. VIII of the State Constitution of 1885, as preserved by s. 6(e), Art. VIII of the State Constitution, which has a delegated pollution control program under s. 403.182 and includes drainage basins that are part of the Everglades Stormwater Program, to enact ordinances, regulations, or other measures to comply with the provisions

of s. 373.4592, or which are necessary to carrying out a county's duties pursuant to the terms and conditions of any environmental program delegated to the county by agreement with a state agency.

(h) For purposes of this subsection, a county ordinance that regulates the transportation or land application of domestic wastewater residuals or other forms of sewage sludge shall not be deemed to be duplication of regulation.

(i) This subsection does not limit a county's powers to:

1. Enforce wetlands, springs protection, or stormwater ordinances, regulations, or rules adopted before July 1, 2003.
2. Enforce wetlands, springs protection, or stormwater ordinances, regulations, or rules pertaining to the Wekiva River Protection Area.
3. Enforce ordinances, regulations, or rules as directed by law or implemented consistent with the requirements of a program operated under a delegation agreement from a state agency or water management district.

As used in this paragraph, the term "wetlands" has the same meaning as defined in s. 373.019.

(j) The provisions of this subsection that limit a governmental entity's authority to adopt or enforce any ordinance, regulation, rule, or policy, or to charge any assessment or fee for stormwater management, apply only to a bona fide farm operation as described in this subsection.

(k) This subsection does not apply to a municipal services benefit unit established before March 1, 2009, pursuant to s. 125.01(1)(q), predominately for flood control or water supply benefits.

¹(4) PUBLIC HEARING PROCESS.—

(a) Notwithstanding any other law or local ordinance, resolution, or regulation, the owner of a parcel or parcels of land, or such owner's authorized agent or controlling entity, may apply to the governing body of the local government for certification of the parcel or parcels as an agricultural enclave as defined in s. 163.3164 if one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development. An applicant seeking such certification may not use the perimeter of another parcel certified by the local government as an agricultural enclave to meet the definition of the term "agricultural enclave."

(b) Within 30 days after the local government's receipt of such an application, the local government shall provide to the applicant a written report detailing whether the application complies with the requirements of paragraph (a).

(c) Within 30 days after the local government provides the report required under paragraph (b), the local government shall hold a public hearing to approve or deny certification of the parcel or parcels as an agricultural enclave. If the local government does not approve or deny certification of the parcel or parcels as an agricultural enclave within 90 days after receipt of the application, the parcel or parcels must be certified as an agricultural enclave.

(d) If the application is denied, the governing body of the local government must issue its decision in writing with detailed findings of fact and conclusions of law. The applicant may seek review of the denial by filing a petition for writ of certiorari in the circuit court within 30 days after the date the local government renders its decision.

(e) If the application is approved, the owner of the parcel or parcels certified as an agricultural enclave, or the owner's authorized agent or controlling entity, may submit development plans for single-family residential housing which are consistent with the land use requirements, or future land use designations, including uses, density, and intensity, of one or more adjacent parcels or an adjacent development. A development for which plans are submitted under this paragraph must be treated as a conforming use, notwithstanding the local government's comprehensive plan, future land use designation, or zoning. If development within an agricultural enclave affects an established wildlife corridor, the local government is encouraged to incorporate site design measures that maintain habitat permeability, including clustering, open space retention, and wildlife crossing accommodations, where feasible.

(f) A local government may not enact or enforce a law or regulation for an agricultural enclave which is more burdensome than for other types of applications for comparable uses or densities. A local government shall treat an agricultural enclave that is adjacent to an urban service district as if such enclave is within the urban service district.

(g) Within 30 business days after the local government's receipt of development plans under paragraph (e), the local government and the owner of the parcel or parcels certified as an agricultural enclave must agree in writing to a process and schedule for information submittal, analysis, and final approval, which may be administrative in nature, of the development plans. The local government may not require the owner to agree to a process that is longer than 180 days in duration or that includes further review of the plans in a quasi-judicial process or public hearing.

(h) Notwithstanding paragraph (e), a parcel or parcels certified as an agricultural enclave as defined in s. 163.3164(4)(c)1.c. which are adjacent to an interstate highway may be developed for commercial, industrial, or single-family residential purposes if one or more adjacent parcels or an adjacent development permits the same density or intensity as the proposed development.

(i) Nothing within this subsection relating to agricultural enclaves shall preempt or replace any protection currently existing for any property located within the boundaries of any of the following areas:

1. The Wekiva Study Area, as described in s. 369.316.
2. The Everglades Protection Area, as defined in s. 373.4592(2).
3. Any area of critical state concern, as designated in s. 380.055, s. 380.0551, s. 380.0552, s. 380.0553, or s. 380.0555.
4. Any portion of a property encumbered by a recorded conservation easement as defined in s. 704.06.
5. A military installation or range identified in s. 163.3175(2).

(5) HOUSING FOR LEGALLY VERIFIED AGRICULTURAL WORKERS.—

(a) A governmental entity may not adopt or enforce any legislation, regulation, or ordinance to inhibit the construction or installation of housing for legally verified agricultural workers on land classified as agricultural land pursuant to s. 193.461 which is operated as a bona fide farm except as provided in this subsection.

(b) Construction or installation of housing units for legally verified agricultural workers on parcels of land classified as agricultural land under s. 193.461 must satisfy all of the following criteria:

1. The dwelling units must meet federal, state, and local building standards, including standards of the Department of Health adopted pursuant to ss. 381.008-381.00897 and federal standards for H-2A visa housing. If a written notice of intent is required to be submitted to the Department of Health pursuant to s. 381.0083, the appropriate governmental entity with jurisdiction over the agricultural lands may also require submittal of a copy of the written notice.
2. The housing site must be maintained in a neat, orderly, and safe manner.
3. All structures containing dwelling units must be located a minimum of 10 feet apart.
4. The square footage of the housing site's climate-controlled facilities may not exceed 1.5 percent of the property's area or 35,000 square feet, whichever is less.
5. A housing site must provide front, side, and rear yard setbacks of at least 50 feet. However, an internal project driveway may be located in the required yard space if the yard is adjacent to a public roadway or to property that is under common ownership with the housing site.

6. A housing site may not be located less than 100 feet from a property line adjacent to property zoned for residential use. If the housing site is located less than 250 feet from any property line, screening must be provided between the housing site and any residentially developed adjacent parcels that are under different ownership. The screening may be designed in any of the following ways:

- a. Evergreen plants that, at the time of planting, are at least 6 feet in height and provide an overall screening opacity of 75 percent;
- b. A masonry wall at least 6 feet in height and finished on all sides with brick, stone, or painted or pigmented stucco;
- c. A solid wood or PVC fence at least 6 feet in height with the finished side of the fence facing out;

d. A row of evergreen shade trees that, at the time of planting, are at least 10 feet in height, a minimum of 2-inch caliper, and spaced no more than 20 feet apart; or

e. A berm made with a combination of the materials listed in sub-subparagraphs a.-d., which is at least 6 feet in height and provides an overall screening opacity of 75 percent at the time of installation.

7. All access driveways that serve the housing site must be made of packed shell, gravel, or a similar material that will provide a relatively dust-free surface.

(c) Any local ordinance adopted pursuant to this subsection must comply with all state and federal regulations for migrant farmworker housing, as applicable, including rules adopted by the Department of Health pursuant to ss. 381.008-381.00897 and federal regulations under the Migrant and Seasonal Agricultural Worker Protection Act or the H-2A visa program. A governmental entity may adopt local government land use regulations that are less restrictive than this subsection, but which still meet regulations established by the Department of Health pursuant to ss. 381.008-381.00897 and federal regulations under the Migrant and Seasonal Agricultural Worker Protection Act or the H-2A visa program. An ordinance adopted pursuant to this paragraph may not conflict with the definition and requirements of a legally verified agricultural worker.

(d) Beginning July 1, 2025, a property owner must maintain records of all approved permits, including successor permits, for migrant labor camps or residential migrant housing as required under s. 381.0081. A property owner must maintain such records for at least 3 years and make the records available for inspection within 14 days after receipt of a request for records by a governmental entity.

(e) A housing site may not continue to be used and may be required to be removed under the following circumstances:

1. If, for any reason, a housing site is not being used for legally verified agricultural workers for longer than 365 days, any structure used as living quarters must be removed from the housing site within 180 days after receipt of written notification from the county unless the property owner can demonstrate that use of the site for housing legally verified agricultural workers will occur within 90 days after the written notification.

2. If the property on which the housing site is located ceases to be classified as agricultural land pursuant to s. 193.461.

3. If the permit authorized by the Department of Health for the housing site is revoked, all structures must be removed from the housing site within 180 days after receipt of written notification from the county unless the permit is reinstated by the Department of Health.

4. If a housing site is found to be occupied by any person who does not meet the definition of a legally verified agricultural worker, or is otherwise unlawfully present in the United States. A property owner who violates this subparagraph is subject to a Class I fine pursuant to s. 570.971, not to exceed \$1,000, for the first violation, and a Class II fine, not to exceed \$5,000, for any subsequent violations. The fines shall be collected by the clerk of the court of the county in which the violation occurred.

(f) Notwithstanding this subsection, the construction or installation of housing for legally verified agricultural workers in the Florida Keys Area of Critical State Concern and the City of Key West Area of Critical State Concern is subject to the permit allocation systems of the Florida Keys Area of Critical State Concern and the City of Key West Area of Critical State Concern, respectively.

(g) A housing site that was constructed and in use before July 1, 2024, may continue to be used, and the property owner may not be required by a governmental entity to make changes to meet the requirements of this subsection, unless the housing site will be enlarged, remodeled, renovated, or rehabilitated. The property owner of a housing site authorized under this paragraph must provide regular maintenance and repair, including compliance with health and safety regulations and maintenance standards, for such housing site to ensure the health, safety, and habitability of the housing site.

(6) DATA COLLECTION.—The department shall adopt rules providing for:

(a) A method for governmental entities to submit reports of property owners who have a housing site for legally verified agriculture workers on lands classified as agricultural land pursuant to s. 193.461, as provided in this section.

(b) A method for persons to submit complaints for review and investigation by the department.

Governmental entities shall provide this information quarterly to the department in a format and timeframe prescribed by rule.

(7) ENFORCEMENT.—

(a) In addition to the enforcement methods of employment verification outlined in s. 448.095, the department shall enforce the requirements of subsection (5). Enforcement includes completing routine inspections based on a random sample of data collected by government entities and submitted to the department, the investigation and review of complaints, and the enforcement of violations.

(b) The department shall submit the information collected to the State Board of Immigration Enforcement on a quarterly basis, except that the first quarter shall begin 60 days after the first quarterly data report under subsection (6) by a governmental entity is received and reviewed by the department.

History.—s. 1, ch. 2003-162; s. 2, ch. 2006-255; ss. 1, 9, ch. 2011-7; s. 5, ch. 2011-139; HJR 7103, 2011 Regular Session; s. 1, ch. 2012-83; s. 1, ch. 2013-239; s. 6, ch. 2021-7; s. 2, ch. 2025-22; s. 1, ch. 2025-136; ss. 1, 3, ch. 2026-34.

¹**Note.**—Section 3, ch. 2026-34, provides that “[t]he amendments made by this act to ss. 163.3162(4) and 163.3164(4), Florida Statutes, shall expire January 1, 2028, and the text of those subsections shall revert to that in existence on June 30, 2026, except that any amendment to such text enacted other than by this act shall be preserved and continue to operate to the extent that such amendment is not dependent upon the portions of text which expire pursuant to this section.” Effective January 1, 2028, subsection (4), as amended by s. 3, ch. 2026-34, will read:

(4) AMENDMENT TO LOCAL GOVERNMENT COMPREHENSIVE PLAN.—The owner of a parcel of land defined as an agricultural enclave under s. 163.3164 may apply for an amendment to the local government comprehensive plan pursuant to s. 163.3184. Such amendment is presumed not to be urban sprawl as defined in s. 163.3164 if it includes land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. This presumption may be rebutted by clear and convincing evidence. Each application for a comprehensive plan amendment under this subsection for a parcel larger than 640 acres must include appropriate new urbanism concepts such as clustering, mixed-use development, the creation of rural village and city centers, and the transfer of development rights in order to discourage urban sprawl while protecting landowner rights.

(a) The local government and the owner of a parcel of land that is the subject of an application for an amendment shall have 180 days following the date that the local government receives a complete application to negotiate in good faith to reach consensus on the land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. Within 30 days after the local government’s receipt of such an application, the local government and owner must agree in writing to a schedule for information submittal, public hearings, negotiations, and final action on the amendment, which schedule may thereafter be altered only with the written consent of the local government and the owner. Compliance with the schedule in the written agreement constitutes good faith negotiations for purposes of paragraph (c).

(b) Upon conclusion of good faith negotiations under paragraph (a), regardless of whether the local government and owner reach consensus on the land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel, the amendment must be transmitted to the state land planning agency for review pursuant to s. 163.3184. If the local government fails to transmit the amendment within 180 days after receipt of a complete application, the amendment must be immediately transferred to the state land planning agency for such review. A plan amendment transmitted to the state land planning agency submitted under this subsection is presumed not to be urban sprawl as defined in s. 163.3164. This presumption may be rebutted by clear and convincing evidence.

(c) If the owner fails to negotiate in good faith, a plan amendment submitted under this subsection is not entitled to the rebuttable presumption under this subsection in the negotiation and amendment process.

(d) Nothing within this subsection relating to agricultural enclaves shall preempt or replace any protection currently existing for any property located within the boundaries of the following areas:

1. The Wekiva Study Area, as described in s. 369.316; or
2. The Everglades Protection Area, as defined in s. 373.4592(2).

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163.3164 Community Planning Act; definitions.—As used in this act:

(1) “Adaptation action area” or “adaptation area” means a designation in the coastal management element of a local government’s comprehensive plan which identifies one or more areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning.

(2) “Administration Commission” means the Governor and the Cabinet, and for purposes of this chapter the commission shall act on a simple majority vote, except that for purposes of imposing the sanctions provided in s. [163.3184](#)(8), affirmative action shall require the approval of the Governor and at least three other members of the commission.

(3) “Affordable housing” has the same meaning as in s. [420.0004](#)(3).

¹(4) “Agricultural enclave” means an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025:

- (a) Are owned or controlled by a single person or entity;
- (b) Have been in continuous use for bona fide agricultural purposes, as defined by s. [193.461](#), for a period of 5 years before the date of any comprehensive plan amendment or development application;
- (c)1. Are surrounded on at least 75 percent of their perimeter by:
 - a. A parcel or parcels that have existing industrial, commercial, or residential development;
 - b. A parcel or parcels that the local government has designated, in the local government’s zoning map and future land use map, as land that is to be developed for industrial, commercial, or residential purposes, and at least 50 percent of such parcel or parcels is existing industrial, commercial, or residential development; or
 - c. A combination of an interstate highway and a parcel or parcels that are within an urban service district, area, or line and that the local government has designated in the local government’s future land use map as land that is to be developed for industrial, commercial, or residential purposes;
- 2. Do not exceed 700 acres and are surrounded on at least 50 percent of their perimeter by a parcel or parcels that the local government has designated on the local government’s future land use map as land that is to be developed for industrial, commercial, or residential purposes; and the parcel or parcels are surrounded on at least 50 percent of their perimeter by a parcel or parcels within an urban service district, area, or line; or
- 3. Are located within the boundary of an established rural study area adopted in the local government’s comprehensive plan which was intended to be developed with residential uses;
- (d) Have public services, including water, wastewater, transportation, schools, and recreation facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternative provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of s. [163.3180](#), or the applicant offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements;
- (e) Do not exceed 1,280 acres; however, if the parcel or parcels are surrounded on at least 75 percent of their perimeter by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile, the area must be determined to be urban and the parcel or parcels may not

exceed 4,480 acres, unless such parcel or parcels exceeding 1,280 acres are within the affected counties covered by the water protection plan specified in s. 373.4595(4)(c); and

(f) Are located within a county with a population of 1.75 million or less. For purposes of this subsection, population is determined in accordance with the most recent official estimate pursuant to s. 186.901.

Where a right-of-way, body of water, or canal exists along the perimeter of a parcel, the perimeter calculations of the agricultural enclave must be based on the adjacent parcel or parcels across the right-of-way, body of water, or canal.

(5) “Antiquated subdivision” means a subdivision that was recorded or approved more than 20 years ago and that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision’s zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the respective jurisdiction in which the subdivision is located.

(6) “Area” or “area of jurisdiction” means the total area qualifying under this act, whether this be all of the lands lying within the limits of an incorporated municipality, lands in and adjacent to incorporated municipalities, all unincorporated lands within a county, or areas comprising combinations of the lands in incorporated municipalities and unincorporated areas of counties.

(7) “Capital improvement” means physical assets constructed or purchased to provide, improve, or replace a public facility and which are typically large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multiyear financing. For the purposes of this part, physical assets that have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

(8) “Coastal area” means the 35 coastal counties and all coastal municipalities within their boundaries.

(9) “Compatibility” means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

(10) “Comprehensive plan” means a plan that meets the requirements of ss. 163.3177 and 163.3178.

(11) “Deepwater ports” means the ports identified in s. 403.021(9).

(12) “Density” means an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.

(13) “Developer” means any person, including a governmental agency, undertaking any development as defined in this act.

(14) “Development” has the same meaning as in s. 380.04.

(15) “Development order” means any order granting, denying, or granting with conditions an application for a development permit.

(16) “Development permit” includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

(17) “Downtown revitalization” means the physical and economic renewal of a central business district of a community as designated by local government, and includes both downtown development and redevelopment.

(18) “Ecologically significant parcel” means a parcel of land located within the boundaries of a low-density municipality which is currently undeveloped and has been designated as either rural, conservation, agricultural, or greenspace as provided by a local government comprehensive plan developed pursuant to s. 163.3177.

(19) “Floodprone areas” means areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on flood insurance rate maps or flood hazard boundary maps.

(20) “Goal” means the long-term end toward which programs or activities are ultimately directed.

(21) “Governing body” means the board of county commissioners of a county, the commission or council of an incorporated municipality, or any other chief governing body of a unit of local government, however designated, or

the combination of such bodies where joint utilization of this act is accomplished as provided herein.

(22) “Governmental agency” means:

- (a) The United States or any department, commission, agency, or other instrumentality thereof.
- (b) This state or any department, commission, agency, or other instrumentality thereof.
- (c) Any local government, as defined in this section, or any department, commission, agency, or other instrumentality thereof.
- (d) Any school board or other special district, authority, or governmental entity.

(23) “Impact fee” means a one-time charge imposed by a local government on new development to fund the capital costs of public infrastructure needed to serve that development.

(24) “Intensity” means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

(25) “Internal trip capture” means trips generated by a mixed-use project that travel from one onsite land use to another onsite land use without using the external road network.

(26) “Land” means the earth, water, and air, above, below, or on the surface, and includes any improvements or structures customarily regarded as land.

(27) “Land development regulation commission” means a commission designated by a local government to develop and recommend, to the local governing body, land development regulations which implement the adopted comprehensive plan and to review land development regulations, or amendments thereto, for consistency with the adopted plan and report to the governing body regarding its findings. The responsibilities of the land development regulation commission may be performed by the local planning agency.

(28) “Land development regulations” means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land, except that this definition does not apply in s. 163.3213.

(29) “Land use” means the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.

(30) “Level of service” means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

(31) “Local government” means any county or municipality.

(32) “Local planning agency” means the agency designated to prepare the comprehensive plan or plan amendments required by this act.

(33) “Low-density municipality” means a municipality existing on or before January 1, 2025, which is less than 2,500 acres in total size and contains a population of 5,000 or fewer legal residents.

(34) “Master development plan” or “master plan,” for the purposes of this act and 26 U.S.C. s. 118, means a planning document that integrates plans, orders, agreements, designs, and studies to guide development as defined in this section and may include, as appropriate, authorized land uses, authorized amounts of horizontal and vertical development, and public facilities, including local and regional water storage for water quality and water supply. The term includes, but is not limited to, a plan for a development under this chapter or chapter 380, a basin management action plan pursuant to s. 403.067(7), a regional water supply plan pursuant to s. 373.709, a watershed protection plan pursuant to s. 373.4595, and a spring protection plan developed pursuant to s. 373.807.

(35) “Mobility fee” means a local government fee schedule established by ordinance and based on the projects included in the local government’s adopted mobility plan.

(36) “Mobility plan” means an alternative transportation system mobility study developed by using a plan-based methodology and adopted into a local government comprehensive plan that promotes a compact, mixed use, and

interconnected development served by a multimodal transportation system in an area that is urban in character, or designated to be urban in character, as defined in s. 171.031.

(37) “Newspaper of general circulation” means a newspaper published at least on a weekly basis and printed in the language most commonly spoken in the area within which it circulates, but does not include a newspaper intended primarily for members of a particular professional or occupational group, a newspaper whose primary function is to carry legal notices, or a newspaper that is given away primarily to distribute advertising.

(38) “New town” means an urban activity center and community designated on the future land use map of sufficient size, population, and land use composition to support a variety of economic and social activities consistent with an urban area designation. New towns shall include basic economic activities; all major land use categories, with the possible exception of agricultural and industrial; and a centrally provided full range of public facilities and services that demonstrate internal trip capture. A new town shall be based on a master development plan.

(39) “Objective” means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

(40) “Parcel of land” means any quantity of land capable of being described with such definiteness that its locations and boundaries may be established, which is designated by its owner or developer as land to be used, or developed as, a unit or which has been used or developed as a unit.

(41) “Person” means an individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

(42) “Plan-based methodology” means a study methodology that uses the most recent and localized data to project growth within a jurisdiction over a 10-year period, anticipate capacity impacts on relevant systems which will be created by the projected growth, and establish a list of capital projects to be constructed or purchased in a defined time period to mitigate the anticipated capacity impacts as part of a new or updated impact fee study. The capital projects identified in a county or municipal impact fee study and any necessary interlocal agreement must comport with the requirements of s. 163.3177(6)(h).

(43) “Policy” means the way in which programs and activities are conducted to achieve an identified goal.

(44) “Projects that promote public transportation” means projects that directly affect the provisions of public transit, including transit terminals, transit lines and routes, separate lanes for the exclusive use of public transit services, transit stops (shelters and stations), office buildings or projects that include fixed-rail or transit terminals as part of the building, and projects which are transit oriented and designed to complement reasonably proximate planned or existing public facilities.

(45) “Public facilities” means major capital improvements, including transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational facilities.

(46) “Public notice” means notice as required by s. 125.66(2) for a county or by s. 166.041(3)(a) for a municipality. The public notice procedures required in this part are established as minimum public notice procedures.

(47) “Regional planning agency” means the council created pursuant to chapter 186.

(48) “Seasonal population” means part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents and includes tourists, migrant farmworkers, and other short-term and long-term visitors.

(49) “Sector plan” means the process authorized by s. 163.3245 in which one or more local governments engage in long-term planning for a large area and address regional issues through adoption of detailed specific area plans within the planning area as a means of fostering innovative planning and development strategies, furthering the purposes of this part and part I of chapter 380, reducing overlapping data and analysis requirements, protecting regionally significant resources and facilities, and addressing extrajurisdictional impacts. The term includes an optional sector plan that was adopted before June 2, 2011.

(50) “State land planning agency” means the Department of Commerce.

(51) “Structure” has the same meaning as in s. 380.031(19).

(52) “Suitability” means the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

(53) “Transit-oriented development” means a project or projects, in areas identified in a local government comprehensive plan, that is or will be served by existing or planned transit service. These designated areas shall be compact, moderate to high density developments, of mixed-use character, interconnected with other land uses, bicycle and pedestrian friendly, and designed to support frequent transit service operating through, collectively or separately, rail, fixed guideway, streetcar, or bus systems on dedicated facilities or available roadway connections.

(54) “Transportation corridor management” means the coordination of the planning of designated future transportation corridors with land use planning within and adjacent to the corridor to promote orderly growth, to meet the concurrency requirements of this chapter, and to maintain the integrity of the corridor for transportation purposes.

(55) “Urban infill” means the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant, developable land does not constitute more than 10 percent of the area.

(56) “Urban redevelopment” means demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill areas, existing urban service areas, or community redevelopment areas created pursuant to part III.

(57) “Urban service area” means areas identified in the comprehensive plan where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. The term includes any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.

(58) “Urban sprawl” means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

History.—s. 3, ch. 75-257; s. 49, ch. 79-190; s. 10, ch. 81-167; s. 10, ch. 83-55; s. 2, ch. 85-55; s. 3, ch. 92-129; s. 2, ch. 93-206; s. 2, ch. 95-257; s. 22, ch. 95-280; s. 7, ch. 95-310; s. 2, ch. 98-176; s. 2, ch. 99-378; s. 1, ch. 2005-290; s. 3, ch. 2006-255; s. 1, ch. 2007-204; s. 2, ch. 2009-96; s. 2, ch. 2011-14; ss. 6, 80, ch. 2011-139; s. 59, ch. 2011-142; s. 21, ch. 2018-158; s. 30, ch. 2019-3; s. 26, ch. 2024-6; s. 1, ch. 2024-266; s. 2, ch. 2026-3; ss. 2, 3, ch. 2026-34; s. 4, ch. 2026-161.

¹**Note.**—Section 3, ch. 2026-34, provides that “[t]he amendments made by this act to ss. 163.3162(4) and 163.3164(4), Florida Statutes, shall expire January 1, 2028, and the text of those subsections shall revert to that in existence on June 30, 2026, except that any amendment to such text enacted other than by this act shall be preserved and continue to operate to the extent that such amendment is not dependent upon the portions of text which expire pursuant to this section.” Effective January 1, 2028, subsection (4), as amended by s. 3, ch. 2026-34, will read:

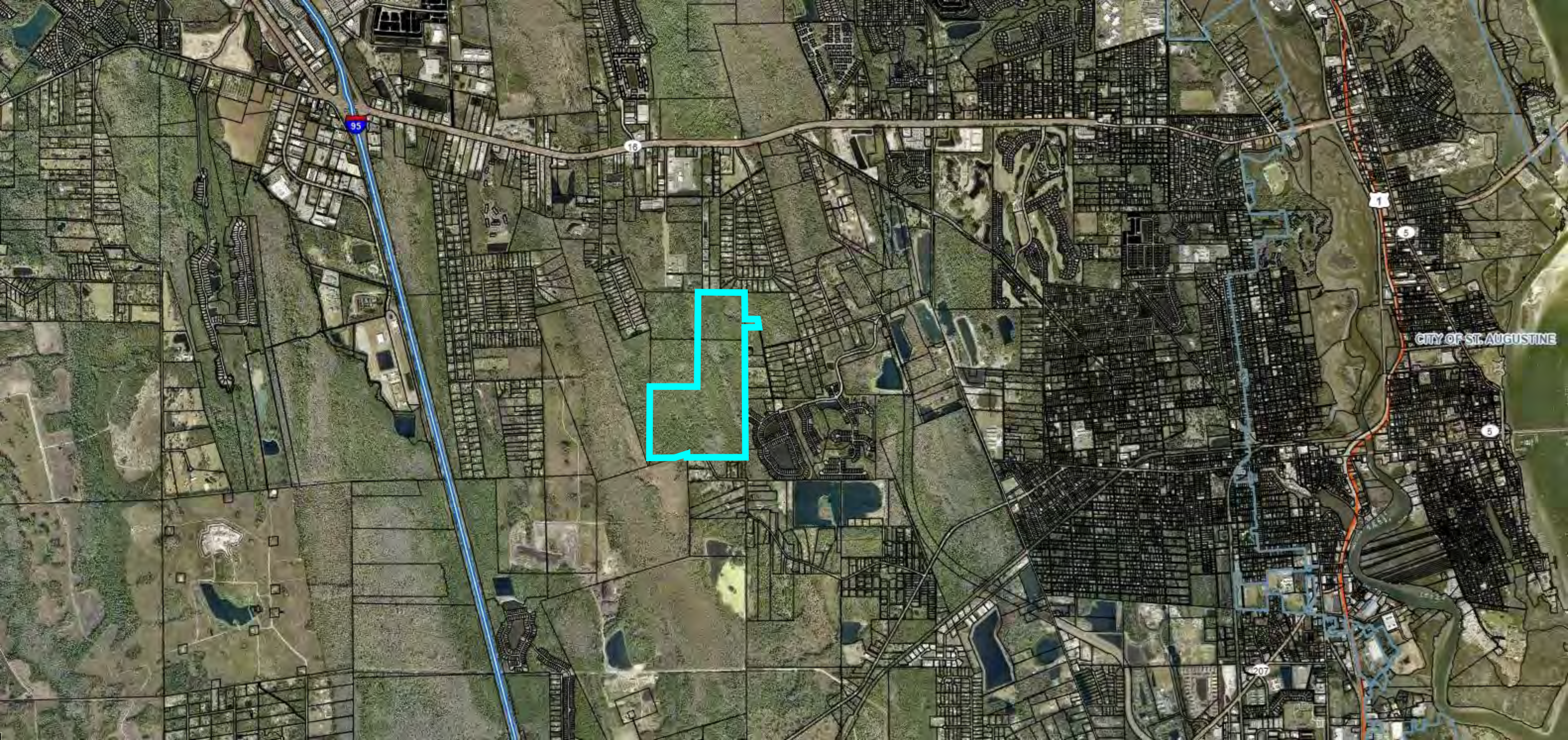
- (4) “Agricultural enclave” means an unincorporated, undeveloped parcel that:
- (a) Is owned by a single person or entity;
 - (b) Has been in continuous use for bona fide agricultural purposes, as defined by s. 193.461, for a period of 5 years prior to the date of any comprehensive plan amendment application;
 - (c) Is surrounded on at least 75 percent of its perimeter by:
 1. Property that has existing industrial, commercial, or residential development; or
 2. Property that the local government has designated, in the local government’s comprehensive plan, zoning map, and future land use map, as land that is to be developed for industrial, commercial, or residential purposes, and at least 75 percent of such property is existing industrial, commercial, or residential development;
 - (d) Has public services, including water, wastewater, transportation, schools, and recreation facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternative provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of s. 163.3180; and
 - (e) Does not exceed 1,280 acres; however, if the property is surrounded by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile, then the area shall be determined to be urban and the parcel may not exceed 4,480 acres.

