

RESOLUTION NO. 2024-246
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
NORTH ROSCOE

WHEREAS, DJTT INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as North Roscoe.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. An Improvements Bond is not required.

Section 3. An Improvements Bond for maintenance is not required.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

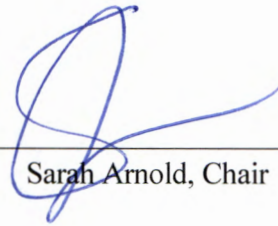
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 18th day of June, 2024.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date JUN 21 2024

BY: _____



Sarah Arnold, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller

Crystal Smith
Deputy Clerk



NORTH ROSCOE

MAP BOOK _____ PAGE _____

SHEET 1 OF 3

A PART OF SECTION 39, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING A REPLAT OF "TRACTS 8 AND 9", PALM VALLEY GARDENS UNIT 3, ACCORDING TO THE PLAT AS
RECORDED IN MAP BOOK 5, PAGE 66 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CAPTION

PARCEL 1: TRACT 8, PALM VALLEY GARDENS UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN MAP BOOK 5, PAGE 66 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 2: TRACT 9, PALM VALLEY GARDENS UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN MAP BOOK 5, PAGE 66 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DJTT INVESTMENT GROUP, LLC ("OWNER") IS THE LAWFUL OWNER OF THE
LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS NORTH ROSCOE,
HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, THIS PLAT, BEING MADE IN
ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE
LANDS, NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS, FLORIDA OR THE
PUBLIC.

THOSE EASEMENTS DENOTED AS "30.00' SUCSID UTILITY EASEMENT." IS HEREBY IRREVOCABLY AND
WITHOUT RESERVATION DEDICATED TO THE ST. JOHNS COUNTY, FLORIDA COUNTY, FLORIDA, FOR ITS
USE IN CONJUNCTION WITH ITS UNDERGROUND UTILITY DISTRIBUTION SYSTEM; PROVIDED HOWEVER,
THAT NO UTILITIES OTHER THAN "SUCSID" MAY BE INSTALLED PARALLEL WITHIN SAID EASEMENTS. SUCSID
SERVICES HEREBY RESERVES THE NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL RIGHT OF INGRESS
TO AND EGRESS FROM, OVER, UNDER, AND ACROSS ALL ROADS, STREETS, WAYS, BOULEVARDS, LANES,
AND UTILITY EASEMENTS DEPICTED OR DEDICATED BY THIS PLAT FOR ITS USE IN THE CONSTRUCTION,
INSTALLATION, MAINTENANCE, OR REMOVAL OF ITS UNDERGROUND UTILITY DISTRIBUTION SYSTEM,
SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES, IN CONJUNCTION WITH ITS
UNDERGROUND UTILITY DISTRIBUTION SYSTEM. ALL LOTS ARE SUBJECT TO AN EASEMENT FOR
ELECTRIC AND NATURAL GAS DISTRIBUTION LINES AND ABOVE GROUND EQUIPMENT, FACILITIES, AND
APPURTENANCES OVER, UNDER, ACROSS, AND ALONG A MINIMUM OF TEN (10') FEET IN WIDTH STRIP
OF LAND ADJACENT TO, ABUTTING, PARALLEL, AND CONCENTRIC WITH THE ROAD RIGHT-OF-WAYS
DEDICATED BY THIS PLAT. THE ADJACENT SPECIFIC TEN (10') FOOT SUCSID UTILITY EASEMENT IS
SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

OWNER HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PROPERTY AND EASEMENTS
DEDICATED TO THE OWNER FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THEREON, DRAINAGE
FACILITIES, STORMWATER MANAGEMENT FACILITIES AND UTILITIES AND FURTHER RESERVE THE RIGHT TO
GRANT OTHERS THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER SAID PROPERTY AND
EASEMENTS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, INCLUDE
RIGHTS OF MAINTENANCE, INGRESS AND EGRESS AND ARE RESERVED FOR THE BENEFIT OF OWNER.

OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT;
PROVIDED HOWEVER, THAT OWNER RESERVES THE RIGHT TO ASSIGN SAID EASEMENTS AND THE
OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS AND IMPROVEMENTS LOCATED THEREIN TO THE
PROPERTY OWNERS OR OTHER SUCH ENTITY OR PERSON AS WILL ASSUME ALL OBLIGATION OF
MAINTENANCE AND OPERATION THEREOF.

THE OWNER HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS OVER THE DRAINAGE EASEMENTS
DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY DRAINAGE
FACILITIES OR SAID ROAD RIGHTS OF WAY.

