4	**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 14, 2026**

FROM: **Justin Kelly, MPA, CNU-A, Principal Planner** **PHONE:** **904 209-0728**

SUBJECT OR TITLE: **ENCERT 2026-13 Pacetti Oaks**

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 40.5 acres of land. The subject property is located at 3975 Pacetti Road, south of State Road 16.

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 2026-13 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 2026-13, finding that, based upon the competent substantial evidence contained in the record, the subject parcel(s) do not satisfy the statutory definition of an agricultural enclave under Section 163.3164(4), Florida Statutes, and the requirements for certification 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), Florida Statutes.

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 2026-13 Pacetti Oaks

To:	Board of County Commissioners
From:	Justin Kelly, MPA, CNU-A, Principal Planner
Date:	September 24, 2026
Subject:	**ENCERT 2026-13 Pacetti Oaks,** a request to certify PARCEL ID# 028790-1102 as an Agricultural Enclave per Florida Statute Section 163.3162(4) and 163.3164(4).
Applicant:	Jason Gabriel | Burr & Forman, LLP
Property Owner:	James and Merriem Chapman Revocable Trust
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# 028790-1102. The property is approximately 40.5 acres in size and is located at 3975 Pacetti Road, south of State Road 16.

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 parcel 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 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

County staff received several phone calls in reference to this request. The majority of callers were in opposition citing issues with traffic and safety. Staff also received one letter from a member of the public outlining their reasons that proposed application should not be certified as an Agricultural Enclave. That letter in provided in *Attachment 2* of this Staff Report. No further correspondence or phone calls have been received as of the writing of this Staff Report.

SUGGESTED MOTION/ACTION

APPROVE: Motion to approve Agricultural Enclave Certification Application **ENCERT 2026-13 Pacetti Oaks** 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 2026-13 Pacetti Oaks** 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. Supporting Documents
2. Public Correspondence

ATTACHMENT 1

AGRICULTURAL ENCLAVE CERTIFICATION REPORT

October 1, 2026

Jason Gabriel
Burr & Forman LLP
50 North Laura Street
Jacksonville, FL 32202
jgabriel@burr.com

RE: Agricultural Enclave Certification Report (ENCERT 2026-13 Pacetti Oaks)
Parcel ID: 028790-1102
Property Location: 3975 Pacetti Road

Mr. Gabriel,

This letter is in response to the application received 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 further questions or comments regarding the attached report, please feel free to contact me at (904) 209-0728 or jkkelly@sjcfl.us

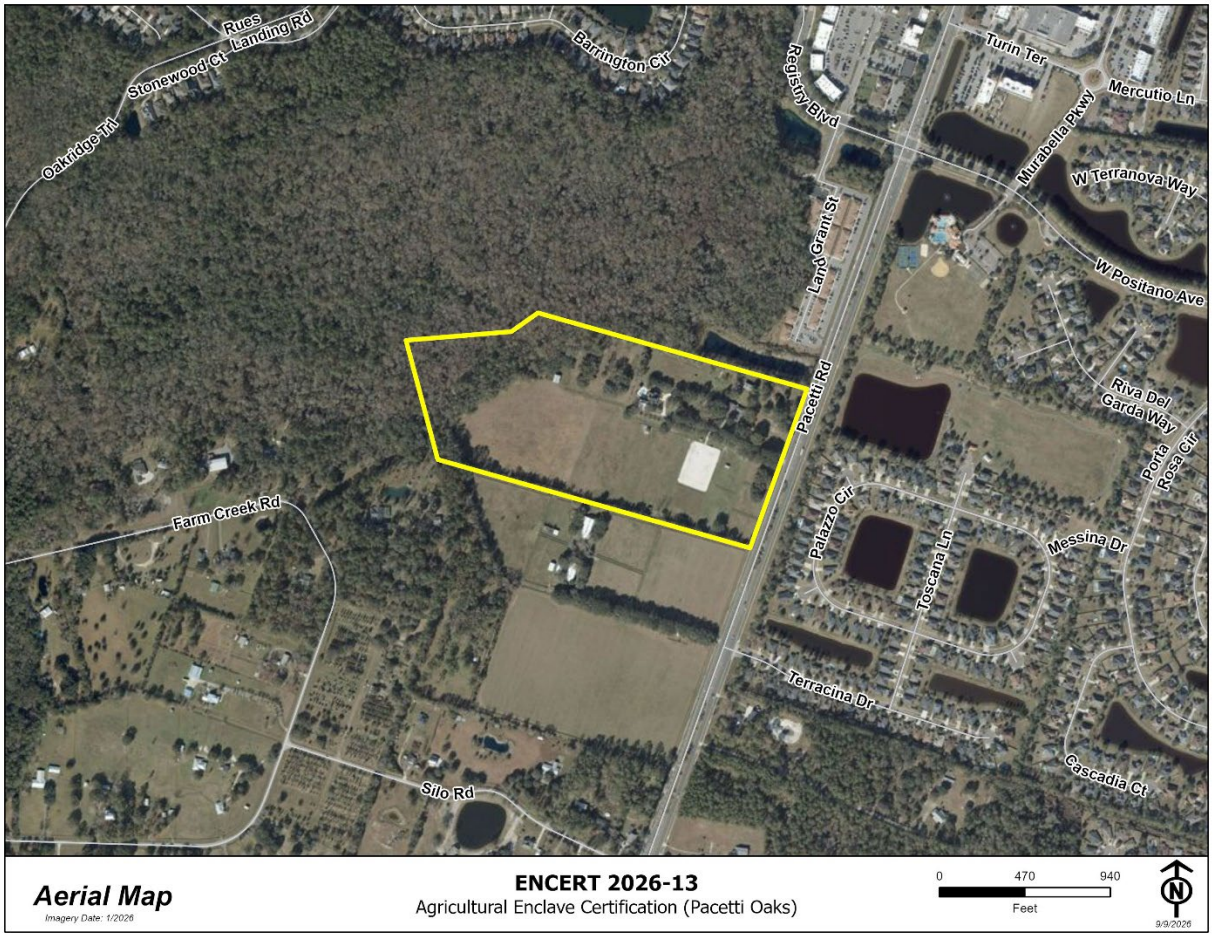
Sincerely,



Justin Kelly, MPA, CNU-A
Principal Planner
St. Johns County Growth Management

APPLICATION SUMMARY

The applicant is seeking certification of an Agricultural Enclave for approximately 40.5 acres of land, specifically located at 3975 Pacetti Road in St. Johns County. The subject property is located on the western side of Pacetti road, approximately one-half mile south of State Road 16.



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 F.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
FLUM	St. Johns DRI	Residential-B	Residential-A	Residential-A
Zoning	Six Mile Creek PUD	Sunshine 13 PUD	OR	OR
Maximum Permitted Density	Five (5) DU/acre Single Family Conventional	Two (2) DU/acre Single Family Conventional	One (1) DU/acre	One (1) DU/acre
Existing Development	Yes	Yes	Yes	Partially

Statutory Comparison

Development Type	Single Family Residential
Total Acreage	40.5
Applicant's Proposed Gross Density	"Not exceeding the highest density permitted on an adjacent parcel or by an adjacent development."
Proposed Number of Dwelling Units	Not provided
Highest Density on Adjacent Parcel(s) or Adjacent Development	Five (5) DU per acre

Staff Review: The highest adjacent residential density is located north of the subject property within the northern portion of the Six Mile Creek PUD, which is comprised of Parcels 3 and 4 of the Six Mile Creek North Phase 1 residential subdivision, permitting a maximum five (5) dwelling units per acre. The directly adjoining property is the platted conservation area of Six Mile North Creek Phase 1 (MAP BOOK 37 PAGES 21-44). This is supported by Section E.1. of the Six Mile Creek PUD Text, Table III and Development Criteria Table, Exhibit 1 (ORD. 2021-35, as amended) for Single Family Conventional (SFC) uses. Additional support is provided on the revised and recorded Overall Master Development Plan (MDP) Map for the Six Mile Creek PUD (Ordinance 2023-04, as amended) and the approved subdivision construction plans (SUBCON 1999-01), both of which identify this portion of the Six Mile Creek PUD as Single Family Conventional (SFC) in use; therefore, permitting a maximum of five (5) dwelling units per acre.

Per the provided application materials, the applicant alleges that the maximum residential density on the adjacent property is eight (8) dwelling units per acre per the overall Saint Johns Development of Regional Impact (DRI). The applicant does not provide any cited reference to the Saint Johns DRI Development Order to support that the adjacent property allows a maximum eight (8) dwelling units per acre. County staff notes that the Saint Johns DRI establishes an overall entitlement cap for the maximum number of dwelling units allowed within the entire DRI boundary but does not prescribe a single maximum residential density per acre. The varying PUDs that comprise the Saint Johns DRI all prescribe their own individual density and development criteria, which for the adjoining property is a maximum five (5) dwelling units per acre per the Six Mile Creek PUD.

Finding: Although the applicant asserts that eight (8) dwelling units per acre is the maximum residential density on the adjoining property, the record demonstrates that the adjoining Six Mile Creek PUD permits a maximum density of five (5) dwelling units per acre. The applicant states that the proposed development will not exceed the maximum density permitted on adjacent parcels or an adjacent development; therefore, the application demonstrates compliance with Section 163.3162(4)(a).

STAFF EVALUATION SUMMARY:

Sections 163.3162 and 163.3164, Florida Statutes as amended by Chapter 2026-34, Laws of Florida, establishes a new 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. The parcel appears to meet the definition of Agricultural Enclave with respect to ownership or control of the subject property, prior bona fide agricultural use, the applicable perimeter requirement, the applicant's willingness to enter into an agreement to fund, construct, or dedicate land for required public service improvements, and compliance with the applicable residential density requirements.

Pursuant to the public hearing process requirements of Section 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 parcel 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. 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. 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.

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. As defined in 163.3164(4), Florida Statutes, to be eligible for certification as an Agricultural Enclave, the following factors must apply to the requested unincorporated, undeveloped parcel(s) of land as of January 1, 2025:

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

Applicant Response: As provided within the applicant's Exhibit 2-D documents, evidence is provided of ownership of the subject property by the Chapman Family, pursuant to Section 163.3164(4)(a), Florida Statutes.

Staff Review: The subject property was conveyed to James G. Chapman and Merriem J. Chapman be Corporate Warranty Deed in June 1995. On January 24, 2025, James G. Chapman and Merriem J. Chapman executed a Quitclaim Deed conveying the property to themselves, as Trustees of the James and Merriem Chapman Revocable Trust dated December 26, 2024, as amended. The Quitclaim Deed was recorded January 30, 2025. The submitted instruments demonstrate ownership or control by the same person, individually or as trustees of their revocable trust as of January 1, 2026 and thereafter.

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: As provided within the applicant's Exhibit2-E documents, evidence is provided by a signed letter from the St. Johns County Property Appraiser stating the subject property has been classified as agricultural land for at least five (5) years pursuant to Section 163.3164(4)(b), Florida Statutes.

Staff Review: The applicant has provided a letter from the St. Johns County Property Appraiser, Eddie Creamer, confirming that the subject property has received agricultural classification pursuant to Section 193.461, Florida Statutes for at least the five preceding years. Staff also reviewed the Property Appraiser's records provided by the applicant, and available aerial imagery. Although the Property Appraiser's agricultural classification is not independently dispositive of actual continuous agricultural use, it is corroborated by the historical Property Appraiser records and staff's review of available aerial imagery. Taken together, the documentation supports both the agricultural character of the property and continuity of such use during the statutory five-year period.

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. 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;

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.

Applicant Response: As provided within the applicant's Narrative Statement and Exhibit 3-A documents, the applicant asserts that the subject property is surrounded on 100% of its perimeter by

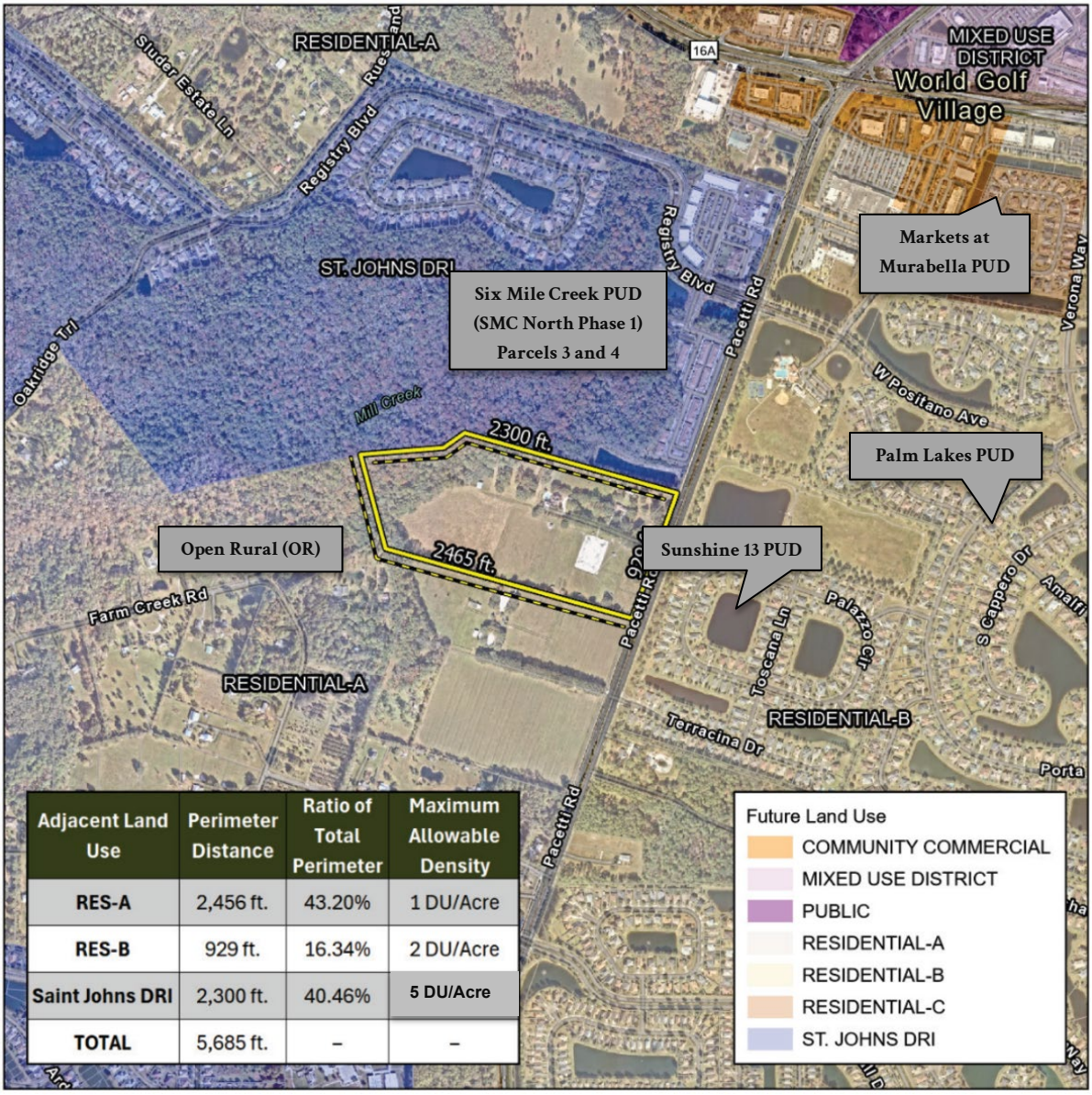
a parcel or parcels that have existing industrial, commercial, or residential development pursuant to Florida Statute Section 163.3164(4)(c)1.a. Further, the applicant asserts that pursuant to Florida Statute Section 163.164(4)(c)1.b, the subject property is surrounded on at least 75% of its perimeter by parcels designated on 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 that at least 50% of those parcels is existing industrial, commercial, or residential development. The applicant contends that the subject property is surrounded by development on 100% of its perimeter.

