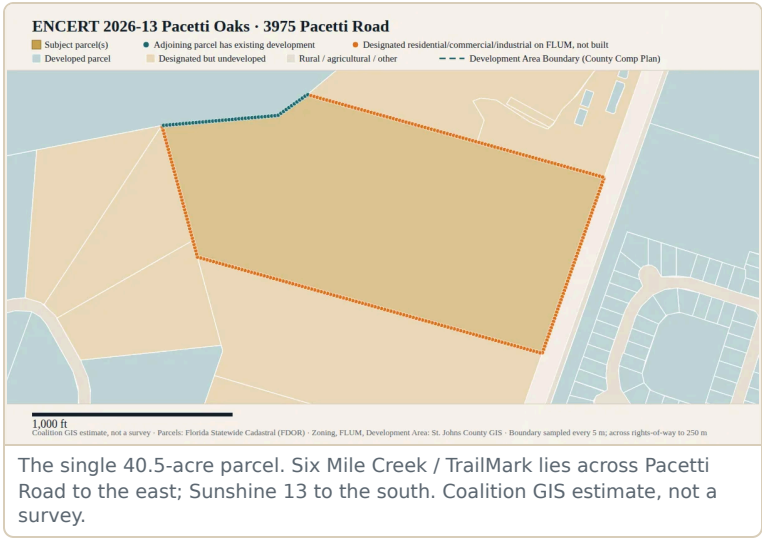


Pacetti Oaks

ENCERT 2026-13 · 40.5 acres · 3975 Pacetti Road, south of State Road 16

the1565.com/enclave-watch

Research current through Oct. 1, 2026



On the record

Filed	Sept. 1, 2026
Owner / applicant	James and Merriem Chapman Revocable Trust / Jason Gabriel
County calendar	Report due Oct. 1 · hearing within 30 days of the report · 90-day default Nov. 30
Density	"Not exceeding maximum allowable"; staff: 5 units per acre, citing Six Mile Creek North Phase 1 — about 200 homes on 40.5 acres
FLUM / zoning	Residential-A (with St. Johns DRI) / Open Rural, PUD portion
Tax roll	Grazing land with agricultural-use value; one 6,342 sq ft residence built 1997; nominal January 2025 transfer into the trust

STATUTORY ELEMENT (S. 163.3164(4); S. 163.3162(4))	WHAT THE PUBLIC RECORD SHOWS	STATUS
○ Undeveloped, unincorporated	6,342 sq ft residence (1997) on the parcel	Open question
○ Single owner / control, Jan. 1 2025	Nominal Jan. 2025 deed into the Chapman trust; date vs. Jan. 1 unknown	Open question
● 5-yr agricultural use	Grazing classification with ag-use value; history not public	Consistent, unverified
◆ Perimeter route reached	c1a 14%, c1b 57%; c2 FLUM 100%, DAB 100%, USA 0% — only if DAB = urban service area	Turns on disputed definition
● ≤1,280 ac; county pop.	40.5 ac; yes	Shown
○ Public services	Pacetti Rd frontage; Six Mile Creek utilities nearby; not shown	Open question
● Adjacent density comparator	Staff: 5 u/ac, Six Mile Creek North Ph. 1 (adjacency to confirm)	Consistent, unverified

● 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

In March 2022 the Chapmans filed **CPA(SS) 2022-05** (Residential-A to Residential-C) and **PUD 2022-07, Chapman Crossing**, for up to 216 townhomes on the same 40.5 acres. Neither was heard; the applicant twice deferred scheduling and both expired and were administratively closed on January 4, 2024. In April 2025 a third party requested a confirmation letter for the parcel, the parent record of this filing.

What it turns on

A threshold question, not the whole test. Route c1a fails at 13.5 percent. Route c1b reaches 56.8 percent designated on both maps, short of 75 and also needing half of that land built. Route c2 is met on the FLUM half (100 percent); its urban-service half is 100 percent on the Development Area Boundary and 0 percent on mapped Urban Service Areas. The filing depends entirely on the urban-service question.

Two more elements. The definition requires an *undeveloped* parcel, and development under s. 380.04 includes building activity; how a 6,342-square-foot house fits that has not been decided in the County's enclave cases. And if the trust deed was recorded after January 1, 2025, the owner on the statutory date was not the trust named in the application—almost certainly the same family, but the record must show it.

Sept. 1
RECEIVED

Oct. 1
REPORT DUE (30 D)

by Oct. 31
HEARING (30 D AFTER
REPORT)

Nov. 30
DEFAULT CERTIFICATION (90
D)

Sources: County portal record ENCERT 2026-13; 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, E13 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.