LEGAL DESCRIPTION

A PORTION OF LAND IN GOVERNMENT LOTS 1, SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LAND IN GOVERNMENT LOTS 3 AND 4, SECTION 16, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 00° 08' 50" EAST, ON THE WEST LINE OF SAID SECTION 15, AND THE EAST LINE OF SECTION 16, A DISTANCE OF 745.66 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6039, PAGE 1428 OF SAID COUNTY; THENCE N 89° 53' 51" E WITH THE NORTHERLY LINE THEREOF, A DISTANCE 340.17' TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 30 FOOT INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2530, PAGE 1199 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE S 10° 46' 01" E WITH THE EASTERLY AND WESTERLY LINES THEREOF, A DISTANCE OF 244.39' TO THE SOUTHEAST CORNER THEREOF, THENCE DEPART SAID INGRESS/EGRESS EASEMENT S 89° 55' 19" W WITH THE SOUTHERLY LINE LANDS THEREOF, A DISTANCE OF 385.21' TO THE SOUTHWEST CORNER THEREOF, SAID POINT LYING ON THE WEST LINE OF SAID SECTION 15; THENCE WITH THE WEST LINE OF SAID SECTION 15 SOUTH 00° 08' 50" EAST, A DISTANCE OF 3,580.03 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1714, PAGE 781 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPART WEST LINE OF SAID SECTION 15 SOUTH 89° 25' 08" WEST WITH THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1714, PAGE 781 AND OFFICIAL RECORDS BOOK 5364, PAGE 411 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,608.68 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT LING ON THE EASTERLY LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4696, PAGE 1279 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01° 04' 21" WEST WITH THE EASTERLY LINE THEREOF, A DISTANCE OF 98.58 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 72° 27' 29" WEST WITH THE NORTHWESTERLY LINE THEREOF, A DISTANCE OF 339.58 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1017, PAGE 727 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 24' 16" WEST WITH THE NORTHERLY LINE THEREOF, A DISTANCE OF 723.64 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE WEST LINE OF GOVERNMENT LOT 3 OF SAID SECTION 16; THENCE NORTH 00° 30' 50" EAST WITH THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 2,016.30 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89° 13' 06" EAST WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1,317.40 FEET TO THE NORTHEAST CORNER THEREOF; THENCE DEPART SAID NORTH LINE NORTH 00° 11' 07" EAST WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 2,612.99 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 AS MONUMENTED; THENCE SOUTH 89° 12' 40" EAST WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 AS MONUMENTED, A DISTANCE OF 1,302.42 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 200.75 ACRES, MORE OR LESS



Record & Return to: Grantee



Prepared by: **Cindy Brown**
Land Title of America Group
3700 US Highway 1 South
St. Augustine, Florida 32086
File No.: **L29511**

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Parcel I.D. No.: 095490-0000

WARRANTY DEED

This Indenture made this **21st** day of **July, 2005** BETWEEN **ISLAND INVESTMENTS OF ST. AUGUSTINE, / and a Florida corporation**, Address: 765 CR 13 South, St. Augustine, Florida 32092, GRANTOR*, and **CARTER ROAD ASSOCIATES, LLLP, a Florida Limited Liability Limited Partnership**, Address: 621 S.E. Central Parkway, Stuart, Florida 34994, GRANTEE*.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COPY

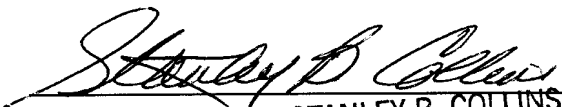
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

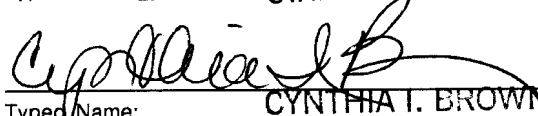
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

ISLAND INVESTMENTS OF ST. AUGUSTINE, / and a Florida corporation


Typed Name: STANLEY B. COLLINS


by **Mark Moscarello, President**


Typed Name: CYNTHIA I. BROWN

COUNTY OF ST. JOHNS
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on **July 21st, 2005** by **Mark Moscarello, President** of **ISLAND INVESTMENTS OF ST. AUGUSTINE, / and a Florida corporation** who is personally known to me or has produced his/her Driver's License as identification.

[Seal]

STANLEY B. COLLINS
NOTARY PUBLIC, State of Florida
My Comm. Expires May 6, 2008
Comm. No. DD294651

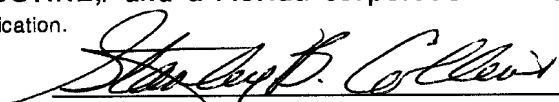

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
Name: STANLEY B. COLLINS
COMMISSION EXPIRATION: 5-6-08

EXHIBIT "A"

A parcel of land situated in Section 16, Township 7 South, Range 29 East, St. Johns County, Florida and being more particularly bounded and described as follows:

COMMENCE at the Southeast corner of said Section 16; thence North 00 degrees 08 minutes 08 seconds West, along the East line of said Section 16, a distance of 660.40 feet to the POINT OF BEGINNING for the herein described Parcel; thence South 89 degrees 27 minutes 09 seconds West, along the North line of the South Quarter of Government Lots 3 and 4 of said Section 16, a distance of 1606.78 feet to the East line of Section 44, Township 7 South, Range 29 East of said County; thence North 02 degrees 07 minutes 15 seconds West, along the said East line of Section 44, a distance of 98.79 feet to the Northeast corner of said Section 44; thence South 72 degrees 29 minutes 44 seconds West, along the North line of said Section 44, a distance of 338.59 feet; thence South 89 degrees 27 minutes 09 seconds West, along the North line of those lands described in Official Records Book 1017, Page 727 and 727A of the public records of said County, a distance of 724.54 feet; thence North 00 degrees 32 minutes 03 seconds East, along the West line of said Government Lot 3, a distance of 1987.41 feet to the Northwest corner of said Government Lot 3; thence South 89 degrees 12 minutes 38 seconds East, along the North line of said Government Lot 3 a distance of 1304.79 feet; thence North 00 degrees 44 minutes 24 seconds East, along the East line of the Southwest Quarter of the Northeast Quarter of said Section 16, a distance of 1319.39 feet to the Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 16; thence South 89 degrees 12 minutes 38 seconds East, along the North line of said Southeast Quarter of the Northeast Quarter, a distance of 1309.98 feet to the East line of said Section 16; thence South 00 degrees 08 minutes 08 seconds East, along said East line of Section 16, a distance of 3245.18 feet to the POINT OF BEGINNING.

TOGETHER WITH all of Grantors Interest in the GRANT OF EASEMENTS recorded in Official Records Book 2170, Page 1524 and Official Records Book 2170, Page 1527 of the public records of St. Johns County, Florida.

Prepared by and Return to:
Michael J. Caramadre, Esq.
Nason, Yeager, Gerson, Harris & Fumero, P.A.
3001 PGA Blvd., Suite 305
Palm Beach Gardens, FL 33410

File Number: **09933-31761**

Parcel Identification No. **0954150090**

Parcel Identification No. **0954400000**

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 21 day of **October, 2024** between **Mary Ann Lewis, a married woman**, whose address is **6510 Christopher Pt Rd. West, Jacksonville, Florida 32217**, Grantor*, and **Carter Road Associates, LLLP, a Florida limited liability limited partnership**, whose address is **360 Columbia Drive, Suite 102, West Palm Beach, Florida 33409**, Grantee*,

Witnesseth that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint John's County, Florida**, to-wit:

A parcel of land in Government Lot 1, Section 15, Township 7 South, Range 29 East, St. Johns County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said Section 15, thence South 00 degrees, 01 minutes, 50 seconds East, on the West line of Said Section 15, a distance of 745.92 feet to the Point of Beginning at the Northwest corner of the herein described parcel of land, thence continuing South 00 degrees, 01 minutes, 50 seconds East, on said West line of Section, 240.00 feet; thence due East 385.11 feet; thence North 10 degrees, 38 minutes West, on the West line of a 30 foot width road, 244.19 feet; thence due West 340.18 feet to the POINT OF BEGINNING.

TOGETHER WITH:

The Northeast Quarter of the Northeast Quarter of Section 16, Township 7, Range 29, St Johns County, Florida.

Subject to taxes and assessments for the year 2024 and subsequent years and covenants, conditions, restrictions, easements, reservations, rights-of-way, and limitations of record, if any, none of which are hereby reimposed.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

And said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

END OF DOCUMENT
See Next Page For Signatures

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Miguel Perez
Witness Name: MIGUEL PEREZ

Witness Address :
35 Fullerwood Dr ST Augustine FL 32084

Mary Ann Lewis (Seal)
Mary Ann Lewis

Pamela Perez
Witness Name: Pamela Perez

Witness Address :
35 Fullerwood Dr. St. Aug. FL 32084

State of Florida

County of DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of October, 2024 by Mary Ann Lewis, who ☐ is personally known or ☒ has produced FL DHC as identification.

[Notary Seal]



Irán Tito
Notary Public, State of Florida
My Commission Expires 01/12/2025
Commission No. HH 71267

Irán Tito
Notary Public

Printed Name: IRAN TITO

My Commission Expires: 2/12/2025

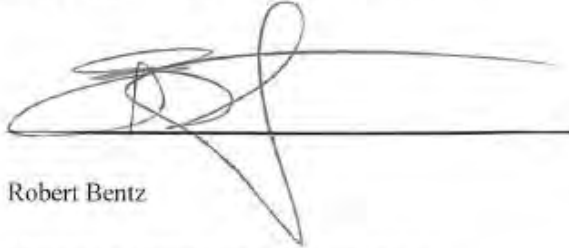
OWNER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SEVIER

BEFORE ME, the undersigned authority, personally appeared Robert Bentz, who, being first duly sworn, deposes and says:

1. My name is Robert Bentz. I am the Manager of Bentz Family Properties, LLC, a Florida limited liability company, the general partner of Carter Road Associates, LLLP, a Florida limited liability limited partnership ("Owner"). Carter Road Associates, LLLP is the owner of the property that is the subject of this application for certification of an agricultural enclave in St. Johns County, Florida.
2. In my capacity as manager of the general partner of the Owner, I have personal knowledge of the ownership, management, and control of the real property described herein.
3. My personal knowledge of the facts stated herein is derived from my direct involvement in the management and operation of the Owner entity.
4. The subject property is located in unincorporated St. Johns County, Florida, and is more particularly described in Exhibit "A" attached hereto, containing 200.75 acres (+/-) (the "Property").
5. On January 1, 2025, the Property was owned and/or controlled by a single person or entity, specifically: Carter Road Associates, LLLP, a Florida limited liability limited partnership.
6. The basis for this statement is my personal knowledge of the Property, further supported by the warranty deeds recorded in the Public Records of St. Johns County, Florida, in Official Records Book 2491, Page 1929, dated July 22, 2005; and Official Records Book 6039, Page 1428, dated October 22, 2024; each conveying the Property to Owner.
7. At the time Owner acquired each parcel of the Property, none were encumbered by a recorded conservation easement as defined in Section 704.06, Florida Statutes, and none have been established or recorded during Owner's ownership of the Property.
8. Upon certification of the Property as an Agricultural Enclave within the meaning of Section 163.3164(4), Florida Statutes, any development on the Property proposed by Owner pursuant to Section 163.3162(4), Florida Statutes, will be less than or equal to the density of one or more adjacent parcels or an adjacent development.
9. This Affidavit is executed for the purpose of satisfying the requirements of Sections 163.3164(4) and 163.3162(4), Florida Statutes, in connection with the Owner's application for certification of an agricultural enclave in St. Johns County, Florida.

FURTHER AFFIANT SAYETH NOT.



Robert Bentz

Manager of Bentz Family Properties LLC,

the General Partner of Carter Road Associates, LLLP

2101 Vista Parkway, 251,

West Palm Beach, FL 33411

Sworn to and subscribed before me by means of ☒ physical presence / ☐ online notarization this 28th day of August, 2026, by Robert Bentz, who is personally known to me or who has produced [TYPE OF IDENTIFICATION] as identification.



Notary Public, State of Tennessee

Print Name: Pamela L Hutchison

My Commission Expires: 3-21-2028

Commission No.: N/A



EXHIBIT A

A PORTION OF LAND IN GOVERNMENT LOTS 1, SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LAND IN GOVERNMENT LOTS 3 AND 4, SECTION 16, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 00° 08' 50" EAST, ON THE WEST LINE OF SAID SECTION 15, AND THE EAST LINE OF SECTION 16, A DISTANCE OF 745.66 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6039, PAGE 1428 OF SAID COUNTY; THENCE N 89° 53' 51" E WITH THE NORTHERLY LINE THEREOF, A DISTANCE 340.17' TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 30 FOOT INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2530, PAGE 1199 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE S 10° 46' 01" E WITH THE EASTERLY AND WESTERLY LINES THEREOF, A DISTANCE OF 244.39' TO THE SOUTHEAST CORNER THEREOF, THENCE DEPART SAID INGRESS/EGRESS EASEMENT S 89° 55' 19" W WITH THE SOUTHERLY LINE LANDS THEREOF, A DISTANCE OF 385.21' TO THE SOUTHWEST CORNER THEREOF, SAID POINT LYING ON THE WEST LINE OF SAID SECTION 15; THENCE WITH THE WEST LINE OF SAID SECTION 15 SOUTH 00° 08' 50" EAST, A DISTANCE OF 3,580.03 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1714, PAGE 781 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPART WEST LINE OF SAID SECTION 15 SOUTH 89° 25' 08" WEST WITH THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1714, PAGE 781 AND OFFICIAL RECORDS BOOK 5564, PAGE 411 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,608.68 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE EASTERLY LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4696, PAGE 1279 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01° 04' 21" WEST WITH THE EASTERLY LINE THEREOF, A DISTANCE OF 98.58 FEET TO THE NORTHEAST CORNER THEREOF, THENCE SOUTH 72° 27' 29" WEST WITH THE NORTHWESTERLY LINE THEREOF, A DISTANCE OF 338.58 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1017, PAGE 727 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 24' 16" WEST WITH THE NORTHERLY LINE THEREOF, A DISTANCE OF 723.64 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE WEST LINE OF GOVERNMENT LOT 3 OF SAID SECTION 16; THENCE NORTH 00° 30' 50" EAST WITH THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 2,016.30 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89° 13' 06" EAST WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1,317.40 FEET TO THE NORTHEAST CORNER THEREOF; THENCE DEPART SAID NORTH LINE NORTH 00° 11' 07" EAST WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 2,612.99 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 AS MONUMENTED; THENCE SOUTH 89° 12' 40" EAST WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 AS MONUMENTED, A DISTANCE OF 1,302.42 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 200.75 ACRES, MORE OR LESS

**AFFIDAVIT OF CONTINUOUS USE FOR
BONA FIDE AGRICULTURAL PURPOSES**

STATE OF TENNESSEE

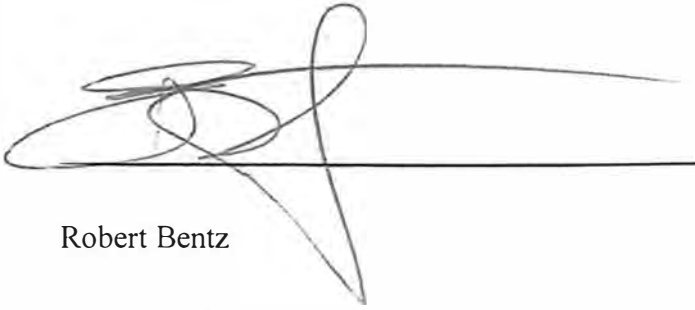
COUNTY OF SEVIER

BEFORE ME, the undersigned authority, personally appeared Robert Bentz, who, being first duly sworn, deposes and says:

1. I am the Manager of Bentz Family Properties, LLC, a Florida limited liability company, the general partner of Carter Road Associates, LLLP, a Florida limited liability limited partnership ("Owner"). Carter Road Associates, LLLP is the owner of the property that is the subject of this application for certification of an agricultural enclave in St. Johns County, Florida. I have personal knowledge of the agricultural use and operations conducted on the property that is the subject of this application.
2. The subject property is located in unincorporated St. Johns County, Florida, and is more particularly described in Exhibit "A" attached hereto (the "Property").
3. Section 163.3164(4)(b) of the Florida Statutes requires that the subject property has been in continuous use for bona fide agricultural purposes, as defined by Section 193.461, Fla. Stat., for a period of 5 years before the date of any comprehensive plan amendment or development application, and I confirm that this statement is true and correct as to the Property.
4. The St. Johns County Property Appraiser has classified the Property under an agricultural classification pursuant to Section 193.461, Florida Statutes, for more than the past 5 tax years, and the St. Johns County property tax records reflecting the Property's ongoing agricultural classification are submitted with the application for certification of the Property as an agricultural enclave.
5. Since taking ownership of each parcel comprising the Property, Owner has used and maintained the Property for the following bona fide agricultural use: silviculture.
6. This Affidavit is executed for the purpose of satisfying the requirements of Section 163.3164(4)(b), Florida Statutes, and demonstrating that the Property has been used for bona fide agricultural purposes as defined in Section 193.461, Florida Statutes, for a period of more than five (5) years prior to the date of any comprehensive plan amendment or development application.

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FURTHER AFFIANT SAYETH NOT.



Robert Bentz

Manager of Bentz Family Properties LLC,

the General Partner of Carter Road Associates, LLLP

2101 Vista Parkway, 251,

West Palm Beach, FL 33411

Sworn to and subscribed before me by means of ☒ physical presence / ☐ online notarization this 28th day of August, 2026, by Robert Bentz, who is personally known to me or who has produced [TYPE OF IDENTIFICATION] as identification.



Notary Public, State of Tennessee



Print Name: Pamela L Hutchison

My Commission Expires: 3-21-2028

Commission No.: N/A

EXHIBIT A

A PORTION OF LAND IN GOVERNMENT LOTS 1, SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LAND IN GOVERNMENT LOTS 3 AND 4, SECTION 16, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 00° 08' 50" EAST, ON THE WEST LINE OF SAID SECTION 15, AND THE EAST LINE OF SECTION 16, A DISTANCE OF 745.66 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6039, PAGE 1428 OF SAID COUNTY; THENCE N 89° 53' 51" E WITH THE NORTHERLY LINE THEREOF, A DISTANCE 340.17' TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 30 FOOT INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2530, PAGE 1199 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE S 10° 46' 01" E WITH THE EASTERLY AND WESTERLY LINES THEREOF, A DISTANCE OF 244.39' TO THE SOUTHEAST CORNER THEREOF, THENCE DEPART SAID INGRESS/EGRESS EASEMENT S 89° 55' 19" W WITH THE SOUTHERLY LINE LANDS THEREOF, A DISTANCE OF 385.21' TO THE SOUTHWEST CORNER THEREOF, SAID POINT LYING ON THE WEST LINE OF SAID SECTION 15; THENCE WITH THE WEST LINE OF SAID SECTION 15 SOUTH 00° 08' 50" EAST, A DISTANCE OF 3,580.03 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1714, PAGE 781 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPART WEST LINE OF SAID SECTION 15 SOUTH 89° 25' 08" WEST WITH THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1714, PAGE 781 AND OFFICIAL RECORDS BOOK 5364, PAGE 411 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,608.68 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT LING ON THE EASTERLY LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4696, PAGE 1279 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01° 04' 21" WEST WITH THE EASTERLY LINE THEREOF, A DISTANCE OF 98.58 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 72° 27' 29" WEST WITH THE NORTHWESTERLY LINE THEREOF, A DISTANCE OF 339.58 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1017, PAGE 727 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 24' 16" WEST WITH THE NORTHERLY LINE THEREOF, A DISTANCE OF 723.64 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE WEST LINE OF GOVERNMENT LOT 3 OF SAID SECTION 16; THENCE NORTH 00° 30' 50" EAST WITH THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 2,016.30 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89° 13' 06" EAST WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1,317.40 FEET TO THE NORTHEAST CORNER THEREOF; THENCE DEPART SAID NORTH LINE NORTH 00° 11' 07" EAST WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 2,612.99 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 AS MONUMENTED; THENCE SOUTH 89° 12' 40" EAST WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 AS MONUMENTED, A DISTANCE OF 1,302.42 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 200.75 ACRES, MORE OR LESS

2017 NOTICE OF PROPOSED PROPERTY TAXES
DO NOT PAY. THIS IS NOT A BILL

ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

Deadline to file a petition with the Value Adjustment Board is 09/11/2026
Homestead Exemption Applications & TPP Returns can now be filed
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Real Estate
Parcel ID: 0954150090

LEWIS MARY ANN
6510 CHRISTOPHER POINT RD W
JACKSONVILLE, FL 32217-0000

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Tax District: 450

Site Address: THOMPSON BAILEY RD

Legal Desc: 1-9 PT OF LOT 1 - 244.19FT ON RD
OR808/499 & 3237/740(Q/C)

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2016)			This Year (2017)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	20,000	590	590	20,000	590	590
Schools	20,000	590	590	20,000	590	590
Other	20,000	590	590	20,000	590	590

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	5.1200	3.02	4.8919	2.89	5.1000	3.01	9/05/17 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.7300	0.43	0.6967	0.41	0.7500	0.44	
County: Health Unit	0.0171	0.01	0.0163	0.01	0.0171	0.01	
County: Fire District	1.4700	0.87	1.4038	0.83	1.4700	0.87	
Public Schools: Local	2.2480	1.33	2.1486	1.27	2.2480	1.33	9/12/17 5:30 PM 2980 Collins Ave Bld C, St Aug, FL
Public Schools: State	4.6190	2.73	4.4148	2.60	4.2950	2.53	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/06/17 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	0.02	0.0300	0.02	0.0320	0.02	9/07/17 5:30 PM 190 E 13th St, Riviera Bch, FL
Mosquito	0.2150	0.13	0.2052	0.12	0.2150	0.13	9/14/17 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0638	0.04	0.0606	0.04	0.0638	0.04	9/14/17 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2885	0.17	0.2724	0.16	0.2724	0.16	9/12/17 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	14.8034	8.75	14.1403	8.35	14.4633	8.54	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	19,410

EXEMPTIONS

Exemptions	Applies to	Value

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PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2017)			This Year (2018)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	20,000	590	590	20,000	590	590
Schools	20,000	590	590	20,000	590	590
Other	20,000	590	590	20,000	590	590

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	5.1000	3.01	4.8456	2.86	5.1000	3.01	9/04/18 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.7500	0.44	0.7117	0.42	0.7500	0.44	
County: Health Unit	0.0171	0.01	0.0162	0.01	0.0171	0.01	
County: Fire District	1.4700	0.87	1.3974	0.82	1.4700	0.87	
Public Schools: Local	2.2480	1.33	2.1366	1.26	2.2480	1.33	9/18/18 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	4.2950	2.53	4.0821	2.41	4.0300	2.38	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/10/18 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	0.02	0.0302	0.02	0.0320	0.02	9/06/18 5:30 PM 190 E 13th St, Riviera Bch, FL
Mosquito	0.2150	0.13	0.2041	0.12	0.2200	0.13	9/13/18 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0638	0.04	0.0600	0.04	0.0638	0.04	9/11/18 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2724	0.16	0.2562	0.15	0.2562	0.15	9/11/18 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	14.4633	8.54	13.7401	8.11	14.1871	8.38	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	19,410

EXEMPTIONS

Exemptions	Applies to	Value

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& 4694/644(Q/C)

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2018)			This Year (2019)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	20,000	590	590	20,000	720	720
Schools	20,000	590	590	20,000	720	720
Other	20,000	590	590	20,000	720	720

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	5.1000	3.01	4.8308	3.48	4.9500	3.56	9/03/19 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.7500	0.44	0.7089	0.51	0.9000	0.65	
County: Health Unit	0.0171	0.01	0.0162	0.01	0.0171	0.01	
County: Fire District	1.4700	0.87	1.3911	1.00	1.4700	1.06	
Public Schools: Local	2.2480	1.33	2.1291	1.53	2.2480	1.62	9/17/19 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	4.0300	2.38	3.8169	2.75	3.8880	2.80	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/09/19 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	0.02	0.0304	0.02	0.0320	0.02	9/12/19 5:30 PM 247 Edwards Ln, Palm Bch Shores
Mosquito	0.2200	0.13	0.2080	0.15	0.2100	0.15	9/12/19 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0638	0.04	0.0600	0.04	0.0638	0.05	9/17/19 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2562	0.15	0.2414	0.17	0.2414	0.17	9/10/19 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	14.1871	8.38	13.4328	9.66	14.0203	10.09	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	19,280

EXEMPTIONS

Exemptions	Applies to	Value

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2020 NOTICE OF PROPOSED PROPERTY TAXES
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PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2019)			This Year (2020)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	20,000	720	720	20,000	720	720
Schools	20,000	720	720	20,000	720	720
Other	20,000	720	720	20,000	720	720