Staff Review: A review by County staff finds that the subject property appears to satisfy Section 163.3164(4)(c)1.b., Florida Statutes. This provision contains two requirements. First at least 75 percent of the perimeter must be surrounded by a parcel or parcels the County has designated on both its Zoning Map and Future Land Use Map (FLUM) as land to be developed for industrial, commercial, or residential purposes. Second, at least 50 percent of such surrounding parcel or parcels constitute existing industrial, commercial, or residential development. With respect to the first requirement, the applicant identifies, and staff verified, the entire approximately 5,685-foot perimeter as adjoining property designated on the zoning map and Future Land Use Map (FLUM) as land to be developed for industrial, commercial, or residential purposes. Accordingly, more than 75% of the property satisfies the first requirement of Section 163.3164(4)(c)1.b.

With respect to the second requirement, staff separately evaluated whether at least 50 percent of the surrounding parcels constitute existing industrial, commercial, or residential development. For purposes of this analysis, staff did not treat the approval, platting, or subdivision of land, standing alone as existing development. Staff reviewed whether the surrounding parcels contained existing commercial, industrial, or residential development within the meaning of Section 380.04(1), Florida Statutes. Portions of the northern property boundary abut developed portions of the Six Mile Creek PUD. The southern property boundary abuts a developed residential use property that is zoned OR. Adjoining lands to the west are also zoned OR; however, an approximately 592-foot portion of this western property boundary abuts a parcel (028824-0050) that is undeveloped and is listed as vacant, residential by the St. Johns County Property Appraiser and was therefore not considered. Lands to the east, across Pacetti Road, are developed with single family homes that are zoned as a part of the Sunshine 13 PUD. Based on the existing development located on the surrounding parcels, at least 50 percent of the surrounding parcels constitutes existing residential development, with approximately 90% of the subject property surrounded by existing residential, commercial, or industrial development.

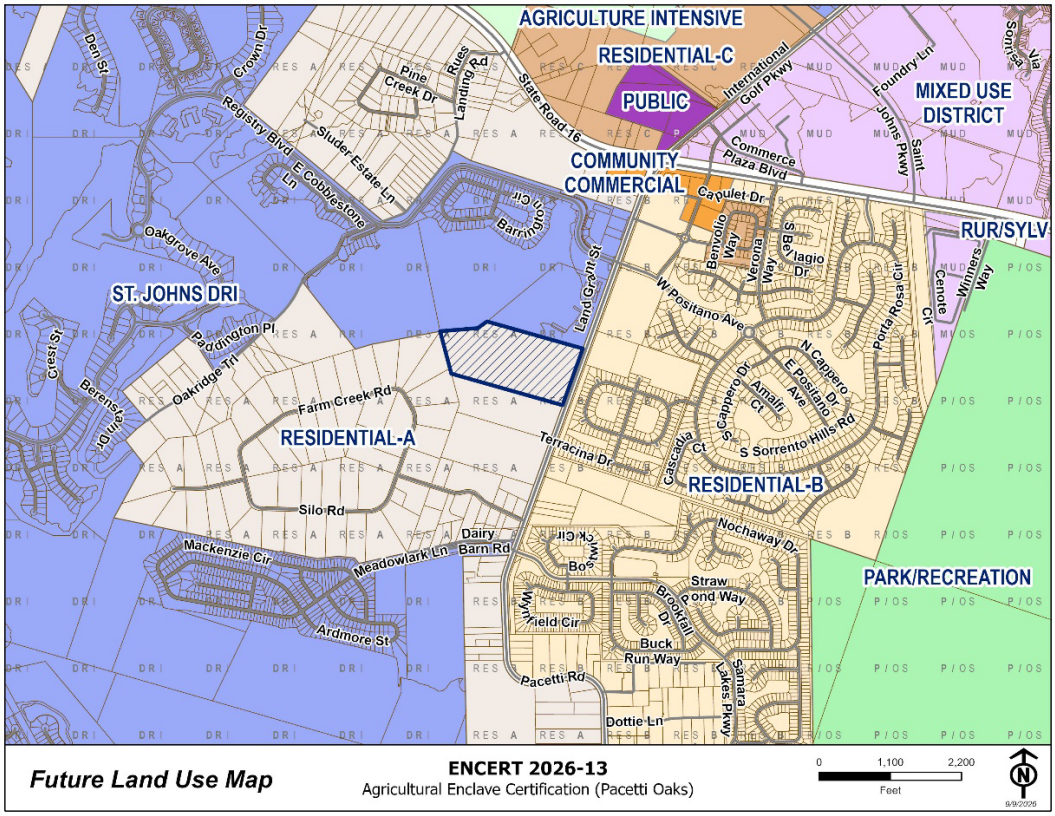
The subject property appears to be surrounded on 100% of its perimeter by lands designated on the County's Zoning Map and Future Land Use Map as lands that are to be developed with residential, commercial, or industrial uses. Moreover, as previously stated, the subject property is surrounded by existing residential, commercial, or industrial development on at least 50% of its perimeter.

Perimeter Map

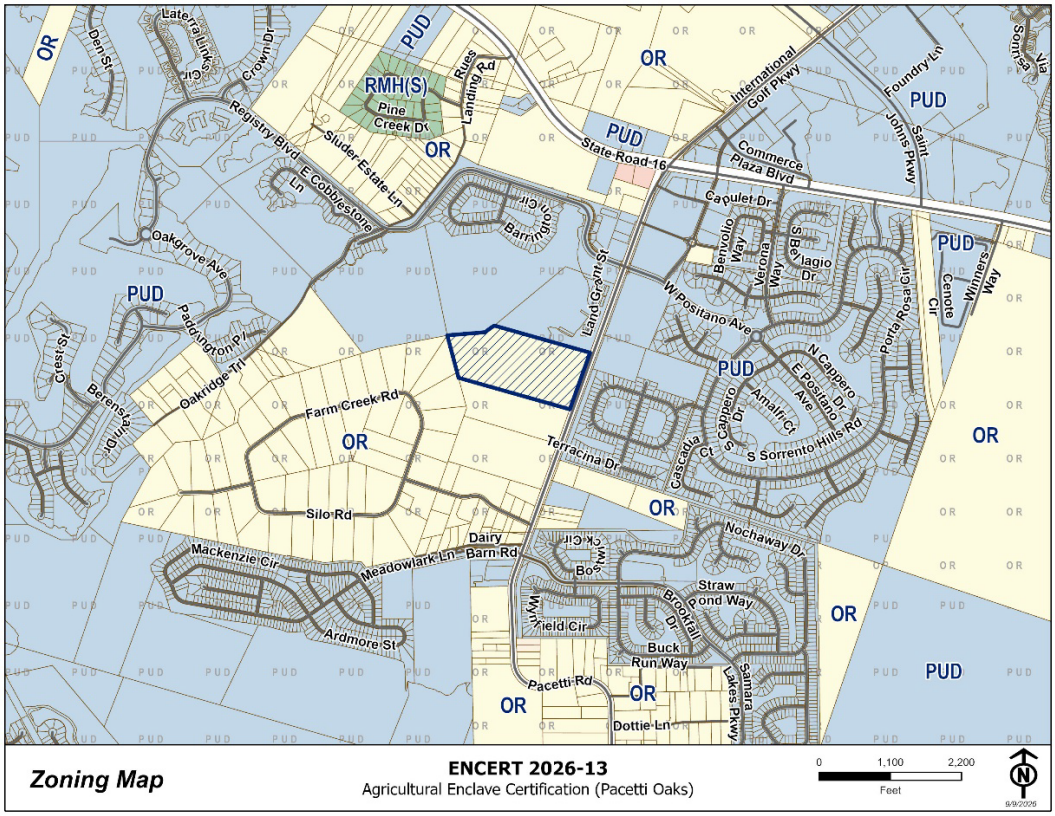


Adjacent Land Use	Perimeter Distance	Ratio of Total Perimeter	Maximum Allowable Density
RES-A	2,456 ft.	43.20%	1 DU/Acre
RES-B	929 ft.	16.34%	2 DU/Acre
Saint Johns DRI	2,300 ft.	40.46%	5 DU/Acre
TOTAL	5,685 ft.	–	–

Future Land Use Map (FLUM):



Zoning Map:



Finding: Based upon the application materials submitted and staff review, the application **appears to demonstrate compliance with Section 163.3164(4)(c)1.b, 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: As provided within Section I of the provided Narrative Statement, the applicant offers to enter into a binding agreement with St. Johns County to pay for, construct, or contribute land for its proportionate share of transportation/recreation improvements, school improvements, and water/wastewater improvements pursuant to Section 163.3164(4)(d), Florida Statutes.

Staff review: Review by County departments indicates that all public facilities are not presently available. However, Section 163.3164(4)(d), Florida Statutes, expressly provides that this criterion may be satisfied where the applicant offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of the required improvements. The applicant has offered to enter into such an agreement.

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: As provided within the applicant's submitted documents, the subject property does not exceed 1,280 acres.

Staff review: The subject property does not exceed 1,280 acres.

Finding: Based upon the application materials submitted and staff review, the application **does 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: As provided within the applicant's Exhibit 4 documents, the applicant provides an official population estimate prepared by the Florida Office of Economic and Demographic Research (EDR) demonstrating that the population for St. Johns County is 348,336 persons (April 2025 estimate).

Staff review: The current population of St. Johns County, Florida is less than 1.75 million.

Finding: Based upon the application materials submitted and staff's review, the application **does 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 whether certification should be approved or denied.

EXHIBIT

A. Supporting Documents

EXHIBIT A
SUPPORTING DOCUMENTS

St. Johns County Growth Management Department

Application for: Other

Date 9/1/2026 Property Tax ID No 028790-1102

Project Name Pacetti Oaks

Property Owner(s) The James and Merriem Chapman Revocable Trust Phone Number

Address 3975 Pacetti Rd Fax Number

City St. Augustine State FL Zip Code 32092 e-mail

Are there any owners not listed? [x] No [ ] Yes If yes please provide information on separate sheet.

Applicant/Representative Jason R. Gabriel, Burr & Forman, LLP Phone Number 904-232-7211

Address 50 N Laura St, Ste 3000 Fax Number

City Jacksonville State FL Zip Code 32202 e-mail jgabriel@burr.com

Property Location 3975 Pacetti Rd, St. Augustine, FL 32092

Major Access Pacetti Road Size of Property 40.5 Cleared Acres (if applicable)

Zoning Class OR No. of lots (if applicable) Overlay District (if applicable)

Water & Sewer Provider SJCUD Future Land Use Designation A-RES

Present Use of Property Agriculture Proposed Bldg. S.F.

Project Description (use separate sheet if necessary)

Application for Agricultural Enclave Certification, pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Florida Statutes. This request includes approximately 40.5 acres. The subject property is located on the west side of Pacetti Road between West Positano Ave and Terracina Dr.

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:

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:
Signature of owner or person authorized to represent this application:

Signed By

Printed or typed name(s) Jason R. Gabriel, Esq.

Revised August 24, 2015

BURR & FORMAN

Jason Gabriel
jgabriel@burr.com
Direct Dial: (904) 232-7211

Burr & Forman LLP
Bank of America Tower
50 North Laura Street
Suite 3000
Jacksonville, FL 32202

Office (904) 232-7200

BURR.COM

September 1, 2026

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

Re: Pacetti Oaks - Certification of Parcel as Agricultural Enclave Pursuant to Sections 163.3162(4) and 163.3164(4), Florida Statutes

Chair Murphy,

On behalf of Toll Southeast LP Company, Inc. ("Toll Brothers"), as authorized agent for The James and Merriem Chapman Revocable Trust, please accept the attached application as an official request for certification of the parcel located at 3975 Pacetti Road, St. Augustine, Florida 32092 with parcel identification number 0287901102 (the "Property") as an agricultural enclave pursuant to Sections 163.3162(4) and 163.3164(4), Florida Statutes. As detailed in the attached application, the Property meets all statutory criteria of an agricultural enclave. Toll Brothers will submit the application fee of $2,218.00 as determined by the St. Johns County's Online Fee Calculator for an Agricultural Enclave Certification Application. Counsel is available to appear before the Growth Management Department and the Board of County Commissioners to address any questions concerning this Application. Correspondence and inquiries should be directed to the undersigned. Thank you for your consideration of this matter.

Respectfully,

Burr & Forman LLP

Jason Gabriel

JRG
Attachment

APPLICATION SUMMARY	
Project Name	Pacetti Oaks
Applicant	Toll Southeast LP Company, Inc., as authorized agent for The James and Merriem Chapman Revocable Trust
Authorized Representative	Burr & Forman LLP Jason R. Gabriel, Esq. 50 N. Laura St., Suite 3000 Jacksonville, FL 32202 Phone: (904)232-7211 Email: jgabriel@burr.com
Property	3975 Pacetti Road, St. Augustine, FL 32092 Parcel ID 0287901102 ±40.5 acres
Application Type	Certification of Parcel as Agricultural Enclave under Sections 163.3162(4) and 163.3164(4), Florida Statutes
Application Date	September 1, 2026

EXHIBIT LIST	
Exhibit No.	**Description**
Ex. 1	Owner’s Authorization Forms
Ex. 2	Affidavit of Owner
Ex. 2-A	Corporate Warranty Deed recorded July 6, 1995
Ex. 2-B	Quitclaim Deed recorded January 30, 2025
Ex. 2-C	Equine Bill of Sale dated May 10, 2026
Ex. 2-D	St. Johns County Property Tax Record
Ex. 2-E	Agricultural Land Classification Confirmation Letter from St. Johns County Property Appraiser dated August 25, 2026
Ex. 2-F	TRIM Notices from 2020-2026
Ex. 3	Affidavit of Casey Dendor, AICP (Planning Manager, ETM)
Ex. 3-A	Perimeter and Density Map
Ex. 4	Office of Economic and Demographic Research Population Estimates

I. Introduction and Summary

Toll Southeast LP Company, Inc. ("**Applicant**"), as authorized agent for The James and Merriem Chapman Revocable Trust ("**Owner**"),[1] hereby submits this Application for certification of the parcel identified as St. Johns County Parcel Identification Number 0287901102, located at 3975 Pacetti Road, St. Augustine, Florida 32092 (the "**Property**"), as an "agricultural enclave" under sections 163.3162(4) and 163.3164(4), Florida Statutes, as amended by Chapter 2026-34, Laws of Florida (CS/CS/CS/SB 686) ("**SB 686**"). On the record submitted with this Application, the Property meets each and every criterion for certification as an agricultural enclave as summarized below. The Applicant respectfully requests that the Board of County Commissioners approve certification within the statutory timeframes prescribed by section 163.3162(4)(b)–(c), Florida Statutes.