THE LANDSCAPE EASEMENT, BEING A NON-EXCLUSIVE EASEMENT TO INSTALL AND MAINTAIN
IRRIGATION, LANDSCAPING, FENCING, AND SIGNAGE IS HEREBY DEDICATED TO THE COUNTY OR OWNER.

THOSE EASEMENTS DENOTED AS "25'-30' SHARED DRIVEWAY EASEMENT." ARE HEREBY IRREVOCABLY AND
WITHOUT RESERVATION DEDICATED TO THE HOA OR INDIVIDUAL LOT OWNER.

OWNER HEREBY RESERVES AND SHALL HAVE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE
CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN
HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF
THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.



VICINITY MAP
NOT TO SCALE

PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE JACKSONVILLE
FLORIDA, FLORIDA, (904) 241-8559

IN WITNESS WHEREOF, DJTT INVESTMENT GROUP, LLC HAS CAUSED THIS PLAT AND
DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER ACTING BY AND WITH
APPROPRIATE LIMITED LIABILITY COMPANY AUTHORITY THIS _____ DAY
OF _____, A.D. 2024.

OWNER:
DJTT INVESTMENT GROUP, LLC

BY: _____
NAME: DANIEL OSTFELD
TITLE: MANAGER

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF []
PHYSICAL PRESENCE, OR [] ONLINE NOTARIZATION, THIS _____ DAY
OF _____, A.D., 2024, BY DANIEL OSTFELD, WHO IS
PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____
AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: _____
COMMISSION NO.: _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL -- GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF NORTH ROSCOE, HAS BEEN EXAMINED AND
APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR
ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, A.D.,
2024.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS PLAT OF NORTH ROSCOE, HAS BEEN APPROVED AND
ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY,
FLORIDA ON THIS _____ DAY OF _____, A.D., 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF REVIEW -- COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF NORTH ROSCOE, HAS BEEN EXAMINED AND
REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS
_____ DAY OF _____, A.D., 2024.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND
THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177,
FLORIDA STATUTES AND IS RECORDED IN MAP BOOK _____, PAGE(S) _____
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON
THIS _____ DAY OF _____, A.D., 2024.

BRANDON J. PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO
FLORIDA STATUTE 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY
SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF
_____, A.D., 2024.

DONALD BRADSHAW, P.S.M., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE No. LS 5513

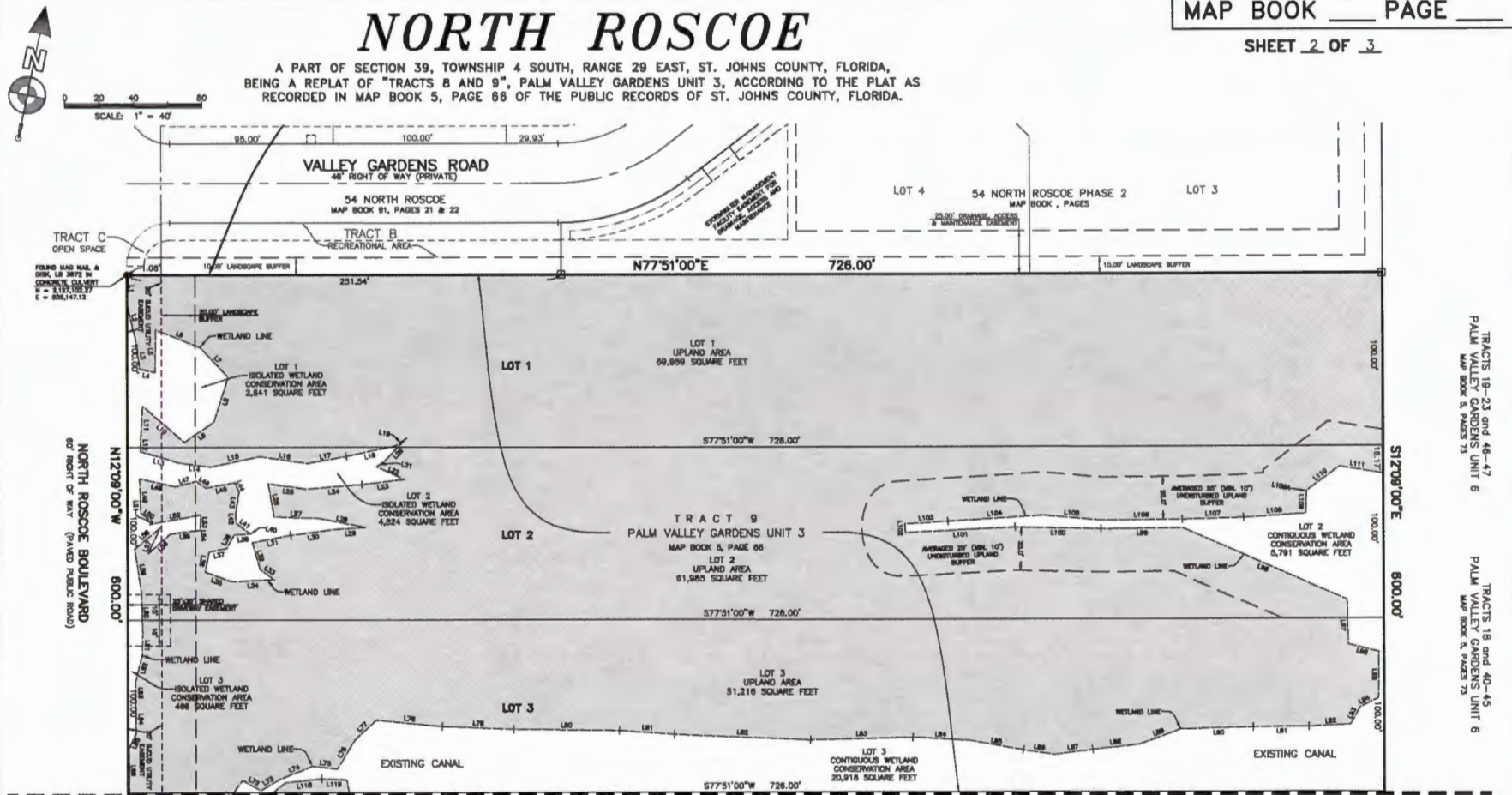
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION
OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE
SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS
PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177; THAT
THE PERMANENT CONTROL POINTS (PCP), PERMANENT REFERENCE MONUMENTS
(PRM) AND THE LOT CORNERS SHALL BE MONUMENTED ACCORDING WITH CHAPTER
177.091, FLORIDA STATUTES AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
CERTIFIED THIS _____ DAY OF _____, A.D.,
2024.

