

RESOLUTION NO 2024 - 031

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, CONDITIONALLY APPROVING THE FINAL PLAT OF MUFFIN'S COVE, A MINOR SUBDIVISION, PURSUANT TO PLAT APPLICATION SD 23-03 SUBMITTED BY TWENTYEIGHT FOURTEEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PROVIDING CONDITIONS; PROVIDING DIRECTION TO THE CITY MANAGER, CITY CLERK, AND CITY ATTORNEY; PROVIDING FOR RECORDING; PROVIDING FOR RESOLUTION OF CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, TwentyEight Fourteen, LLC, a Florida limited liability company (the "Applicant") filed Application SD 23-03 (the "Petition"), seeking the approval of the plat of Muffin's Cove, a minor subdivision (the "Plat"), as described in the Exhibit attached hereto, and generally identified by tax parcel identification number 29-3S-17-11209-000 (the "Property"); and

WHEREAS, the City's professional staff recommends approval of the Plat subject to the conditions set forth herein; and

WHEREAS, pursuant to the City's Code of Ordinances and applicable law, a public meeting has been advertised setting forth the date, time and place of the meeting regarding the review of the Petition; and

WHEREAS, the City Council has examined the Petition, considered staff recommendations, and determined the Petition is in compliance with the City's Land Development Regulations, subject to the conditions set forth herein; and

WHEREAS, the City Council finds approving the Petition and the Plat is in the public interest and in the interests of the City; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA:

1. Approving the Petition and the Plat is in the public or community interest and for public welfare; and
2. The Petition and the Plat are approved and adopted subject to the following conditions, which shall be completed at the Applicant's expense prior to the full approval and recording of the final plat:
 - a. Resolution 2024-126 approving the filing of a maintenance map by the City applicable to NE Bowden Drive must be adopted by the City Council of the City of Lake City; and

-
- b. a certificate shall be obtained from the Executive Director of Utilities (or his designee) certifying the Applicant has posted bond or installed the required improvements set forth in the Plat and/or the Land Development Regulations, if any;

and

3. Upon fulfillment of the conditions set forth herein, the City Manager, City Clerk, and City Attorney are authorized and directed to sign the face of the Plat and to execute any other documents required and necessary for approval of the Plat consistent with and to implement the intent of this Resolution, subject to review by the City Attorney.
4. If any section, sentence, clause, or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this resolution.
5. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are hereby repealed to the extent of such conflict; and
6. This resolution shall become effective and enforceable upon final passage by the City Council of the City of Lake City.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this ___ day of October, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Stephen M. Witt, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

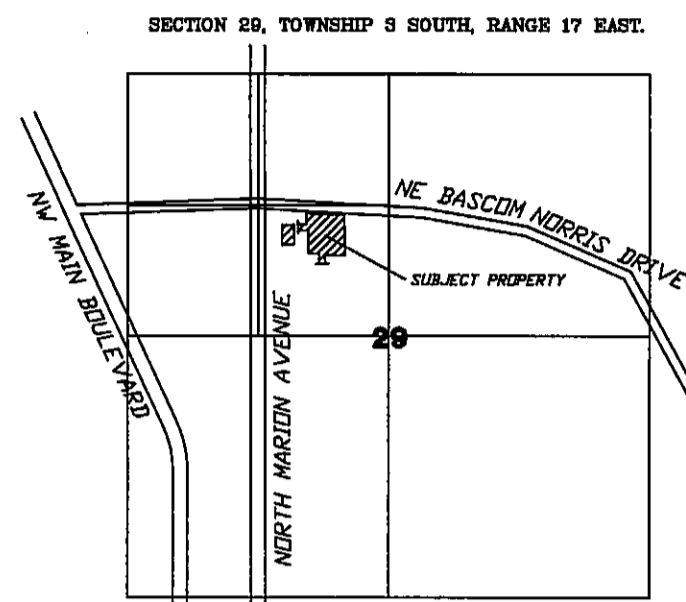
MUFFIN'S COVE

SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK _____
PAGES _____
SHEET 1 OF 2