Statutory Criterion	Factual Application	Conclusion
§ 163.3164(4)(a) Owned or controlled by a single person or entity as of January 1, 2025	The Property has been exclusively owned and controlled by James G. Chapman and Merriem J. Chapman, a married couple and thus a single "person" under the law, as of January 1, 2025 to the present.	**SATISFIED**
§ 163.3164(4)(b) Continuous use for bona fide agricultural purposes (as defined by § 193.461) for 5 years before the date of development application	The Property has continuously maintained agricultural classification by the St. Johns County Property Appraiser for the past five years based on its use for cattle operations, equestrian boarding, and equestrian breeding and training.	**SATISFIED**
§ 163.3164(4)(c)1.a. Surrounded on at least 75% of its perimeter by parcels with existing industrial, commercial, or residential development	Per the Perimeter and Density Map (Ex. 3-A), 100% of the Property's 5,685-ft. perimeter adjoins the St. Johns DRI (2,300 ft.; 40.46%), the Pescara at Mura Bella subdivision across Pacetti Road (929 ft.; 16.34%), and the Mill Creek Estates subdivision (Residential-A parcels developed with existing single-family residences) (2,456 ft.; 43.20%).	**SATISFIED**
§ 163.3164(4)(c)1.b. Surrounded on at least 75% of its perimeter by parcels designated on the zoning map and FLUM as	100% of the Property's perimeter adjoins parcels designated on the zoning map and FLUM for residential development (Residential-A, Residential-B, and St. Johns DRI). No portion abuts an agricultural, silvicultural, or	**SATISFIED**

[1] The executed Owner's Authorization Forms are attached hereto as **Exhibit 1**.

Statutory Criterion	Factual Application	Conclusion
land to be developed for industrial, commercial, or residential purposes, and at least 50% of such parcels is existing industrial, commercial, or residential development	conservation future land use designation. Each abutting category is well over 50% built.	
§ 163.3164(4)(c)2. Does not exceed 700 acres and is surrounded on at least 50% of its perimeter by parcel designed on the FLUM as land to be developed for industrial, commercial, or residential purposes; and surrounded on at least 50% of its perimeter by parcels within an urban service district, area, or line	The Property is ±40.5 acres; 100% of its perimeter adjoins FLUM-designated residential property (Saint Johns DRI, Residential-A, and Residential-B); and 100% of its perimeter adjoins parcels within the St. Johns County Urban Service Area, which is identified as the Development Area Boundary coinciding with properties identified on the FLUM that are not classified as Rural/Silviculture or Agricultural-Intensive. Thus, the Property has 100% adjacency to the County's Urban Service Area.	**SATISFIED (alternative basis)**
§ 163.3164(4)(d) Public services (water, wastewater, transportation, schools, recreation) available or scheduled or offered to be funded by proportionate share	The Property has the required public services available. To the extent necessary, the Applicant 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.	**SATISFIED**
§ 163.3164(4)(e) Does not exceed 1,280 acres	The Property is ±40.5 acres.	**SATISFIED**
§ 163.3164(4)(f) Located within a county with a population of 1.75 million or less	Pursuant to the estimates published by the Office of Economic and Demographic Research, the population of St. Johns County is 348,336 as of April 1, 2025.	**SATISFIED**
§ 163.3162(4)(a) Adjacent parcel or development permits same or higher density	The Applicant proposes single-family residential development at a density not exceeding the highest density permitted on an adjacent parcel or by an adjacent development. The adjacent St.	**SATISFIED**

Statutory Criterion	Factual Application	Conclusion
than proposed development	Johns DRI permits 8 DU/AC, the adjacent Residential-B property across Pacetti Road permits 2 DU/AC, and the adjacent Residential-A property to the south permits 1 DU/AC (Ex. 3-A).	
§ 163.3162(4)(i) Parcel is not within any excluded area (Wekiva, Everglades, ACSC, conservation easement, military range)	The Property is not located within any of the excluded areas.	**SATISFIED**

II. Applicant Standing

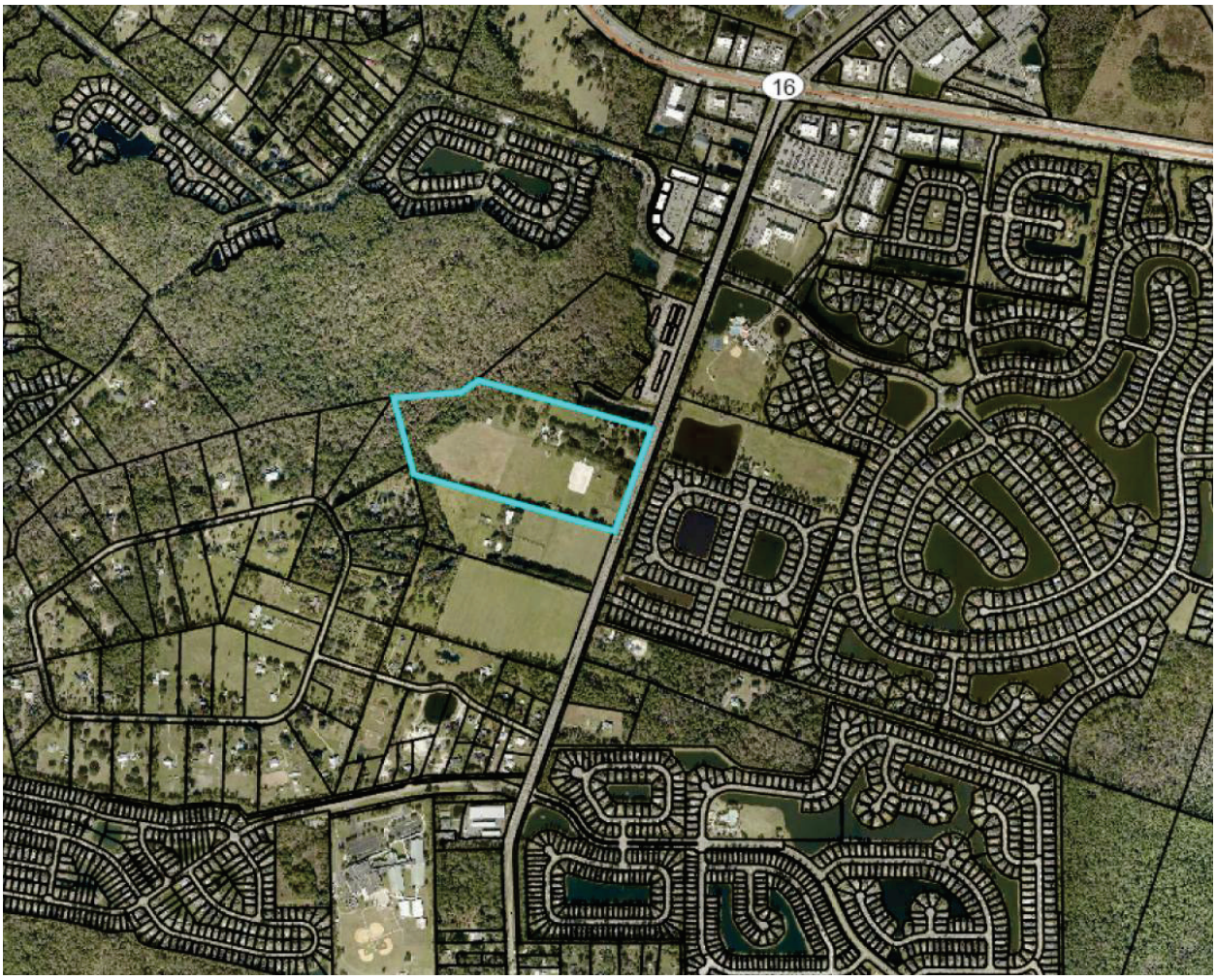
Section 163.3162(4)(a), Florida Statutes, as amended by SB 686, provides that "[n]otwithstanding any other law or local ordinance, resolution, or regulation, the owner of a parcel or parcels of land, or such owner's authorized agent or controlling entity, may apply to the governing body of the local government for certification of the parcel or parcels as an agricultural enclave."

The Applicant files this Application as authorized agent for the Owner. Applicant standing is established by the Owner's Authorization Form executed by the Owner, attached as **Exhibit 1**. The Owner's consent expressly authorizes the Applicant to file, prosecute, and act on behalf of the Owner in connection with this Application and all related proceedings before St. Johns County, including any subsequent submission of development plans under section 163.3162(4)(e), Florida Statutes. The Applicant further confirms, as required by the second sentence of section 163.3162(4)(a), Florida Statutes, that it does not rely on the perimeter of any other parcel certified by St. Johns County as an agricultural enclave to meet the definition of that term; each abutting parcel identified in this Application is an independently developed or designated parcel and none has been certified as an agricultural enclave.

III. The Property

A. Location and Configuration

The Property consists of a single parcel identified as St. Johns County Parcel Identification Number 0287901102, comprising approximately 40.5 acres. The Property fronts Pacetti Road on its eastern boundary, opposite the Pescara at Mura Bella residential subdivision. A recent aerial depicting the Property (outlined in light blue) is set forth below:



B. Current Status

- The Property is unincorporated. It is located wholly within the unincorporated area of St. Johns County.
- The Property is undeveloped. It only includes structures and improvements integral to its agricultural use as provided by law.[2]

[2] The Property includes a farmstead dwelling and improvements necessary for its agricultural use as specifically provided for in the agricultural use statute. "The maintenance of a dwelling on part of the lands used for agricultural purposes does not in itself preclude agricultural classification." Section 193.461(3)(c), Florida Statutes. A property "shall be considered agricultural" if the "dwelling is an integral part to the entire agricultural operation." Rule 12D-5.003, Fla. Admin. Code. In fact, improvements are required where necessary to the particular agricultural use. *See Straughn v. Tuck*, 354 So.2d 368, 371 (Fla. 1977) (holding property owners did not show entitlement to agricultural classification where their property was "in its natural, unimproved state"); *Markham v. June Rose*, 495 So.2d 865 (Fla. 4th DCA 1986) (finding agricultural classification was properly denied where property was "uncultivated and overgrown" even though property was under a cattle lease). As detailed further below, the Property has been used for cattle operations and horse boarding, breeding, and training, all of which require certain improvements and of

- Current zoning: Open Rural (OR).
- Current future land use designation: Residential-A.
- Legal description: *See* **Exhibits 2-A, 2-B**.

IV. Statutory Analysis

Section 163.3164(4), Florida Statutes, as amended by SB 686, defines "agricultural enclave" to mean an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025, meet six enumerated criteria. Section 163.3162(4)(a), Florida Statutes, further establishes a threshold eligibility requirement that at least one adjacent parcel or adjacent development permit the same or higher density than the proposed development. Each of these criteria is addressed in turn.

A. Owned or Controlled by a Single Person or Entity as of January 1, 2025 (§ 163.3164(4)(a))

As of January 1, 2025, the Property was owned solely by James G. Chapman and Merriem J. Chapman, as husband and wife. Mr. and Mrs. Chapman acquired the Property by Corporate Warranty Deed recorded on July 6, 1995 at Book 1116/Page 1531 of the Official Records of St. Johns County (**Exhibit 2-A**). It is a matter of well-settled law that property acquired by husband and wife automatically creates a tenancy by the entireties. *See Ramos v. Estate of Ramos*, 329 So.3d 172, 173 (Fla. 3d DCA 2021). As used in Section 163.3164(4)(a), a single "person" is statutorily defined as "two or more persons having a joint or common interest." *See* Section 163.3164(41), Florida Statutes. Here, Mr. and Mrs. Chapman, as husband and wife, owned the Property as a tenancy by the entireties – a quintessential "joint or common interest" – therefore, are considered a single "person" as used in Section 163.3164(4)(a).

After the January 1, 2025 anchor date, Mr. and Mrs. Chapman quitclaimed the Property to The James and Merriem Chapman Revocable Trust (the "Trust") as a formality in their estate planning process. *See* **Exhibit 2, ¶ 3**. The Quitclaim Deed was recorded on January 30, 2025 at Book 6090/Page 959 of the Official Records of St. Johns County (**Exhibit 2-B**). The Trust was created as a part of their estate plan and is a revocable grantor trust of which Mr. and Mrs. Chapman are the sole grantors, sole trustees, and sole current beneficiaries. *See* **Exhibit 2, ¶ 3**. Ownership of the Property has been vested in the Trust since that time. Like a tenancy by the entireties, a trust is also considered a single "person" within the meaning of the statute as "person" is defined to also specifically include a "trust." *See* Section 163.3164(41), Florida Statutes.

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which the Owners, living in the farmstead dwelling, are heavily involved in the operation of through daily caretaking and maintenance.

Simply stated, the beneficial ownership and control of the Property has remained with Mr. and Mr. Chapman, as a single "person," from the time they first acquired the Property in 1995 until the present.

Conclusion: This criterion is satisfied.

B. Continuous Bona Fide Agricultural Use for Five Years (§ 163.3164(4)(b))

Section 163.3164(4)(b), Florida Statutes, requires that the Property 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." Section 193.461(3)(b), Florida Statutes, in turn defines "bona fide agricultural purposes" as "*good faith commercial agricultural use of the land*."

1. The Property has been classified as agricultural land pursuant to § 193.461 by the St. Johns County Property Appraiser since at least 2018

As confirmed in the letter from the St. Johns County Property Appraiser dated August 25, 2026 and attached hereto as **Exhibit 2-E**, 34.35 acres of the total 40.5 acres of the Property has been classified as agricultural pursuant to Section 193.461, Florida Statutes, since at least 2018. The remaining 6.15 acres include 2.0 acres of the residential dwelling and curtilage (the "Farmstead") and 4.15 acres of wetlands (rivers, lakes, and submerged lands). *See* **Exhibit 2-D**, at "Land Information." As detailed in footnote 2 above, the maintenance of a dwelling on agricultural land does not preclude agricultural classification (Section 193.461(3)(c), Florida Statutes), and property "shall be considered agricultural" if the "dwelling is an integral part to the entire agricultural operation." Rule 12D-5.003, Fla. Admin. Code. Here, Mr. and Mrs. Chapman reside at the Farmstead from which they perform their daily caretaking and maintenance tasks necessary to the cattle operation and horse boarding, breeding, and training programs on the Property. *See* **Exhibit 2, ¶ 7**. The Farmstead is integral to the management and daily operations of the agricultural uses on the Property and is thus considered a part of the entire agricultural designation. The Property Appraiser's separation of the Farmstead and wetlands from the remainder of the Property is simply a function of calculating assessment values. *See* Section 193.461(3)(d), Florida Statutes. The TRIM Notices from 2020 through 2026, attached as **Exhibit 2-F**, also reflect the agricultural classification of the Property.