JASON D. BOATWRIGHT, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS 7292
BOATWRIGHT LAND SURVEYORS, INC.
LICENSED BUSINESS No. LB 3672

NORTH ROSCOE

A PART OF SECTION 39, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A REPLAT OF "TRACTS 8 AND 9", PALM VALLEY GARDENS UNIT 3, ACCORDING TO THE PLAT AS RECORDED IN MAP BOOK 5, PAGE 66 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



TRACTS 18-23 and 49-47
PALM VALLEY GARDENS UNIT 6
MAP BOOK 5, PAGES 73

TRACTS 18 and 40-45
PALM VALLEY GARDENS UNIT 6
MAP BOOK 5, PAGES 73

MATCHLINE SEE SHEET 3

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE																																																																																		
LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE																																																																																		
L1 N09°24'10"W 17.81'	L11 N08°27'44"W 21.02'	L21 N44°43'27"E 8.00'	L31 N07°15'00"E 23.28'	L41 S04°31'10"E 10.00'	L51 N08°04'48"E 2.30'	L61 N10°23'37"W 11.80'	L71 S07°18'07"W 12.80'	L81 S78°20'31"W 26.18'	L91 S17°03'28"W 11.42'	L101 S74°28'28"W 24.98'	L111 S42°08'29"E 13.81'	L121 S49°08'22"W 33.84'	L131 S07°48'23"W 18.48'	L141 S08°40'21"W 23.52'	L151 S07°07'02"E 32.87'	L161 S08°18'37"E 31.79'	L171 S08°04'21"W 38.16'	L181 S08°54'28"W 28.00'	L191 S08°54'28"W 28.00'	L201 S08°54'28"W 28.00'	L211 S08°54'28"W 28.00'	L221 S08°54'28"W 28.00'	L231 S08°54'28"W 28.00'	L241 S08°54'28"W 28.00'	L251 S08°54'28"W 28.00'	L261 S08°54'28"W 28.00'	L271 S08°54'28"W 28.00'	L281 S08°54'28"W 28.00'	L291 S08°54'28"W 28.00'	L301 S08°54'28"W 28.00'	L311 S08°54'28"W 28.00'	L321 S08°54'28"W 28.00'	L331 S08°54'28"W 28.00'	L341 S08°54'28"W 28.00'	L351 S08°54'28"W 28.00'	L361 S08°54'28"W 28.00'	L371 S08°54'28"W 28.00'	L381 S08°54'28"W 28.00'	L391 S08°54'28"W 28.00'	L401 S08°54'28"W 28.00'	L411 S08°54'28"W 28.00'	L421 S08°54'28"W 28.00'	L431 S08°54'28"W 28.00'	L441 S08°54'28"W 28.00'	L451 S08°54'28"W 28.00'	L461 S08°54'28"W 28.00'	L471 S08°54'28"W 28.00'	L481 S08°54'28"W 28.00'	L491 S08°54'28"W 28.00'	L501 S08°54'28"W 28.00'	L511 S08°54'28"W 28.00'	L521 S08°54'28"W 28.00'	L531 S08°54'28"W 28.00'	L541 S08°54'28"W 28.00'	L551 S08°54'28"W 28.00'	L561 S08°54'28"W 28.00'	L571 S08°54'28"W 28.00'	L581 S08°54'28"W 28.00'	L591 S08°54'28"W 28.00'	L601 S08°54'28"W 28.00'	L611 S08°54'28"W 28.00'	L621 S08°54'28"W 28.00'	L631 S08°54'28"W 28.00'	L641 