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.9500	3.56	4.6537	3.35	4.9500	3.56	9/08/20 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.9000	0.65	0.8444	0.61	0.9000	0.65	
County: Health Unit	0.0171	0.01	0.0160	0.01	0.0171	0.01	
County: Fire District	1.4700	1.06	1.3813	0.99	1.4700	1.06	
Public Schools: Local	2.2480	1.62	2.1128	1.52	2.2480	1.62	9/15/20 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.8880	2.80	3.6541	2.63	3.7050	2.67	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/03/20 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	0.02	0.0306	0.02	0.0320	0.02	9/10/20 5:30 PM 1314 Marcinski Rd, Jupiter, FL
Mosquito	0.2100	0.15	0.1971	0.14	0.2100	0.15	9/10/20 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0638	0.05	0.0598	0.04	0.0638	0.05	9/15/20 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2414	0.17	0.2287	0.16	0.2287	0.16	9/08/20 5:05 PM Virtually at www.sjrwmd.com
TOTAL PROPERTY TAXES	14.0203	10.09	13.1785	9.47	13.8246	9.95	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	19,280

EXEMPTIONS

Exemptions	Applies to	Value

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2021 NOTICE OF PROPOSED PROPERTY TAXES
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PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2020)			This Year (2021)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	20,000	720	720	20,000	720	720
Schools	20,000	720	720	20,000	720	720
Other	20,000	720	720	20,000	720	720

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	3.35	4.4369	3.19	4.6537	3.35	9/07/21 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	0.61	0.8038	0.58	0.8444	0.61	
County: Health Unit	0.0160	0.01	0.0152	0.01	0.0160	0.01	
County: Fire District	1.3813	0.99	1.3140	0.95	1.3813	0.99	
Public Schools: Local	2.2480	1.62	2.1493	1.55	2.2480	1.62	9/14/21 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.7050	2.67	3.5423	2.55	3.5640	2.57	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/13/21 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	0.02	0.0306	0.02	0.0320	0.02	9/09/21 5:30 PM 200 Military Trl, Jupiter, FL
Mosquito	0.2050	0.15	0.1952	0.14	0.2000	0.14	9/09/21 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0598	0.04	0.0574	0.04	0.0598	0.04	9/16/21 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2287	0.16	0.2189	0.16	0.2287	0.16	9/14/21 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	13.3739	9.62	12.7636	9.19	13.2279	9.51	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	19,280

EXEMPTIONS

Exemptions	Applies to	Value

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OR808/499 & 3237/740(Q/C)
& 4694/644(Q/C)

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2021)			This Year (2022)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	20,000	720	720	20,000	720	720
Schools	20,000	720	720	20,000	720	720
Other	20,000	720	720	20,000	720	720

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	3.35	4.1201	2.97	4.6537	3.35	9/06/22 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	0.61	0.7459	0.54	0.8444	0.61	
County: Health Unit	0.0160	0.01	0.0141	0.01	0.0160	0.01	
County: Fire District	1.3813	0.99	1.2202	0.88	1.3813	0.99	
Public Schools: Local	2.2480	1.62	1.8978	1.37	2.2480	1.62	9/13/22 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.5640	2.57	3.0089	2.17	3.2350	2.33	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/12/22 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	0.02	0.0287	0.02	0.0320	0.02	9/08/22 5:05 PM 221 SW 3rd Ave, Ft. Lauderdale, FL
Mosquito	0.2000	0.14	0.1767	0.13	0.1900	0.14	9/15/22 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0598	0.04	0.0530	0.04	0.0598	0.04	9/15/22 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2189	0.16	0.1974	0.14	0.1974	0.14	9/13/22 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	13.2181	9.51	11.4628	8.27	12.8576	9.25	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	19,280

EXEMPTIONS

Exemptions	Applies to	Value

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Parcel ID: 0954150090

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6510 CHRISTOPHER POINT RD W
JACKSONVILLE, FL 32217-0000

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 450

Site Address: THOMPSON BAILEY RD

Legal Desc: 1-9 PT OF LOT 1 - 244.19FT ON RD
OR808/499 & 3237/740(Q/C)
& 4694/644(Q/C) & 5635/1363(Q/C)

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2022)			This Year (2023)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	20,000	720	720	20,000	820	820
Schools	20,000	720	720	20,000	820	820
Other	20,000	720	720	20,000	820	820

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	3.35	4.1867	3.43	4.6537	3.82	9/05/23 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	0.61	0.7578	0.62	0.8444	0.69	
County: Health Unit	0.0160	0.01	0.0144	0.01	0.0160	0.01	
County: Fire District	1.3813	0.99	1.2418	1.02	1.3813	1.13	
Public Schools: Local	2.2480	1.62	1.9697	1.62	2.2480	1.84	9/12/23 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.2350	2.33	2.8345	2.32	3.1620	2.59	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/11/23 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	0.02	0.0288	0.02	0.0288	0.02	9/07/23 5:05 PM 1707 NE Indian River Dr, Jensen B
Mosquito	0.1900	0.14	0.1706	0.14	0.1800	0.15	9/14/23 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0598	0.04	0.0530	0.04	0.0598	0.05	9/14/23 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.1974	0.14	0.1793	0.15	0.1793	0.15	9/12/23 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	12.8576	9.25	11.4366	9.37	12.7533	10.45	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	19,180

EXEMPTIONS

Exemptions	Applies to	Value

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2024 NOTICE OF PROPOSED PROPERTY TAXES
DO NOT PAY. THIS IS NOT A BILL

ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

Deadline to file a petition with the Value Adjustment Board is 09/11/2026
Homestead Exemption Applications & TPP Returns can now be filed
online at www.sjcpa.gov

Real Estate
Parcel ID: 0954150090

LEWIS MARY ANN
6510 CHRISTOPHER POINT RD W
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Tax District: 450

Site Address: THOMPSON BAILEY RD

Legal Desc: 1-9 PT OF LOT 1 - 244.19FT ON RD
OR808/499 & 3237/740(Q/C)
& 4694/644(Q/C) & 5635/1363(Q/C)

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2023)			This Year (2024)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	20,000	820	820	60,000	820	820
Schools	20,000	820	820	60,000	820	820
Other	20,000	820	820	60,000	820	820

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	3.82	4.3217	3.54	4.6537	3.82	9/03/24 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	0.69	0.7817	0.64	0.8444	0.69	
County: Health Unit	0.0160	0.01	0.0148	0.01	0.0160	0.01	
County: Fire District	1.3813	1.13	1.2797	1.05	1.3813	1.13	
Public Schools: Local	2.2480	1.84	2.1340	1.75	2.2480	1.84	9/10/24 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.1620	2.59	3.0016	2.46	3.0300	2.48	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	
FIND	0.0288	0.02	0.0266	0.02	0.0288	0.02	9/05/24 5:05 PM 1707 NE Indian River Dr, Jensen B
Mosquito	0.1800	0.15	0.1667	0.14	0.1700	0.14	
Port Authority	0.0598	0.05	0.0549	0.05	0.0598	0.05	9/17/24 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.1793	0.15	0.1686	0.14	0.1793	0.15	9/04/24 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	12.7533	10.45	11.9503	9.80	12.6113	10.33	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	59,180

EXEMPTIONS

Exemptions	Applies to	Value

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2026 TRIM Notice

2026 TRIM Notice (PDF)

Parcel ID	0954150090
Location Address	THOMPSON BAILEY RD SAINT AUGUSTINE 32084-0000
Neighborhood	M&B Deer Run/4 Mile/214 area (DEV) (6650.69)
Tax Description*	1-9 PT OF LOT 1 - 244.19FT ON RD OR6039/1428 *The Description above is not to be used on legal documents.
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	15-7-29
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	13.5252
Acreage	2.000
Homestead	N

No Image Available

[CARTER ROAD ASSOCIATES LLLP](#)

100%
PO BOX 212376
ROYAL PALM BEACH, FL 33421-0000



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$40,000.00
Agricultural (Assessed) Value	\$820.00
Agricultural (Market) Value	\$40,000.00
Just Market	\$40,000.00
Total Deferred	\$0.00
Assessed Value	\$820.00
Total Exemptions	\$0.00
Taxable Value	\$820.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$0	\$0	\$100,000	\$100,000
2024	\$0	\$0	\$60,000	\$60,000
2023	\$0	\$0	\$20,000	\$20,000
2022	\$0	\$0	\$20,000	\$20,000
2021	\$0	\$0	\$20,000	\$20,000
2020	\$0	\$0	\$20,000	\$20,000
2019	\$0	\$0	\$20,000	\$20,000
2018	\$0	\$0	\$20,000	\$20,000
2017	\$0	\$0	\$20,000	\$20,000
2016	\$0	\$0	\$20,000	\$20,000
2015	\$0	\$0	\$25,000	\$25,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	2	AC	\$820
Market Ag Uplands	0	0	2	AC	\$40,000

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/22/2024	10/21/2024	\$840,000.00	WARRANTY DEED	6039	1428	Q	V	LEWIS MARY ANN	CARTER ROAD ASSOCIATES LLLP
9/16/2022	9/14/2022	\$100.00	QUIT CLAIM DEED	5635	1363	U	V	LEWIS MARY ANN ETAL	LEWIS MARY ANN
3/14/2019	3/11/2019	\$0.00	QUIT CLAIM DEED	4694	644	U	V	LEWIS MARY ANN	LEWIS MARY ANN ETAL
9/9/2009	6/30/2009	\$0.00	QUIT CLAIM DEED	3237	740	U	V	LEWIS ROY,MARY ANN	LEWIS MARY ANN
	1/1/1989	\$67,000.00		808	499	Q	V		LEWIS ROY,MARY ANN

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 8/20/2026, 2:55:54 AM](#)

Contact Us



2017 NOTICE OF PROPOSED PROPERTY TAXES
DO NOT PAY. THIS IS NOT A BILL

ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

Deadline to file a petition with the Value Adjustment Board is 09/11/2026
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online at www.sjcpa.gov

Real Estate

Parcel ID: 0954400000

LEWIS MARY ANN
6510 CHRISTOPHER POINT RD W
JACKSONVILLE, FL 32217-0000

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Tax District: 450

Site Address: STATE ROAD 16

Legal Desc: 1 NE1/4 OF NE1/4 SEC 16
OR808/499 & 3280/1855(Q/C)

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2016)			This Year (2017)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	374,400	11,781	11,781	374,400	11,781	11,781
Schools	374,400	11,781	11,781	374,400	11,781	11,781
Other	374,400	11,781	11,781	374,400	11,781	11,781

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	5.1200	60.32	4.8919	57.63	5.1000	60.08	9/05/17 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.7300	8.60	0.6967	8.21	0.7500	8.84	
County: Health Unit	0.0171	0.20	0.0163	0.19	0.0171	0.20	
County: Fire District	1.4700	17.32	1.4038	16.54	1.4700	17.32	
Public Schools: Local	2.2480	26.48	2.1486	25.31	2.2480	26.48	9/12/17 5:30 PM 2980 Collins Ave Bld C, St Aug, FL
Public Schools: State	4.6190	54.42	4.4148	52.01	4.2950	50.60	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/06/17 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	0.38	0.0300	0.35	0.0320	0.38	9/07/17 5:30 PM 190 E 13th St, Riviera Bch, FL
Mosquito	0.2150	2.53	0.2052	2.42	0.2150	2.53	9/14/17 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0638	0.75	0.0606	0.71	0.0638	0.75	9/14/17 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2885	3.40	0.2724	3.21	0.2724	3.21	9/12/17 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	14.8034	174.40	14.1403	166.58	14.4633	170.39	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	362,619

EXEMPTIONS

Exemptions	Applies to	Value

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2018 NOTICE OF PROPOSED PROPERTY TAXES
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OR808/499 & 3280/1855(Q/C)

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2017)			This Year (2018)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	374,400	11,781	11,781	374,400	11,781	11,781
Schools	374,400	11,781	11,781	374,400	11,781	11,781
Other	374,400	11,781	11,781	374,400	11,781	11,781

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	5.1000	60.08	4.8456	57.09	5.1000	60.08	9/04/18 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.7500	8.84	0.7117	8.38	0.7500	8.84	
County: Health Unit	0.0171	0.20	0.0162	0.19	0.0171	0.20	
County: Fire District	1.4700	17.32	1.3974	16.46	1.4700	17.32	
Public Schools: Local	2.2480	26.48	2.1366	25.17	2.2480	26.48	9/18/18 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	4.2950	50.60	4.0821	48.09	4.0300	47.48	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/10/18 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	0.38	0.0302	0.36	0.0320	0.38	9/06/18 5:30 PM 190 E 13th St, Riviera Bch, FL
Mosquito	0.2150	2.53	0.2041	2.40	0.2200	2.59	9/13/18 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0638	0.75	0.0600	0.71	0.0638	0.75	9/11/18 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2724	3.21	0.2562	3.02	0.2562	3.02	9/11/18 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	14.4633	170.39	13.7401	161.87	14.1871	167.14	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	362,619

EXEMPTIONS

Exemptions	Applies to	Value

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OR808/499 & 3280/1855(Q/C)

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2018)			This Year (2019)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	374,400	11,781	11,781	374,400	14,204	14,204
Schools	374,400	11,781	11,781	374,400	14,204	14,204
Other	374,400	11,781	11,781	374,400	14,204	14,204

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	5.1000	60.08	4.8308	68.62	4.9500	70.31	9/03/19 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.7500	8.84	0.7089	10.07	0.9000	12.78	
County: Health Unit	0.0171	0.20	0.0162	0.23	0.0171	0.24	
County: Fire District	1.4700	17.32	1.3911	19.76	1.4700	20.88	
Public Schools: Local	2.2480	26.48	2.1291	30.24	2.2480	31.93	9/17/19 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	4.0300	47.48	3.8169	54.22	3.8880	55.23	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/09/19 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	0.38	0.0304	0.43	0.0320	0.45	9/12/19 5:30 PM 247 Edwards Ln, Palm Bch Shores
Mosquito	0.2200	2.59	0.2080	2.95	0.2100	2.98	9/12/19 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0638	0.75	0.0600	0.85	0.0638	0.91	9/17/19 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2562	3.02	0.2414	3.43	0.2414	3.43	9/10/19 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	14.1871	167.14	13.4328	190.80	14.0203	199.14	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	360,196

EXEMPTIONS

Exemptions	Applies to	Value

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2020 NOTICE OF PROPOSED PROPERTY TAXES
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OR808/499 & 3280/1855(Q/C)

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2019)			This Year (2020)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	374,400	14,204	14,204	300,300	14,088	14,088
Schools	374,400	14,204	14,204	300,300	14,088	14,088
Other	374,400	14,204	14,204	300,300	14,088	14,088

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.9500	70.31	4.6537	65.56	4.9500	69.74	9/08/20 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.9000	12.78	0.8444	11.90	0.9000	12.68	
County: Health Unit	0.0171	0.24	0.0160	0.23	0.0171	0.24	
County: Fire District	1.4700	20.88	1.3813	19.46	1.4700	20.71	
Public Schools: Local	2.2480	31.93	2.1128	29.77	2.2480	31.67	9/15/20 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.8880	55.23	3.6541	51.48	3.7050	52.20	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/03/20 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	0.45	0.0306	0.43	0.0320	0.45	9/10/20 5:30 PM 1314 Marcinski Rd, Jupiter, FL
Mosquito	0.2100	2.98	0.1971	2.78	0.2100	2.96	9/10/20 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0638	0.91	0.0598	0.84	0.0638	0.90	9/15/20 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2414	3.43	0.2287	3.22	0.2287	3.22	9/08/20 5:05 PM Virtually at www.sjrwmd.com
TOTAL PROPERTY TAXES	14.0203	199.14	13.1785	185.67	13.8246	194.77	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	286,212

EXEMPTIONS

Exemptions	Applies to	Value

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Real Estate

Parcel ID: 0954400000

LEWIS MARY ANN
6510 CHRISTOPHER POINT RD W
JACKSONVILLE, FL 32217-0000

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 450

Site Address: STATE ROAD 16

Legal Desc: 1 NE1/4 OF NE1/4 SEC 16
OR808/499 & 3280/1855(Q/C)

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2020)			This Year (2021)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	300,300	14,088	14,088	300,300	14,088	14,088
Schools	300,300	14,088	14,088	300,300	14,088	14,088
Other	300,300	14,088	14,088	300,300	14,088	14,088

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	65.56	4.4369	62.51	4.6537	65.56	9/07/21 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	11.90	0.8038	11.32	0.8444	11.90	
County: Health Unit	0.0160	0.23	0.0152	0.21	0.0160	0.23	
County: Fire District	1.3813	19.46	1.3140	18.51	1.3813	19.46	
Public Schools: Local	2.2480	31.67	2.1493	30.28	2.2480	31.67	9/14/21 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.7050	52.20	3.5423	49.90	3.5640	50.21	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/13/21 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	0.45	0.0306	0.43	0.0320	0.45	9/09/21 5:30 PM 200 Military Trl, Jupiter, FL
Mosquito	0.2050	2.89	0.1952	2.75	0.2000	2.82	9/09/21 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0598	0.84	0.0574	0.81	0.0598	0.84	9/16/21 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2287	3.22	0.2189	3.08	0.2287	3.22	9/14/21 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	13.3739	188.42	12.7636	179.80	13.2279	186.36	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	286,212

EXEMPTIONS

Exemptions	Applies to	Value

REPRINTED

PA-474
R.04/17

2022 NOTICE OF PROPOSED PROPERTY TAXES
DO NOT PAY. THIS IS NOT A BILL

ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

Deadline to file a petition with the Value Adjustment Board is 09/11/2026
Homestead Exemption Applications & TPP Returns can now be filed
online at www.sjcpa.gov

Real Estate

Parcel ID: 0954400000

LEWIS MARY ANN
6510 CHRISTOPHER POINT RD W
JACKSONVILLE, FL 32217-0000

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 450

Site Address: STATE ROAD 16

Legal Desc: 1 NE1/4 OF NE1/4 SEC 16
OR808/499 & 3280/1855(Q/C)

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2021)			This Year (2022)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	300,300	14,088	14,088	300,300	14,088	14,088
Schools	300,300	14,088	14,088	300,300	14,088	14,088
Other	300,300	14,088	14,088	300,300	14,088	14,088

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	65.56	4.1201	58.04	4.6537	65.56	9/06/22 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	11.90	0.7459	10.51	0.8444	11.90	
County: Health Unit	0.0160	0.23	0.0141	0.20	0.0160	0.23	
County: Fire District	1.3813	19.46	1.2202	17.19	1.3813	19.46	
Public Schools: Local	2.2480	31.67	1.8978	26.74	2.2480	31.67	9/13/22 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.5640	50.21	3.0089	42.39	3.2350	45.57	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/12/22 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	0.45	0.0287	0.40	0.0320	0.45	9/08/22 5:05 PM 221 SW 3rd Ave, Ft. Lauderdale, FL
Mosquito	0.2000	2.82	0.1767	2.49	0.1900	2.68	9/15/22 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0598	0.84	0.0530	0.75	0.0598	0.84	9/15/22 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2189	3.08	0.1974	2.78	0.1974	2.78	9/13/22 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	13.2181	186.22	11.4628	161.49	12.8576	181.14	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	286,212

EXEMPTIONS

Exemptions	Applies to	Value

REPRINTED

PA-474
R.04/17

2023 NOTICE OF PROPOSED PROPERTY TAXES
DO NOT PAY. THIS IS NOT A BILL

ST JOHNS COUNTY TAXING AUTHORITIES
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Saint Augustine, FL 32084

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Real Estate
Parcel ID: 0954400000

LEWIS MARY ANN
6510 CHRISTOPHER POINT RD W
JACKSONVILLE, FL 32217-0000

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Tax District: 450

Site Address: STATE ROAD 16

Legal Desc: 1 NE1/4 OF NE1/4 SEC 16
OR808/499 & 3280/1855(Q/C)
& 5635/1363(Q/C)

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2022)			This Year (2023)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	300,300	14,088	14,088	300,300	15,573	15,573
Schools	300,300	14,088	14,088	300,300	15,573	15,573
Other	300,300	14,088	14,088	300,300	15,573	15,573

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	65.56	4.1867	65.20	4.6537	72.47	9/05/23 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	11.90	0.7578	11.80	0.8444	13.15	
County: Health Unit	0.0160	0.23	0.0144	0.22	0.0160	0.25	
County: Fire District	1.3813	19.46	1.2418	19.34	1.3813	21.51	
Public Schools: Local	2.2480	31.67	1.9697	30.67	2.2480	35.01	9/12/23 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.2350	45.57	2.8345	44.14	3.1620	49.24	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/11/23 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	0.45	0.0288	0.45	0.0288	0.45	9/07/23 5:05 PM 1707 NE Indian River Dr, Jensen B
Mosquito	0.1900	2.68	0.1706	2.66	0.1800	2.80	9/14/23 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0598	0.84	0.0530	0.83	0.0598	0.93	9/14/23 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.1974	2.78	0.1793	2.79	0.1793	2.79	9/12/23 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	12.8576	181.14	11.4366	178.10	12.7533	198.60	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	284,727

EXEMPTIONS

Exemptions	Applies to	Value

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PA-474
R.04/17

2024 NOTICE OF PROPOSED PROPERTY TAXES
DO NOT PAY. THIS IS NOT A BILL

ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

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Real Estate

Parcel ID: 0954400000

LEWIS MARY ANN
6510 CHRISTOPHER POINT RD W
JACKSONVILLE, FL 32217-0000

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Tax District: 450

Site Address: STATE ROAD 16

Legal Desc: 1 NE1/4 OF NE1/4 SEC 16
OR808/499 & 3280/1855(Q/C)
& 5635/1363(Q/C)

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2023)			This Year (2024)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	300,300	15,573	15,573	894,100	15,573	15,573
Schools	300,300	15,573	15,573	894,100	15,573	15,573
Other	300,300	15,573	15,573	894,100	15,573	15,573

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	72.47	4.3217	67.30	4.6537	72.47	9/03/24 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	13.15	0.7817	12.17	0.8444	13.15	
County: Health Unit	0.0160	0.25	0.0148	0.23	0.0160	0.25	
County: Fire District	1.3813	21.51	1.2797	19.93	1.3813	21.51	
Public Schools: Local	2.2480	35.01	2.1340	33.23	2.2480	35.01	9/10/24 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.1620	49.24	3.0016	46.74	3.0300	47.19	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/05/24 5:05 PM 1707 NE Indian River Dr, Jensen B
FIND	0.0288	0.45	0.0266	0.41	0.0288	0.45	
Mosquito	0.1800	2.80	0.1667	2.60	0.1700	2.65	9/12/24 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0598	0.93	0.0549	0.85	0.0598	0.93	9/17/24 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.1793	2.79	0.1686	2.63	0.1793	2.79	9/04/24 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	12.7533	198.60	11.9503	186.09	12.6113	196.40	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	878,527

EXEMPTIONS

Exemptions	Applies to	Value

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R.04/17

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

[Skip to main content](#)

2026 TRIM Notice

2026 TRIM Notice (PDF)

St. Johns County, FL

Parcel ID	0954400000
Location Address	STATE ROAD 16 SAINT AUGUSTINE 32084-0000
Neighborhood	M&B Deer Run/4 Mile/214 area (DEV) (6650.69)
Tax Description*	1 NE1/4 OF NE1/4 SEC 16 OR6039/1428 *The Description above is not to be used on legal documents.
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	16-7-29
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	13.5252
Acreage	39.180
Homestead	N

No Image Available

[CARTER ROAD ASSOCIATES LLLP](#)
100%
PO BOX 212376
ROYAL PALM BEACH, FL 33421-0000



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$394,525.00
Agricultural (Assessed) Value	\$9,760.00
Agricultural (Market) Value	\$394,525.00
Just Market	\$394,525.00
Total Deferred	\$0.00
Assessed Value	\$9,760.00
Total Exemptions	\$0.00
Taxable Value	\$9,760.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$0	\$0	\$663,540	\$663,540
2024	\$0	\$0	\$894,100	\$890,700
2023	\$0	\$0	\$300,300	\$296,900
2022	\$0	\$0	\$300,300	\$296,900
2021	\$0	\$0	\$300,300	\$296,900
2020	\$0	\$0	\$300,300	\$296,900
2019	\$0	\$0	\$374,400	\$374,400
2018	\$0	\$0	\$374,400	\$374,400
2017	\$0	\$0	\$374,400	\$374,400
2016	\$0	\$0	\$374,400	\$374,400
2015	\$0	\$0	\$374,400	\$374,400

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	19.48	AC	\$7,987
Timberlands Wetlands	0	0	19.7	AC	\$1,773
Market Ag Uplands	0	0	19.48	AC	\$389,600
Market Ag Wetlands	0	0	19.7	AC	\$4,925

Sale Information

By clicking the below links, you will leave the Property Appraiser’s Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/22/2024	10/21/2024	\$840,000.00	WARRANTY DEED	6039	1428	Q	V	LEWIS MARY ANN	CARTER ROAD ASSOCIATES LLLP
9/16/2022	9/14/2022	\$100.00	QUIT CLAIM DEED	5635	1363	U	V	LEWIS ROY,MARY ANN	LEWIS MARY ANN
8/18/2016	8/17/2016	\$75,000.00	QUIT CLAIM DEED	4242	193	U	I	KING KEITH A	RAY DOROTHY ELIZABETH
1/26/2015	1/21/2015	\$100.00	TRUSTEES DEED	3980	512	U	I	KING CATHERINE C REV TRUST	KING KEITH A
1/26/2015	10/11/2014	\$0.00	DEATH CERTIFICATE	3980	516	U	I	KING CATHERINE C *** (DECD 10/11/14)	KING EMORY B SR ***
	2/26/2010	\$0.00	CORRECTIVE DEED	3294	274	U	I	KING CATHERINE C	KING CATHERINE C,EMORY SR***
	1/22/2010	\$100.00	QUIT CLAIM DEED	3280	1855	U	V	LEWIS ROY,MARY ANN	LEWIS MARY ANN
	1/6/2006	\$100.00	CORRECTIVE DEED	2619	883	U	I	KING CATHERINE C	KING CATHERINE C REVOCABLE TRUST
	12/9/2005	\$0.00	WARRANTY DEED	2605	1383	U	I	KING CATHERINE C	KING CATHERINE C REVOCABLE TRUST
	8/13/2003	\$100.00	QUIT CLAIM DEED	2021	1350	U	V	KING EMORY BRENT (HIS INT)	KING CATHERINE C
	1/1/1989	\$67,000.00		808	499	Q	V		LEWIS ROY,MARY ANN
	1/1/1989	\$30,000.00		808	497	Q	V		
	11/1/1984	\$0.00		662	60	U	V		KING E B,CATHERINE C

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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Last Data Upload: 8/20/2026, 2:55:54 AM

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 **SCHNEIDER**
GEOSPATIAL

2017 NOTICE OF PROPOSED PROPERTY TAXES

ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

DO NOT PAY. THIS IS NOT A BILL

Real Estate

Parcel ID: 0954900000



810
CARTER ROAD ASSOCIATES LLLP
360 COLUMBIA DR STE 102
WEST PALM BEACH FL 33409-1976

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 450

Legal Desc: 5 N3/4 OF LOTS 3 & 4 & SE1/4
OF NE1/4 OR2491/1929

(3 of 3)

PROPERTY APPRAISER VALUE INFORMATION							
	Last Year (2016)			This Year (2017)			
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value	
County	1,784,125	39,467	39,467	1,784,125	39,467	39,467	
Schools	1,784,125	39,467	39,467	1,784,125	39,467	39,467	
Municipality	N/A	N/A	N/A	N/A	N/A	N/A	
Other	1,784,125	39,467	39,467	1,784,125	39,467	39,467	
TAXING AUTHORITY INFORMATION							
TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	5.1200	202.07	4.8919	193.07	5.1000	201.28	9/05/17 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.7300	28.81	0.6967	27.50	0.7500	29.60	
County: Health Unit	0.0171	0.67	0.0163	0.64	0.0171	0.67	
County: Fire District	1.4700	58.02	1.4038	55.40	1.4700	58.02	
Public Schools: Local	2.2480	88.72	2.1486	84.80	2.2480	88.72	9/12/17 5:30 PM 2980 Collins Ave Bld C, St Aug, FL
Public Schools: State	4.6190	182.30	4.4148	174.24	4.2950	169.51	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/06/17 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	1.26	0.0300	1.18	0.0320	1.26	9/07/17 5:30 PM 190 E 13th St, Riviera Bch, FL
Mosquito	0.2150	8.49	0.2052	8.10	0.2150	8.49	9/14/17 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0638	2.52	0.0606	2.39	0.0638	2.52	9/14/17 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2885	11.39	0.2724	10.75	0.2724	10.75	9/12/17 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	14.8034	584.25	14.1403	558.07	14.4633	570.82	
ASSESSMENT REDUCTIONS							
Reductions to Market Value				Applies to		Value	
AG Classification				All Taxes		1,744,658	
EXEMPTIONS							
Exemptions				Applies to		Value	