The Property Appraiser's classification of the Property as agricultural pursuant to Section 193.461 since at least 2018, which is "clothed with the presumption of correctness,"[3] is *per se* evidence of "continuous use for bona fide agricultural purposes, as defined by s. 193.461" for the past five years.

[3] *See Straughn*, 354 So. 2d at 371.

2. The Property has maintained continuous "good faith commercial agricultural use" since 1995 and satisfies the standard of § 193.461.

In addition to the *per se* evidence established by the Property Appraiser's agricultural classification, the other evidence of record establishes that the Property has been used continuously for good faith commercial agricultural purposes since the Owner acquired the Property in 1995.

When Mr. and Mrs. Chapman acquired the Property in 1995, it already had cattle. **Exhibit 2, ¶ 4.** They continued to maintain the cattle upon moving onto the Property, running a cow-calf operation. *Id.* This includes maintaining a herd of cattle to produce calves, which are then sold commercially each year. *Id.* This cow-calf operation ran continuously on the Property until approximately March 2022. *Id.* Overlapping with the cow-calf operation, Mr. and Mrs. Chapman also ran a commercial horse boarding business on the Property from approximately 2019 to mid-2023. *Id.* at ¶ 5. Starting in roughly mid-2022, they started an equestrian breeding and training program on the Property, where horses are bred and trained for commercial resale. *Id.* at ¶ 6. This operation has continued since that time. *Id.*

The foregoing good faith commercial agricultural uses also satisfy the factors set forth at Section 193.461(3)(b)1.–7.:

- *The length of time the land has been so used.* The Property has been continuously used for commercial agricultural purposes for over 31 years. (*See* **Exhibit 2, ¶¶ 4-6**).
- *Whether the use has been continuous.* The commercial agricultural use of the Property has been continuous since 1995. (*See* **Exhibit 2, ¶¶ 4-6).**
- *Size, as it relates to specific agricultural use, but a minimum acreage may not be required for agricultural assessment.* The Property, comprising approximately 40.5 acres, accommodates pasture area, paddocks, an equestrian riding ring, barns, storage buildings, sheds, and the Farmstead, which is consistent with the commercial agricultural use of the Property for a cattle operation and equestrian boarding, breeding, and training. (*See* **Exhibit 2, ¶ 7**)
- *Whether an indicated effort has been made to care sufficiently and adequately for the land in accordance with accepted commercial agricultural practices, including without limitation, fertilizing, liming, tilling, mowing, reforesting, and other accepted agricultural practices.* The Property has been sufficiently maintained consistent with its commercial agricultural use and accepted commercial practices in the following respects: (1) the pasture has been regularly mowed, fertilized, and seeded; (2) all fence lines have been maintained through regular monitoring and repair; (3) the equestrian riding ring, which is comprised of a sandy footing, has been consistently maintained through regular irrigation

and dragging; and (4) all structures have been maintained and repaired as needed. (*See* **Exhibit 2, ¶ 8**).

- *Whether the land is under lease and, if so, the effective length, terms, and conditions of the lease.* The Property is not under a formal lease; however, the Chapmans have maintained an oral arrangement with an equestrian breeder and trainer allowing her to use their pastures, facilities, and equipment for her breeding program in exchange for her help in training the young horses for later commercial resale. (*See* **Exhibit 2, ¶ 6**).[4]

Conclusion: The Property has been in continuous use for bona fide agricultural purposes, as defined by section 193.461, Florida Statutes, for the past five years. This criterion is satisfied.

C. Perimeter Test (§ 163.3164(4)(c))

Section 163.3164(4)(c), Florida Statutes, requires that the Property be surrounded on at least seventy-five percent (75%) of its perimeter by one or more of the qualifying categories set forth in subparagraphs (c)1.a., b., or c., or, in the alternative, that the Property satisfy subparagraph (c)2. or (c)3. Because subparagraph (c)1. is phrased without any connection, perimeter frontage qualifying under any of sub-subparagraphs a., b., or c. may be aggregated to reach the seventy-five percent (75%) threshold. In addition, the final undesignated paragraph of section 163.3164(4) provides that "[w]here 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."

1. The qualifying categories and the measured perimeter of the Property

Section 163.3164(4)(c)1. provides that the parcel must be surrounded on at least 75 percent of its perimeter by:

a. A parcel or parcels that have existing industrial, commercial, or residential development; [or]

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.

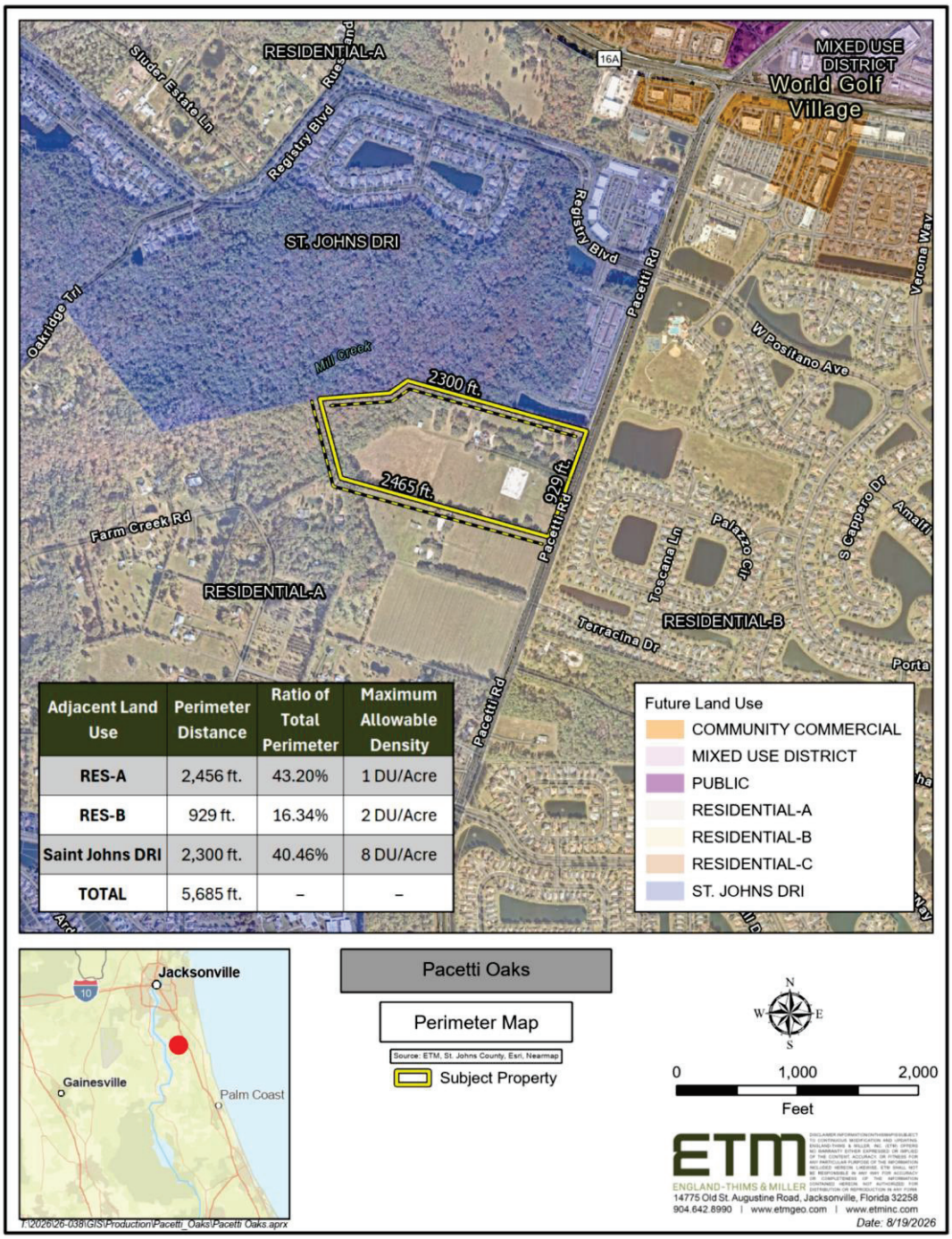
Casey Dendor, AICP, Planning Manager at England-Thims & Miller, Inc. ("ETM"), analyzed the Property and the surrounding parcels and prepared the Perimeter and Density Map dated August

[4] The purchase price paid is also a discretionary factor that "*may*" be considered to determine bona fide agricultural use; however, given the Property was purchase in 1995, this factor is not instructive here and is not required to be considered.

19, 2026, attached to her affidavit (**Exhibit 3**) as **Exhibit 3-A** (the "Perimeter Map"). Consistent with the right-of-way rule quoted above, the Perimeter Map measures the Property's Pacetti Road frontage to the parcels lying across that right-of-way. The Perimeter Map measures the total perimeter of the Property at 5,685 linear feet and allocates that perimeter among three adjacent future land use categories, as follows:

Boundary	Adjacent Future Land Use	Perimeter Distance	Ratio of Total Perimeter	Maximum Allowable Density
North	St. Johns DRI	2,300 ft.	40.46%	8 DU/AC
East (across Pacetti Road)	Residential-B	929 ft.	16.34%	2 DU/AC
South and west	Residential-A	2,456 ft.	43.20%	1 DU/AC
TOTAL	**—**	**5,685 ft.**	**100.00%**	**—**

Source: Perimeter and Density Map, Exhibit 3-A (ETM, Aug. 19, 2026).



Perimeter Map — Exhibit 3-A

2. One hundred percent (100%) of the Property's perimeter adjoins property designated for residential development

Every foot of the Property's perimeter — all 5,685 linear feet — adjoins property that St. Johns County has designated on its zoning map and Future Land Use Map for residential, commercial, or industrial development: Residential-A (2,456 ft.), Residential-B (929 ft.), and the St. Johns DRI

(2,300 ft.). No portion of the Property's perimeter abuts an agricultural, silvicultural, conservation, or other non-urban future land use designation. The designation element of section 163.3164(4)(c)1.b., Florida Statutes, is therefore satisfied as to the entire perimeter, as is the fifty percent (50%) designation prong.

3. Boundary-by-boundary analysis

As demonstrated by the Perimeter Map, the Property is surrounded as follows:

- **Northern boundary — St. Johns DRI (2,300 linear feet; 40.46% of perimeter).** The northern perimeter of the Property abuts the St. Johns Development of Regional Impact (the "St. Johns DRI"), an approved development of regional impact carrying an approved residential density of eight (8) dwelling units per acre. The St. Johns DRI is designated as such on the County's zoning map and Future Land Use Map and is substantially constructed, including the single-family and multi-family neighborhoods served by Registry Boulevard and the commercial development at the Registry Boulevard and International Golf Parkway nodes. This frontage qualifies under section 163.3164(4)(c)1.a., Florida Statutes, because the adjacent parcels have existing residential and commercial development, and independently under section 163.3164(4)(c)1.b., Florida Statutes, because the St. Johns DRI is designated on the County's zoning map and Future Land Use Map as land to be developed for industrial, commercial, and residential purposes and well in excess of fifty percent (50%) of those parcels is existing development. The Six Mile Creek PUD, which is within a portion of the Saint Johns DRI, is 83.6% built out residential and 51.9% built out non-residential.

- **Eastern boundary — Pescara at Mura Bella / Residential-B (929 linear feet; 16.34% of perimeter).** The eastern perimeter of the Property fronts Pacetti Road. Applying the right-of-way rule set forth in the final undesignated paragraph of section 163.3164(4), Florida Statutes, the eastern perimeter is measured to the Pescara at Mura Bella residential subdivision immediately across Pacetti Road, as ETM has done on the Perimeter Map. Pescara at Mura Bella is designated Residential-B on the County's Future Land Use Map, permitting a density of two (2) dwelling units per acre, and is a platted, built-out single-family residential development consisting of approximately 159 homes on approximately 79.86 acres. It plainly constitutes "existing … residential development" within the meaning of section 163.3164(4)(c)1.a., Florida Statutes, and independently satisfies section 163.3164(4)(c)1.b., Florida Statutes.

- **Southern and western boundaries — Residential-A (2,456 linear feet; 43.20% of perimeter).** The southern and western perimeters of the Property abut parcels designated Residential-A on the County's zoning map and Future Land Use Map, which permits residential development at up to one (1) dwelling unit per acre. Those parcels are developed

with existing single-family residences on large lots served by Farm Creek Road (Mill Creek Estates) and the local street network extending west and south of the Property. This frontage qualifies under section 163.3164(4)(c)1.a., Florida Statutes, as parcels having existing residential development and, independently, under section 163.3164(4)(c)1.b., Florida Statutes, because those parcels are designated for residential development and more than fifty percent (50%) of them is existing residential development. The adjacent property contains parcels that are within the Residential-A category and have been improved with residential structures. The immediately adjacent property to the south is classified for Agricultural Grazing Class 3 with an existing residential structure. Accordingly, the properties to the south and west satisfy this prong.

4. Aggregate qualifying perimeter

Aggregating the three boundaries, one hundred percent (100%) of the Property's 5,685-foot perimeter is surrounded by property qualifying under section 163.3164(4)(c)1.a. and, independently, under section 163.3164(4)(c)1.b., Florida Statutes — substantially in excess of the seventy-five percent (75%) threshold, which requires 4,264 linear feet. The qualifying perimeter exceeds the statutory minimum by 1,421 linear feet.

5. Alternative perimeter test under § 163.3164(4)(c)2.

Section 163.3164(4)(c)2., Florida Statutes, added by SB 686, provides an independent alternative for parcels that (i) do not exceed 700 acres; (ii) are surrounded on at least fifty percent (50%) of their perimeter by a parcel or parcels the local government has designated on its future land use map as land that is to be developed for industrial, commercial, or residential purposes; and (iii) are surrounded on at least fifty percent (50%) of their perimeter by a parcel or parcels within an urban service district, area, or line. The Property satisfies all three prongs of this test:

- The Property is ±40.5 acres, less than the 700-acre threshold;
- One hundred percent (100%) of its perimeter adjoins FLUM-designated residential parcels; and
- One hundred percent (100%) of its perimeter adjoins parcels within the St. Johns County Urban Service Area. St. Johns County identifies the Urban Service Area as the Development Area Boundary that coincides with the properties identified on the Future Land Use Map that are not classified as Rural/Silviculture or Agricultural-Intensive. The surrounding parcels are not classified as Rural/Silviculture or Agricultural-Intensive; therefore, they are within the County's Urban Service Area and the Property is 100% surrounded by Urban Service Area.

