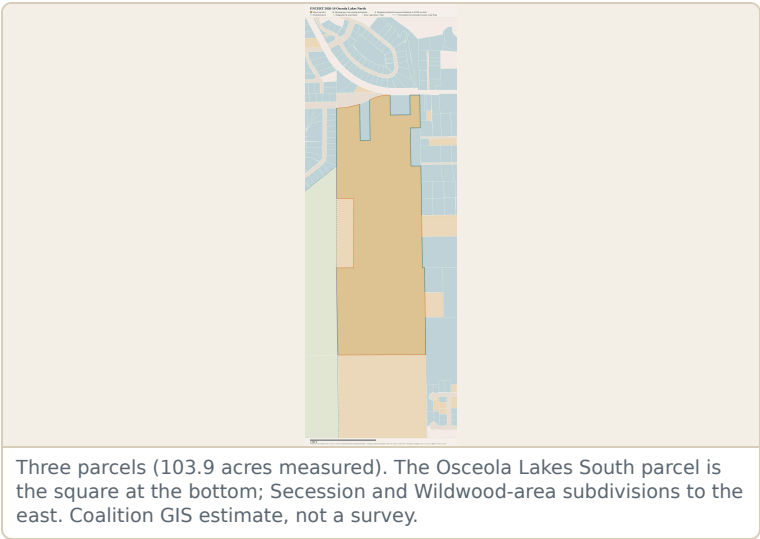


Osceola Lakes North

ENCERT 2026-14 · 103 acres · south of Wildwood Drive, north of Watson Road, a mile west of US 1

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



On the record	
Filed	Sept. 14, 2026 (routed without payment; fee date not posted)
Owner / applicant	Geoffrey A. Young / Robert Walters
County calendar	If receipt is Sept. 14: report due Oct. 14 · hearing by Nov. 13 · 90-day default Dec. 13
Density	None posted; staff's note on the withdrawn July filing: 6 units per acre from adjacent Residential-C
FLUM / zoning	Residential-B, Residential-C and Rural/Silviculture / Open Rural, PUD and RS-2 portions
Tax roll	40.22 ac (Young), 18.03 ac (Young), 45.04 ac listed to "Osceola Lakes LLC et al."; timberland; no buildings

STATUTORY ELEMENT (S. 163.3164(4); S. 163.3162(4))	WHAT THE PUBLIC RECORD SHOWS	STATUS
☒ Undeveloped, unincorporated	Timber, no buildings	Consistent, unverified
☐ Single owner / control, Jan. 1 2025	Two parcels Young; one parcel Osceola Lakes LLC et al. — relationship not public	Open question
☐ 5-yr agricultural use	Timberland classification; history not public	Open question
☒ Perimeter route reached	c1a 53%, c1b 13%; c2 FLUM 86%, DAB 86%, USA 0% — only if DAB = urban service area	Turns on disputed definition
☒ ≤1,280 ac; county pop.	103 ac; yes	Shown
☐ Public services	2024 record: US 1, schools, drainage; \$17M offer then	Open question
☒ Adjacent density comparator	July note: 6 u/ac from adjacent Residential-C	Consistent, unverified

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

History the filing sits on

REZ 2023-23 sought to rezone about 145 acres here for up to 640 single-family, duplex and townhouse units under the County's Workforce Housing district, with about 200 price-capped homes; the Board **denied it on September 3, 2024** with one vote in favor, the Chair citing infrastructure, school capacity, drainage and roads. **ENCERT 2026-02** (about 143 acres) was filed July 1, 2026, scheduled for August 19 and withdrawn August 11. On September 14 the land came back as two applications: this one and Osceola Lakes South.

What it turns on

Many built neighbors, still short. At 52.8 percent, this is the highest existing-development share among the four filings that turn on the urban-service question, drawn from the Secession and Wildwood-area subdivisions and from single homes on larger lots—including a parcel in Mr. Young's own name. It is below 75. Route c2 reaches 85.8 percent on the FLUM half; the urban-service half is 86.1 percent on the Development Area Boundary and 0 on mapped Urban Service Areas.

Three parcels, two names. One of the three parcels is held by Osceola Lakes LLC, which the application does not name. Single ownership or control on January 1, 2025 must be shown across all three.

North and South count each other. About 10 percent of this perimeter is the South parcel. The statute bars using the perimeter of a parcel *already certified* as an enclave; it does not bar counting an adjoining undeveloped parcel designated residential. Whichever is certified first cannot be counted by the other.

Sept. 14
RECEIVED

Oct. 14
REPORT DUE (30 D)

by Nov. 13
HEARING (30 D AFTER
REPORT)

Dec. 13
DEFAULT CERTIFICATION (90
D)

*Receipt assumed to be the issue date; fee-payment date not posted. Sources: County portal record ENCERT 2026-14; FDOR cadastral and St. Johns County GIS layers; ordinances and prior application records as cited in Report 03 at the1565.com/enclave-watch. Full findings: research center evidence register, E14 series. The Coalition is nonpartisan, takes no position on whether this land should be developed, and discloses its founder's business and development interests on the site.