2018 NOTICE OF PROPOSED PROPERTY TAXES

ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

DO NOT PAY. THIS IS NOT A BILL

Real Estate
Parcel ID: 0954900000



787
CARTER ROAD ASSOCIATES LLLP
360 COLUMBIA DR STE 102
WEST PALM BEACH FL 33409-1976

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Tax District: 450
Legal Desc: 5 N3/4 OF LOTS 3 & 4 & SE1/4
OF NE1/4 OR2491/1929

(2 of 3)

PROPERTY APPRAISER VALUE INFORMATION							
	Last Year (2017)			This Year (2018)			
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value	
County	1,784,125	39,467	39,467	1,784,125	39,467	39,467	
Schools	1,784,125	39,467	39,467	1,784,125	39,467	39,467	
Municipality	N/A	N/A	N/A	N/A	N/A	N/A	
Other	1,784,125	39,467	39,467	1,784,125	39,467	39,467	
TAXING AUTHORITY INFORMATION							
TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	5.1000	201.28	4.8456	191.24	5.1000	201.28	9/04/18 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.7500	29.60	0.7117	28.09	0.7500	29.60	
County: Health Unit	0.0171	0.67	0.0162	0.64	0.0171	0.67	
County: Fire District	1.4700	58.02	1.3974	55.15	1.4700	58.02	
Public Schools: Local	2.2480	88.72	2.1366	84.33	2.2480	88.72	9/18/18 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	4.2950	169.51	4.0821	161.11	4.0300	159.05	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/10/18 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	1.26	0.0302	1.19	0.0320	1.26	9/06/18 5:30 PM 190 E 13th St, Riviera Bch, FL
Mosquito	0.2150	8.49	0.2041	8.06	0.2200	8.68	9/13/18 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0638	2.52	0.0600	2.37	0.0638	2.52	9/11/18 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2724	10.75	0.2562	10.11	0.2562	10.11	9/11/18 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	14.4633	570.82	13.7401	542.29	14.1871	559.91	
ASSESSMENT REDUCTIONS							
Reductions to Market Value				Applies to		Value	
AG Classification				All Taxes		1,744,658	
EXEMPTIONS							
Exemptions				Applies to		Value	

2019 NOTICE OF PROPOSED PROPERTY TAXES

ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

DO NOT PAY. THIS IS NOT A BILL

Real Estate

Parcel ID: 0954900000



789

CARTER ROAD ASSOCIATES LLLP
 360 COLUMBIA DR STE 102
 WEST PALM BEACH FL 33409-1976

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 450

Legal Desc: 5 N3/4 OF LOTS 3 & 4 & SE1/4 OF NE1/4 OR2491/1929

*154 AC
AG*

(3 of 3)

PROPERTY APPRAISER VALUE INFORMATION							
	Last Year (2018)			This Year (2019)			
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value	
County	1,784,125	39,467	39,467	1,208,000	49,537	49,537	
Schools	1,784,125	39,467	39,467	1,208,000	49,537	49,537	
Municipality	N/A	N/A	N/A	N/A	N/A	N/A	
Other	1,784,125	39,467	39,467	1,208,000	49,537	49,537	
TAXING AUTHORITY INFORMATION							
TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	5.1000	201.28	4.8308	239.30	4.9500	245.21	9/03/19 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.7500	29.60	0.7089	35.12	0.9000	44.58	
County: Health Unit	0.0171	0.67	0.0162	0.80	0.0171	0.85	
County: Fire District	1.4700	58.02	1.3911	68.91	1.4700	72.82	
Public Schools: Local	2.2480	88.72	2.1291	105.47	2.2480	111.36	9/17/19 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	4.0300	159.05	3.8169	189.08	3.8880	192.60	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/09/19 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	1.26	0.0304	1.51	0.0320	1.59	9/12/19 5:30 PM 247 Edwards Ln, Palm Bch Shores, FL
Mosquito	0.2200	8.68	0.2080	10.30	0.2100	10.40	9/12/19 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0638	2.52	0.0600	2.97	0.0638	3.16	9/17/19 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2562	10.11	0.2414	11.96	0.2414	11.96	9/10/19 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	14.1871	559.91	13.4328	665.42	14.0203	694.53	
ASSESSMENT REDUCTIONS							
Reductions to Market Value				Applies to		Value	
AG Classification				All Taxes		1,158,463	
EXEMPTIONS							
Exemptions				Applies to		Value	

2020 NOTICE OF PROPOSED PROPERTY TAXES

DO NOT PAY. THIS IS NOT A BILL.

ST JOHNS COUNTY TAXING AUTHORITIES

4030 Lewis Speedway, Suite 203

Saint Augustine, FL 32084

Deadline to file a petition with the Value Adjustment Board is 09/08/2020
Homestead Exemption Applications & TPP Returns can now be filed online
at www.sjcpa.us

Real Estate

Parcel ID: 0954900000



CARTER ROAD ASSOCIATES LLLP
360 COLUMBIA DR STE 102
WEST PALM BEACH, FL 33409-0000

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 450

Legal Desc: 5 N3/4 OF LOTS 3 & 4 & SE1/4
OF NE1/4 OR2491/1929

PROPERTY APPRAISER VALUE INFORMATION

	LastYear (2019)			ThisYear (2020)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	1,208,000	49,537	49,537	1,224,660	55,249	55,249
Schools	1,208,000	49,537	49,537	1,224,660	55,249	55,249
Municipality	N/A	N/A	N/A	N/A	N/A	N/A
Other	1,208,000	49,537	49,537	1,224,660	55,249	55,249

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.9500	245.21	4.6537	257.11	4.9500	273.48	9/08/20 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.9000	44.58	0.8444	46.65	0.9000	49.72	
County: Health Unit	0.0171	0.85	0.0160	0.88	0.0171	0.94	
County: Fire District	1.4700	72.82	1.3813	76.32	1.4700	81.22	9/15/20 5:30 PM 40 Orange St, St Aug, FL
Public Schools: Local	2.2480	111.36	2.1128	116.73	2.2480	124.20	
Public Schools: State	3.8880	192.60	3.6541	201.89	3.7050	204.70	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/03/20 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	1.59	0.0306	1.69	0.0320	1.77	
Mosquito	0.2100	10.40	0.1971	10.89	0.2100	11.60	
Port Authority	0.0638	3.16	0.0598	3.30	0.0638	3.52	9/15/20 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2414	11.96	0.2287	12.64	0.2287	12.64	
TOTAL PROPERTY TAXES	14.0203	694.53	13.1785	728.10	13.8246	763.79	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	1,169,411

EXEMPTIONS

Exemptions	Applies to	Value

2021 NOTICE OF PROPOSED PROPERTY TAXES

DO NOT PAY. THIS IS NOT A BILL.

Deadline to file a petition with the Value Adjustment Board is 09/07/2021
Homestead Exemption Applications & TPP Returns can now be filed online
at www.sjcpa.us

Real Estate

Parcel ID: 0954900000



CARTER ROAD ASSOCIATES LLLP
360 COLUMBIA DR STE 102
WEST PALM BEACH, FL 33409-0000

ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 450

Legal Desc: 5 N3/4 OF LOTS 3 & 4 & SE1/4
OF NE1/4 OR2491/1929

PROPERTY APPRAISER VALUE INFORMATION

	LastYear (2020)			ThisYear (2021)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	1,224,660	49,537	49,537	1,224,660	49,537	49,537
Schools	1,224,660	49,537	49,537	1,224,660	49,537	49,537
Municipality	N/A	N/A	N/A	N/A	N/A	N/A
Other	1,224,660	49,537	49,537	1,224,660	49,537	49,537

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	230.53	4.4369	219.79	4.6537	230.53	9/07/21 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	41.83	0.8038	39.82	0.8444	41.83	
County: Health Unit	0.0160	0.79	0.0152	0.75	0.0160	0.79	9/14/21 5:30 PM 40 Orange St, St Aug, FL
County: Fire District	1.3813	68.43	1.3140	65.09	1.3813	68.43	
Public Schools: Local	2.2480	111.36	2.1493	106.47	2.2480	111.36	9/13/21 5:01 PM 4730 Casa Cola Way, St Aug, FL
Public Schools: State	3.7050	183.53	3.5423	175.47	3.5640	176.55	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/09/21 5:30 PM 200 Military Trl, Jupiter, FL
FIND	0.0320	1.59	0.0306	1.52	0.0320	1.59	
Mosquito	0.2050	10.16	0.1952	9.67	0.2000	9.91	9/09/21 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0598	2.96	0.0574	2.84	0.0598	2.96	
SJRWMD	0.2287	11.33	0.2189	10.84	0.2287	11.33	9/16/21 5:05 PM 2200 A1A S, St Aug Bch, FL
							9/14/21 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	13.3739	662.51	12.7636	632.26	13.2279	655.28	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	1,175,123

EXEMPTIONS

Exemptions	Applies to	Value

2022 NOTICE OF PROPOSED PROPERTY TAXES

DO NOT PAY. THIS IS NOT A BILL.

Deadline to file a petition with the Value Adjustment Board is 09/13/2022
Homestead Exemption Applications & TPP Returns can now be filed online
at www.sicpa.us

Real Estate

Parcel ID: 0954900000



CARTER ROAD ASSOCIATES LLLP
360 COLUMBIA DR STE 102
WEST PALM BEACH, FL 33409-0000

ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

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Tax District: 450
Legal Desc: 5 N3/4 OF LOTS 3 & 4 & SE1/4
OF NE1/4 OR2491/1929

167.78

AG

PROPERTY APPRAISER VALUE INFORMATION

	LastYear (2021)			ThisYear (2022)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	1,224,660	49,537	49,537	1,224,660	49,537	49,537
Schools	1,224,660	49,537	49,537	1,224,660	49,537	49,537
Municipality	N/A	N/A	N/A	N/A	N/A	N/A
Other	1,224,660	49,537	49,537	1,224,660	49,537	49,537

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	230.53	4.1201	204.10	4.6537	230.53	9/06/22 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	41.83	0.7459	36.95	0.8444	41.83	
County: Health Unit	0.0160	0.79	0.0141	0.70	0.0160	0.79	9/13/22 5:30 PM 40 Orange St, St Aug, FL
County: Fire District	1.3813	68.43	1.2202	60.45	1.3813	68.43	
Public Schools: Local	2.2480	111.36	1.8978	94.01	2.2480	111.36	9/12/22 5:01 PM 4730 Casa Cola Way, St Aug, FL
Public Schools: State	3.5640	176.55	3.0089	149.05	3.2350	160.25	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/08/22 5:05 PM 221 SW 3rd Ave, Ft. Lauderdale, FL
FIND	0.0320	1.59	0.0287	1.42	0.0320	1.59	
Mosquito	0.2000	9.91	0.1767	8.75	0.1900	9.41	9/15/22 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0598	2.96	0.0530	2.63	0.0598	2.96	
SJRWMD	0.2189	10.84	0.1974	9.78	0.1974	9.78	9/13/22 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	13.2181	654.79	11.4628	567.84	12.8576	636.93	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	1,175,123

EXEMPTIONS

Exemptions	Applies to	Value

NOTICE OF PROPOSED PROPERTY TAXES

DO NOT PAY. THIS IS NOT A BILL.

Deadline to file a petition with the Value Adjustment Board is 09/12/2023
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at www.sicpa.gov

ST JOHNS COUNTY TAXING AUTHORITIES

4030 Lewis Speedway, Suite 203

Saint Augustine, FL 32084

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Tax District: 450

Legal Desc: 5 N3/4 OF LOTS 3 & 4 & SE1/4
OF NE1/4 OR2491/1929

Real Estate

Parcel ID: 0954900000



CARTER ROAD ASSOCIATES LLLP
360 COLUMBIA DR STE 102
WEST PALM BEACH FL 33409-1976



PROPERTY APPRAISER VALUE INFORMATION

	LastYear (2022)			ThisYear (2023)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	1,224,660	49,537	49,537	2,332,832	54,029	54,029
Schools	1,224,660	49,537	49,537	2,332,832	54,029	54,029
Municipality	N/A	N/A	N/A	N/A	N/A	N/A
Other	1,224,660	49,537	49,537	2,332,832	54,029	54,029

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	230.53	4.1867	226.20	4.6537	251.43	9/05/23 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	41.83	0.7578	40.94	0.8444	45.62	
County: Health Unit	0.0160	0.79	0.0144	0.78	0.0160	0.86	
County: Fire District	1.3813	68.43	1.2418	67.09	1.3813	74.63	
Public Schools: Local	2.2480	111.36	1.9697	106.42	2.2480	121.46	9/12/23 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.2350	160.25	2.8345	153.15	3.1620	170.84	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/11/23 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	1.59	0.0288	1.56	0.0288	1.56	9/07/23 5:05 PM 1707 NE Indian River Dr, Jensen Bch
Mosquito	0.1900	9.41	0.1706	9.22	0.1800	9.73	9/14/23 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0598	2.96	0.0530	2.86	0.0598	3.23	9/14/23 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.1974	9.78	0.1793	9.69	0.1793	9.69	9/12/23 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	12.8576	636.93	11.4366	617.91	12.7533	689.05	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	2,278,803

EXEMPTIONS

Exemptions	Applies to	Value

2024 NOTICE OF PROPOSED PROPERTY TAXES

DO NOT PAY. THIS IS NOT A BILL.

Deadline to file a petition with the Value Adjustment Board is 09/10/2024
Homestead Exemption Applications & TPP Returns can now be filed online
at www.sicpa.gov

Real Estate
Parcel ID: 0954900000



CARTER ROAD ASSOCIATES LLLP
360 COLUMBIA DR STE 102
WEST PALM BEACH FL 33409-1976

ST JOHNS COUNTY TAXING AUTHORITIES

4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

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Tax District: 450
Legal Desc: 5 N3/4 OF LOTS 3 & 4 & SE1/4
OF NE1/4 OR2491/1929

AG

PROPERTY APPRAISER VALUE INFORMATION

	LastYear (2023)			ThisYear (2024)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	2,332,832	54,029	54,029	3,483,432	54,029	54,029
Schools	2,332,832	54,029	54,029	3,483,432	54,029	54,029
Municipality	N/A	N/A	N/A	N/A	N/A	N/A
Other	2,332,832	54,029	54,029	3,483,432	54,029	54,029

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	251.43	4.3217	233.50	4.6537	251.43	9/03/24 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	45.62	0.7817	42.23	0.8444	45.62	
County: Health Unit	0.0160	0.86	0.0148	0.80	0.0160	0.86	
County: Fire District	1.3813	74.63	1.2797	69.14	1.3813	74.63	
Public Schools: Local	2.2480	121.46	2.1340	115.30	2.2480	121.46	9/10/24 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.1620	170.84	3.0016	162.17	3.0300	163.71	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	
FIND	0.0288	1.56	0.0266	1.44	0.0288	1.56	9/05/24 5:05 PM 1707 NE Indian River Dr, Jensen Bch
Mosquito	0.1800	9.73	0.1667	9.01	0.1700	9.18	9/12/24 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0598	3.23	0.0549	2.97	0.0598	3.23	9/17/24 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.1793	9.69	0.1686	9.11	0.1793	9.69	9/04/24 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	12.7533	689.05	11.9503	645.67	12.6113	681.37	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	3,429,403

EXEMPTIONS

Exemptions	Applies to	Value

2025 NOTICE OF PROPOSED PROPERTY TAXES

DO NOT PAY. THIS IS NOT A BILL.

ST JOHNS COUNTY TAXING AUTHORITIES

4030 Lewis Speedway, Suite 203

Saint Augustine, FL 32084

Deadline to file a petition with the Value Adjustment Board is 09/09/2025
Homestead Exemption Applications & TPP Returns can now be filed online
at www.sjcpa.gov

Real Estate

Parcel ID:0954150090



The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 450

Legal Desc: 1-9 PT OF LOT 1 - 244.19FT ON RD
OR6039/1428

CARTER ROAD ASSOCIATES LLLP
PO BOX 212376
ROYAL PALM BEACH FL 33421-2376

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2024)			This Year (2025)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	60,000	820	820	100,000	820	820
Schools	60,000	820	820	100,000	820	820
Municipality	N/A	N/A	N/A	N/A	N/A	N/A
Other	60,000	820	820	100,000	820	820

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	3.82	4.4180	3.62	4.5650	3.74	9/03/25 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	0.69	0.8004	0.66	0.8444	0.69	
County: Health Unit	0.0160	0.01	0.0152	0.01	0.0160	0.01	
County: Fire District	1.3813	1.13	1.3096	1.07	1.4700	1.21	
Public Schools: Local	2.2480	1.84	2.1713	1.78	3.2480	2.66	
Public Schools: State	3.0300	2.48	2.9266	2.40	3.0240	2.48	9/11/25 5:30 PM 40 Orange St, St Aug, FL
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	
FIND	0.0288	0.02	0.0270	0.02	0.0288	0.02	9/04/25 5:15 PM 121 SW Flagler Ave, Stuart, FL
Mosquito	0.1600	0.13	0.1518	0.12	0.1600	0.13	
Port Authority	0.0598	0.05	0.0566	0.05	0.0574	0.05	9/16/25 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.1793	0.15	0.1703	0.14	0.1793	0.15	
TOTAL PROPERTY TAXES	12.6013	10.32	12.0468	9.87	13.5929	11.14	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	99,180

EXEMPTIONS

Exemptions	Applies to	Value

2025 NOTICE OF PROPOSED PROPERTY TAXES

DO NOT PAY. THIS IS NOT A BILL.

ST JOHNS COUNTY TAXING AUTHORITIES

4030 Lewis Speedway, Suite 203

Saint Augustine, FL 32084

Deadline to file a petition with the Value Adjustment Board is 09/09/2025
Homestead Exemption Applications & TPP Returns can now be filed online
at www.sjcpa.gov

Real Estate

Parcel ID:0954900000



The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 450

Legal Desc: 5 N3/4 OF LOTS 3 & 4 & SE1/4
OF NE1/4 OR2491/1929

CARTER ROAD ASSOCIATES LLLP
PO BOX 212376
ROYAL PALM BEACH FL 33421-2376

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2024)			This Year (2025)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	3,483,432	54,029	54,029	1,757,532	54,029	54,029
Schools	3,483,432	54,029	54,029	1,757,532	54,029	54,029
Municipality	N/A	N/A	N/A	N/A	N/A	N/A
Other	3,483,432	54,029	54,029	1,757,532	54,029	54,029

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	251.43	4.4180	238.70	4.5650	246.64	9/03/25 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	45.62	0.8004	43.24	0.8444	45.62	
County: Health Unit	0.0160	0.86	0.0152	0.82	0.0160	0.86	
County: Fire District	1.3813	74.63	1.3096	70.76	1.4700	79.42	
Public Schools: Local	2.2480	121.46	2.1713	117.31	3.2480	175.49	
Public Schools: State	3.0300	163.71	2.9266	158.12	3.0240	163.38	9/11/25 5:30 PM 40 Orange St, St Aug, FL
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	
FIND	0.0288	1.56	0.0270	1.46	0.0288	1.56	9/04/25 5:15 PM 121 SW Flagler Ave, Stuart, FL
Mosquito	0.1600	8.64	0.1518	8.20	0.1600	8.64	9/11/25 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0598	3.23	0.0566	3.06	0.0574	3.10	9/16/25 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.1793	9.69	0.1703	9.20	0.1793	9.69	9/08/25 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	12.6013	680.83	12.0468	650.87	13.5929	734.40	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	1,703,503

EXEMPTIONS

Exemptions	Applies to	Value

2025 NOTICE OF PROPOSED PROPERTY TAXES
DO NOT PAY. THIS IS NOT A BILL.

ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

Deadline to file a petition with the Value Adjustment Board is 09/09/2025
Homestead Exemption Applications & TPP Returns can now be filed online
at www.sicpa.gov

Real Estate

Parcel ID:0954400000



The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 450

Legal Desc: 1 NE1/4 OF NE1/4 SEC 16
OR6039/1428

CARTER ROAD ASSOCIATES LLLP
PO BOX 212376
ROYAL PALM BEACH FL 33421-2376

PROPERTY APPRAISER VALUE INFORMATION							
	Last Year (2024)			This Year (2025)			
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value	
County	894,100	15,573	15,573	663,540	14,030	14,030	
Schools	894,100	15,573	15,573	663,540	14,030	14,030	
Municipality	N/A	N/A	N/A	N/A	N/A	N/A	
Other	894,100	15,573	15,573	663,540	14,030	14,030	
TAXING AUTHORITY INFORMATION							
TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	72.47	4.4180	61.98	4.5650	64.05	9/03/25 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	13.15	0.8004	11.23	0.8444	11.85	
County: Health Unit	0.0160	0.25	0.0152	0.21	0.0160	0.22	
County: Fire District	1.3813	21.51	1.3096	18.37	1.4700	20.62	
Public Schools: Local	2.2480	35.01	2.1713	30.46	3.2480	45.57	9/11/25 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.0300	47.19	2.9266	41.06	3.0240	42.43	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/04/25 5:15 PM 121 SW Flagler Ave, Stuart, FL
FIND	0.0288	0.45	0.0270	0.38	0.0288	0.40	
Mosquito	0.1600	2.49	0.1518	2.13	0.1600	2.24	9/11/25 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0598	0.93	0.0566	0.79	0.0574	0.81	9/16/25 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.1793	2.79	0.1703	2.39	0.1793	2.52	9/08/25 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	12.6013	196.24	12.0468	169.00	13.5929	190.71	
ASSESSMENT REDUCTIONS							
Reductions to Market Value				Applies to		Value	
AG Classification				All Taxes		649,510	
EXEMPTIONS							
Exemptions				Applies to		Value	

2026 NOTICE OF PROPOSED PROPERTY TAXES

DO NOT PAY. THIS IS NOT A BILL.

ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

The deadline to file a petition with the Value Adjustment Board is 9/11/2026.
Homestead Exemption Applications and TPP Returns can now be filed
online. - www.sjcpa.gov

Real Estate

Parcel ID:0954150090



SCAN ME

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 450

Site Address: THOMPSON BAILEY RD

Legal Desc: 1-9 PT OF LOT 1 - 244.19FT ON RD
OR6039/1428



6598

CARTER ROAD ASSOCIATES LLLP
PO BOX 212376
ROYAL PALM BEACH FL 33421-2376

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2025)			This Year (2026)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	100,000	820	820	40,000	820	820
Schools	100,000	820	820	40,000	820	820
Municipality	N/A	N/A	N/A	N/A	N/A	N/A
Other	100,000	820	820	40,000	820	820

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGETCHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.4999	3.69	4.3733	3.59	4.4999	3.69	9/03/26 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	0.69	0.8196	0.67	0.8444	0.69	
County: Health Unit	0.0160	0.01	0.0155	0.01	0.0160	0.01	
County: Fire District	1.4700	1.21	1.4282	1.17	1.4700	1.21	
Public Schools: Local	3.2480	2.66	3.1819	2.61	3.2480	2.66	9/10/26 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.0240	2.48	2.9625	2.43	3.0160	2.47	
FIND	0.0270	0.02	0.0257	0.02	0.0270	0.02	9/10/26 5:05 PM 1912 NE Jensen Beach Blvd, Jensen Bch, FL
Mosquito	0.1600	0.13	0.1553	0.13	0.1553	0.13	
Port Authority	0.0566	0.05	0.0551	0.05	0.0551	0.05	9/15/26 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.1793	0.15	0.1727	0.14	0.1793	0.15	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/04/26 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	13.5252	11.09	13.1898	10.82	13.5110	11.08	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	39,180

EXEMPTIONS

Exemptions	Applies to	Value

2026 NOTICE OF PROPOSED PROPERTY TAXES

DO NOT PAY. THIS IS NOT A BILL.

ST JOHNS COUNTY TAXING AUTHORITIES

4030 Lewis Speedway, Suite 203

Saint Augustine, FL 32084

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Real Estate

Parcel ID:0954400000



The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 450

Site Address: STATE ROAD 16

Legal Desc: 1 NE1/4 OF NE1/4 SEC 16
OR6039/1428



6388

CARTER ROAD ASSOCIATES LLLP
PO BOX 212376
ROYAL PALM BEACH FL 33421-2376

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2025)			This Year (2026)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	663,540	14,030	14,030	394,525	9,760	9,760
Schools	663,540	14,030	14,030	394,525	9,760	9,760
Municipality	N/A	N/A	N/A	N/A	N/A	N/A
Other	663,540	14,030	14,030	394,525	9,760	9,760

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGETCHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.4999	63.13	4.3733	42.68	4.4999	43.92	9/03/26 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	11.85	0.8196	8.00	0.8444	8.24	
County: Health Unit	0.0160	0.22	0.0155	0.15	0.0160	0.16	
County: Fire District	1.4700	20.62	1.4282	13.94	1.4700	14.35	9/10/26 5:30 PM 40 Orange St, St Aug, FL
Public Schools: Local	3.2480	45.57	3.1819	31.06	3.2480	31.70	
Public Schools: State	3.0240	42.43	2.9625	28.91	3.0160	29.44	9/10/26 5:05 PM 1912 NE Jensen Beach Blvd, Jensen Bch, FL
FIND	0.0270	0.38	0.0257	0.25	0.0270	0.26	
Mosquito	0.1600	2.24	0.1553	1.52	0.1553	1.52	9/09/26 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0566	0.79	0.0551	0.54	0.0551	0.54	9/15/26 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.1793	2.52	0.1727	1.69	0.1793	1.75	9/04/26 5:05 PM 4049 Reid St, Palatka, FL
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	
TOTAL PROPERTY TAXES	13.5252	189.75	13.1898	128.74	13.5110	131.88	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	384,765

EXEMPTIONS

Exemptions	Applies to	Value

2026 NOTICE OF PROPOSED PROPERTY TAXES

DO NOT PAY. THIS IS NOT A BILL.

ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

The deadline to file a petition with the Value Adjustment Board is 9/11/2026.
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online. - www.sjcpa.gov

Real Estate

Parcel ID:0954900000



The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 450

Site Address: CARTER RD

Legal Desc: 5 N3/4 OF LOTS 3 & 4 & SE1/4
OF NE1/4 OR2491/1929



6182

CARTER ROAD ASSOCIATES LLLP
PO BOX 212376
ROYAL PALM BEACH FL 33421-2376

PROPERTY APPRAISER VALUE INFORMATION

	Last Year (2025)			This Year (2026)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	1,757,532	54,029	54,029	1,691,980	40,692	40,692
Schools	1,757,532	54,029	54,029	1,691,980	40,692	40,692
Municipality	N/A	N/A	N/A	N/A	N/A	N/A
Other	1,757,532	54,029	54,029	1,691,980	40,692	40,692

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGETCHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.4999	243.13	4.3733	177.96	4.4999	183.11	9/03/26 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	45.62	0.8196	33.35	0.8444	34.36	
County: Health Unit	0.0160	0.86	0.0155	0.63	0.0160	0.65	
County: Fire District	1.4700	79.42	1.4282	58.12	1.4700	59.82	9/10/26 5:30 PM 40 Orange St, St Aug, FL
Public Schools: Local	3.2480	175.49	3.1819	129.48	3.2480	132.17	
Public Schools: State	3.0240	163.38	2.9625	120.55	3.0160	122.73	9/10/26 5:05 PM 1912 NE Jensen Beach Blvd, Jensen Bch, FL
FIND	0.0270	1.46	0.0257	1.05	0.0270	1.10	
Mosquito	0.1600	8.64	0.1553	6.32	0.1553	6.32	9/09/26 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0566	3.06	0.0551	2.24	0.0551	2.24	9/15/26 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.1793	9.69	0.1727	7.03	0.1793	7.30	9/04/26 5:05 PM 4049 Reid St, Palatka, FL
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	
TOTAL PROPERTY TAXES	13.5252	730.75	13.1898	536.73	13.5110	549.80	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
AG Classification	All Taxes	1,651,288

EXEMPTIONS

Exemptions	Applies to	Value

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2026 TRIM Notice

2026 TRIM Notice (PDF)

Parcel ID	0954900000
Location Address	CARTER RD SAINT AUGUSTINE 32084-0000
Neighborhood	M&B Deer Run/4 Mile/214 area (DEV) (6650.69)
Tax Description*	5 N3/4 OF LOTS 3 & 4 & SE1/4 OF NE1/4 OR2491/1929 *The Description above is not to be used on legal documents.
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	16-7-29
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	13.5252
Acreage	159.580
Homestead	N

No Image Available

[CARTER ROAD ASSOCIATES LLLP](#)
100%
PO BOX 212376
ROYAL PALM BEACH, FL 33421-0000



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$1,691,980.00
Agricultural (Assessed) Value	\$40,692.00
Agricultural (Market) Value	\$1,691,980.00
Just Market	\$1,691,980.00
Total Deferred	\$0.00
Assessed Value	\$40,692.00
Total Exemptions	\$0.00
Taxable Value	\$40,692.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$0	\$0	\$1,757,532	\$1,757,532
2024	\$0	\$0	\$3,483,432	\$3,483,432
2023	\$0	\$0	\$2,332,832	\$2,332,832
2022	\$0	\$0	\$1,224,660	\$1,224,360
2021	\$0	\$0	\$1,224,660	\$1,224,360
2020	\$0	\$0	\$1,224,660	\$1,224,360
2019	\$0	\$0	\$1,208,000	\$1,207,700
2018	\$0	\$0	\$1,784,125	\$1,784,000
2017	\$0	\$0	\$1,784,125	\$1,784,000
2016	\$0	\$0	\$1,784,125	\$1,784,000
2015	\$0	\$0	\$1,784,125	\$1,784,000

Land Information

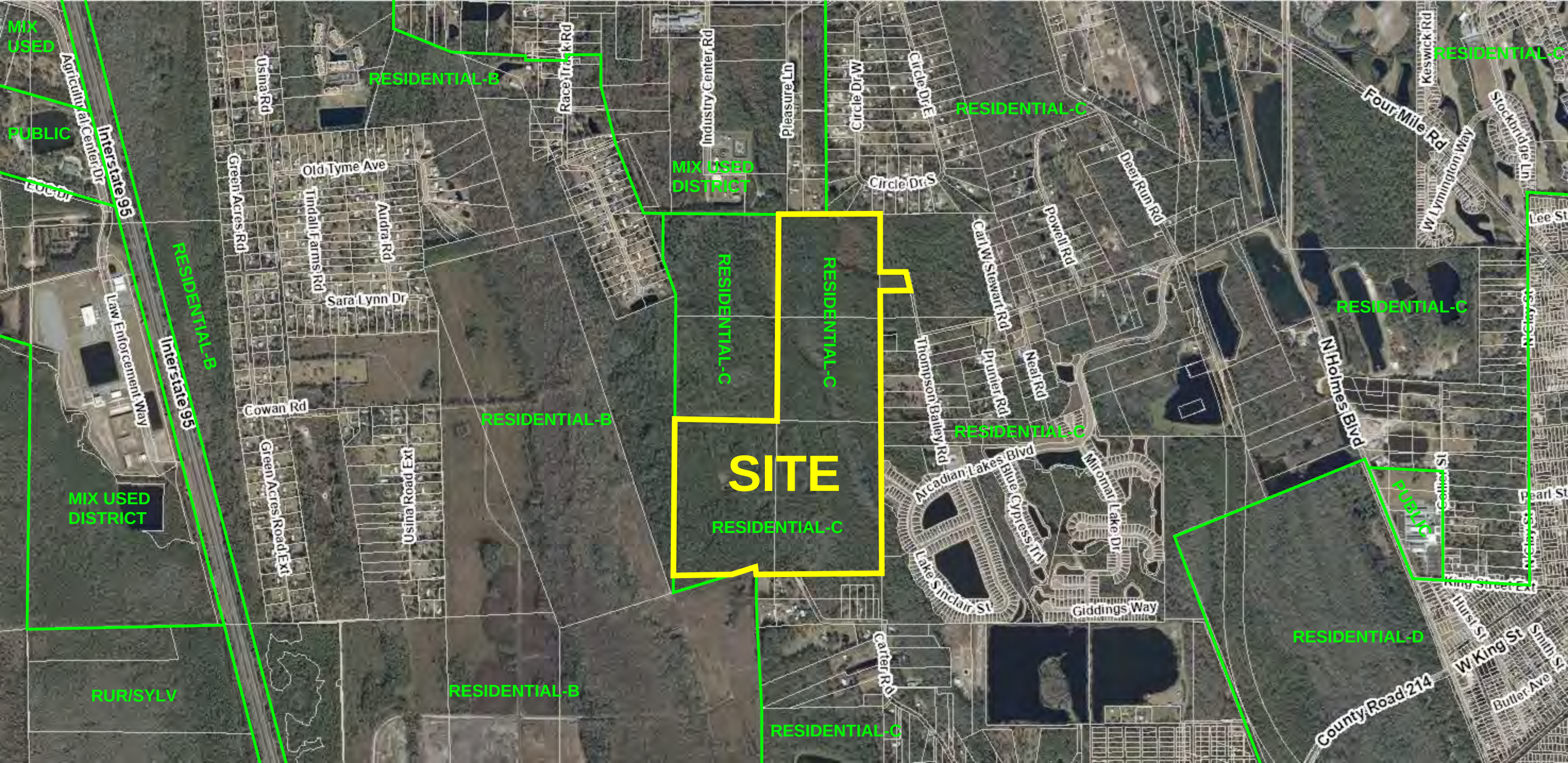
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	82.28	AC	\$33,735
Timberlands Wetlands	0	0	77.3	AC	\$6,957
Market Ag Uplands	0	0	82.28	AC	\$1,645,600
Market Ag Wetlands	0	0	77.3	AC	\$46,380

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/26/2009	\$0.00	LIS PENDENS	3160	1792	U	V	COLONIAL BANK	CARTER ROAD ASSOCIATES LLLP
	7/21/2005	\$4,000,000.00	WARRANTY DEED	2491	1929	Q	V	ISLAND INVESTMENT OF ST AUGUSTINE	CARTER ROAD ASSOCIATES LLLP
	11/20/2003	\$512,000.00	WARRANTY DEED	2102	394	Q	V	DIMSDALE JAMES E	ISLAND INVESTMENT OF ST AUGUSTINE
	7/1/1988	\$163,200.00		791	688	Q	V		DIMSDALE JAMES E
	5/1/1988	\$0.00		782	1127	U	V		
	5/1/1988	\$0.00		782	1126	U	V		

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.



SITE

MIX USED DISTRICT

RESIDENTIAL-C

RESIDENTIAL-C

RESIDENTIAL-C

RESIDENTIAL-C

RESIDENTIAL-C

RESIDENTIAL-C

RESIDENTIAL-C

RESIDENTIAL-D

RESIDENTIAL-C

RESIDENTIAL-B

RESIDENTIAL-B

RESIDENTIAL-B

MIX USED DISTRICT

RUR/SYLV

MIX USED

PUBLIC

PUBLIC

Agricultural Center Dr

Interstate 95

Green Acres Rd

Old Tyme Ave

Tindall Farms Rd

Audra Rd

Sara Lynn Dr

Cowan Rd

Green Acres Road Ext

Usina Road Ext

Race Track Rd

Industry Center Rd

Pleasure Ln

Circle Dr W

Circle Dr E

Circle Dr S

Powell Rd

Deer Run Rd

Keswick Rd

Four Mile Rd

Stockbridge Ln

Lee St

Wilmington Way

N Hwy St

Pearl St

W Hwy St

King Street Ext

Hurst St

W King St

Smith St

Butler Ave

County Road 214

Giddings Way

Miltonar Lake Dr

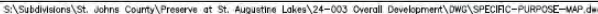
Blue Cypress Ln

Arcadian Lakes Blvd

Lake Sinclair St

Carter Rd

Carter Rd



SURVEYOR'S AFFIDAVIT

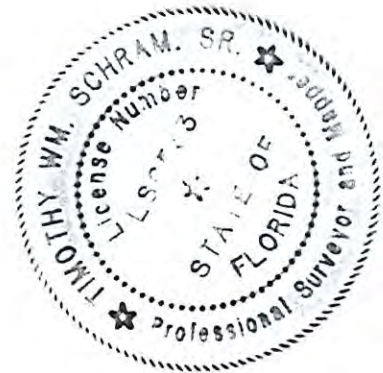
STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME, the undersigned authority, personally appeared TIMOTHY W. SCHRAM, SR, who, being first duly sworn, deposes and says:

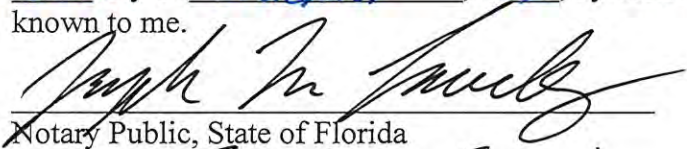
1. My name is TIMOTHY W. SCHRAM, SR. I am a Florida licensed surveyor, 6533, and have 20 years of experience as a professional surveyor in the State of Florida.
2. I have been retained by Carter Road Associates, LLLP, a Florida limited liability limited partnership ("Owner") in connection with an application for certification of an agricultural enclave for property located in unincorporated St. Johns County, Florida.
3. I prepared the survey and legal description of the subject property attached hereto as Exhibit "A," bearing Specific Purpose Map-BW, Specific Purpose Map-FLU and Specific Purpose Map-Zoning
4. The subject property's acreage is 200.75 acres (+/-), which is less than 700 acres.

FURTHER AFFIANT SAYETH NOT.

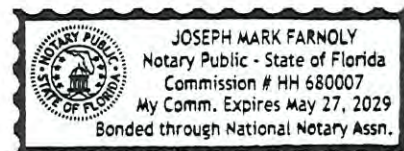

TIMOTHY W. SCHRAM, SR
PROFESSIONAL LICENSED SURVEYOR AND MAPPER
1643 NALDO AVE, JACKSONVILLE, FL 32207



Sworn to and subscribed before me by means of ☒ physical presence / ☐ online notarization this 31ST day of AUGUST, 2026, by TIMOTHY W SCHRAM, SR, who is personally known to me.


Notary Public, State of Florida

Print Name: Joseph M. Farnoly
My Commission Expires: May 27, 2029
Commission No.: HH 680007

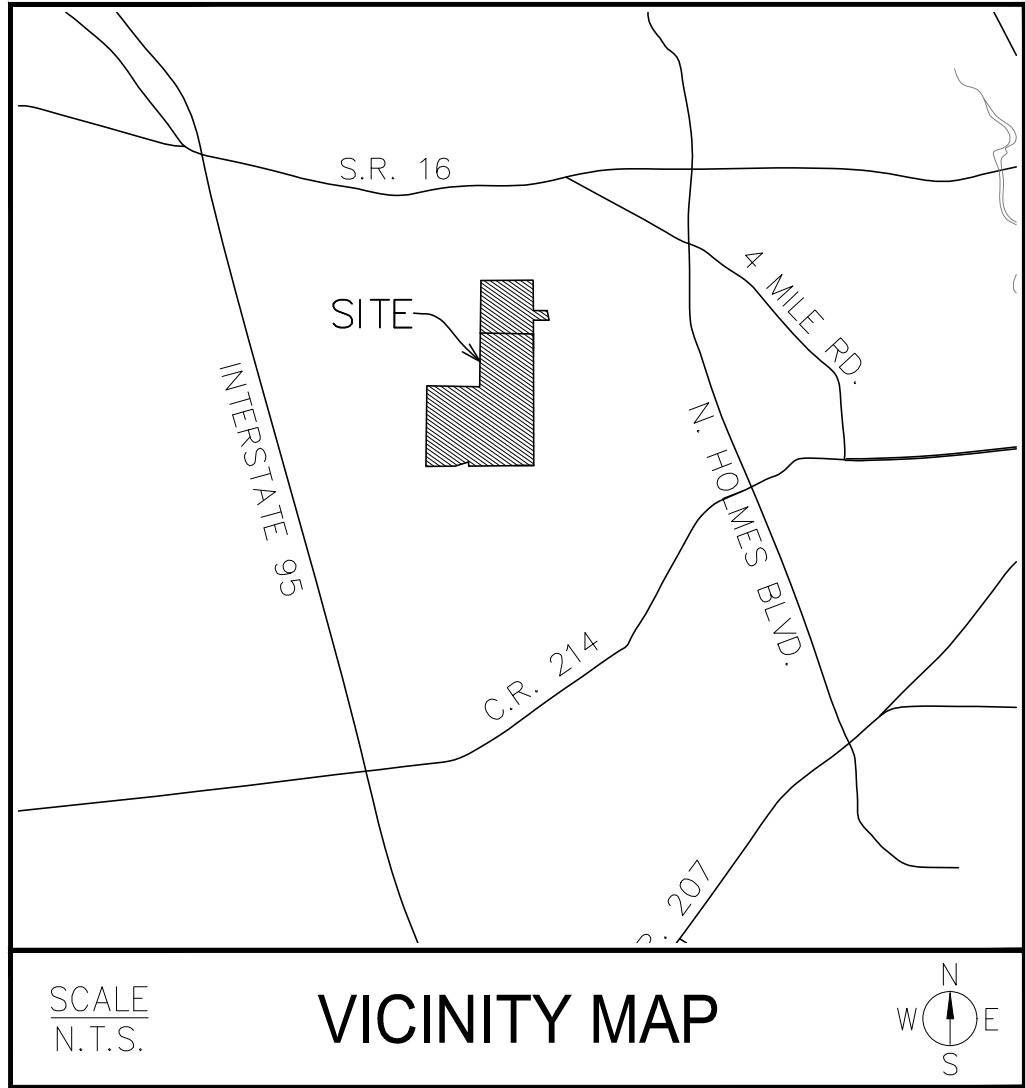
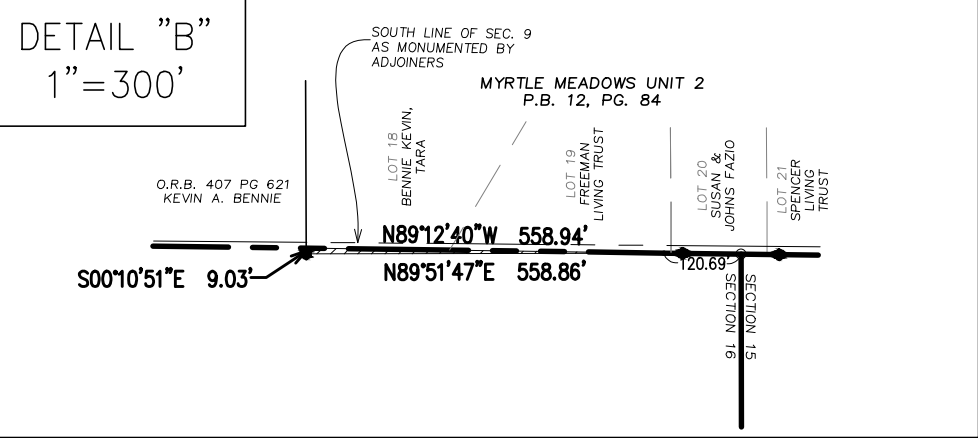


MAP SHOWING SPECIFIC PURPOSE MAP OF

A PORTION OF LAND IN GOVERNMENT LOTS 1, SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LAND IN GOVERNMENT LOTS 3 AND 4, SECTION 16, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 00° 08' 50" EAST, ON THE WEST LINE OF SAID SECTION 15, AND THE EAST LINE OF SECTION 16, A DISTANCE OF 745.66 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6039, PAGE 1428 OF SAID COUNTY; THENCE N 89° 53' 51" E WITH THE NORTHERLY LINE THEREOF, A DISTANCE 340.17' TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 30 FOOT INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2530, PAGE 1199 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE S 10° 46' 01" E WITH THE EASTERLY AND WESTERLY LINES THEREOF, A DISTANCE OF 244.39' TO THE SOUTHEAST CORNER THEREOF, THENCE DEPART SAID INGRESS/EGRESS EASEMENT S 89° 55' 19" W WITH THE SOUTHERLY LINE LANDS THEREOF, A DISTANCE OF 385.21' TO THE SOUTHWEST CORNER THEREOF, SAID POINT LYING ON THE WEST LINE OF SAID SECTION 15; THENCE WITH THE WEST LINE OF SAID SECTION 15 SOUTH 00° 08' 50" EAST, A DISTANCE OF 3,580.03 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1714, PAGE 781 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPART WEST LINE OF SAID SECTION 15 SOUTH 89° 25' 08" WEST WITH THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1714, PAGE 781 AND OFFICIAL RECORDS BOOK 5364, PAGE 411 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,608.68 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE EASTERLY LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4696, PAGE 1279 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01° 04' 21" WEST WITH THE EASTERLY LINE THEREOF, A DISTANCE OF 98.58 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 72° 27' 29" WEST WITH THE NORTHWESTERLY LINE THEREOF, A DISTANCE OF 339.58 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1017, PAGE 727 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 24' 16" WEST WITH THE NORTHERLY LINE THEREOF, A DISTANCE OF 723.64 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE WEST LINE OF GOVERNMENT LOT 3 OF SAID SECTION 16; THENCE NORTH 00° 30' 50" EAST WITH THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 2,016.30 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89° 13' 06" EAST WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1,317.40 FEET TO THE NORTHEAST CORNER THEREOF; THENCE DEPART SAID NORTH LINE NORTH 00° 11' 07" EAST WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 2,612.99 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 AS MONUMENTED; THENCE SOUTH 89° 12' 40" EAST WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 AS MONUMENTED, A DISTANCE OF 1,302.42 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 200.75 ACRES, MORE OR LESS



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	98.58'	N01°04'21"W
L2	339.58'	S72°27'29"W
L488	244.39'	S10°46'01"E

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON NAD 83/90 STATE PLANE COORDINATES FOR FLORIDA EAST ZONE (9901) AS PUBLISHED IN SURVEY REPORT FOR ST. JOHNS COUNTY, FLORIDA, GEODETIC CONTROL PROJECT, DATED FEBRUARY 1999. BEARINGS SHOWN ARE PROJECTED FROM HOLDING VALUES FOR COUNTY MONUMENTS G27 AND NO. G28
- NO ELEVATIONS SHOWN OR DETERMINED BY THIS SURVEY.
- THIS IS AN ABOVE SURFACE SURVEY ONLY. NO UNDERGROUND INFORMATION LOCATED OR SHOWN.
- THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONES "X" & "A" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 12109C0294J & 12109C0313J, DATED: DECEMBER 7, 2018. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON AND IS NOT REQUIRED TO BE SHOWN PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- NO WETLANDS SHOWN OR DETERMINED BY THIS SURVEY.
- SUBJECT PROPERTY DOES NOT HAVE NAVIGABLE WATERS AND IS NOT SUBJECT TO RIPARIAN RIGHTS.
- UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
- THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.
- THE EASEMENT FOR ACCESS OF A 30 FOOT ROAD RECORDED AT O.R.B. 2530, PAGE 1199 BENEFITS ONLY PARCEL 1.
- SUBJECT PROPERTY HEREON IS CONTIGUOUS TO, ADJOINS TO, AND HAS LEGAL AND PHYSICAL ACCESS TO CARTER ROAD.



Surveyed and Prepared By:
RICHARD P. CLARSON & ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.
Date of Survey: JULY 10, 2024 Drafted By: DNS
Survey Scale: 1"=300' Reviewed By: TW5
Field Bk/ Pg: 948/3 XREF: D-466, B-2144
Crew Chief: CM Project No. 19-079-1

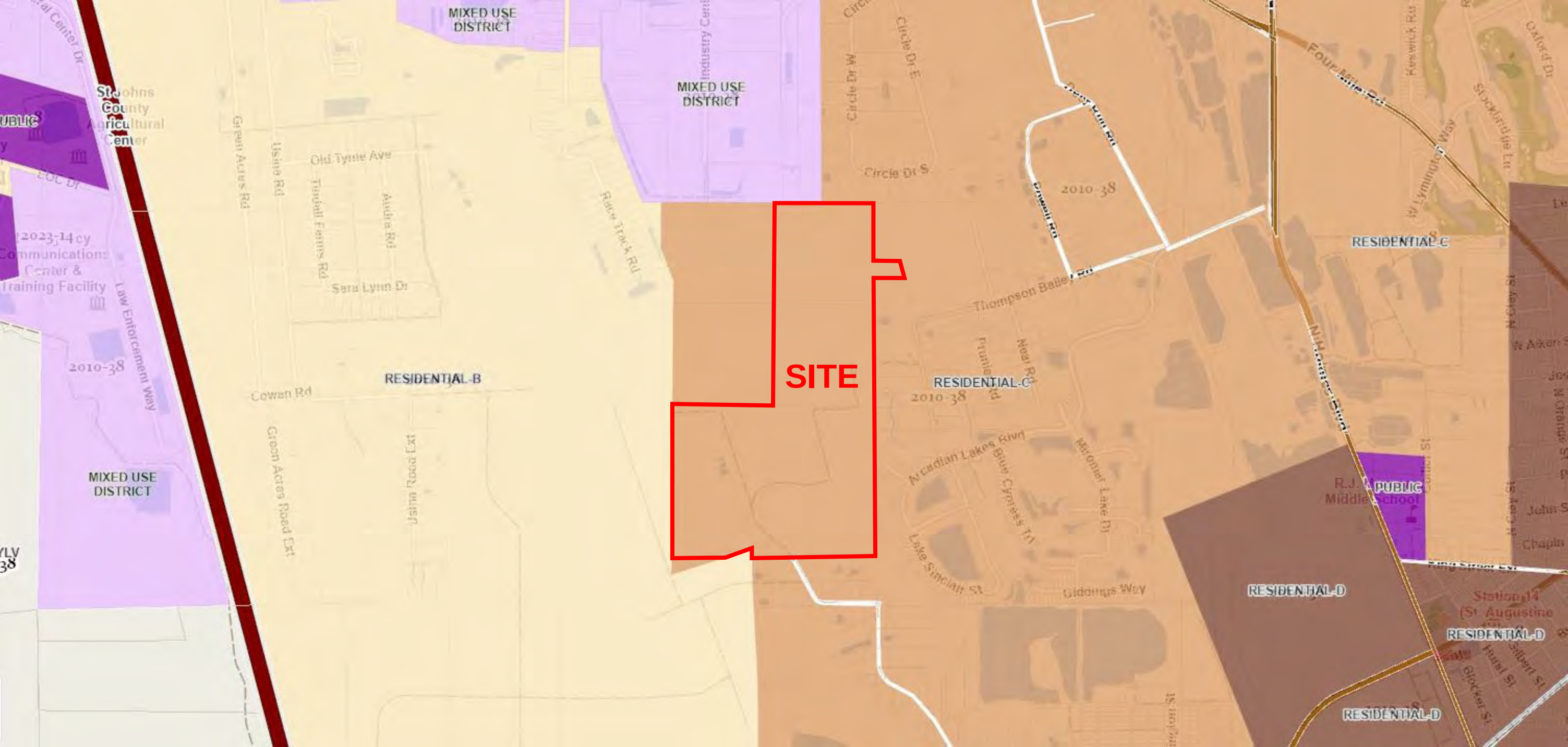
Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -



LEGEND		
●	FOUND 5/8" IRON ROD (IDENTIFICATION AS NOTED)	FPL FLORIDA POWER & LIGHT
●	FOUND 1/2" IRON PIPE (IDENTIFICATION AS NOTED)	PIR FIRE HYDRANT
○	SET 1/2" IRON PIPE (LB 1754)	RPV BACKFLOW PREVENTER
□	FOUND CONCRETE MONUMENT (SIZE & TYPE AS NOTED)	EM ELECTRIC METER
□	SET 4"x4" CONCRETE MONUMENT (LB 1754)	WM WATER METER
X	SET X-CUT	COJ CLEANOUT
○	SET MAG NAIL & DISK (LB 1754)	SDO STORM DRAIN CLEANOUT
●	FOUND MAG NAIL & DISK (IDENTIFICATION AS NOTED)	SSO SANITARY SEWER CLEANOUT
LP	IRON PIPE	HH HAND HOLE (TYPE AS NOTED)
LP	IRON PIPE	CL CENTER LINE
C.M.	CONCRETE MONUMENT	INT INTERSECTION
LB	LICENSED BUSINESS	PC POINT OF CURVATURE
ITE	FINISHED FLOOR ELEVATION	PI POINT OF INTERSECTION
BLD	BUILDING	EOP EDGE OF PAVEMENT
R/W	RIGHT OF WAY	BDC BACK OF CURB
O.R.	OFFICIAL RECORDS BOOK OR VOLUME	RCP REINFORCED CONCRETE PIPE
CONC.	CONCRETE	CMR CORRUGATED METAL PIPE
EL	ELEVATION	CPV CORRUGATED PLASTIC PIPE
INV.	INVERT	PVC POLYVINYL CHLORIDE PIPE
ELEC.	ELECTRIC	HDPE HIGH DENSITY POLYETHYLENE
JA	JACKSONVILLE ELECTRIC AUTHORITY	WL-A1 WETLAND FLAG NUMBER
SQ	SQUARE	SQ FT SQUARE FEET

S:\Subdivisions\St. Johns County\Preserve at St. Augustine Lakes\24-003 Overall Development\DWG\SPECIFIC-PURPOSE-MAP.dwg



SITE

St. Johns County
Agricultural Center

MIXED USE DISTRICT

MIXED USE DISTRICT

RESIDENTIAL-C

RESIDENTIAL-B

RESIDENTIAL-C

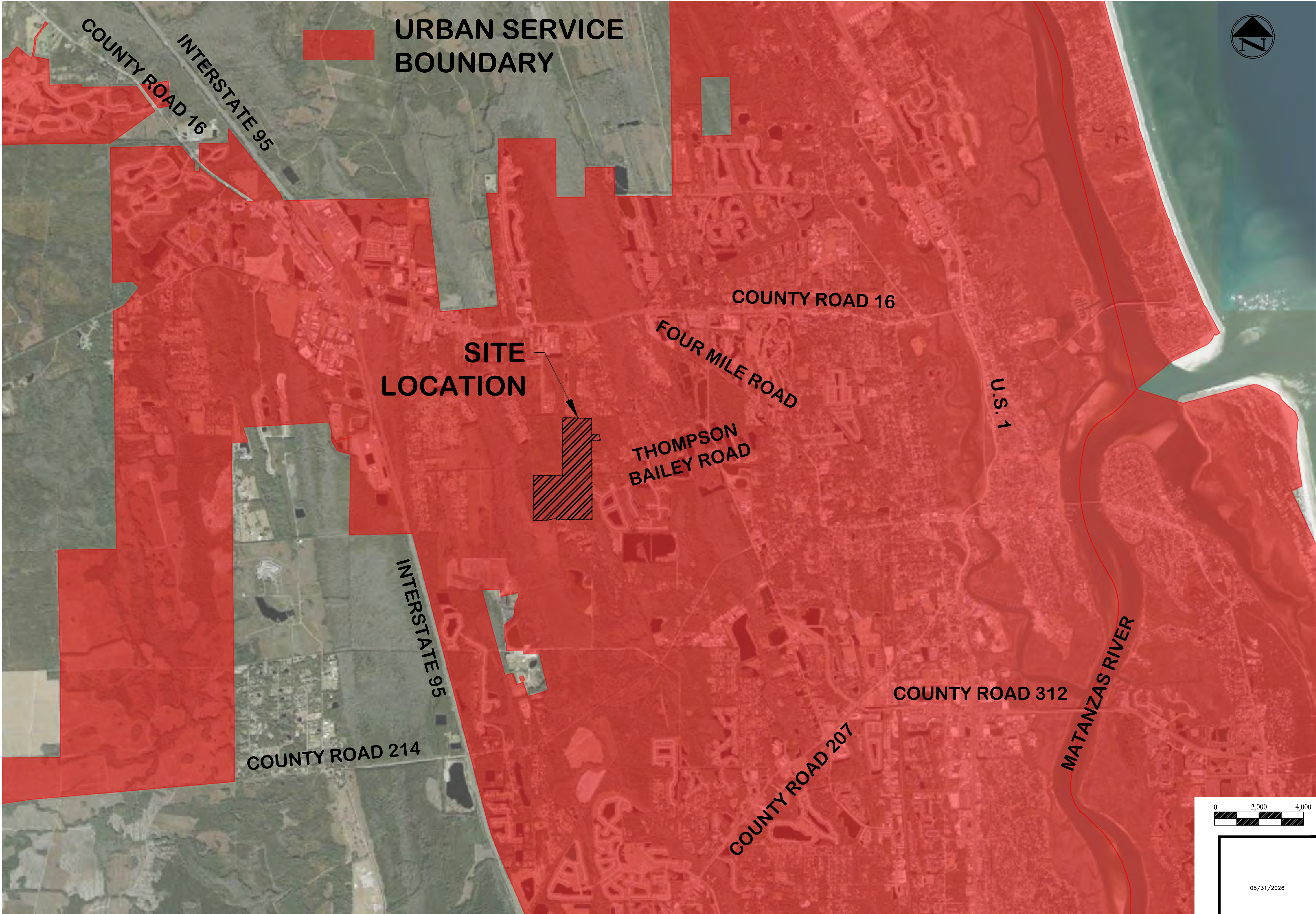
R.J. Middle School

RESIDENTIAL-D

RESIDENTIAL-D

RESIDENTIAL-D

Station 14
(St. Augustine)



URBAN SERVICE
BOUNDARY



DOMINION ENGINEERING GROUP, INC.