Conclusion: The Property is surrounded on one hundred percent (100%) of its perimeter by property satisfying section 163.3164(4)(c)1.a. and, independently, section 163.3164(4)(c)1.b., Florida Statutes, well in excess of the seventy-five percent (75%) threshold. The Property also meets the criteria of Section 163.3164(4)(c)2. As a result, the Property meets three of the five perimeter tests, of which only one is required. This criterion is satisfied.

D. Public Services (§ 163.3164(4)(d))

Section 163.3164(4)(d), Florida Statutes, requires that public services — including water, wastewater, transportation, schools, and recreation facilities — be available, scheduled in the capital improvement element, providable by an alternative provider, or, in the alternative, that the applicant offer to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements. The Property has the required existing public services, including but not limited to, water, wastewater, transportation, schools, and recreation facilities. To the extent necessary, Toll Brothers 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, as authorized by section 163.3164(4)(d), Florida Statutes.

Conclusion: This criterion is satisfied.

E. Acreage Cap (§ 163.3164(4)(e))

Section 163.3164(4)(e), Florida Statutes, requires that the Property not exceed 1,280 acres. The Property comprises approximately 40.5 acres, well below the statutory ceiling.

Conclusion: This criterion is satisfied.

F. County Population (§ 163.3164(4)(f))

Section 163.3164(4)(f), Florida Statutes, requires that the Property be located within a county with a population of 1.75 million or less, determined in accordance with the most recent official estimate under section 186.901, Florida Statutes. The most recent estimate published by the Office of Economic and Demographic Research provides the St. Johns County's population is 348,336 as of April 1, 2025. (**Exhibit 4**).

Conclusion: This criterion is satisfied.

G. Adjacent Density Threshold (§ 163.3162(4)(a))

Section 163.3162(4)(a), Florida Statutes, provides that an owner (or authorized agent or controlling entity) may apply for certification "if one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development." The Applicant proposes single-family residential development at a density not exceeding the highest density

permitted on an adjacent parcel or by an adjacent development. As shown on the Perimeter Map (**Exhibit 3-A**), the adjacent St. Johns DRI permits a maximum density of eight (8) dwelling units per acre, and the adjacent Residential-B property across Pacetti Road permits a maximum density of two (2) dwelling units per acre. Each of those adjacent designations permits a density equal to or higher than the proposed development, and the threshold of section 163.3162(4)(a), Florida Statutes, is therefore satisfied.

Conclusion: This criterion is satisfied.

H. No Excluded Areas Apply (§ 163.3162(4)(i))

Section 163.3162(4)(i), Florida Statutes, provides that nothing in the enclave subsection shall preempt or replace protections currently existing for property located within the boundaries of any of the following excluded areas:

- **The Wekiva Study Area (§ 369.316, Fla. Stat.).** The Property is not located within the Wekiva Study Area.
- **The Everglades Protection Area (§ 373.4592(2), Fla. Stat.).** The Property is not located within the Everglades Protection Area.
- **Any area of critical state concern (§§ 380.055, 380.0551, 380.0552, 380.0553, or 380.0555, Fla. Stat.).** The Property is not located within any designated area of critical state concern.
- **Any portion of a property encumbered by a recorded conservation easement (§ 704.06, Fla. Stat.).** No portion of the Property is encumbered by any recorded conservation easement.
- **A military installation or range (§ 163.3175(2), Fla. Stat.).** The Property is not located within any military installation or range.

(*See* **Exhibit 2, ¶ 11**).

Conclusion: None of the statutory exclusions applies.

V. Procedural Framework and Requested Relief

A. Statutory Timeline

Section 163.3162(4)(b), Florida Statutes, requires that within thirty (30) days after receipt of this Application, the local government shall provide to the Applicant a written report detailing whether the Application complies with the requirements of section 163.3162(4)(a), Florida Statutes. Section 163.3162(4)(c), Florida Statutes, requires that within thirty (30) days after such report, the local government shall hold a public hearing to approve or deny certification. If the local

government does not approve or deny certification within ninety (90) days after receipt of this Application, the Property must be certified as an agricultural enclave by operation of law.

Section 163.3162(4)(d), Florida Statutes, added by SB 686, further provides that if the Application is denied, the governing body "must issue its decision in writing with detailed findings of fact and conclusions of law," and that 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."

B. Post-Certification Development Plan Submittal

Upon certification, and pursuant to section 163.3162(4)(e), Florida Statutes, the Applicant intends to submit development plans for single-family residential housing 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 — here, the adjacent Pescara at Mura Bella residential subdivision (Residential-B, 2 DU/AC) and the adjacent St. Johns DRI (8 DU/AC). Section 163.3162(4)(e), Florida Statutes, provides that such development plans must be treated as a conforming use, notwithstanding the local government's comprehensive plan, future land use designation, or zoning.

Section 163.3162(4)(g), Florida Statutes, further provides that within thirty (30) business days after receipt of those development plans, the local government and the Owner "must agree in writing to a process and schedule for information submittal, analysis, and final approval, which may be administrative in nature," and that 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." The Applicant will be prepared to execute that written agreement promptly upon submittal.

Section 163.3162(4)(f), Florida Statutes, provides that 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," and that 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." In this case, the Property is adjacent to the St. Johns County Urban Service District.

Because the northern boundary of the Property adjoins the Mill Creek corridor, the Applicant notes the encouragement in section 163.3162(4)(e), Florida Statutes, that where development within an agricultural enclave affects an established wildlife corridor, the local government is encouraged to incorporate site design measures maintaining habitat permeability, including clustering, open

space retention, and wildlife crossing accommodations, where feasible. The Applicant is prepared to discuss such measures as part of the development plan process.

C. Requested Relief

For the reasons set forth above, and on the record submitted with this Application, the Applicant respectfully requests that the Board of County Commissioners:

- Issue the written compliance report required by section 163.3162(4)(b), Florida Statutes, within thirty (30) days after receipt of this Application, confirming that the Application meets the requirements of section 163.3162(4)(a), Florida Statutes;
- Hold a public hearing within thirty (30) days after issuance of the report, as required by section 163.3162(4)(c), Florida Statutes; and
- Approve certification of the Property as an agricultural enclave under sections 163.3162(4) and 163.3164(4), Florida Statutes.

VI. Conclusion

The Property meets each criterion of the definition of "agricultural enclave" under section 163.3164(4), Florida Statutes, and each threshold requirement of section 163.3162(4)(a), Florida Statutes. The Applicant respectfully requests certification within the timeframes prescribed by the statute.

EXHIBIT 1
Owner's Authorization Forms

Owner's Authorization Form

England, Thims, and Miller is hereby authorized TO ACT ON BEHALF OF

James and Merriem Chapman Revocable Trust 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 ( ), have been notified of the

(Identify what document)

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

Signature of Owner James G Chapman

Print Name James G Chapman

Signature of Owner

Print Name

Telephone Number

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25th day of August, 2025, by James Chapman as owner / trustee for James and Merriem Chapman Revocable Trust

CONSTANCE NAOMI HARRIFORD
MY COMMISSION # HH 449648
EXPIRES: November 26, 2027

Notary Public, State of Florida
Name: Constance Harriford
My Commission Expires: 11/26/2027
My Commission Number is: HH449648

Personally Known ____ OR Produced Identification ✓

Type of Identification Produced FLDL# C321-779-92-000-0

Revised August 30, 2011

Owner's Authorization Form

Burr & Forman, LLP is hereby authorized TO ACT ON BEHALF OF

James and Merriem Chapman Revocable Trust 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 ( ), have been notified of the

(Identify what document)

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

Signature of Owner James G Chapman

Print Name James G Chapman

Signature of Owner

Print Name

Telephone Number

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25th day of August, 2025, by James Chapman as owner/trustee for James and Merriem Chapman Revocable Trust

CONSTANCE NAOMI HARRIFORD
MY COMMISSION # HH 449648
EXPIRES: November 26, 2027

Notary Public, State of Florida
Name: Constance Harriford
My Commission Expires: 11/26/2027
My Commission Number is: HH449648

Personally Known ____ OR Produced Identification ✓

Type of Identification Produced FLDL# C321-779-92-000-0

Revised August 30, 2011

Owner's Authorization Form

Toll Southeast LP Company, Inc is hereby authorized TO ACT ON BEHALF OF

James and Merriem Chapman Revocable Trust 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 ( ), have been notified of the .

(Identify what document)

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

Signature of Owner James G Chapman

Print Name James G Chapman

Signature of Owner

Print Name

Telephone Number

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25th day of August, 2024 by James Chapman as Owner/Trustee for James and Merriem Chapman Revocable Trust

CONSTANCE NAOMI HARRIFORD
MY COMMISSION # HH 449648
EXPIRES: November 26, 2027

Notary Public, State of Florida
Name: Constance Harriford
My Commission Expires: 11/26/2027
My Commission Number is: HH449648

Personally Known ____ OR Produced Identification ✓

Type of Identification Produced FLDL# C321-779-92-000-0

Revised August 30, 2011

EXHIBIT 2
Affidavit of Owner

AFFIDAVIT OF JAMES G. CHAPMAN AND MERRIEM J. CHAPMAN

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

BEFORE ME, the undersigned authority, personally appeared James G. Chapman and Merriem J. Chapman, who, being first duly sworn, depose and say:

1. We, James G. Chapman and Merriem J. Chapman, are over the age of 18 and competent to make the statements in this affidavit. The statements made herein are based upon our personal knowledge.

2. As husband and wife, we acquired the property located at 3975 Pacetti Road, St. Augustine, Florida 32092 with parcel identification number 0287901102 (the "Property") by Corporate Warranty Deed recorded on July 6, 1995 (attached hereto as **Exhibit 2-A**).

3. We later created a trust, The James and Merriem Chapman Revocable Trust (the "Trust"), on or about December 26, 2024, as a part of our estate plan. We are the sole trustees of the Trust. The Trust is a revocable grantor trust of which we are the sole grantors, sole trustees, and sole current beneficiaries. We then conveyed the Property to the Trust by Quitclaim Deed recorded on January 30, 2025 (attached hereto as **Exhibit 2-B**). Title to the Property has been vested in the Trust since that time. The conveyance to the Trust was a formality of our estate planning and did not effect any change in the beneficial ownership or control of the Property, which has remained continuously and exclusively with us. We have exclusively owned and controlled the Property from 1995 to the present.

4. When we purchased the Property in 1995, it already had cattle. We continued to maintain the cattle upon moving onto the Property, running a cow-calf operation. A cow-calf operation includes maintaining a herd of cattle to produce calves to be sold commercially each

year. At any given time, there were approximately eight to ten cows on the Property who produced six to ten calves a year. This cow-calf operation ran continuously on the Property from the time we acquired the Property in 1995 until approximately March 2022.

5. Overlapping with the cow-calf operation, we also used the Property to run a commercial horse boarding business from approximately 2019 to mid-2023. We boarded approximately ten to twelve horses on the Property during that time. The boarding business generated boarding fees from horse owners in exchange for the boarding, pasturing, and care of their horses.

6. Additionally, in approximately mid-2022, we started an equestrian breeding and training operation on the Property. As a part of this operation, we had an oral agreement with Laura Graham, an experienced equestrian breeder and trainer, to use our pastures, facilities, and equipment for her breeding program in exchange for her help in training the young horses for later resale. The purpose of this operation was to breed and train horses for commercial resale, with the expectation of generating income from the sale of horses. This operation has continued since approximately mid-2022. As just one example, an Equine Bill of Sale evidencing the sale of a horse from the Property on May 10, 2026 for $8,500 is attached hereto as **Exhibit 2-C**. This horse arrived at the Property in roughly mid-2022 and was boarded and trained on the Property until she was eventually sold in May 2026.

7. To accommodate the above-detailed agricultural operations, the Property includes pasture area, an equestrian riding ring, two horse barns, a cow barn, a large storage building, and several run-in sheds in the pasture. The Property is also completely fenced in and subdivided by fences to create separate paddock areas. We also maintain our residence on the Property (the "Farmstead"), which comprises approximately 2.00 acres identified by the St. Johns County

Property Appraiser as the residential homesite. The St. Johns County Property Tax Record for the Property, reflecting this information in the "Land Information" section, is attached hereto as **Exhibit 2-D**. The Farmstead is an integral part of the Property's agricultural operations due to the daily caretaking and maintenance we perform to maintain such operations, and constitutes the farmhouse and curtilage of the working agricultural operation, incidental to and integrated with the Property's agricultural use.

8. The Property and its improvements have been regularly maintained in accordance with accepted commercial agricultural practices in the following respects: (1) the pasture has been regularly mowed, fertilized, and seeded; (2) all fence lines have been maintained through regular monitoring and repair; (3) the equestrian arena, which is comprised of a sandy footing, has been consistently maintained through regular irrigation and dragging; and (4) all structures have been maintained and repaired as needed.

9. The Property has been classified agricultural by the St. Johns County Property Appraiser since we acquired the Property in 1995 and has retained this agricultural classification since that time, including specifically from 2020 to 2026, as confirmed by letter from the St. Johns County Property Appraiser dated August 25, 2026 (a copy of which is attached hereto as **Exhibit 2-E**). The St. Johns County Property Tax Record for the Property (**Exhibit 2-D**) and the TRIM Notices for the Property from 2020 through 2026 (attached hereto as **Exhibit 2-F**) also evidence the Property's agricultural classification. The "Land Information" section of the St. Johns County Property Tax Record (**Exhibit 2-D**) reflects the Property Appraiser's classification of 34.35 acres of the Property as agricultural land (comprising both improved pasture and market agricultural uplands), 4.15 acres as rivers, lakes, and submerged lands (the wetlands on the Property), and 2.00 acres as single-family residential (the Farmstead), for a total of 40.50 acres.

10. The Property has been in continuous use for bona fide agricultural purposes, as defined by Section 193.461, Florida Statutes, for a period well in excess of five years before the date of the agricultural enclave certification application being submitted concurrently with this affidavit, including throughout the period from January 1, 2020 through January 1, 2025, and continues to be so used through the present. Our agricultural operations on the Property have been conducted in a good-faith commercial manner, with the expectation of generating income from the commercial sale of cattle, calves, boarding services, horses, and horse breeding and training services.

11. The Property has not been platted, subdivided, or entitled for residential, commercial, or industrial development. No portion of the Property is encumbered by any recorded conservation easement. The Property is not located within the Wekiva Study Area, the Everglades Protection Area, any Area of Critical State Concern, or within any military installation or range.

FURTHER AFFIANTS SAYETH NAUGHT.

James G. Chapman

Merriem J. Chapman

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

SWORN TO (or AFFIRMED) before me this 1st day of September, 2026, by JAMES G. CHAPMAN and MERRIEM J. CHAPMAN, who are personally known to me X or has produced _____ as identification.

