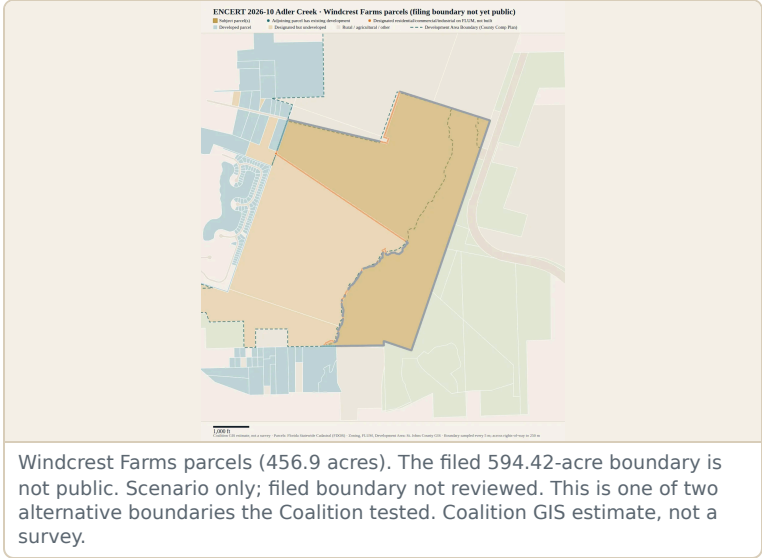


Adler Creek

ENCERT 2026-10 · 594.42 acres · east of Pacetti Road, west of the future CR 2209

the1565.com/enclave-watch

Research current through Oct. 1, 2026



On the record	
Filed	Sept. 1, 2026 (fee paid same day)
Owner / agent	Windcrest Farms LLC / Casey Dendor, AICP
County calendar	Report due Oct. 1 · hearing by Oct. 31 (tentatively Oct. 20) · 90-day default Nov. 30
Density	None requested; staff cites the 1,682-unit cap in Ordinance 2021-87
FLUM / zoning	Residential-C (with Conservation, Park and R/S on the roll parcels) / Open Rural, PUD portions
Tax roll	Three Windcrest parcels, about 460 ac, bought May 2025 for \$6.63 million; adjoining 282 ac still listed to Pacetti Investment Group LLC et al.

STATUTORY ELEMENT (S. 163.3164(4); S. 163.3162(4))	WHAT THE PUBLIC RECORD SHOWS	STATUS
☒ Undeveloped, unincorporated	No buildings on the roll parcels	Consistent, unverified
☐ Single owner / control, Jan. 1 2025	Windcrest bought ~460 ac May 2025; filing is 594 ac; prior owner Pacetti Investment Group et al.	Open question
☐ 5-yr agricultural use	Timberland classification; history not public	Open question
☒ Perimeter route reached	Scenario only; filed boundary not reviewed. No route on either scenario (c1a ≤19%, FLUM ≤40%, USA 0%)	Not reached on screen
☒ ≤1,280 ac; county pop. ≤1.75M	594 ac; yes	Shown
☐ Public services	CR 2209 unbuilt; proportionate-share offer can satisfy	Open question
☐ Adjacent density comparator	None stated; staff cites 1,682-unit plan cap	Open question

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

History the filing sits on

This is the second enclave filing on the land. **ENCERT 2026-03** (about 610 acres, owner Pacetti Investment Group, LLC et al.) was filed July 1 and withdrawn August 10, nine days before its hearing. Before that, **Ordinance 2021-87** (December 7, 2021) moved about 733 acres from Rural/Silviculture and Parks to Residential-C (596.83 + 4.41 acres) and Conservation (131.04 acres), with a text policy capping the Adler Creek Property at 1,682 homes and no non-residential use. The companion rezoning, **PUD 2021-21** for those 1,682 homes, was denied by the Board on September 20, 2022; the press reported a 4-0 vote and the developer's offers of a 100-acre high-school site and construction of CR 2209. The new filing's 594.42 acres is within about 2.4 acres of the Residential-C area in the ordinance.

What it turns on

The boundary and the date. Windcrest is shown owning about 460 acres, less than the 594 filed, so the filing either includes Pacetti Investment Group land or the roll is behind the deeds. The statute asks who owned or controlled the parcels on **January 1, 2025**, before either 2025 transfer; the deeds and any contracts of that date answer it, not the current owner's name.

The perimeter. Neither scenario comes near 75 percent on routes c1a or c1b or 50 percent on both halves of route c2, and the larger one exceeds 700 acres. A boundary drawn along the Residential-C line would put the owner's own conservation land and the Pacetti remainder on the outside, which changes the arithmetic; it cannot be screened until the map is produced.

Sept. 1
RECEIVED

Oct. 1
REPORT DUE (30 D)

by Oct. 31 (tent. Oct. 20)
HEARING (30 D AFTER
REPORT)

Nov. 30
DEFAULT CERTIFICATION (90
D)

Sources: County portal record ENCERT 2026-10; FDOR cadastral and St. Johns County GIS layers; ordinances and prior application records as cited in Report 03 at the1565.com/enclave-watch. Full findings: research center evidence register, E10 series. The Coalition is nonpartisan, takes no position on whether this land should be developed, and discloses its founder's business and development interests on the site.