PLANNERS AND ENGINEERS

3003 CLAIRE LANE, SUITE 201, JACKSONVILLE, FLORIDA 32223

TEL: 904-854-4500 REGISTRY NUMBER: 26821

www.dom-eng.com

PRESERVE AT ST. AUGUSTINE

FOR

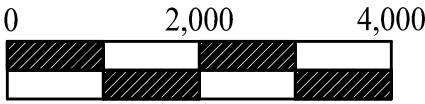
CARTER ROAD ASSOCIATES

SITE LOCATION IN ST. JOHN COUNTY'S URBAN SERVICE BOUNDARY

REVISIONS

PLOT DATE:
DRAWN BY: GWM
DESIGNED BY: GWM/MSB
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2184.001
© LATEST DATE HEREON
SHEET NO.

FIG1



08/31/2026

**SURROUNDING EXISTING FUTURE LAND USE MAP DESIGNATION,
DEVELOPMENT AREA BOUNDARY, AND SURROUNDING DENSITY**

STATE OF Florida
COUNTY OF St. Johns

BEFORE ME, the undersigned authority, personally appeared Bradley C. Wester, who, being first duly sworn, deposes and says:

1. I am over the age of eighteen (18) years and am competent to testify to the matters stated herein.
2. I hold a Bachelor of Science Degree in Geography with an emphasis in Urban and Regional Planning from Florida State University.
3. I am a professional planner with 28 years of land planning experience.
4. I have 28 years of professional experience in land planning / land use analysis / GIS mapping, including experience analyzing future land use map designations and comprehensive plan goals, objectives, and policies in Florida.
5. I have been retained by Carter Road Associates, LLLP, a Florida limited liability limited partnership ("Owner") to analyze the Future Land Use Map ("FLUM") designations and Development Area Boundary parcels surrounding the subject property in connection with Owner's application for certification of an Agricultural Enclave pursuant to Sections 163.3162(4) and 163.3164(4) of the Florida Statutes, as amended by Chapter Law 2026-34, 2026 Fla. Laws (the "Application").
6. The subject property is located in unincorporated St. Johns County, Florida, and is more particularly described in Exhibit "A" attached hereto (the "Property").
7. In performing my analysis, I reviewed the St. Johns County 2050 Comprehensive Plan ("Comprehensive Plan"), the official FLUM, the St. Johns County Property Appraiser's records, GIS data maintained by St. Johns County, and other sources, e.g., aerial imagery, survey data.
8. I am familiar with the FLUM designation categories used in the Comprehensive Plan, including but not limited to: Residential-B, Residential-C, and Mixed-Use future land use designations.
9. The statements set forth herein are based upon my professional review and analysis and are made within a reasonable degree of professional certainty.
10. Schedule 6 of the Application contains maps prepared under my supervision accurately depicting the Property, its perimeter, adjacent parcels and the FLUM designation of each, and the Development Area Boundary.
11. Based upon my analysis, the Property does not exceed 700 acres, is surrounded on One Hundred Percent (100%) of its perimeter by parcels that are designated on the St. John's County FLUM for commercial or residential purposes, and is surrounded on One Hundred Percent (100%) of its perimeter by parcels that are within St. John's County's Development

Area Boundary, which is the equivalent of an urban service district, area, or line, satisfying the requirements of Section 163.3164(4)(c)2, Florida Statutes.

12. More specifically, the total perimeter of the Property is 100% surrounded by parcels designated Residential-B, Residential-C, and Mixed Use in the FLUM, which are commercial and/or residential future land use categories. This exceeds the 50% threshold required by Section 163.3164(4)(c)2, Florida Statutes.
13. Additionally, 100% of the Property's perimeter is surrounded by a parcel or parcels within the Development Area Boundary. This exceeds the 50% threshold required by Section 163.3164(4)(c)2, Florida Statutes.
14. I am aware of the properties in St. Johns County that have been certified as an agricultural encave, and their locations. No part of the Property's perimeter is adjacent to a parcel or parcels certified as an agricultural enclave.
15. This Affidavit is executed for the purpose of satisfying the requirements of Sections 163.3164(4) and 163.3162(4)(a), Florida Statutes, in connection with the Owner's application for certification of an agricultural enclave in St. Johns County, Florida.

FURTHER AFFIANT SAYETH NOT.



Bradley C. Wester
Vice President, Land Use
Driver McAfee Hawthorne & Diebenow, PLLC.
1 Independent Drive, Suite 1200
Jacksonville, FL 32202

Sworn to and subscribed before me by means of ☒ physical presence / ☐ online notarization this 28th day of August, 2026, by [Bradley Wester], who is personally known to me or who has produced [] as identification.



Notary Public, State of Florida

Print Name: Melody Duncan

My Commission Expires: 11/29/2029

Commission No.: HH 725456

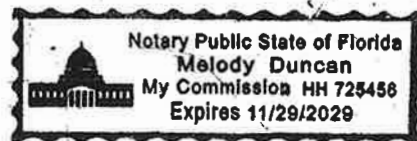


EXHIBIT A

A PORTION OF LAND IN GOVERNMENT LOTS 1, SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LAND IN GOVERNMENT LOTS 3 AND 4, SECTION 16, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LAND THUS DESCRIBED CONTAINS 200.75 ACRES, MORE OR LESS

August 28, 2026

Junyao "Joy" Andrews, County Administrator
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

Re: Agricultural Enclave Application – Offer Regarding Public Services

Dear Ms. Andrews:

Carter Road Associates, LLLP, a Florida limited liability limited partnership ("Owner"), intends to apply to the St. Johns County Board of County Commissioners for certification of certain real property as an agricultural enclave pursuant to Section 163.3162(4), Florida Statutes, as amended by Chapter 2026-34, Laws of Florida (effective July 1, 2026).

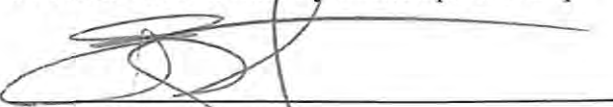
To the extent that any public service or services—including water, wastewater, transportation, schools, or recreation facilities—are determined to be deficient during the site plan review process, Owner hereby offers to enter into a binding agreement with St. Johns County to pay for, construct, or contribute land for its proportionate share of such improvements, consistent with Section 163.3164(4)(d), Florida Statutes.

This offer is made to satisfy the requirements of Section 163.3164(4)(d), Florida Statutes, in connection with Owner's agricultural enclave application. Owner is prepared to discuss the terms and conditions of such an agreement at your convenience.

Please do not hesitate to contact the undersigned if you have any questions or wish to discuss this matter further.

Very truly yours,

CARTER ROAD ASSOCIATES, LLLP,
a Florida limited liability limited partnership



Name: Robert Bentz

Title: Manager of Bentz Family Properties LLC, the General Partner of Carter Road Associates, LLLP

Date: August 28, 2026

Florida Population Estimates by County and Municipality
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count ¹	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Alachua County	298,485	20,017	278,468	1,019	297,466
Alachua	11,353	779	10,574	0	11,353
Archer	1,135	-5	1,140	0	1,135
Gainesville	151,275	10,190	141,085	628	150,647
Hawthorne	1,494	16	1,478	0	1,494
High Springs	7,131	916	6,215	0	7,131
La Crosse	306	-10	316	0	306
Micanopy	666	18	648	0	666
Newberry	9,553	2,211	7,342	0	9,553
Waldo	857	11	846	0	857
UNINCORPORATED	114,715	5,891	108,824	391	114,324
Baker County	29,139	880	28,259	1,223	27,916
Glen St. Mary	491	28	463	0	491
Macclenny	8,162	858	7,304	0	8,162
UNINCORPORATED	20,486	-6	20,492	1,223	19,263
Bay County	199,950	24,734	175,216	1,136	198,814
Callaway	15,157	2,112	13,045	0	15,157
Lynn Haven	21,733	3,038	18,695	0	21,733
Mexico Beach	1,402	486	916	0	1,402
Panama City	38,078	5,139	32,939	165	37,913
Panama City Beach	19,581	1,487	18,094	0	19,581
Parker	4,608	598	4,010	0	4,608
Springfield	9,213	1,138	8,075	0	9,213
UNINCORPORATED	90,178	10,736	79,442	971	89,207
Bradford County	27,668	-635	28,303	2,103	25,565
Brooker	305	-17	322	0	305
Hampton	498	47	451	0	498
Lawtey	708	72	636	0	708
Starke	6,174	378	5,796	12	6,162
UNINCORPORATED	19,983	-1,115	21,098	2,091	17,892
Brevard County	667,900	61,288	606,612	156	667,744
Cape Canaveral	9,987	15	9,972	0	9,987
Cocoa	21,518	2,477	19,041	0	21,518
Cocoa Beach	11,361	7	11,354	0	11,361
Grant-Valkaria	5,859	1,350	4,509	0	5,859
Indialantic	3,009	-1	3,010	0	3,009
Indian Harbour Beach	8,998	-21	9,019	0	8,998
Malabar	3,136	187	2,949	0	3,136
Melbourne	88,499	3,821	84,678	0	88,499
Melbourne Beach	3,334	103	3,231	0	3,334
Melbourne Village	691	10	681	0	691
Palm Bay	146,929	27,169	119,760	0	146,929
Palm Shores	1,189	-11	1,200	0	1,189
Rockledge	30,554	2,876	27,678	0	30,554
Satellite Beach	11,493	267	11,226	0	11,493
Titusville	51,158	2,369	48,789	82	51,076
West Melbourne	32,372	6,448	25,924	0	32,372
UNINCORPORATED	237,813	14,222	223,591	74	237,739

Florida Population Estimates by County and Municipality
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count ¹	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Broward County	1,993,535	49,160	1,944,375	894	1,992,641
Coconut Creek	57,933	100	57,833	0	57,933
Cooper City	35,011	610	34,401	5	35,006
Coral Springs	136,062	1,668	134,394	0	136,062
Dania Beach	34,034	2,311	31,723	0	34,034
Davie	107,914	2,223	105,691	41	107,873
Deerfield Beach	87,712	853	86,859	0	87,712
Fort Lauderdale	192,338	9,578	182,760	63	192,275
Hallandale Beach	41,819	602	41,217	0	41,819
Hillsboro Beach	1,978	-9	1,987	0	1,978
Hollywood	156,997	3,930	153,067	0	156,997
Lauderdale-By-The-Sea	6,187	-11	6,198	0	6,187
Lauderdale Lakes	36,647	693	35,954	0	36,647
Lauderhill	74,772	290	74,482	0	74,772
Lazy Lake	31	-2	33	0	31
Lighthouse Point	10,454	-32	10,486	0	10,454
Margate	58,727	15	58,712	0	58,727
Miramar	140,807	6,086	134,721	0	140,807
North Lauderdale	44,888	94	44,794	0	44,888
Oakland Park	46,465	2,236	44,229	0	46,465
Parkland	38,427	3,757	34,670	0	38,427
Pembroke Park	6,056	-204	6,260	0	6,056
Pembroke Pines	171,413	235	171,178	623	170,790
Plantation	98,437	6,687	91,750	0	98,437
Pompano Beach	115,813	3,767	112,046	116	115,697
Sea Ranch Lakes	540	0	540	0	540
Southwest Ranches	7,783	176	7,607	0	7,783
Sunrise	98,310	975	97,335	0	98,310
Tamarac	73,563	1,666	71,897	0	73,563
Weston	68,311	204	68,107	0	68,311
West Park	15,315	185	15,130	0	15,315
Wilton Manors	11,497	71	11,426	0	11,497
UNINCORPORATED	17,294	406	16,888	46	17,248
Calhoun County	13,655	7	13,648	1,135	12,520
Altha	520	24	496	0	520
Blountstown	2,231	-35	2,266	0	2,231
UNINCORPORATED	10,904	18	10,886	1,135	9,769
Charlotte County	223,430	36,583	186,847	1,285	222,145
Punta Gorda	20,446	975	19,471	0	20,446
UNINCORPORATED	202,984	35,608	167,376	1,285	201,699
Citrus County	166,500	12,657	153,843	126	166,374
Crystal River	3,271	-125	3,396	0	3,271
Inverness	7,937	394	7,543	0	7,937
UNINCORPORATED	155,292	12,388	142,904	126	155,166
Clay County	238,605	20,360	218,245	0	238,605
Green Cove Springs	10,275	489	9,786	0	10,275
Keystone Heights	1,471	25	1,446	0	1,471
Orange Park	9,158	69	9,089	0	9,158
Penney Farms	835	14	821	0	835
UNINCORPORATED	216,866	19,763	197,103	0	216,866

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Collier County	413,314	37,562	375,752	22	413,292
Everglades	378	26	352	0	378
Marco Island	16,194	434	15,760	0	16,194
Naples	19,089	-26	19,115	0	19,089
UNINCORPORATED	377,653	37,128	340,525	22	377,631
Columbia County	72,388	2,690	69,698	3,380	69,008
Fort White	664	46	618	0	664
Lake City	12,579	250	12,329	293	12,286
UNINCORPORATED	59,145	2,394	56,751	3,087	56,058
DeSoto County	35,947	1,971	33,976	2,433	33,514
Arcadia	8,002	582	7,420	0	8,002
UNINCORPORATED	27,945	1,389	26,556	2,433	25,512
Dixie County	17,217	458	16,759	1,569	15,648
Cross City	1,748	59	1,689	0	1,748
Horseshoe Beach	114	-51	165	0	114
UNINCORPORATED	15,355	450	14,905	1,569	13,786
Duval County	1,079,044	83,477	995,567	495	1,078,549
Atlantic Beach	13,524	11	13,513	0	13,524
Baldwin	1,425	29	1,396	0	1,425
Jacksonville	1,032,601	82,990	949,611	495	1,032,106
Jacksonville Beach	24,253	423	23,830	0	24,253
Neptune Beach	7,241	24	7,217	0	7,241
Escambia County	337,728	15,823	321,905	2,169	335,559
Century	1,621	-92	1,713	0	1,621
Pensacola	55,194	882	54,312	48	55,146
UNINCORPORATED	280,913	15,033	265,880	2,121	278,792
Flagler County	140,714	25,336	115,378	0	140,714
Beverly Beach	504	30	474	0	504
Bunnell	4,224	948	3,276	0	4,224
Flagler Beach (part)	5,659	571	5,088	0	5,659
Marineland (part)	12	0	12	0	12
Palm Coast	110,330	21,072	89,258	0	110,330
UNINCORPORATED	19,985	2,715	17,270	0	19,985
Franklin County	13,383	932	12,451	1,109	12,274
Apalachicola	2,456	115	2,341	0	2,456
Carrabelle	3,071	465	2,606	1,109	1,962
UNINCORPORATED	7,856	352	7,504	0	7,856
Gadsden County	44,790	964	43,826	3,064	41,726
Chattahoochee	2,833	-122	2,955	1,001	1,832
Greensboro	449	-12	461	0	449
Gretna	1,369	12	1,357	0	1,369
Havana	1,758	5	1,753	0	1,758
Midway	3,664	127	3,537	0	3,664
Quincy	8,131	161	7,970	363	7,768
UNINCORPORATED	26,586	793	25,793	1,700	24,886

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Gilchrist County	19,716	1,852	17,864	781	18,935
Bell	558	40	518	0	558
Fanning Springs (part)	627	149	478	0	627
Trenton	2,221	206	2,015	0	2,221
UNINCORPORATED	16,310	1,457	14,853	781	15,529
Glades County	13,055	929	12,126	980	12,075
Moore Haven	1,641	75	1,566	0	1,641
UNINCORPORATED	11,414	854	10,560	980	10,434
Gulf County	16,621	2,429	14,192	1,587	15,034
Port St. Joe	3,896	539	3,357	0	3,896
Wewahitchka	2,261	187	2,074	0	2,261
UNINCORPORATED	10,464	1,703	8,761	1,587	8,877
Hamilton County	14,155	151	14,004	2,072	12,083
Jasper	4,004	383	3,621	1,454	2,550
Jennings	708	-41	749	0	708
White Springs	715	-25	740	0	715
UNINCORPORATED	8,728	-166	8,894	618	8,110
Hardee County	26,042	715	25,327	1,733	24,309
Bowling Green	2,513	108	2,405	0	2,513
Wauchula	4,879	-21	4,900	0	4,879
Zolfo Springs	1,804	67	1,737	0	1,804
UNINCORPORATED	16,846	561	16,285	1,733	15,113
Hendry County	47,085	7,466	39,619	0	47,085
Clewiston	7,341	14	7,327	0	7,341
LaBelle	5,593	627	4,966	0	5,593
UNINCORPORATED	34,151	6,825	27,326	0	34,151
Hernando County	212,849	18,334	194,515	433	212,416
Brooksville	10,142	1,252	8,890	0	10,142
Weeki Wachee ²	0	-16	16	0	0
UNINCORPORATED	202,707	17,098	185,609	433	202,274
Highlands County	107,976	6,741	101,235	20	107,956
Avon Park	9,786	128	9,658	0	9,786
Lake Placid	2,419	59	2,360	0	2,419
Sebring	11,903	1,174	10,729	0	11,903
UNINCORPORATED	83,868	5,380	78,488	20	83,848
Hillsborough County	1,575,637	115,875	1,459,762	777	1,574,860
Plant City	45,331	5,567	39,764	0	45,331
Tampa	412,684	27,725	384,959	579	412,105
Temple Terrace	27,698	1,008	26,690	0	27,698
UNINCORPORATED	1,089,924	81,575	1,008,349	198	1,089,726
Holmes County	20,042	389	19,653	1,358	18,684
Bonifay	2,809	50	2,759	0	2,809
Esto	336	-5	341	0	336
Noma	220	12	208	0	220
Ponce de Leon	500	-4	504	0	500
Westville	266	5	261	0	266
UNINCORPORATED	15,911	331	15,580	1,358	14,553

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Indian River County	173,013	13,225	159,788	0	173,013
Fellsmere	4,987	153	4,834	0	4,987
Indian River Shores	4,511	270	4,241	0	4,511
Orchid	551	35	516	0	551
Sebastian	27,367	2,313	25,054	0	27,367
Vero Beach	16,800	446	16,354	0	16,800
UNINCORPORATED	118,797	10,008	108,789	0	118,797
Jackson County	49,728	2,409	47,319	6,378	43,350
Alford	482	-2	484	0	482
Bascom	89	2	87	0	89
Campbellton	193	2	191	0	193
Cottondale	861	13	848	0	861
Graceville	2,053	-100	2,153	0	2,053
Grand Ridge	949	67	882	0	949
Greenwood	547	8	539	0	547
Jacob City	223	6	217	0	223
Malone	1,962	3	1,959	1,336	626
Marianna	7,103	858	6,245	1,144	5,959
Sneads	1,658	-41	1,699	0	1,658
UNINCORPORATED	33,608	1,593	32,015	3,898	29,710
Jefferson County	15,761	1,251	14,510	1,265	14,496
Monticello	2,847	258	2,589	0	2,847
UNINCORPORATED	12,914	993	11,921	1,265	11,649
Lafayette County	8,601	375	8,226	1,285	7,316
Mayo	1,103	48	1,055	0	1,103
UNINCORPORATED	7,498	327	7,171	1,285	6,213
Lake County	445,881	61,925	383,956	557	445,324
Astatula	2,273	384	1,889	0	2,273
Clermont	51,042	8,021	43,021	0	51,042
Eustis	24,477	1,288	23,189	0	24,477
Fruitland Park	8,732	407	8,325	0	8,732
Groveland	23,827	5,322	18,505	0	23,827
Howey-in-the-Hills	2,039	396	1,643	0	2,039
Lady Lake	16,978	1,008	15,970	0	16,978
Leesburg	37,541	10,541	27,000	0	37,541
Mascotte	9,894	3,285	6,609	0	9,894
Minneola	21,201	7,358	13,843	0	21,201
Montverde	2,195	540	1,655	0	2,195
Mount Dora	18,896	2,555	16,341	0	18,896
Tavares	21,869	2,866	19,003	0	21,869
Umatilla	4,050	365	3,685	0	4,050
UNINCORPORATED	200,867	17,589	183,278	557	200,310
Lee County	839,223	78,401	760,822	194	839,029
Bonita Springs	55,801	2,157	53,644	6	55,795
Cape Coral	222,862	28,846	194,016	27	222,835
Estero	38,033	1,094	36,939	0	38,033
Fort Myers	102,060	15,665	86,395	63	101,997
Fort Myers Beach	4,330	-1,252	5,582	0	4,330
Sanibel	6,017	-365	6,382	0	6,017
UNINCORPORATED	410,120	32,256	377,864	98	410,022

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Leon County	305,866	13,668	292,198	1,597	304,269
Tallahassee	205,623	9,454	196,169	1,579	204,044
UNINCORPORATED	100,243	4,214	96,029	18	100,225
Levy County	46,270	3,355	42,915	0	46,270
Bronson	1,154	14	1,140	0	1,154
Cedar Key	576	-111	687	0	576
Chiefland	2,326	10	2,316	0	2,326
Fanning Springs (part)	709	5	704	0	709
Inglis	1,506	30	1,476	0	1,506
Otter Creek	113	5	108	0	113
Williston	3,170	194	2,976	0	3,170
Yankeetown	528	-60	588	0	528
UNINCORPORATED	36,188	3,268	32,920	0	36,188
Liberty County	8,140	166	7,974	1,638	6,502
Bristol	962	44	918	0	962
UNINCORPORATED	7,178	122	7,056	1,638	5,540
Madison County	18,859	891	17,968	1,510	17,349
Greenville	735	-11	746	19	716
Lee	393	18	375	0	393
Madison	2,850	-62	2,912	0	2,850
UNINCORPORATED	14,881	946	13,935	1,491	13,390
Manatee County	466,845	67,135	399,710	143	466,702
Anna Maria	913	-55	968	0	913
Bradenton	58,469	2,771	55,698	57	58,412
Bradenton Beach	766	-142	908	0	766
Holmes Beach	2,914	-96	3,010	0	2,914
Longboat Key (part)	2,663	-83	2,746	0	2,663
Palmetto	13,961	638	13,323	0	13,961
UNINCORPORATED	387,159	64,102	323,057	86	387,073
Marion County	433,765	57,857	375,908	5,655	428,110
Bellevue	6,121	708	5,413	6	6,115
Dunnellon	2,022	94	1,928	0	2,022
McIntosh	460	-3	463	0	460
Ocala	71,017	7,426	63,591	290	70,727
Reddick	466	17	449	0	466
UNINCORPORATED	353,679	49,615	304,064	5,359	348,320
Martin County	166,281	7,850	158,431	2,124	164,157
Indiantown	6,704	144	6,560	0	6,704
Jupiter Island	780	-24	804	0	780
Ocean Breeze	608	307	301	0	608
Sewall's Point	2,067	76	1,991	0	2,067
Stuart	20,573	3,148	17,425	20	20,553
UNINCORPORATED	135,549	4,199	131,350	2,104	133,445

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Miami-Dade County	2,814,927	113,160	2,701,767	9,940	2,804,987
Aventura	40,171	-71	40,242	0	40,171
Bal Harbour	3,010	-83	3,093	0	3,010
Bay Harbor Islands	5,815	-107	5,922	0	5,815
Biscayne Park	3,059	-58	3,117	0	3,059
Coral Gables	50,853	1,605	49,248	0	50,853
Cutler Bay	45,361	-64	45,425	0	45,361
Doral	83,746	7,872	75,874	0	83,746
El Portal	2,277	291	1,986	0	2,277
Florida City	18,175	5,090	13,085	0	18,175
Golden Beach	953	-8	961	0	953
Hialeah	232,243	9,134	223,109	0	232,243
Hialeah Gardens	23,577	509	23,068	0	23,577
Homestead	85,630	4,893	80,737	17	85,613
Indian Creek	90	6	84	0	90
Key Biscayne	14,653	-156	14,809	0	14,653
Medley	1,049	-7	1,056	0	1,049
Miami	478,799	36,558	442,241	2,997	475,802
Miami Beach	83,678	788	82,890	0	83,678
Miami Gardens	116,192	4,552	111,640	0	116,192
Miami Lakes	31,332	865	30,467	0	31,332
Miami Shores	11,492	-75	11,567	0	11,492
Miami Springs	13,864	5	13,859	0	13,864
North Bay Village	7,946	-213	8,159	0	7,946
North Miami	61,371	1,180	60,191	0	61,371
North Miami Beach	44,365	689	43,676	0	44,365
Opa-locka	16,559	96	16,463	0	16,559
Palmetto Bay	25,217	778	24,439	0	25,217
Pinecrest	18,206	-182	18,388	0	18,206
South Miami	12,386	360	12,026	0	12,386
Sunny Isles Beach	22,801	459	22,342	0	22,801
Surfside	5,399	-290	5,689	0	5,399
Sweetwater	21,454	2,091	19,363	0	21,454
Virginia Gardens	2,372	8	2,364	0	2,372
West Miami	7,255	22	7,233	0	7,255
UNINCORPORATED	1,223,577	36,623	1,186,954	6,926	1,216,651
Monroe County	84,707	1,833	82,874	2	84,705
Islamorada, Village of Islands	7,379	272	7,107	0	7,379
Key Colony Beach	796	6	790	0	796
Key West	26,526	82	26,444	2	26,524
Layton	221	11	210	0	221
Marathon	10,163	474	9,689	0	10,163
UNINCORPORATED	39,622	988	38,634	0	39,622
Nassau County	107,053	16,701	90,352	67	106,986
Callahan	1,752	226	1,526	0	1,752
Fernandina Beach	13,958	906	13,052	0	13,958
Hilliard	3,127	160	2,967	0	3,127
UNINCORPORATED	88,216	15,409	72,807	67	88,149