Notary Public (signature)

Notary Public State of Florida
Allison Abbott
My Commission HH 497960
Expires 4/16/2028

Notary Public (print)
Serial No. (if any): _____
My commission expires: _____

EXHIBIT 2-A
Corporate Warranty Deed
recorded July 6, 1995

Recorded in Public Records St. Johns County, FL
Clerk# 95019539 O.R. 1116 PG 1531 03:23PM 07/06/95
Recording $9.00 Surcharge $1.50 Doc Stamps $2,730.00

RECORD AND RETURN TO:
This instrument was prepared by:

John S. Duss, IV, Esq.
Ulmer, Murchison, Ashby & Taylor
Post Office Box 479
Jacksonville, Florida 32201

(for recording use only)

CORPORATE WARRANTY DEED

THIS WARRANTY DEED, made this 21 day of June, 1995, by **FIELD OF DREAMS STABLE, INC.,** a Florida corporation (hereinafter called "GRANTOR") whose address is 1605 Beach Avenue, Atlantic Beach, Florida 32233 to **JAMES G. CHAPMAN AND MERRIEM J. CHAPMAN, his wife** (hereinafter called "GRANTEE"), whose post office address is 7160 Marsh Hawk Court, Ponte Vedra Beach, Florida 32082.

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation).

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, all that certain land situate in the County of St. Johns, State of Florida, described as follows:

A part of Government Lot 11, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: For a Point of Reference commence at the intersection of the South line of said North 1/2 of the Northeast 1/4 of Government Lot 11 and the Westerly right of way line of State Road S-13A (Pacetti Road), a 100 foot right of way as now established; from the Point of Reference thus described run South 19°35'08" West along the said Westerly right of way line of County Road No. 13-A, Formerly State Road S-13A (Pacetti Road), a distance of 2,235.00 feet to the Point of Beginning; from the Point of Beginning thus described continue South 19°35'08" West along the said Westerly right of way line of Pacetti Road, a distance of 928.0 feet; thence North 74°23'52" West a distance of 1,786.50 feet; thence North 15°08'32" West a distance of 678.58 feet; thence North 85°08'13" East, a distance of 581.92 feet; thence North 54°42'58" East, a distance of 179.26 feet; thence South 74°23'52" East, a distance of 1,539.58 feet to the Point of Beginning.

Also described as:

A part of Government Lot 11, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: For a point of Reference commence at the intersection of the South line of said North 1/2 of the Northeast 1/4 of Government Lot 11 and the Westerly right of way line of State Road S-13A (Pacetti Road), a 100 foot right of way as now established; from the Point of Reference thus described run South 19°35'08" West along the said Westerly right of way line of County Road No. 13-A, formerly State Road S-13A (Pacetti Road), a distance of 2,235.00 feet to the Point of Beginning; from the Point of Beginning thus described continue South 19°35'08" West along the said Westerly right of way line of Pacetti Road, a distance of 928.00 feet; thence North 74°24'26" West a distance of 1,786.35 feet; thence North 15°09'06" West, a distance of 678.58 feet; thence North 85°01'39" East a distance of 581.92 feet; thence North 54°42'24" East, a distance of 179.26 feet; thence South 74°24'26" East, a distance of 1,539.58 feet to the Point of Beginning.

REAL ESTATE TAX NO. 028790-1102

SUBJECT TO:

(1) Ad valorem taxes for the year 1995 and subsequent years.

(2) Riparian and littoral rights.

(3) Title to any portion of the present or former bed of any body of water, all or part of which is within the lands described herein:

(a) Is subject to rights of way in favor of others;

(b) Is vested in the rights of the Trustees of the Internal Improvement Fund of the State of Florida because said property:

(i) Falls below what is or was the ordinary natural high water mark or mean natural high water line of navigable water lying adjacent to or within the land described herein; or

(ii) Falls within what is or was the bed of a non-navigable body of water which is or was subject to the ebb and flow of the tide; or

(iii) Has been created by other than natural means or has accreted to any such portions so created; or

(iv) Lies seaward of any established Erosion Control Line created pursuant to Florida Statute 161.

(4) Rights of the United States of America under its control of navigation and commerce as to any portion of the lands described herein.

(5) Rights of all owners of land lying under and adjacent to unnamed creek, and to the concurrent use of the waters of said unnamed creek.

COPY

TO HAVE AND TO HOLD, the same in fee simple forever.

AND GRANTOR hereby covenants with said **GRANTEE** that it hereby fully warrants the title to said land being conveyed hereunder and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the **GRANTOR** has caused these presents to be executed in its name by its President and caused its corporate seal to be hereunto affixed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Suzanne M'Call
Print: SUZANNE McCALL

Print: JOHN S. DUSS, IV

FIELD OF DREAMS STABLE, INC.
a Florida corporation

By: Rex Howe President
Rex R. Howe
President

(SEAL)

STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME personally appeared Rex R. Howe, the President of **Field of Dreams Stable, Inc.,** a Florida corporation, to me well known to be the individual described in and who executed the foregoing instrument and acknowledged the execution thereof to be his own free act and deed as the president of corporation.

WITNESS my hand and official seal this 21 day of June, 1995.

Suzanne McCall
Notary Public, State of Florida

SUZANNE McCALL NOTARY PUBLIC CC260421 SEAL STATE OF FLORIDA

MY COMMISSION EXPIRES 3 10 97

EXHIBIT 2-B
Quitclaim Deed recorded January 30, 2025

Instr #2025006988 BK: 6090 PG: 959, Filed & Recorded: 1/30/2025 8:14 AM #Pgs:3 Doc. D $0.70
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $27.00

PREPARED BY:
JAMES G. CHAPMAN & MERRIEM J. CHAPMAN
3975 PACETTI RD
SAINT AUGUSTINE, FL 32092
(904) 716-7239

COPY

STATE OF FLORIDA

COUNTY OF SAINT JOHNS

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **JAMES G. CHAPMAN AND MERRIEM J. CHAPMAN, HIS WIFE** whose post office box is 3975 Pacetti Rd, Saint Augustine, FL 32092, hereafter called Grantor, for and in consideration of Zero Dollars ($0.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant to **JAMES GERARD CHAPMAN AND MERRIEM JONES CHAPMAN, TRUSTEES OF THE JAMES AND MERRIEM CHAPMAN REVOCABLE TRUST DATED** December 26, 2024 **AND ANY AMENDMENTS THERETO,** whose post office address is 3975 Pacetti Rd, Saint Augustine, FL 32092, and hereafter called Grantee, (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), and the heirs, executors, administrators, successors and assigns of Grantee, forever, the real property in **Saint Johns** County, **Florida**, described as:

A part of Government Lot 11, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: For a Point of Reference commence at the intersection of the South line of said North 1/2 of the Northeast 1/4 of Government Lot 11 and the Westerly right of way line of State Road S-13A (Pacetti Road), a 100 foot right of way as now established; from the Point of Reference thus described run South 19°35'08" West along the said Westerly right of way line of County Road No. 13-A, Formerly State Road S-13A (Pacetti Road), a distance of 2,235.00 feet to the Point of Beginning; from the Point of Beginning thus described continue South 19°35'08" West along the said Westerly right of way line of Pacetti Road, a distance of 928.0 feet; thence North 74°23'52" West a distance of 1,786.50 feet; thence North 15°08'32" West a distance of 678.58 feet; thence North 85°08'13" East, a distance of 581.92 feet; thence North 54°42'58" East, a distance of 179.26 feet; thence South 74°23'52" East, a distance of 1,539.58 feet to the Point of Beginning.

Also described as:

A part of Government Lot 11, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: For a point of Reference commence at the intersection of the South Line of said North 1/2 of the Northeast 1/4 of Government Lot 11 and the Westerly right of way line of State Road S-13A (Pacetti Road), a 100 foot right of

way as now established; from the Point of Reference thus described run South 19°35'08" West along the said Westerly right of way line of County Road No. 13-A, formerly State Road S-13A (Pacetti Road), a distance of 2,235.00 feet to the Point of Beginning; from the Point of Beginning thus described continue South 19°35'08" West along the said Westerly right of way line of Pacetti Road, a distance of 928.00 feet; thence North 74°24'26" West a distance of 1,786.35 feet; thence North 15°09'06" West, a distance of 678.58 feet; thence North 85°01'39" East a distance of 581.92 feet; thence North 54°42'24" East, a distance of 179.26 feet; thence South 74°24'26" East, a distance of 1,539.58 feet to the Point of Beginning.

Commonly Known as: 3975 Pacetti Rd, Saint Augustine, FL 32092

APN: 028790-1102

The Trustee herein is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described property pursuant to the provisions of Florida Statutes Section 689.073. The interest of any beneficiary hereunder is hereby defined and declared to be personal property only. This transfer is also exempt under Florida Statutes Section 193.155. This transfer is also exempt from transfer taxes under Florida Administrative Code Section 12B-4.013(28)(i) as a transfer to a revocable trust, and under Section 12B-4.014, due to no consideration being exchanged.

COPY

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

The above-described property is the homestead of the Grantor.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit, and behoof of the said second party forever.

IN WITNESS WHEREOF, this instrument has been executed by Grantor under the hand and seal of Grantor this 24 day of January, 2025.

Signed, sealed and delivered in the presence of:

James G. Chapman
James G. Chapman

Merriem J. Chapman
Merriem J. Chapman

First Witness Signature
Hunter Crane
Print Name First Witness
52 Tuscan Way Ste 202
First Witness Street Address
St. Augustine, FL 32092
First Witness City, State, Zip Code

Second Witness Signature
Ethan Longo
Print Name Second Witness
52 Tuscan Way
Second Witness Street Address
St Augustine FL 32092
Second Witness City, State, Zip Code

STATE OF Florida)
) ss.
COUNTY OF St. Johns)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day, 24 January, 2025, by **James G. Chapman**, who is [ ] personally known to me or [X] produced Drivers license, as identification and **Merriem J. Chapman**, who is [ ] personally known to me or [X] produced Drivers license, as identification.

[Seal]

Notary Public State of Florida
Joshua Dean Ohlendorf
My Commission HH 299899
Expires 8/11/2026

Print Notary Name: Joshua Dean Ohlendorf
My commission expires: 08/11/2026

COPY

Notary Public State of Florida
Joshua Dean Ohlendorf
My Commission HH 299899
Expires 8/11/2026

EXHIBIT 2-C
Equine Bill of Sale
dated May 10, 2026

Equine Bill Of Sale

Buyer's Name	**Seller's Agent Name**	**Sellers's Name:**
Pamela Wilson	Bridget McAslan	Mimi Chapman
5523 North Rd	5655 Red Rock Dr.	3975 Pacetti Rd.
Divide, CO 80814	Larkspur, CO 80118	St. Augustine, FL 32092
719 337 6712	303 243 1513	904 716 0018

This agreement is made between Pamela Wilson herein referred to as the Buyer and Bridget McAslan, seller's agent on behalf of Mimi Chapman herein referred to as the Seller.

Horse to be purchased:

Name: Lady Anne McCurdy (Annie)

DOB: 4/19/2022

Sex: Mare

Color: Bay, star

Breed: Tennessee Walking Horse

Brand Inspection: _____

Registration: TWHBEA #22200596

Tack & equipment included: halter/lead

Payment Terms

In consideration of the total sum, $8,500(eight thousand five hundred), Seller agrees to sell and Buyer agrees to buy the said horse **described above and property is sold in as is condition and is presently located at Seller's Agent address above** on the terms and conditions further set forth herein. Seller's agent receives 15% commission on the sale, paid by the seller.

Seller Signature: _____ **Date:** _____

Seller's Agent Signature: _____ **Date:** 5/10/26

Buyer Signature: Pamela McWilson **Date:** 5/10/26

EXHIBIT 2-D
St. Johns County
Property Tax Record

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

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0287901102
Location	3975 PACETTI RD
Address	SAINT AUGUSTINE 32092-0000
Neighborhood	M&B SR16 & N Pacetti area (SF) (6330.04)
Tax Description*	11-7B ANTONIO HUERTAS GRANT SUB PT OF SUB SEC 11 LYING N OF CR 13A 928FT ON CR 13A (TRS E8 & E9 OF UNREC SURVEY) OR1116/1531 & 6090/959 ***The Description above is not to be used on legal documents.**
Property Use Code	Grazing Class 3 (6200)
Subdivision	N/A
Sec/Twp/Rng	38-6-28
District	County (District 300)
Millage Rate	13.4686
Acreage	40.500
Homestead	Y

No Image Available

Owner Information

CHAPMAN JAMES AND MERRIEM REV TRUST D:12/26/2024
100%
3975 PACETTI RD
SAINT AUGUSTINE, FL 32092-3415

CHAPMAN JAMES G TRUSTEE
100%
3975 PACETTI RD
SAINT AUGUSTINE, FL 32092-3415

CHAPMAN MERRIEM J TRUSTEE
100%
3975 PACETTI RD
SAINT AUGUSTINE, FL 32092-3415

Exemption Information

Exemption Type	Status	Amount
Homestead Band		$26,411
Homestead		$25,000

Map



Skip to main content

St. Johns County, FL

Valuation Information

Assessed Year	2026
Building Value	$789,980.00
Extra Features Value	$130,036.00
Total Land Value	$990,438.00
Agricultural (Assessed) Value	$14,599.00
Agricultural (Market) Value	$687,000.00
Just Market	**$1,910,454.00**
Total Deferred	$642,675.00
Assessed Value	**$595,378.00**
Total Exemptions	$51,411.00
Taxable Value	**$543,967.00**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$802,951	$136,628	$976,038	$687,000
2024	$791,742	$142,769	$976,038	$687,000
2023	$801,764	$148,910	$988,038	$687,000
2022	$603,760	$102,289	$568,225	$389,025
2021	$401,258	$105,156	$489,025	$389,025
2020	$361,032	$109,751	$479,025	$389,025
2019	$392,772	$57,164	$446,313	$386,313
2018	$430,540	$59,817	$446,313	$386,313
2017	$415,084	$10,976	$446,313	$386,313
2016	$420,146	$11,560	$434,913	$386,313
2015	$425,207	$12,130	$434,913	$386,313