S08°54'28"W 28.00'	L651 S08°54'28"W 28.00'	L661 S08°54'28"W 28.00'	L671 S08°54'28"W 28.00'	L681 S08°54'28"W 28.00'	L691 S08°54'28"W 28.00'	L701 S08°54'28"W 28.00'	L711 S08°54'28"W 28.00'	L721 S08°54'28"W 28.00'	L731 S08°54'28"W 28.00'	L741 S08°54'28"W 28.00'	L751 S08°54'28"W 28.00'	L761 S08°54'28"W 28.00'	L771 S08°54'28"W 28.00'	L781 S08°54'28"W 28.00'	L791 S08°54'28"W 28.00'	L801 S08°54'28"W 28.00'	L811 S08°54'28"W 28.00'	L821 S08°54'28"W 28.00'	L831 S08°54'28"W 28.00'	L841 S08°54'28"W 28.00'	L851 S08°54'28"W 28.00'	L861 S08°54'28"W 28.00'	L871 S08°54'28"W 28.00'	L881 S08°54'28"W 28.00'	L891 S08°54'28"W 28.00'	L901 S08°54'28"W 28.00'	L911 S08°54'28"W 28.00'	L921 S08°54'28"W 28.00'	L931 S08°54'28"W 28.00'	L941 S08°54'28"W 28.00'	L951 S08°54'28"W 28.00'	L961 S08°54'28"W 28.00'	L971 S08°54'28"W 28.00'	L981 S08°54'28"W 28.00'	L991 S08°54'28"W 28.00'	L1001 S08°54'28"W 28.00'

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

JURISDICTIONAL WETLANDS REGULATION:
CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLANDS LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.

- NOTES:**
- BEARINGS BASED ON THE WEST LINE OF THE OF TRACT 10 ADJOINING THE EASTERLY BOUNDARY OF NORTH ROSCOE BOULEVARD BEING NORTH 12°00'00" WEST, AS PER PLAT.
 - THE COORDINATES SHOWN ON THIS PLAT HAVE NORTHING AND EASTING VALUES BASED ON NORTH AMERICAN DATUM NAD 1983-STATE PLANE COORDINATE SYSTEM FLORIDA EAST ZONE-IN U.S. FEET. THESE VALUES ARE NOT IN ANY WAY ASSOCIATED WITH THE BEARINGS SHOWN ON THIS PLAT.
 - WETLAND JURISDICTIONAL LINE SHOWN HEREIN MEETS THE STANDARDS IN THE FLORIDA STATUTE MO. 373.421(9)(4).
 - NATURAL VEGETATIVE UPLAND BUFFERS ADJACENT TO WETLAND CONSERVATION AREA ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.

- LEGEND:**
- SYMBOLS**
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4" x 4" x 24" CONCRETE MONUMENT-STAMPED (LB 3672).
 - DENOTES EXISTING PERMANENT REFERENCE MONUMENT (PRM) 4" x 4" x 24" CONCRETE MONUMENT-STAMPED (LB 3672).
 - FOUND MAG NAIL & DISK, NO IDENTIFICATION

PREPARED BY:
ROA TWEEDLAND SURVEYORS, INC.
1300 BOULEVARD DAVE JACKSONVILLE
BEACH, FLORIDA, (904) 241-8550

LOT	WETLAND AREA
1	2,841 SQUARE FEET
2	10,810 SQUARE FEET
3	21,384 SQUARE FEET
TOTAL WETLAND AREA 34,840 SQUARE FEET	
LOT	UPLAND AREA
1	69,899 SQUARE FEET
2	61,985 SQUARE FEET
3	51,216 SQUARE FEET
TOTAL UPLAND AREA 183,100 SQUARE FEET	