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Okaloosa County	226,193	14,525	211,668	1,415	224,778
Cinco Bayou	447	-10	457	0	447
Crestview	31,702	4,568	27,134	0	31,702
Destin	14,640	709	13,931	0	14,640
Fort Walton Beach	21,553	631	20,922	0	21,553
Laurel Hill	746	162	584	0	746
Mary Esther	4,457	475	3,982	0	4,457
Niceville	17,119	1,347	15,772	0	17,119
Shalimar	733	-4	737	0	733
Valparaiso	5,105	353	4,752	0	5,105
UNINCORPORATED	129,691	6,294	123,397	1,415	128,276
Okeechobee County	40,314	670	39,644	1,850	38,464
Okeechobee	5,456	202	5,254	0	5,456
UNINCORPORATED	34,858	468	34,390	1,850	33,008
Orange County	1,536,045	106,137	1,429,908	3,613	1,532,432
Apopka	66,580	11,707	54,873	0	66,580
Bay Lake	14	-15	29	0	14
Belle Isle	7,214	182	7,032	0	7,214
Eatonville	3,328	979	2,349	0	3,328
Edgewood	2,595	-90	2,685	0	2,595
Lake Buena Vista	21	-3	24	0	21
Maitland	20,141	598	19,543	0	20,141
Oakland	5,629	2,113	3,516	0	5,629
Ocoee	51,209	3,914	47,295	0	51,209
Orlando	340,681	33,108	307,573	682	339,999
Windermere	3,186	156	3,030	0	3,186
Winter Garden	52,479	5,515	46,964	0	52,479
Winter Park	30,600	805	29,795	0	30,600
UNINCORPORATED	952,368	47,168	905,200	2,931	949,437
Osceola County	484,915	96,259	388,656	318	484,597
Kissimmee	87,664	8,438	79,226	222	87,442
St. Cloud	71,242	12,278	58,964	0	71,242
UNINCORPORATED	326,009	75,543	250,466	96	325,913
Palm Beach County	1,556,161	63,970	1,492,191	2,795	1,553,366
Atlantis	2,138	-4	2,142	0	2,138
Belle Glade	17,542	844	16,698	0	17,542
Boca Raton	100,897	3,475	97,422	0	100,897
Boynton Beach	82,937	2,557	80,380	0	82,937
Briny Breezes	494	-8	502	0	494
Cloud Lake	139	5	134	0	139
Delray Beach	69,038	2,192	66,846	0	69,038
Glen Ridge	216	-1	217	0	216
Golf	284	29	255	0	284
Greenacres	45,403	1,413	43,990	0	45,403
Gulf Stream	957	3	954	0	957
Haverhill	2,274	87	2,187	0	2,274
Highland Beach	4,279	-16	4,295	0	4,279
Hypoluxo	2,670	-17	2,687	0	2,670
Juno Beach	3,895	37	3,858	0	3,895
Jupiter	61,246	199	61,047	0	61,246
Jupiter Inlet Colony	410	5	405	0	410
Lake Clarke Shores	3,547	-17	3,564	0	3,547
Lake Park	9,174	127	9,047	0	9,174

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Lake Worth Beach	43,596	1,377	42,219	0	43,596
Lantana	12,248	744	11,504	22	12,226
Loxahatchee Groves	3,384	29	3,355	0	3,384
Manalapan	412	-7	419	0	412
Mangonia Park	2,530	388	2,142	0	2,530
North Palm Beach	13,111	-51	13,162	0	13,111
Ocean Ridge	1,819	-11	1,830	0	1,819
Pahokee	5,612	88	5,524	361	5,251
Palm Beach	9,191	-54	9,245	0	9,191
Palm Beach Gardens	64,547	5,365	59,182	0	64,547
Palm Beach Shores	1,295	-35	1,330	0	1,295
Palm Springs	27,928	1,038	26,890	0	27,928
Riviera Beach	39,644	2,040	37,604	0	39,644
Royal Palm Beach	41,165	2,233	38,932	0	41,165
South Bay	4,982	122	4,860	1,933	3,049
South Palm Beach	1,466	-5	1,471	0	1,466
Tequesta	6,116	-42	6,158	0	6,116
Wellington	61,836	199	61,637	0	61,836
Westlake	6,685	5,779	906	0	6,685
West Palm Beach	126,944	9,529	117,415	79	126,865
UNINCORPORATED	674,110	24,334	649,776	400	673,710
Pasco County	648,369	86,478	561,891	652	647,717
Dade City	10,206	2,931	7,275	0	10,206
New Port Richey	16,977	249	16,728	0	16,977
Port Richey	2,970	-82	3,052	0	2,970
St. Leo	2,290	-72	2,362	0	2,290
San Antonio	1,541	244	1,297	0	1,541
Zephyrhills	19,691	2,497	17,194	0	19,691
UNINCORPORATED	594,694	80,711	513,983	652	594,042
Pinellas County	966,933	7,826	959,107	828	966,105
Belleair	4,306	33	4,273	0	4,306
Belleair Beach	1,534	-99	1,633	0	1,534
Belleair Bluffs	2,298	-13	2,311	0	2,298
Belleair Shore	66	-7	73	0	66
Clearwater	118,327	1,035	117,292	0	118,327
Dunedin	35,742	-326	36,068	6	35,736
Gulfport	11,525	-258	11,783	0	11,525
Indian Rocks Beach	3,433	-240	3,673	0	3,433
Indian Shores	1,158	-32	1,190	0	1,158
Kenneth City	4,957	-90	5,047	0	4,957
Largo	84,075	1,590	82,485	0	84,075
Madeira Beach	3,629	-266	3,895	0	3,629
North Redington Beach	1,389	-106	1,495	0	1,389
Oldsmar	14,879	-19	14,898	0	14,879
Pinellas Park	55,055	1,962	53,093	0	55,055
Redington Beach	1,224	-152	1,376	0	1,224
Redington Shores	1,955	-221	2,176	0	1,955
Safety Harbor	16,808	-264	17,072	0	16,808
St. Pete Beach	8,424	-455	8,879	0	8,424
St. Petersburg	266,153	7,845	258,308	350	265,803
Seminole	19,323	-41	19,364	0	19,323
South Pasadena	4,958	-395	5,353	0	4,958
Tarpon Springs	25,676	559	25,117	0	25,676
Treasure Island	6,103	-481	6,584	0	6,103
UNINCORPORATED	273,936	-1,733	275,669	472	273,464

Florida Population Estimates by County and Municipality
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count ¹	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Polk County	846,896	121,850	725,046	3,231	843,665
Auburndale	21,677	6,061	15,616	0	21,677
Bartow	23,135	3,826	19,309	177	22,958
Davenport	13,993	4,950	9,043	0	13,993
Dundee	5,847	612	5,235	0	5,847
Eagle Lake	6,206	3,198	3,008	0	6,206
Fort Meade	5,179	79	5,100	0	5,179
Frostproof	2,993	116	2,877	0	2,993
Haines City	44,215	17,546	26,669	0	44,215
Highland Park	234	-17	251	0	234
Hillcrest Heights	242	-1	243	0	242
Lake Alfred	9,038	2,664	6,374	0	9,038
Lake Hamilton	3,139	1,602	1,537	0	3,139
Lakeland	124,725	12,084	112,641	0	124,725
Lake Wales	17,736	1,375	16,361	0	17,736
Mulberry	4,574	622	3,952	0	4,574
Polk City	3,007	294	2,713	0	3,007
Winter Haven	60,837	11,618	49,219	0	60,837
UNINCORPORATED	500,119	55,221	444,898	3,054	497,065
Putnam County	76,600	3,279	73,321	490	76,110
Crescent City	1,715	61	1,654	0	1,715
Interlachen	1,559	118	1,441	0	1,559
Palatka	10,601	155	10,446	0	10,601
Pomona Park	813	29	784	0	813
Welaka	824	110	714	0	824
UNINCORPORATED	61,088	2,806	58,282	490	60,598
St. Johns County	348,336	74,911	273,425	205	348,131
Marineland (part)	3	0	3	0	3
St. Augustine	16,548	2,219	14,329	0	16,548
St. Augustine Beach	6,995	192	6,803	0	6,995
UNINCORPORATED	324,790	72,500	252,290	205	324,585
St. Lucie County	394,074	64,848	329,226	134	393,940
Fort Pierce	51,352	4,055	47,297	125	51,227
Port St. Lucie	260,194	55,343	204,851	5	260,189
St. Lucie Village	623	10	613	0	623
UNINCORPORATED	81,905	5,440	76,465	4	81,901
Santa Rosa County	211,445	23,445	188,000	4,511	206,934
Gulf Breeze	6,342	40	6,302	0	6,342
Jay	612	88	524	0	612
Milton	10,527	330	10,197	0	10,527
UNINCORPORATED	193,964	22,987	170,977	4,511	189,453
Sarasota County	487,640	53,634	434,006	4	487,636
Longboat Key (part)	4,782	23	4,759	0	4,782
North Port	96,301	21,508	74,793	0	96,301
Sarasota	58,279	3,437	54,842	0	58,279
Venice	29,802	4,339	25,463	0	29,802
UNINCORPORATED	298,476	24,327	274,149	4	298,472

Florida Population Estimates by County and Municipality
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count ¹	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Seminole County	495,106	24,250	470,856	152	494,954
Altamonte Springs	47,609	1,378	46,231	0	47,609
Casselberry	30,132	1,338	28,794	5	30,127
Lake Mary	17,516	718	16,798	0	17,516
Longwood	16,641	1,554	15,087	0	16,641
Oviedo	42,080	2,021	40,059	0	42,080
Sanford	68,136	7,085	61,051	31	68,105
Winter Springs	39,170	828	38,342	0	39,170
UNINCORPORATED	233,822	9,328	224,494	116	233,706
Sumter County	162,493	32,741	129,752	7,752	154,741
Bushnell	3,989	942	3,047	0	3,989
Center Hill	889	43	846	0	889
Coleman	658	16	642	0	658
Webster	953	175	778	0	953
Wildwood	36,783	21,053	15,730	0	36,783
UNINCORPORATED	119,221	10,512	108,709	7,752	111,469
Suwannee County	47,274	3,800	43,474	2,651	44,623
Branford	756	45	711	0	756
Live Oak	7,051	316	6,735	0	7,051
UNINCORPORATED	39,467	3,439	36,028	2,651	36,816
Taylor County	22,011	215	21,796	1,662	20,349
Perry	7,233	335	6,898	0	7,233
UNINCORPORATED	14,778	-120	14,898	1,662	13,116
Union County	16,821	674	16,147	4,800	12,021
Lake Butler	1,997	11	1,986	0	1,997
Raiford	234	10	224	0	234
Worthington Springs	458	80	378	0	458
UNINCORPORATED	14,132	573	13,559	4,800	9,332
Volusia County	604,533	50,990	553,543	1,747	602,786
Daytona Beach	88,144	16,656	71,488	27	88,117
Daytona Beach Shores	5,268	89	5,179	0	5,268
DeBary	24,529	2,269	22,260	0	24,529
DeLand	44,316	6,965	37,351	0	44,316
Deltona	98,792	5,100	93,692	0	98,792
Edgewater	25,655	2,558	23,097	0	25,655
Flagler Beach (part)	72	0	72	0	72
Holly Hill	13,041	83	12,958	0	13,041
Lake Helen	3,041	199	2,842	0	3,041
New Smyrna Beach	32,852	2,710	30,142	0	32,852
Oak Hill	2,139	153	1,986	0	2,139
Orange City	14,882	2,250	12,632	0	14,882
Ormond Beach	45,723	2,643	43,080	6	45,717
Pierson	1,583	41	1,542	0	1,583
Ponce Inlet	3,428	64	3,364	0	3,428
Port Orange	65,898	3,302	62,596	0	65,898
South Daytona	13,517	652	12,865	0	13,517
UNINCORPORATED	121,653	5,256	116,397	1,714	119,939
Wakulla County	38,189	4,425	33,764	2,359	35,830
St. Marks	322	48	274	0	
Sopchoppy	465	39	426	0	465
UNINCORPORATED	37,402	4,338	33,064	2,359	35,043

**Florida Population Estimates by County and Municipality
April 1, 2025**

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count ¹	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Walton County	90,547	15,242	75,305	1,351	89,196
DeFuniak Springs	6,180	261	5,919	41	6,139
Freeport	11,440	5,579	5,861	0	11,440
Paxton	584	28	556	0	584
UNINCORPORATED	72,343	9,374	62,969	1,310	71,033
Washington County	26,876	1,558	25,318	2,175	24,701
Caryville	269	-32	301	0	269
Chipley	3,609	-51	3,660	0	3,609
Ebro	258	21	237	0	258
Vernon	761	29	732	0	761
Wausau	341	-30	371	0	341
UNINCORPORATED	21,638	1,621	20,017	2,175	19,463
FLORIDA	23,379,261	1,841,074	21,538,187	110,109	23,269,152
INCORPORATED	11,696,425	864,652	10,831,773	18,712	11,677,713
UNINCORPORATED	11,682,836	976,422	10,706,414	91,397	11,591,439

Notes:

¹ Includes Census Count Question Resolution revisions for the City of Hampton and Bradford County Unincorporated (as of October 2, 2023).

² The City of Weeki Wachee was disincorporated on June 9, 2020.

Sources: US Census Bureau (2020 Census) and University of Florida, Bureau of Economic and Business Research (2025 Estimates).

Florida Population Estimates by County
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count ¹	April 1, 2025 Inmates	April 1, 2025 Less Inmates
FLORIDA	23,379,261	1,841,074	21,538,187	110,109	23,269,152
Alachua County	298,485	20,017	278,468	1,019	297,466
Baker County	29,139	880	28,259	1,223	27,916
Bay County	199,950	24,734	175,216	1,136	198,814
Bradford County	27,668	-635	28,303	2,103	25,565
Brevard County	667,900	61,288	606,612	156	667,744
Broward County	1,993,535	49,160	1,944,375	894	1,992,641
Calhoun County	13,655	7	13,648	1,135	12,520
Charlotte County	223,430	36,583	186,847	1,285	222,145
Citrus County	166,500	12,657	153,843	126	166,374
Clay County	238,605	20,360	218,245	0	238,605
Collier County	413,314	37,562	375,752	22	413,292
Columbia County	72,388	2,690	69,698	3,380	69,008
DeSoto County	35,947	1,971	33,976	2,433	33,514
Dixie County	17,217	458	16,759	1,569	15,648
Duval County	1,079,044	83,477	995,567	495	1,078,549
Escambia County	337,728	15,823	321,905	2,169	335,559
Flagler County	140,714	25,336	115,378	0	140,714
Franklin County	13,383	932	12,451	1,109	12,274
Gadsden County	44,790	964	43,826	3,064	41,726
Gilchrist County	19,716	1,852	17,864	781	18,935
Glades County	13,055	929	12,126	980	12,075
Gulf County	16,621	2,429	14,192	1,587	15,034
Hamilton County	14,155	151	14,004	2,072	12,083
Hardee County	26,042	715	25,327	1,733	24,309
Hendry County	47,085	7,466	39,619	0	47,085
Hernando County	212,849	18,334	194,515	433	212,416
Highlands County	107,976	6,741	101,235	20	107,956
Hillsborough County	1,575,637	115,875	1,459,762	777	1,574,860
Holmes County	20,042	389	19,653	1,358	18,684
Indian River County	173,013	13,225	159,788	0	173,013
Jackson County	49,728	2,409	47,319	6,378	43,350
Jefferson County	15,761	1,251	14,510	1,265	14,496
Lafayette County	8,601	375	8,226	1,285	7,316
Lake County	445,881	61,925	383,956	557	445,324
Lee County	839,223	78,401	760,822	194	839,029
Leon County	305,866	13,668	292,198	1,597	304,269
Levy County	46,270	3,355	42,915	0	46,270
Liberty County	8,140	166	7,974	1,638	6,502
Madison County	18,859	891	17,968	1,510	17,349
Manatee County	466,845	67,135	399,710	143	466,702
Marion County	433,765	57,857	375,908	5,655	428,110
Martin County	166,281	7,850	158,431	2,124	164,157
Miami-Dade County	2,814,927	113,160	2,701,767	9,940	2,804,987
Monroe County	84,707	1,833	82,874	2	84,705
Nassau County	107,053	16,701	90,352	67	106,986
Okaloosa County	226,193	14,525	211,668	1,415	224,778
Okeechobee County	40,314	670	39,644	1,850	38,464
Orange County	1,536,045	106,137	1,429,908	3,613	1,532,432
Osceola County	484,915	96,259	388,656	318	484,597
Palm Beach County	1,556,161	63,970	1,492,191	2,795	1,553,366
Pasco County	648,369	86,478	561,891	652	647,717
Pinellas County	966,933	7,826	959,107	828	966,105
Polk County	846,896	121,850	725,046	3,231	843,665
Putnam County	76,600	3,279	73,321	490	76,110
St. Johns County	348,336	74,911	273,425	205	348,131
St. Lucie County	394,074	64,848	329,226	134	393,940
Santa Rosa County	211,445	23,445	188,000	4,511	206,934
Sarasota County	487,640	53,634	434,006	4	487,636
Seminole County	495,106	24,250	470,856	152	494,954
Sumter County	162,493	32,741	129,752	7,752	154,741
Suwannee County	47,274	3,800	43,474	2,651	44,623
Taylor County	22,011	215	21,796	1,662	20,349
Union County	16,821	674	16,147	4,800	12,021
Volusia County	604,533	50,990	553,543	1,747	602,786
Wakulla County	38,189	4,425	33,764	2,359	35,830
Walton County	90,547	15,242	75,305	1,351	89,196
Washington County	26,876	1,558	25,318	2,175	24,701

Notes:

¹ Includes Census Count Question Resolution revisions for the City of Hampton and Bradford County Unincorporated (as of October 2, 2023).

Sources: US Census Bureau (2020 Census) and University of Florida, Bureau of Economic and Business Research (2025 Estimates).

PROPERTY NOT LOCATED IN PROTECTED AREAS

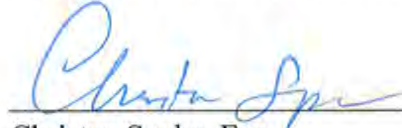
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned authority, personally appeared, Christen Spake, who, being first duly sworn, deposes and says:

1. My name is Christen Spake. I am a member in good standing of the Florida Bar, and am licensed to practice law in the State of Florida. I have practiced in the area of land use, real property, and environmental law for ten years.
2. I have been retained by Carter Road Associates, LLLP, a Florida limited liability limited partnership (“Owner”) in connection with an application for certification of an agricultural enclave pursuant to Section 163.3164(4), Florida Statutes, as amended by Chapter 2026-34, Laws of Florida, for property located in unincorporated St. Johns County, Florida, more particularly described in Exhibit “A” attached hereto, containing approximately 250 acres, more or less (the “Property”).
3. Based upon my review of applicable Florida statutes, public records, official maps, and other authoritative sources, I make the following statements regarding the location of the Property relative to the protected areas identified in Section 163.3162(4)(i), Florida Statutes:
 - a. **Wekiva Study Area:** The Property is not located within the Wekiva Study Area as defined in Section 369.316, Florida Statutes.
 - b. **Everglades Protection Area:** The Property is not located within the Everglades Protection Area as defined in Section 373.4592(2), Florida Statutes.
 - c. **Area of Critical State Concern:** The Property is not located within an area of critical state concern as designated pursuant to Sections 380.055, 380.0551, 380.0552, 380.0553, or 380.0555, Florida Statutes.
 - d. **Conservation Easement (§ 704.06, F.S.):** Based upon my review of the title search dated September 8, 2025 by Fidelity National Title Insurance Company, the Property is not encumbered by a recorded conservation easement as defined in Section 704.06, Florida Statutes as of the referenced date.
 - e. **Military Installation or Range:** The Property is not located within a military installation or a military base, as defined in Section 163.3175(2), Florida Statutes.
 - f. **Water Protection Plan Counties:** The Property is not within a county covered by the Watershed Protection Program as specified pursuant to Section 373.4595(4)(c), Florida Statutes. The Property also does not exceed 1,280 acres.
4. Based upon the foregoing, the Property satisfies the location requirements of Section 163.3162(4)(i), Florida Statutes, and is not disqualified from certification as an agricultural enclave on the basis of its geographic location.

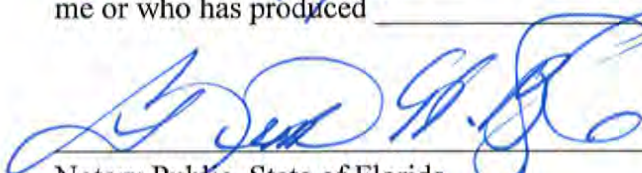
5. This Affidavit is executed for the purpose of satisfying the requirements of Section 163.3162(4)(i) and Section 163.3164(4)(e), Florida Statutes, in connection with the Owner's application for certification of an agricultural enclave in St. Johns County, Florida.

FURTHER AFFIANT SAYETH NOT.



Christen Spake, Esq.
Counsel for the Owner
Gunster, Yoakley & Stewart
800 SE Monterey Commons Blvd,
Suite 200
Stuart, FL 34996

Sworn to and subscribed before me by means of ☒ physical presence / ☐ online notarization this 3rd day of August, 2026, by Christen Spake, Esq., who is personally known to me or who has produced _____ as identification.



Notary Public, State of Florida
Print Name: Kim M. Boyle
My Commission Expires: 9.16.2028
Commission No.: HH 576475



FIDELITY NATIONAL TITLE INSURANCE COMPANY

13800 NW 14th Street, Suite 190, Sunrise, Florida 33323

PROPERTY INFORMATION REPORT

File Number: 12681710

Reference: Carter Road Associates

Provided for: **Saul Ewing LLP**
Attention: Dana Walkup
515 N. Flagler Drive
Suite 1400
West Palm Beach, Florida 33401

FIDELITY NATIONAL TITLE INSURANCE COMPANY does hereby certify that a search of the Public Records of St. Johns County, Florida through and including the date of September 8, 2025 at 7:00 a.m. on the land described:

PARCEL 1:

A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15, THENCE SOUTH 00 DEGREES, 01 MINUTES, 50 SECONDS EAST, ON THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 745.92 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND, THENCE CONTINUING SOUTH 00 DEGREES, 01 MINUTES, 50 SECONDS EAST, ON SAID WEST LINE OF SECTION, 240.00 FEET; THENCE DUE EAST 385.11 FEET; THENCE NORTH 10 DEGREES, 38 MINUTES WEST, ON THE WEST LINE OF A 30 FOOT WIDTH ROAD, 244.19 FEET; THENCE DUE WEST 340.18 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

PARCEL 2:

A PARCEL OF LAND SITUATED IN SECTION 16, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 08 MINUTES 08 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 660.40 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89 DEGREES 27 MINUTES 09 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTH QUARTER OF GOVERNMENT LOTS 3 AND 4 OF SAID SECTION 16, A DISTANCE OF 1606.78 FEET TO THE EAST LINE OF SECTION 44, TOWNSHIP 7 SOUTH, RANGE 29 EAST OF SAID COUNTY; THENCE NORTH 02 DEGREES 07 MINUTES 15 SECONDS WEST, ALONG THE SAID EAST LINE OF SECTION 44, A DISTANCE OF 98.79 FEET TO THE NORTHEAST CORNER OF SAID SECTION 44; THENCE SOUTH 72 DEGREES 29 MINUTES 44 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 44, A DISTANCE OF 338.59 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 09 SECONDS WEST, ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1017, PAGE 727 AND 727A OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 724.54 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1987.41 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 89 DEGREES 12 MINUTES 38 SECONDS EAST, ALONG THE

NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1304.79 FEET; THENCE NORTH 00 DEGREES 44 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 1319.39 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 12 MINUTES 38 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1309.98 FEET TO THE EAST LINE OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 08 MINUTES 08 SECONDS EAST, ALONG SAID EAST LINE OF SECTION 16, A DISTANCE OF 3245.18 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND IN GOVERNMENT LOTS 1 AND 2, SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 00°01'50" EAST ON THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 745.92 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING SOUTH 00° 01'50" EAST, ON SAID WEST LINE OF SECTION 1, 003.42 FEET; THENCE DUE EAST 528.05 FEET; THENCE NORTH 10° 30' WEST ON THE WEST LINE OF A 30 FOOT WIDTH ROAD 1,020.95 FEET; THENCE DUE WEST 340.18 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

AN EASEMENT FOR ACCESS OF A 30 FOOT WIDTH ROAD ON THE EAST LINE OF SAID PROPERTY AND OVER A NOW EXISTING DIRT ROAD FROM THE NORTHWEST CORNER OF SECTION 42, TOWNSHIP 7 SOUTH, RANGE 29 EAST, WESTERLY THROUGH SECTIONS 40 AND 15 TO A POINT APPROXIMATELY 200 FEET NORTH OF THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY.

LESS AND EXCEPT: AS RECORDED IN OFFICIAL RECORDS BOOK 262, PAGE 784 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 4:

A STRIP OF LAND IN GOVERNMENT LOTS 1, 2, AND 3, SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID STRIP OF LAND BEING 30 FEET IN WIDTH AND LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING ON THE EAST LINE OF SAID SECTION 15 ON THE WEST LINE OF SECTION 40, OF SAID TOWNSHIP 1,368.44 FEET SOUTHEASTERLY FROM THE NORTHEAST CORNER OF SAID SECTION 15, SAID POINT OF BEGINNING BEING AT THE WEST END OF THE CENTER OF THAT 60 FOOT WIDTH ROAD DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 152, PAGE 487, PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 77 DEGREES 35 MINUTES 30 SECONDS WEST 1,062.22 FEET; THENCE SOUTH 10 DEGREES 38 MINUTES EAST 1,425.70 FEET TO THE END OF SAID 30 FOOT WIDTH STRIP OF LAND ON THE NORTH LINE OF THE LAND OF OSBAN AT A POINT NORTH 89 DEGREES 46 MINUTES EAST 768.27 FEET FROM THE NORTHWEST CORNER OF SAID LAND OF OSBAN; SAID LAND OF OSBAN BEING DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 200, PAGE 345, PUBLIC RECORDS OF SAID COUNTY, BEING PARCEL NUMBER 095410 000 AS SHOWN ON THE TAX ROLLS OF ST. JOHNS COUNTY, FLORIDA.

AND

THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 148, PAGE 421, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING ALL OF GOVERNMENT LOTS 1, 2, 3, AND A PART OF GOVERNMENT LOT 4, SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

EXCEPTING THEREFROM THE SOUTH 33 FEET OF SAID GOVERNMENT LOT 3, AND ALSO EXCEPTING THE SOUTH 33 FEET OF THAT PART OF SAID GOVERNMENT LOT 4, DESCRIBED ABOVE.