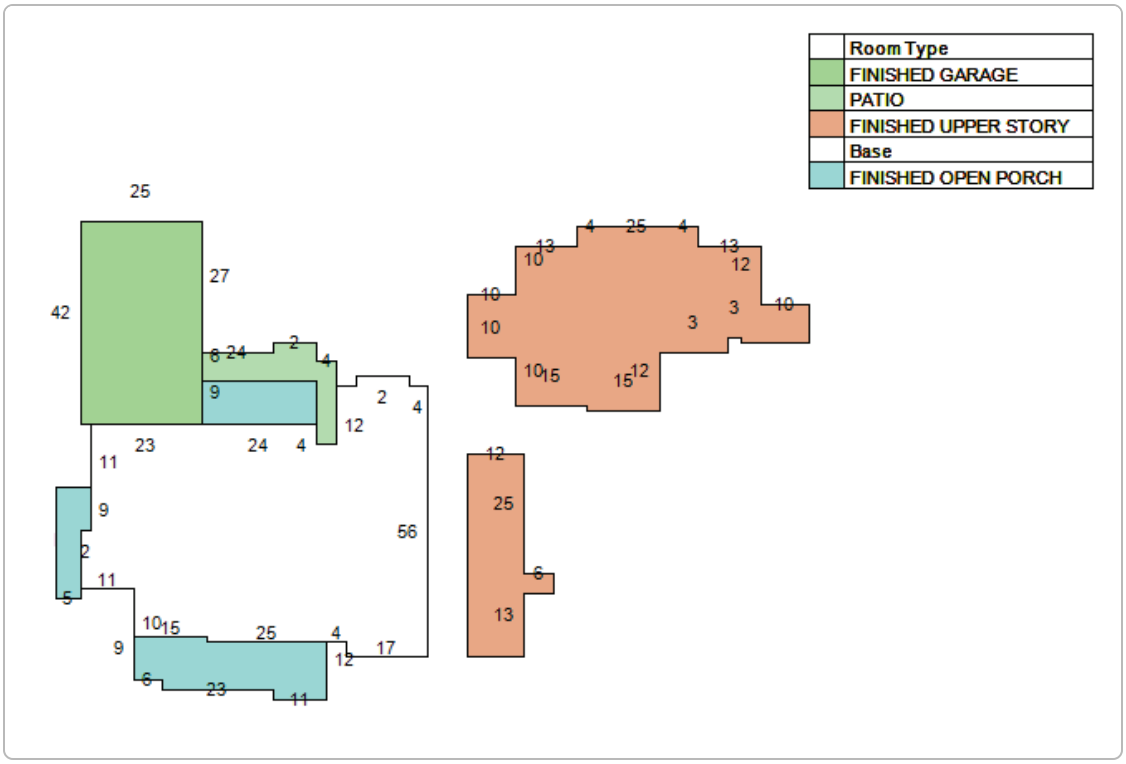
Building Information

Building	1
Building Value	$789,980
Year Built	1997
Actual Area	7615
Conditioned Area	5561
Use	Single Family Residence
Style	01
Exterior Wall	Brick 2, Wood

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	5
Baths	4.5

Description	Square Footage
FINISHED OPEN PORCH	133
BASE AREA	3273
FINISHED UPPER STORY	528
FINISHED UPPER STORY	1760
FINISHED OPEN PORCH	425
PATIO/SLAB	230
FINISHED OPEN PORCH	216
FINISHED GARAGE	1050
Total SqFt	7615

Sketch Information



Extra Feature Information

Code Description	Status	Value
Pole Barn (Mix)		804
Pole Barn (Mix)		173
Stable - Low (Mix)		691
Stable - Average (Mix)		21514
Garage - Average (Mix)		39375
Storage Building (Mix)		3420
Storage Building (Mix)		1890
Implement Shed		6144
Stable - Low (Mix)		18605
Pole Barn (Mix)		2430
Pole Barn (Mix)		432
Pole Barn (Mix)		432
Pool - Average (RES)		31950
Pavilion - Good (Mix)		2176

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	2	AC	$302,400
Rivers, Lakes & Submerged Lands	0	0	4.15	AC	$1,038
Improved Pasture	0	0	34.35	AC	$14,599
Market Ag Uplands	0	0	34.35	AC	$687,000

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
1/30/2025	1/24/2025	$100.00	QUIT CLAIM DEED	6090	959	U	I	CHAPMAN JAMES G,MERRIEM J	CHAPMAN JAMES AND MERRIEM REV TRUST D:12/26/2024
	6/21/1995	$360,000.00	WARRANTY DEED	1116	1531	Q	I	FIELD OF DREAMS STABLE INC	CHAPMAN JAMES G,MERRIEM J
	1/1/1991	$0.00		885	1793	U	I		FIELD OF DREAMS STABLE INC
	2/1/1990	$220,100.00		846	1968	Q	I		
	2/1/1990	$0.00		846	1966	U	I		
	11/1/1988	$200,000.00		801	775	Q	I		
	10/1/1988	$0.00		801	772	U	I		
	2/1/1982	$0.00		527	610	U	V		
	5/1/1981	$84,900.00		494	228	Q	V		

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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EXHIBIT 2-E
Agricultural Land Classification Confirmation Letter from St. Johns County Property Appraiser dated August 25, 2026

ST. JOHNS COUNTY
PROPERTY APPRAISER
— Eddie Creamer, CFA —

CEAA IAAO CERTIFICATE OF EXCELLENCE IN ASSESSMENT ADMINISTRATION

August 25, 2026

Mr. Jason Gabriel, Esq.
Burr & Forman
50 N. Laura St., Ste 3000
Jacksonville, FL 32202

Via Email Delivery

Re: Parcel ID 028790-1102

Dear Mr. Gabriel:

This letter confirms written confirmation from the St. Johns County Property Appraiser's Office that Parcel Number 028790-1102, 40.50 acres total, 34.35 acres classified, located in St. Johns County on Pacetti Road has been classified by our Office as agricultural land pursuant to Section 193.461, Florida Statutes, since 2018.

We appreciate the opportunity to verify the agricultural classification of Parcel Number 028790-1102.

Please let me know if we can provide any additional information.

Sincerely,

Eddie creamer
Property Appraiser

:ccr

EXHIBIT 3
Affidavit of Casey Dendor, AICP (Planning Manager, ETM)

AFFIDAVIT OF CASEY DENDOR, AICP

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

BEFORE ME, the undersigned authority, personally appeared Casey Dendor, who, being first duly sworn, deposes and say:

1. I, Casey Dendor, am over the age 18 and competent to make the statements in this affidavit. The statements made herein are based upon my personal knowledge.

2. I am employed as a Planning Manager at England-Thims & Miller, Inc. ("ETM"). I have held this position since 2019. Before that, I was a planner at St. Johns County for two years.

3. I received my certification from the American Institute of Certified Planners ("AICP") in 2023 and have maintained my AICP certification since that time. AICP certification is a rigorous process demonstrating a planner possesses the relevant education, experience, and skills to have a mastery of planning principles. I completed the examination and met all of the educational and professional requirements to obtain my AICP certification. I have also completed the annual continuing education requirements to keep my certification active and my skills up to date. As an AICP certified planner, I am also bound by a code of ethics.

4. I was engaged by Toll Southeast LP Company, Inc. and authorized by James G. Chapman and Merriem J. Chapman to analyze the parcel located at 3975 Pacetti Road, St. Augustine, Florida 32092 with parcel identification number 0287901102 (the "Property") and the surrounding parcels in connection with certification of the Property as an agricultural enclave pursuant to Sections 163.3162(4) and 163.3164(4), Florida Statutes.

5. Specifically, I reviewed and analyzed the perimeter tests set forth in Section 163.3164(4)(c) as applied to the Property and surrounding parcels and determined the allowable

densities of the adjacent parcels per Section 163.3162(4)(a). In conducting my analysis, I also reviewed the following: (1) the underlying future land use and zoning classifications of the adjacent parcels; (2) the St. Johns DRI to determine allowable density and usages; (3) the agricultural classification confirmation letter sent by the St. Johns County Property Appraiser, confirming agricultural classification of the Property since at least 2018; (4) the St. Johns County tax record of the Property; and (5) the St. Johns County Comprehensive Plan. Using GIS, I then summarized my analysis by preparing the Perimeter Map attached hereto as **Exhibit 3-A.**

6. As shown in the attached Perimeter Map, the Property satisfies three of the perimeter tests in Section 163.3164(4)(c), specifically:

a. § 163.3164(4)(c)1.a. – The Property is surrounded on 100% of its perimeter by parcels with existing commercial and residential development.

b. § 163.3164(4)(c)1.b. – The Property is surrounded on 100% of its perimeter by parcels designated on the zoning map and Future Land Use Map as land to be developed for residential purposes, and at least 50% of such parcels include existing commercial or residential development.

c. § 163.3164(4)(c)2. – The Property is 40.5 acres, well below the 700-acre maximum; surrounded on 100% of its perimeter by parcels designated on the Future Land Use Map as land to be developed for residential purposes; and surrounded on 100% of its perimeter by parcels within the St. Johns County Urban Service Area.

7. Also, as reflected in the attached Perimeter Map, the parcels adjacent to the Property permit the following densities:

a. The St. Johns DRI permits eight dwelling units per acre;

b. The Residential-B parcel across Pacetti Road from the Property permits two dwelling units per acre; and

c. The Residential-A parcel permits one dwelling unit per acre.

8. In conducting the foregoing analysis and preparing the attached Perimeter Map, I used the standard and generally accepted methods and practices used in the field of professional planning.

FURTHER AFFIANT SAYETH NAUGHT.

Casey Dendor, AICP

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

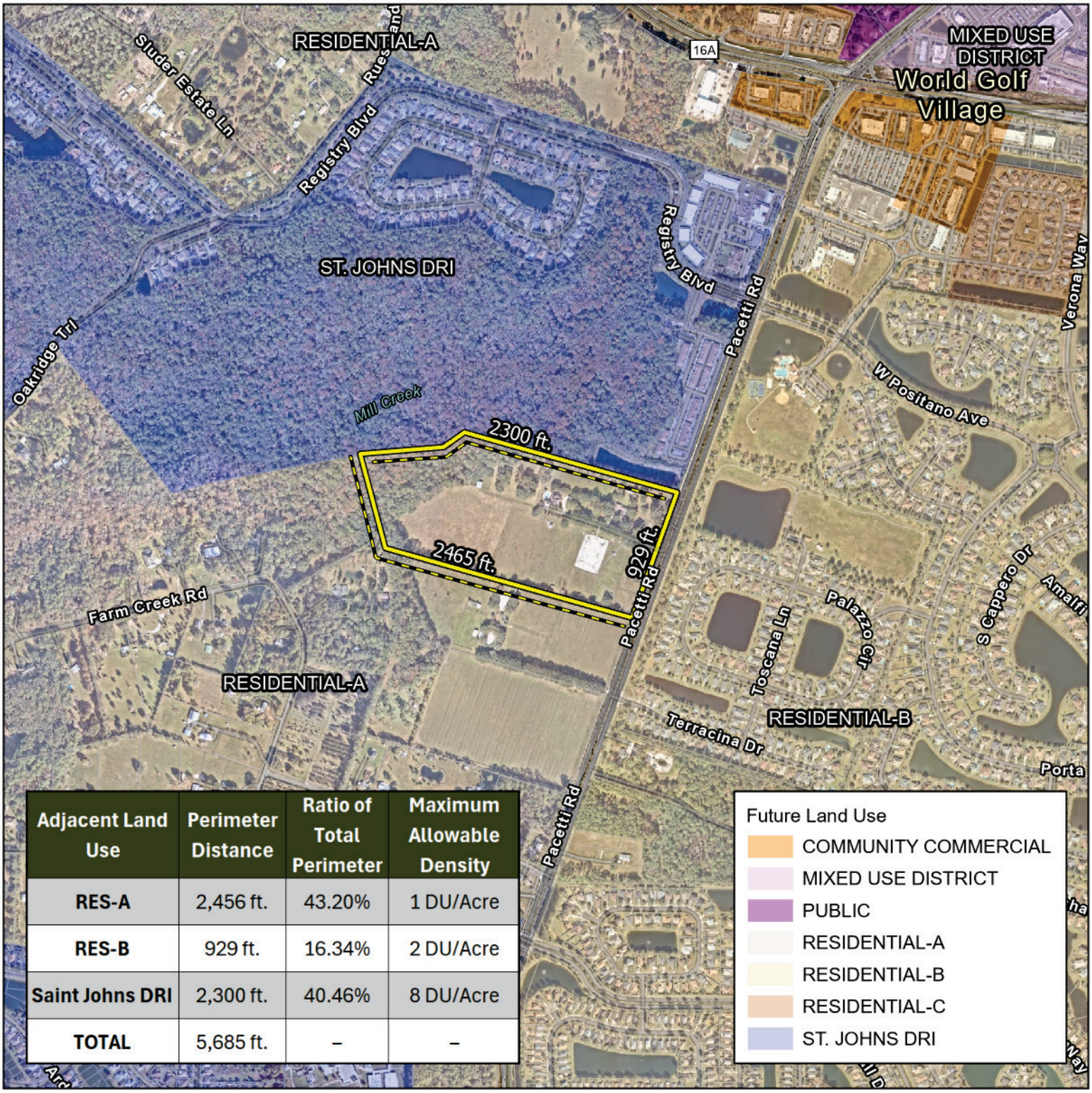
SWORN TO (or AFFIRMED) before me this 31st day of August, 2026, by, CASEY DENDOR, who is personally known to me ___ or has produced _____ as identification.

GLORIA J STEPHENS
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 716709
MY COMMISSION EXPIRES SEP. 25, 2029

Gloria J. Stephens
Notary Public (signature)

Notary Public (print)
Serial No. (if any): _____
My commission expires: _____

EXHIBIT 3-A
Perimeter and Density Map



Adjacent Land Use	Perimeter Distance	Ratio of Total Perimeter	Maximum Allowable Density
RES-A	2,456 ft.	43.20%	1 DU/Acre
RES-B	929 ft.	16.34%	2 DU/Acre
Saint Johns DRI	2,300 ft.	40.46%	8 DU/Acre
TOTAL	5,685 ft.	–	–

Future Land Use
- COMMUNITY COMMERCIAL
- MIXED USE DISTRICT
- PUBLIC
- RESIDENTIAL-A
- RESIDENTIAL-B
- RESIDENTIAL-C
- ST. JOHNS DRI



Pacetti Oaks

Perimeter Map

Source: ETM, St. Johns County, Esri, Nearmap

Subject Property

N
W E
S

0 1,000 2,000

Feet

ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, Florida 32258
904.642.8990 | www.etmgeo.com | www.etminc.com

DISCLAIMER INFORMATION ON THIS MAP IS SUBJECT TO CONTINUOUS MODIFICATION AND UPDATING. ENGLAND-THIMS & MILLER, INC. (ETM) OFFERS NO WARRANTY EITHER EXPRESSED OR IMPLIED OF THE CONTENT ACCURACY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE INFORMATION INCLUDED HEREON. LIKEWISE, ETM SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREON. NOT AUTHORIZED FOR DISTRIBUTION OR REPRODUCTION IN ANY FORM.

Date: 8/19/2026

I:\2026\26-038\GIS\Production\Pacetti_Oaks\Pacetti Oaks.aprx

EXHIBIT 4
Office of Economic and Demographic Research Population Estimates

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

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
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

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
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

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
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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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
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
Belleview	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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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
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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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
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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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
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

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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

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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

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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).

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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).

ATTACHMENT 2
PUBLIC CORRESPONDENCE

September 28th 2026

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

Re: Grounds for Denial of Encert 2026-13 Pacetti Oaks

Please see the attached document. The Pacetti Oaks Agricultural Enclave Application Fails to meet certification requirements for the following reasons.

1) The parcel is not surrounded on 75 percent of its perimeter by qualifying development.
2) The applicant has not shown that fifty percent of the perimeter is bordered by parcels within an urban service district, area or line.
3) The applicant has not established continuous bona fide agricultural use of the parcel.
4) The applicant has not established the density condition of section 163.3162(4)(a).
5) The application is not shown to be authorized by the owner
6) The residence also bears on whether the parcel is undeveloped

Thank you for recognizing these reasons why the Pacetti Oaks application when reviewed by staff should not be recommended for certification as an agricultural enclave.

