



Filed Sept. 14, 2026 (routed without payment; fee date not posted)

Owner / applicant	Trust No. OWR dated May 4, 2022 / Robert Walters
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County calendar	If receipt is Sept. 14: report due Oct. 14 · hearing by Nov. 13 · 90-day default Dec. 13
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Density	None posted
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FLUM / zoning	Residential-B and Rural/Silviculture / Open Rural, PUD portion (expired Rancho Del Mar PUD, 424 units entitled, none built, to the west)
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Tax roll	Timberland; no buildings; land trust owner since 2022
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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	Trust No. OWR (2022); control not public	Open question
🟡 5-yr agricultural use	Timberland classification; history not public	Open question
🔴 Perimeter route reached	c1a 24%, c1b 50%; c2 FLUM 75%, DAB 75% (50/50 without the North parcel), USA 0%	Turns on disputed definition
🟢 ≤1,280 ac; county pop.	40 ac; yes	Shown
🟡 Public services	Not public	Open question
🟡 Adjacent density comparator	Not posted	Open question

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

Part of the 145-acre workforce-housing rezoning denied in September 2024 and of the 143-acre July 2026 filing withdrawn August 11; refiled alone on September 14 alongside Osceola Lakes North. The beneficiaries of the land trust are not shown in public records.

At the margin. Routes c1a (24.4%) and c1b (50%) are short of 75. Route c2 reaches 75 percent on the FLUM half and 75 percent on the Development Area half if the Development Area Boundary is an urban service area; take away the North side and both fall to **50 percent, the statutory minimum**, inside the tolerance of a screen like this one. Zero percent lies in a mapped Urban Service Area. The filing depends on the urban-service question and, at the edge, on whether North is decided first.

Sept. 14
RECEIVED

Oct. 14
REPORT DUE (30 D)

by Nov. 13
HEARING (30 D AFTER
REPORT)

Dec. 13

*Receipt assumed to be the issue date; fee-payment date not posted. Sources: County portal record ENCERT 2026-15; 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, E15 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.