ALSO EXCEPTING THEREFROM THE PROPERTIES DESCRIBED IN THE FOLLOWING DEEDS; O.R. BOOK 205, PAGE 943; O.R. BOOK 200, PAGE 345; O.R. BOOK 219, PAGE 522; O.R. BOOK 242, PAGE 281; O.R. BOOK 241, PAGE 54; O.R. BOOK 242, PAGE 785; O.R. BOOK 266, PAGE 700; O.R. BOOK 247, PAGE 317; O.R. BOOK 265, PAGE 527; O.R. BOOK 265, PAGE 531; O.R. BOOK 267, PAGE 216; O.R. BOOK 688, PAGE 1678; O.R. BOOK 757, PAGE 540; O.R. BOOK 758, PAGE 878; O.R. BOOK 821, PAGE 1421; O.R. BOOK 1196, PAGE 225; O.R. BOOK 2680, PAGE 46; PARCEL 2, O.R. BOOK 3050, PAGE 1616; AND O.R. BOOK 674, PAGE 1074, ALL BEING RECORDED IN ABOVE SAID PUBLIC RECORDS.

AND THE SAME BEING AND MORE PARTICULARLY DESCRIBED AS: A PORTION OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 15° 07' 53" EAST ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 1,353.57 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE ALONG THE EAST LINE OF SAID SECTION 15, SOUTH 15° 53' 10" EAST, A DISTANCE OF 30.05 FEET TO A POINT ON THE SOUTHERLY EASEMENT LINE OF A 30 FOOT PRIVATE INGRESS/EGRESS AS RECORDED IN O.R. BOOK 2530, PAGE 1199 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING EAST LINE OF SAID SECTION 15 AND ALONG THE SOUTHERLY EASEMENT LINE OF SAID 30 FOOT PRIVATE INGRESS/EGRESS, SOUTH 77° 27' 18" WEST, A DISTANCE OF 1,047.82 FEET; THENCE SOUTH 10° 46' 01" EAST ALONG THE EASTERLY EASEMENT LINE OF SAID 30 FOOT PRIVATE INGRESS/EGRESS, A DISTANCE OF 185.46 FEET; THENCE SOUTH 10° 38' 01" EAST ALONG THE EASTERLY EASEMENT LINE OF SAID 30 FOOT PRIVATE INGRESS/EGRESS, A DISTANCE OF 1,197.23 FEET; THENCE DEPARTING LAST SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 89° 39' 00" EAST, A DISTANCE OF 364.73 FEET; THENCE SOUTH 10° 38' 00" EAST, A DISTANCE OF 32.20 FEET; THENCE SOUTH 89° 38' 39" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID 30 FOOT PRIVATE INGRESS/EGRESS, A DISTANCE OF 395.21 FEET TO A POINT ON THE WESTERLY EASEMENT LINE OF SAID 30 FOOT PRIVATE INGRESS/EGRESS; THENCE DEPARTING LAST SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 10° 38' 01" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PRIVATE INGRESS/EGRESS, A DISTANCE OF 1,223.99 FEET; THENCE NORTH 10° 46' 01" WEST CONTINUING ALONG THE WESTERLY EASEMENT LINE OF SAID 30 FOOT PRIVATE INGRESS/EGRESS, A DISTANCE OF 1,021.15 FEET TO THE NORTHERLY TERMINUS OF SAID 30 FOOT EASEMENT; THENCE NORTH 89° 53' 51" EAST ALONG SAID NORTHERLY TERMINUS, A DISTANCE OF 30.53 FEET; THENCE SOUTH 10° 46' 01" EAST ALONG THE EAST LINE OF SAID 30 FOOT PRIVATE INGRESS/EGRESS, A DISTANCE OF 800.06 FEET TO A POINT ON THE NORTHERLY EASEMENT LINE OF SAID 30 FOOT PRIVATE INGRESS/EGRESS; THENCE NORTH 77° 27' 18" EAST ALONG THE NORTHERLY EASEMENT LINE OF SAID 30 FOOT PRIVATE INGRESS/EGRESS, A DISTANCE OF 1,045.13 FEET TO THE POINT OF BEGINNING,

PARCEL 5:

A PARCEL OF LAND IN GOVERNMENT LOTS 1 AND 2, SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 15 DEGREES 00 MINUTES 20 SECONDS EAST, ON THE EAST LINE OF SAID SECTION 15, AND THE WEST LINE OF SECTION 40, A DISTANCE OF 1,353.42 FEET; THENCE SOUTH 77 DEGREES 35 MINUTES 30 SECONDS WEST, ON THE NORTH LINE OF A 30 FOOT WIDTH ROAD, 1,046.08 FEET; THENCE NORTH 10 DEGREES 38 MINUTES WEST, ON THE EAST LINE OF A 30 FOOT WIDTH ROAD, 799.85 FEET; THENCE DUE WEST 370.70 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 50 SECONDS WEST, ON THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 745.92 FEET, THENCE DUE EAST, ON THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1,189.91 FEET TO THE POINT OF BEGINNING.

Folio No.: 095415-0090, 095440-0000, 095490-0000, 095415-0020, 095415-0021, 095410-0000, 095410-0010, and 095415-0030.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Warranty Deed filed October 22, 2024, recorded in Official Records Book 6039, Page 1428, from Mary Ann Lewis, a married woman, to Carter Road Associates, LLLP, a Florida limited liability partnership. (Parcel 1)

limited

Warranty Deed filed July 22, 2005, recorded under Instrument No. 2005059118, from Island Investments of St. Augustine, and a Florida corporation, to Carter Road Associates, LLLP, a Florida Limited Liability Limited Partnership. (Parcel 2)

Warranty Deed filed September 8, 2005, recorded under Instrument No. 2005074081, from James K. Prescott and Mary V. Prescott, his wife, to Carter Road Associates, LLLP, a Florida Limited Liability Partnership. (Parcel 3)

Special Warranty Deed filed April 19, 2022, recorded in Official Records Book 5540, Page 619, from Inman Park Lofts, LLC, a Georgia limited liability company, to Carter Road Associates, LLLP, a Florida limited liability limited partnership. (Parcel 4)

Quitclaim Deed filed April 19, 2022, recorded in Official Records Book 5540, Page 622, from Inman Park Lofts, LLC, a Georgia limited liability company, to Carter Road Associates, LLLP, a Florida limited liability limited partnership. (Parcel 4)

Special Warranty Deed filed June 6, 2014, recorded under Instrument No. 2014032383, from TD Bank, National Association, to Carter Road Associates, LLLP, a Florida limited liability limited partnership. (Parcel 5)

The following mortgages and liens identifying the captioned property remain unsatisfied or unreleased, of record in accordance to the terms exhibited on this Certificate:

NONE

THE FOLLOWING ITEMS ARE ADDITIONAL DOCUMENTS THAT ARE NOT EXAMINED OR REVIEWED.

The following Deeds are as to Easements: (Items 1 thru 16)

1. Warranty Deed filed December 30, 1971, recorded in Official Records Book 205, Page 943.
2. Warranty Deed filed October 15, 1973, recorded in Official Records Book 241, Page 54.
3. Warranty Deed filed November 2, 1973, recorded in Official Records Book 242, Page 281.

4. Warranty Deed filed November 8, 1973, recorded in Official Records Book 242, Page 785.
5. Warranty Deed filed January 31, 1974, recorded in Official Records Book 247, Page 317.
6. Warranty Deed filed November 12, 1974, recorded in Official Records Book 265, Page 531.
7. Warranty Deed filed December 3, 1974, recorded in Official Records Book 266, Page 700.
8. Warranty Deed filed September 3, 1976, recorded in Official Records Book 313, Page 534.
9. Warranty Deed filed May 23, 1985, recorded in Official Records Book 674, Page 1074.
10. Warranty Deed filed May 29, 1986, recorded in Official Records Book 674, Page 1968.
11. Warranty Deed filed September 15, 1987, recorded in Official Records Book 757, Page 540.
12. Quit-Claim Deed filed September 25, 1987, recorded in Official Records Book 758, Page 878.
13. Warranty Deed filed September 25, 1987, recorded in Official Records Book 758, Page 880.
14. Warranty Deed filed December 29, 1988, recorded in Official Records Book 806, Page 1767.
15. Warranty Deed filed June 1, 1989, recorded in Official Records Book 821, Page 1421.
16. Warranty Deed filed September 17, 1996, recorded in Official Records Book 1196, Page 225.
17. Easement filed May 27, 1983, recorded in Official Records Book 586, Page 165.
18. Non-Exclusive Easement for Utilities filed January 24, 2006, recorded under Instrument No. 2006005861.
19. Easement Agreement filed August 2, 2010, recorded under Instrument No. 2010037086.
20. Ordinance Number: 2006-129 filed November 17, 2006, recorded under Instrument No. 2006084450.

Name Search on the Fee Simple Title Owner only:

CARTER ROAD ASSOCIATES, LLLP

and found the following:

NOTHING FOUND

PROPERTY INFORMATION REPORT
FILE NUMBER: 12681710

FIDELITY NATIONAL TITLE INSURANCE COMPANY hereby certifies that the foregoing Certificate of Search was compiled by it from the Public Records of County of St. Johns State of Florida, and from such other public records and sources as are herein indicated.

CONTENTS: This Certificate lists the last conveyance by deed or Certificate of Title, identifying the lands described in the caption hereof and appearing of record in the Office of the Circuit Court of St. Johns, Florida, recorded in said office that identify the land shown on the caption of this certificate by a land description.

This Certificate lists all mortgages, leases, notice of lis pendens, unsatisfied or unreleased of record, identifying the land described in the caption hereof and appearing of record in the Office of the Circuit of St. Johns County, Florida, including all security instruments and financing statements filed pursuant to Chapters 671 through 679 of the Florida Statutes (The Uniform Commercial Code), No search is made for security instruments, financing statements or liens that describe any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied Judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants appearing of record in the Office of the Clerk of Circuit Court of St. Johns County, Florida, and in the Office of the Clerk of the United States District in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of St. Johns, Florida and/or Office of the Clerk of Circuit Court of St. Johns County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied Judgments decrees or orders for money, against mortgages or other lien holders.

FORM: Determination of the regularity, validity, sufficiency, or legal effect on marketability or insurability of title to said lands of any instrument listed on this Certificate are referred to the examiner.

THERE IS EXCEPTED FROM THIS CERTIFICATE

- (1) Municipal and County Zoning Ordinances.
- (2) Incorporation papers of municipalities.
- (3) Decrees and Ordinances creating taxing and Drainage Districts.
- (4) Except on special request, information relating to Bankruptcy proceedings is limited to the showing of style and number of case and time of filing of petition and adjudication.
- (5) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 16726 Acts of Florida 1931 and Chapter 16880 Acts of 1935.
- (6) Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats.
- (7) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
- (8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in Official Records Book in the Office of the Clerk of the Circuit Court of St. Johns County, Florida filed subsequent to January 1, 1972.
- (9) Rico Lien Notices not filed under Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of St. Johns County, Florida.

IN WITNESS WHEREOF, the said company has caused these presents to be signed in its name and its Corporate Seal to hereto affixed at Weston, Florida, this 16th day of September, 2025.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

By 

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

ATTACHMENT 2
CORRESPONDENCE

Carter Road Ag Enclave Fails to Meet Certification Requirements

From Joseph McAnarney <joemcanarney@yahoo.com>

Date Mon 9/28/2026 2:28 PM

To Jacob Smith <jsmith@sjcfl.us>; Rich Komando <rkomando@sjcfl.us>; Abrielle Genest <agenest@sjcfl.us>

Cc Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>

 2 attachments (75 KB)

Grounds for Denial_28Sep2026.pdf; ENCERT_2026-11_Carter_Road_Grounds_for_Denial.pdf;

Dear Jacob and County Reviewers - Attached is a document that summarizes a review of the **Carter Road Ag Enclave Application**, and it is a document that itemizes the many ways in which the application **fails** to meet certification requirements.

I had left a hard copy of this document at your offices this morning, and so this email is intended to assure your receipt of it. The findings are serious and your final Staff Report given to Commissioners should reflect on the points made. **In fact, that Staff Report should state that the Carter Road Ag Enclave application fails to meet certification requirements.**

Respectfully,
Joe McAnarney, St. Johns County Resident

September 28, 2026

Mr. Jacob Smith, Planning Department Manager
St. Johns County
4040 Lewis Speedway
St. Augustine, FL 32084

Re: Grounds for Denial of Agricultural Enclave Application 2026-11 (Carter Road)

Dear Mr. Smith,

As detailed by the attached document, Grounds for Denial of Agricultural Enclave Certification 2026-11, the Carter Road application **fails to meet certification requirements** for the following reasons:

- Does not satisfy the fifty percent perimeter requirement;
- Does not establish qualifying conditions as they existed on January 1, 2025;
- Parcels used do not satisfy qualifying requirements of FS 3164 (4)c2; and,
- Five years of continuous bona fide use for agricultural uses has not been demonstrated.

In their review of the Carter Road application, Staff should account for the above and should report that the application **does not meet the requirements** to be certified as an Agricultural Enclave.

Respectfully,

Joseph E. McAnarney, St. Johns County Resident
Cc: Richard Komando, County Attorney / Abrielle Genest, Planner

Attach: Grounds for Denial of Agricultural Enclave Application 2026-11 (Carter Road) – 7pp

Grounds for Denial of Agricultural Enclave Certification

ENCERT 2026-11 (Carter Road Associates)

The applicant has not shown that the parcels are surrounded on at least fifty percent of their perimeter by parcels within an urban service district, area, or line.

The applicant relies exclusively on subparagraph (c)2. of section 163.3164(4), and its narrative expressly disclaims reliance on subparagraphs (c)1. and (c)3. Subparagraph (c)2. imposes two perimeter conditions joined by the word “and.” The first requires that the parcels be surrounded on at least 50 percent of their perimeter by parcels designated on the future land use map for industrial, commercial, or residential development. The second, independent condition requires that the parcels be surrounded on at least 50 percent of their perimeter by parcels within an urban service district, area, or line. Section 163.3164(53) defines an urban service area as an area identified in the comprehensive plan where public facilities and services, including central water and sewer capacity and roads, are already in place or are identified in the capital improvements element.

The applicant does not identify an urban service district, area, or line. It asserts that the County’s Development Area Boundary is one. In support it quotes Objective A.1.2 as establishing a development area boundary “to manage growth in areas served by infrastructure.” That language is found in the 2050 Comprehensive Plan, which the Board adopted on April 21, 2026. It did not exist on January 1, 2025. In the 2025 Comprehensive Plan, which governed on that date, Objective A.1.2 is titled Control of Urban Sprawl. Policy A.1.2.7 of that Plan describes Development Areas as the areas designated on the future land use map that depict the overall future growth pattern of the County, and it provides that only lands designated Rural/Silviculture and Agricultural-Intensive are not Development Areas. Policy A.1.2.9 directs the County to investigate the designation of an Urban Service Area, which presupposes that none has been generally designated. The 2050 Plan carries forward the same definition at Policy A.1.2.4 and the same directive at Policy A.1.3.6.

Where the County has intended to designate an urban service area, it has done so expressly. Both Plans provide that the Durbin Creek National property is included in the Durbin Creek National Urban Service Area boundary as depicted on the future land use map, with reference to the statutory definition and an accompanying development agreement. No

comparable designation encompasses or adjoins the subject parcels. The map the applicant submits under the heading “Urban Service Boundary” was prepared by its own engineer and is dated August 31, 2026. The label does not appear in any plan provision the applicant cites.

The applicant’s reading also cannot be reconciled with the statute. Under Policy A.1.2.7, every parcel designated for residential, commercial, or industrial development is, by definition, within a Development Area. If the Development Area were an urban service area, any parcel satisfying the first condition of subparagraph (c)2. would satisfy the second automatically, and the second condition would do no work. The Legislature enacted two conditions, not one. Section 163.3162(4)(f) likewise treats “urban service district” as a term of art with a boundary of its own.

The applicant relies on a County staff report in ENCERT 2026-05. A staff report is not a decision of the Board and does not bind it. The Board decides this application on this record. The same report also found that public services were not presently adequate for that site, which is difficult to reconcile with the premise that the Development Area identifies where facilities are in place. The present application offers no evidence that central water and sewer capacity or roads are in place, or are identified in the capital improvements element, for the parcels surrounding the subject property. Its public services letter instead anticipates deficiencies to be addressed at site plan review.

Because the record identifies no qualifying urban service district, area, or line, the qualifying perimeter under the second condition is zero. Subparagraph (c)2., the only pathway invoked, is not satisfied.

The application relies on the 2050 Comprehensive Plan and does not establish the qualifying conditions as they existed on January 1, 2025.

Section 163.3164(4) defines an agricultural enclave by reference to conditions “as of January 1, 2025.” That date governs the parcel status and surrounding conditions on which the applicant relies under paragraph (c). The burden of establishing them rests with the applicant.

The application proves its case from a plan that did not exist on that date. The applicant’s planner states that he reviewed the St. Johns County 2050 Comprehensive Plan. The narrative describes the surrounding designations as those of the future land use map “of the St. Johns County’s 2050 Comprehensive Plan.” Its policy citations follow the 2050 numbering. Mixed Use is cited as Objective A.1.11 and Policy A.1.11.1, and the Residential definition as Policy A.1.13.1(m). In the 2025 Plan those provisions appear at Policy A.1.9.1 and Policy A.1.11.1(m).

The density figures differ as well: the 2025 Plan set a mainland Residential-C base density of 2.0 units per acre and a maximum of 6.0, while the 2050 Plan sets a base of 6.0 and a maximum of 9.0.

The maps do not cure the deficiency. The future land use exhibit is undated, and the “Urban Service Boundary” exhibit is dated August 31, 2026. Neither identifies the future land use designations or the Development Area as they stood on January 1, 2025. If the 2025 designations of the surrounding parcels were the same, the first condition of subparagraph (c)2. may be capable of proof on proper evidence. The applicant has not supplied that evidence. Its urban service theory, moreover, rests on plan text adopted more than fifteen months after the operative date.

The perimeter showing counts land that the applicant itself owns and excluded from this application.

The Fidelity National Title Insurance Company report submitted with the application identifies eight folios owned by Carter Road Associates, LLLP: the three in this application and folios 095415-0020, 095415-0021, 095415-0030, 095410-0000, and 095410-0010. The additional lands were conveyed to the applicant by deeds from James K. and Mary V. Prescott (September 8, 2005), TD Bank, N.A. (June 6, 2014), and Inman Park Lofts, LLC (April 19, 2022). The applicant’s own protected-areas affidavit describes the property as containing approximately 250 acres. On September 17, 2024, the Board unanimously denied PUD 2023-14, The Preserve at St. Augustine Lakes, a request to rezone 247.26 acres for 376 single-family homes. The applicant’s location exhibit in this file remains titled “Preserve at St. Augustine for Carter Road Associates.” This application covers 200.75 acres of that holding.

Computed from the applicant’s legal description, which closes and describes 200.75 acres, the perimeter is 15,315.05 feet. The following segments adjoin land the title report shows the applicant owns: 745.66 feet along the west line of Section 15 north of the 2-acre parcel, adjoining the land conveyed by TD Bank; the 340.17-foot north line and the 385.21-foot south line of the 2-acre parcel; the 244.39-foot east line of that parcel, which lies along a 30-foot ingress and egress strip the applicant also owns, with the applicant’s land across it; and approximately 763 feet of the Section 15 line south of the 2-acre parcel, adjoining the land conveyed by the Prescotts. Together these segments total approximately 2,479 feet, or 16.2 percent of the perimeter.

That frontage cannot count toward either condition of subparagraph (c)2. Land is not “surrounded” by its owner’s retained remainder. The Senate staff analysis describes agricultural enclaves as pockets of agricultural land mostly surrounded by development, and the Legislature barred applicants from using the perimeter of another enclave in order to prevent what the analysis calls a domino effect. Nothing in the Act contemplates an owner excluding part of a single holding and then counting the excluded part as the land that surrounds the rest. The planner’s sworn statement that the property is surrounded on 100 percent of its perimeter does not account for this frontage and should not be credited.

This finding does not by itself reduce the first condition of subparagraph (c)2. below 50 percent. It is relied upon to exclude that frontage from both conditions, to reject the 100 percent figure, and in support of the grounds stated above and below.

The applicant has not established the density condition of section 163.3162(4)(a).

Section 163.3162(4)(a) permits an owner to apply for certification only “if one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development.” The Senate staff analysis describes the requirement the same way: to apply, an adjacent parcel or adjacent development must permit the same or higher density than the proposed development. The written report required by section 163.3162(4)(b) addresses compliance with paragraph (a). The condition is a gate to the application, not a promise to be honored later.

The application identifies no proposed development. The number of lots is left blank, and no density is stated. The narrative and the owner’s affidavit state only that any development proposed after certification “will be less than or equal to” the density of an adjacent parcel or development. That inverts the statute. Without a proposed density, the comparison paragraph (a) requires cannot be performed, and the report paragraph (b) requires cannot be completed.

The narrative’s list of surrounding allowable uses does not supply the deficiency. It includes multi-family residential development at up to 13 units per acre and a range of commercial and industrial uses. Section 163.3162(4)(e) permits development plans for single-family residential housing only. Section 163.3162(4)(h), which permits commercial and industrial development, applies only to enclaves certified under subparagraph (c)1.c. that are adjacent to an interstate highway. This application invokes subparagraph (c)2. alone.

The applicant has not demonstrated five years of continuous use of the parcels for bona fide agricultural purposes.

Section 163.3164(4)(b) requires continuous use for bona fide agricultural purposes, as defined by section 193.461, for five years before the application. Section 193.461(3)(b) defines the term as good faith commercial agricultural use of the land and identifies as relevant factors the length and continuity of the use, the purchase price paid, and whether an effort has been made to care for the land in accordance with accepted commercial practices. Section 193.461(4)(c) provides that a sale of land for a purchase price three or more times its agricultural assessment creates a presumption that the land is not used primarily for bona fide agricultural purposes. Classification for tax purposes is evidence of use, but paragraph (b) asks about use.

The applicant's proof of use consists of Property Appraiser records and notices showing agricultural classification, and a single affidavit. The affiant states that the applicant has used the land for silviculture "[s]ince taking ownership of each parcel." Parcels 095415-0090 and 095440-0000, totaling approximately 41.18 acres, were acquired from Mary Ann Lewis on October 21, 2024, about twenty-two months before the application. The affidavit states no knowledge of any use of those parcels before that date and otherwise relies on classification. The record contains no forest management plan, timber cruise, harvest or sale record, planting, prescribed burn, or lease for any part of the property during the statutory period.

The record affirmatively bears on the factors. The applicant paid \$840,000 for the two Lewis parcels, which carried a combined 2024 agricultural assessment of \$16,393. The price exceeds fifty times the assessment and raises the statutory presumption. The Property Appraiser's land records classify 97.0 of the 200.76 acres, or 48 percent, as timberland wetlands. During the same five-year period the applicant sought to rezone this land for 376 homes. On this record the applicant has not carried its burden of showing five years of good faith commercial agricultural use of the parcels submitted.

Recorded conservation easements remain protected.

Section 163.3162(4)(i)4. provides that nothing in the agricultural enclave provisions preempts or replaces any protection existing for any portion of a property encumbered by a recorded conservation easement as defined in section 704.06. The applicant's representation that no such easement exists rests on an affidavit describing approximately 250 acres, with no Exhibit A attached, and on a title search through September 8, 2025. That search states that twenty recorded instruments were not examined or reviewed, including a 2006 non-exclusive utility easement, a 2010 easement agreement, and Ordinance 2006-129. Any certification would have to exclude any area subject to such an easement. This finding defines the scope of any certification and is not relied upon as an independent ground for denial.

Matters not relied upon.

The record shows that Carter Road Associates, LLLP was the sole record owner of the three parcels on January 1, 2025, having acquired the last of them on October 21, 2024, which satisfies paragraph (a). The public services condition of paragraph (d) is satisfied by an offer to enter into a binding proportionate share agreement, which the owner's letter of August 28, 2026 makes. The 700-acre limit of subparagraph (c)2., the 1,280-acre limit of paragraph (e), and the population limit of paragraph (f) are met. No certified agricultural enclave is shown to adjoin the parcels. None of these matters is relied upon as a ground for denial.

Form and timing of the decision.

Section 163.3162(4)(d) requires that a denial issue in writing with detailed findings of fact and conclusions of law, and the applicant may seek review by petition for writ of certiorari within thirty days after the decision is rendered. The application form is dated August 31, 2026, and public reports describe it as submitted on September 1, 2026. On those dates the written report under section 163.3162(4)(b) is due September 30 or October 1, 2026, and the parcels will be certified by operation of law if the Board does not act by November 29 or November 30, 2026. The official receipt date should be confirmed.

The findings should rest on County records made part of the record: the 2025 Comprehensive Plan Land Use Element, including Policies A.1.2.7 and A.1.2.9 and the Durbin Creek National provisions; the future land use map and Development Area as they stood on

January 1, 2025; the record of adoption of the 2050 Comprehensive Plan; the file and written findings in PUD 2023-14; Property Appraiser classification and land records for all eight folios for 2020 through 2026; the deeds to the excluded lands; capital improvements element and utility records for the surrounding parcels; and the recorded instruments the title search did not examine.

Conclusion.

For the reasons stated above, the record does not establish all statutory prerequisites for certification of the Carter Road parcels as an agricultural enclave. Specifically, the record does not establish (1) that at least 50 percent of the perimeter is surrounded by parcels within an urban service district, area, or line; (2) that the qualifying conditions existed on January 1, 2025, as distinct from under the 2050 Comprehensive Plan; (3) that an adjacent parcel or development permits the density of a proposed development; or (4) that the parcels have been in continuous bona fide agricultural use for five years. Each of these grounds is independent and sufficient. The applicant's reliance on its own excluded land as surrounding perimeter is an additional finding supporting them.

Record sources reviewed: Carter Road Associates Agricultural Enclave Certification Application, ENCERT 2026-11, including the application form (August 31, 2026), narrative, legal description, location and future land use maps, specific purpose maps (survey dated July 10, 2024), owner's affidavit and affidavit of continuous use of Robert Bentz, affidavit of Bradley C. Wester (August 28, 2026), protected-areas affidavit of Christen Spake (August 31, 2026), Fidelity National Title Insurance Company property information report (through September 8, 2025), warranty deeds recorded at OR 2491/1929 and OR 6039/1428, Property Appraiser records and notices of proposed property taxes for 2017 through 2026, owner's authorization forms, and public services letter (August 28, 2026); Sections 163.3162(4), 163.3164(4) and (53), and 193.461(3)(b) and (4)(c), Florida Statutes; Chapter 2026-34, Laws of Florida; Florida Senate Committee on Rules, Bill Analysis and Fiscal Impact Statement, CS/CS/CS/SB 686 (February 25, 2026); St. Johns County 2025 and 2050 Comprehensive Plans, Land Use Elements; public reports of the Board's September 17, 2024 action on PUD 2023-14.

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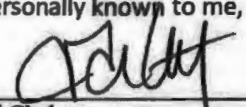
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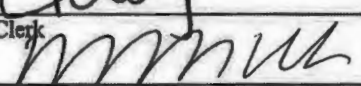
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**NOTICE OF A REQUEST FOR AGRICULTURAL
ENCLAVE CERTIFICATION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on **10/20/2026 at 9:00 am**, or as soon thereafter as may be heard, before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to determine whether an application complies with the statutory requirements for certification of the subject property as an Agricultural Enclave under Sections 163.3162 and 163.3164, Florida Statutes as amended by Chapter 2026-34, Laws of Florida. This certification request is identified as ENCERT 2026-11 Agricultural Enclave Certification (Carter Road Associates) and includes approximately 200.75 acres of land. The subject property is located at the northern end of Carter Road, to the west of Thompson Bailey Road. See attached map (Exhibit A).

This file and the proposed application are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

Interested parties may appear at the meeting and be heard with respect to the requested certification.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

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 the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CLAY MURPHY, CHAIR
FILE NUMBER: ENCERT 2026-11
PROJECT NAME: Carter Road Associates**



Location Map

ENCERT 2026-11
Agricultural Enclave Certification (Carter Road Associates)