Sincerely,
Kerri Gustavson

CC Richard Kimando, County Attorney
CC Justin Kelly, Assigned Planner

Attach: Grounds for Denial of Agricultural Enclave Certification Pacetti Oaks Encert 2026-13

RECEIVED
SEP 28 2026
11:05
BY:

Grounds for Denial of Agricultural Enclave Certification

ENCERT 2026-13 (Pacetti Oaks)

The parcel is not surrounded on seventy-five percent of its perimeter by qualifying development.

Subparagraph (c)1. of section 163.3164(4) requires that the parcel be surrounded on at least 75 percent of its perimeter by "a parcel or parcels that have existing industrial, commercial, or residential development," or by a parcel or parcels designated "in the local government's comprehensive plan, zoning map, and future land use map" for such development, "and at least 50 percent of such parcel or parcels is existing industrial, commercial, or residential development." Under both sub-subparagraphs the unit measured is the adjoining parcel. The Senate Rules Committee staff analysis describes agricultural enclaves as pockets of agricultural land that are mostly surrounded by development. The question is whether the land actually touching the boundary is developed.

The legal description in the 1995 warranty deed, repeated in the 2025 quitclaim deed, yields a perimeter of 5,693.84 feet: 928.00 feet along the westerly right-of-way of Pacetti Road, 1,786.50 feet on the south, 678.58 feet on the west, and 2,300.76 feet on the north in three courses. Seventy-five percent of the perimeter is 4,270.38 feet. The north line is 40.41 percent of the perimeter, and the application cannot reach the threshold without it.

The applicant counts the entire north line as frontage on the St. Johns DRI. A development of regional impact is an approval covering a large area of land. It is not a parcel, and the application never identifies the parcel or parcels that actually adjoin the north line. The applicant's own Perimeter Map, Exhibit 3-A, shows what is there: unbroken forest along Mill Creek for nearly the full length of the line, with a stormwater pond near Pacetti Road. The narrative itself describes the north boundary as adjoining "the Mill Creek corridor" and invokes the provision of section 163.3162(4)(e) addressed to development that affects an established wildlife corridor. The build-out figures it cites describe the Six Mile Creek PUD as a whole, not the land adjoining the Property. If Mill Creek lies along any part of the north line, the final paragraph of section 163.3164(4) directs the calculation to the parcel beyond the creek, which on the applicant's map is the same forest.

Without the north line, the most the application can claim is 3,393.08 feet, or 59.59 percent of the perimeter, which is 877.30 feet short. The pond at the eastern end of the north line occupies substantially less than that distance at the map's scale, and nothing in the record shows development anywhere else along the line. Even that figure credits the entire south and west lines, although the narrative concedes that the property immediately to the south is classified by the Property Appraiser as Agricultural Grazing Class 3, the Perimeter Map shows that land as open pasture, and the map shows woodland along the west line. The applicant maintains that its own farm dwelling does not make its land developed. The same reasoning prevents a farm dwelling on the neighboring grazing parcel from making that parcel existing residential development.

Sub-subparagraph b. does not change the result. It requires designation in all three of the comprehensive plan, the zoning map, and the future land use map. The narrative quotes the provision without the words "comprehensive plan," and the application does not identify the zoning of any adjoining parcel. The only zoning in the record is the Property's own Open Rural classification. The staff analysis explains that the zoning map, rather than the future land use map, fixes the specific use of a particular parcel, and the 2025 Comprehensive Plan confines several Residential-A properties to Open Rural zoning and uses. See Policy A.1.11.1(m)(8)(y), (kk), and (uu). Sub-subparagraph b. also requires that at least 50 percent of "such parcel or parcels" be existing development, and the forested land along the north line is not. The affidavit of Casey Dendor states the contrary conclusions without identifying a single adjoining parcel, and the map attached to that affidavit contradicts them.

The applicant has not shown that fifty percent of the perimeter is bordered by parcels within an urban service district, area, or line.

The applicant does not invoke subparagraph (c)3. If subparagraph (c)1. is not met, certification depends on subparagraph (c)2. That provision requires that the parcel be surrounded on at least 50 percent of its perimeter by parcels designated on the future land use map for development, "and" that it be surrounded on at least 50 percent of its perimeter by "a parcel or parcels within an urban service district, area, or line." The Rules staff analysis lists these as separate requirements. The first is satisfied here; the second is not.

The narrative asserts that the County identifies its Urban Service Area as the Development Area Boundary, meaning all land not designated Rural/Silviculture or

Agricultural-Intensive. It cites no plan policy, map, or ordinance for that proposition. The 2025 Comprehensive Plan, which governed on January 1, 2025, does not support it. Policy A.1.2.7 describes Development Areas as the areas on the future land use map that depict the overall future growth pattern of the County. Policy A.1.2.9 directs the County to investigate the designation of an Urban Service Area, which presupposes that no general designation had been made. Where the Plan does designate one, it says so expressly and cites the statutory definition, as with the Durbin Creek National Urban Service Area boundary depicted on the future land use map under Policy A.1.11.1(m)(8)(o) and (ss). Section 163.3164(53) reaches areas identified in the comprehensive plan as urban service areas, and the Plan identifies none that includes the land around this Property. The 2050 Comprehensive Plan was adopted on April 21, 2026, and whatever it provides cannot establish conditions as of January 1, 2025.

Policy A.1.2.7 also states that the County shall encourage growth in Development Areas where public facilities and services exist. That sentence describes where growth is encouraged. It does not identify an area in which the County has committed to provide urban services, and Policy A.1.2.9 confirms that the Plan treats that step as one not yet taken. The applicant's reading would also leave the second condition without effect. If every parcel outside Rural/Silviculture and Agricultural-Intensive lies in an urban service area, every parcel designated for residential, commercial, or industrial development satisfies the second condition automatically, and the second condition adds nothing to the first. The Legislature joined the two with "and." The narrative's reliance on section 163.3162(4)(f) fails for the same reason, since that paragraph presupposes an urban service district the record does not show exists.

The applicant has not established continuous bona fide agricultural use of the parcel.

Paragraph (b) requires that the parcel 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." Section 193.461(3)(b) defines bona fide agricultural purposes as good faith commercial agricultural use of the land. The statute adopts the definition in section 193.461, not the Property Appraiser's tax classification, and the finding is the County's to make.

The Property Appraiser classifies 34.35 of the 40.50 acres as agricultural. In an email of September 11, 2026 to the County's Environmental Division Manager, the Property Appraiser's office explained that the 2.00 acres containing the residence and curtilage are separately assessed

under section 193.011 and that the 4.15 acres of rivers, lakes, and submerged lands are not included in the agricultural acreage. It stated that its letter identifies the acreage receiving the agricultural assessment rather than indicating that the entire parcel is considered agricultural. That response contradicts the narrative's assertion that the separation of the homesite and wetlands is simply a function of calculating assessment values. On the Property Appraiser's determination, 6.15 acres, or 15.2 percent of the parcel, are not in agricultural use. The residence on the excluded homesite is a 7,615-square-foot, five-bedroom dwelling with a pool, and it carries a homestead exemption.

The record also does not establish continuous commercial use during the five-year period. By the owners' affidavit, the cow-calf operation of eight to ten cows ended in March 2022, and the horse boarding business ended in mid-2023. The only use claimed since then is an oral arrangement allowing Laura Graham, a breeder and trainer, to use the pastures and facilities for her breeding program in exchange for training young horses. The record contains no written agreement, horse inventory, receipt, tax return, or ledger for any part of the period. The single piece of documentary evidence is an Equine Bill of Sale for one horse sold for $8,500, and it undercuts the affidavit. The horse was foaled on April 19, 2022, before the breeding program is said to have begun. The sale was made through a different agent, Bridget McAslan, for a 15 percent commission. The bill of sale states that the horse was then located at the agent's address in Larkspur, Colorado, while the affidavit swears that the horse was boarded and trained on the Property until she was sold. The seller's signature line is blank, and the buyer's date appears to read May 10, 2024. The land remains classified as improved pasture, a grazing use, although no cattle have been kept on it since 2022. The classification is evidence, but it cannot supply commercial activity the owners' own documents fail to show.

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

Section 163.3162(4)(a) permits an application only "if one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development." The written report required by paragraph (b) is confined to compliance with paragraph (a). Density is an objective measurement of the number of residential units allowed per unit of land, as the Rules staff analysis notes in citing section 163.3164(12). The comparison therefore requires a proposed development with a stated density.

The application states none. It proposes single-family development "at a density not exceeding the highest density permitted on an adjacent parcel or by an adjacent development," and the application form leaves the number of lots blank. That is a restatement of the condition, not a showing that it is met. The figure of eight units per acre attributed to the St. Johns DRI rests only on the Dendor affidavit. No development order, plan policy, or ordinance in the record supports it. The St. Johns DRI category is not among the residential density zones of Policy A.1.11.1(m)(1), and the land the DRI actually places against the north line is the undeveloped corridor discussed above. Yet the narrative reserves post-certification plans at the claimed eight-unit DRI density. Without a stated proposed density, the comparison the statute requires cannot be performed.

The application is not shown to be authorized by the owner.

Section 163.3162(4)(a) permits an application only by "the owner of a parcel or parcels of land, or such owner's authorized agent or controlling entity." Record title is held by James Gerard Chapman and Merriem Jones Chapman as trustees of the James and Merriem Chapman Revocable Trust dated December 26, 2024, under the quitclaim deed recorded at OR 6090/959, which confers trustee powers under section 689.073. The applicant, Toll Southeast LP Company, Inc., relies on three Owner's Authorization Forms, naming England-Thims & Miller, Burr & Forman, and Toll. Each is signed only by James G. Chapman as owner and trustee. The second owner's signature line is blank on all three, and so is the field confirming that all legal owners have been notified. Under section 736.0703(1), cotrustees who cannot act unanimously may act by majority, and with two trustees a majority requires both. The record contains no trust instrument, certification of trust under section 736.1017, or delegation from Mrs. Chapman authorizing her cotrustee to act alone. Mrs. Chapman signed the owners' affidavit, and this defect may be curable, but on the record as filed the applicant has not shown that the owner authorized the application.

The residence also bears on whether the parcel is undeveloped.

Section 163.3164(4) applies only to an "undeveloped parcel or parcels." The narrative answers the point with section 193.461(3)(c) and rule 12D-5.003, which govern tax classification, not the enclave definition, and the Property Appraiser has declined to treat this

homesite as agricultural. Because many farms include a dwelling, this finding is not relied upon as an independent ground. It supports the findings above: the applicant cannot treat its own homesite as undeveloped while treating a farm dwelling on the adjoining grazing parcel as existing residential development.

The application materials are internally inconsistent.

Several features of the record bear on the weight to be given the applicant's submissions. The perimeter table reports 2,456 feet of Residential-A frontage and a total perimeter of 5,685 feet, while the same map labels that frontage 2,465 feet and the deed calls total 5,693.84 feet. The owners' affidavit swears that the Property has been classified agricultural since 1995, while the Property Appraiser's letter confirms classification since 2018. The affidavit describes the five-year period as January 1, 2020 through January 1, 2025, not the five years preceding the application. The application form lists Jason R. Gabriel as applicant while the narrative names Toll, and its fields for zoning class, number of lots, and related applications are blank.

Matters not relied upon.

The quitclaim deed to the trust was executed on January 24, 2025, so on January 1, 2025 title was held by Mr. and Mrs. Chapman as husband and wife. "Person" in section 163.3164 includes two or more persons having a joint or common interest, and the record supports ownership by a single person under paragraph (a). The public services condition of paragraph (d) is satisfied by the offer of a binding proportionate share agreement. The Property is within the acreage limits of subparagraph (c)2. and paragraph (e), and the County's April 1, 2025 population of 348,336 is well within paragraph (f). Nothing in the record suggests an adjoining certified enclave or an area excluded by paragraph (i). 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 and narrative are dated Tuesday, September 1, 2026. If that is the date of receipt, the written report under section 163.3162(4)(b) is

due Thursday, October 1, 2026, and the parcel will be certified by operation of law if the Board does not act by Monday, November 30, 2026. The receipt date should be confirmed.

The findings should rest on County records made part of the record: the Property Appraiser's parcel map as of January 1, 2025, identifying the owner, use code, and improvements of each parcel along the north, south, and west lines; the zoning map and future land use map for each of those parcels; the St. Johns DRI development order and any preserve, conservation, or open space designation of the land along Mill Creek; the location of Mill Creek relative to the north line; the 2025 Comprehensive Plan Land Use Element and Future Land Use Map; the Property Appraiser's agricultural classification file for the Property for 2021 through 2026; the September 11, 2026 correspondence with the Property Appraiser's office; the trust instrument or certification of trust; and any contract between the trustees and Toll.

Conclusion.

For the reasons stated above, the record does not establish all statutory prerequisites for certification of the Pacetti Oaks property as an agricultural enclave. Specifically, the record does not establish (1) that at least 75 percent of the perimeter is bordered by qualifying development, where the undeveloped north line alone is 40.41 percent of the perimeter; (2) that at least 50 percent of the perimeter is bordered by parcels within an urban service district, area, or line; (3) that the parcel has been in continuous bona fide agricultural use for five years; (4) that an adjacent parcel or development permits the density of a proposed development; or (5) that the application is authorized by the owner. Each ground is independent and sufficient.

Record sources reviewed: Pacetti Oaks Agricultural Enclave Certification Application, ENCERT 2026-13, including the application form and narrative of Burr & Forman LLP (September 1, 2026), Owner's Authorization Forms (Exhibit 1), Affidavit of James G. Chapman and Merriem J. Chapman (Exhibit 2), corporate warranty deed recorded at OR 1116/1531 (Exhibit 2-A), quitclaim deed recorded at OR 6090/959 (Exhibit 2-B), Equine Bill of Sale (Exhibit 2-C), Property Appraiser record card for parcel 028790-1102 (Exhibit 2-D), Property Appraiser letter of August 25, 2026 (Exhibit 2-E), Affidavit of Casey Dendor, AICP (Exhibit 3), England-Thims & Miller Perimeter Map of August 19, 2026 (Exhibit 3-A), Office of Economic and Demographic Research population estimates (Exhibit 4), and correspondence between the Growth Management Department and the Property Appraiser's office of September 11, 2026; Sections 163.3162(4), 163.3164(4), (12), and (53), 193.461, 689.073, 736.0703, and 736.1017, 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 Comprehensive Plan, Land Use Element.

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AFFIDAVIT OF PUBLICATION

Jason Gabriel
Allison Abbott
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Jacksonville FL 32202-3658

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 10/05/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/05/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

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 2026-13 Agricultural Enclave Certification (Pacetti Oaks) and includes approximately 40.5 acres. The subject property is located on the west side of Pacetti Road between West Positano Ave and Terracina Dr. 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 2026-13
PROJECT NAME: Pacetti Oaks



44783590 10/5/26