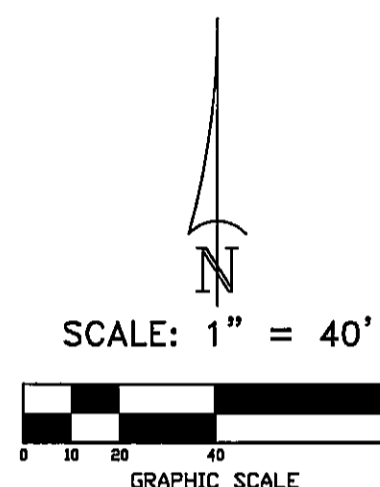
CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	90°48'25"	39.62'	25.35'	35.60'	S.47°13'14"E.
2	25.00'	89°12'09"	38.92'	24.65'	35.11'	N.43°25'16"E.
3	25.00'	92°37'21"	40.41'	26.17'	36.16'	S.45°05'51"W.
4	25.00'	87°17'52"	38.09'	23.85'	34.51'	S.44°52'11"E.
5	75.00'	87°14'29"	114.20'	71.47'	103.48'	S.45°00'23"E.
6	100.00'	07°59'37"	13.95'	6.99'	13.94'	S.84°37'49"E.
7	100.00'	52°58'38"	92.46'	49.83'	89.20'	S.54°08'41"E.
8	100.00'	26°16'14"	45.83'	23.34'	45.83'	S.14°31'15"E.
9	50.00'	87°14'29"	76.13'	47.65'	68.99'	N.45°00'23"W.
10	100.00'	87°14'29"	152.27'	95.30'	137.98'	N.45°00'23"W.



SYMBOL LEGEND:

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON PIN AND CAP SET
×	2" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊕	NAIL & DISK
⊙	POWER POLE
+	SIGN POST
+	WATER METER
⊙	UTILITY BOX
⊙	FIRE HYDRANT
⊙	SANITARY MANHOLE
—	CENTERLINE
—	SECTION LINE
—	ELECTRIC LINES
—	WIRE FENCE
—	CHAIN LINK FENCE
—	WOODEN FENCE
(PLAT)	AS PER A PLAT OF RECORD
(DEED)	AS PER A DEED OF RECORD
(CALC)	AS PER CALCULATIONS
(FIELD)	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT



DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT TWENTYEIGHT FOURTEEN INC., AS OWNER, WITH SYLVESTER WARREN III AS AUTHORIZED REPRESENTATIVE, HAS CAUSED THE LANDS HEREDIN DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS 'MUFFINS COVE', AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREDIN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTESTS

WITNESS AS TO OWNER _____ WITNESS AS TO OWNER _____ SIGN: _____
PRINT: _____

ACKNOWLEDGMENT: STATE OF _____ COUNTY OF _____

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2024 A.D., BEFORE ME PERSONALLY APPEARED TWENTYEIGHT FOURTEEN WITH SYLVESTER WARREN III, AS AUTHORIZED REPRESENTATIVE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC, STATE OF _____ AT LARGE

MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.02°23'50"W. FOR THE WEST LINE OF SAID BLOCK K.
- SOME PORTIONS OF THIS PROPERTY ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING; SOME PORTIONS OF THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER 2018, COMMUNITY PANEL NUMBER 12023C0284D.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREDIN.
- THE FIELD WORK WAS PERFORMED ON 12/15/23.
- EASEMENTS ARE AS SHOWN HEREDIN.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
- SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.
- PRELIMINARY PLAN APPROVAL WAS COMPLETED AS REQUIRED.
- NO ROADS WERE CONSTRUCTED OR IMPROVED FOR THE PURPOSES OF THIS DEVELOPMENT.

NOTICE:

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

DESCRIPTION PARCEL "A":

BEGIN AT THE NE CORNER OF LOT 5, FRANK CUMMINGS SUBDIVISION UNIT 1, PLAT BOOK 6, PAGES 182-183 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LYING ON THE SOUTH RIGHT-OF-WAY LINE OF BASCOM NORRIS DRIVE; THENCE RUN S.88°39'00"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BASCOM NORRIS DRIVE 316.44 FEET TO A POINT AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF BASCOM NORRIS DRIVE AND THE WEST RIGHT-OF-WAY LINE OF NE CUMMINGS WAY; THENCE S.01°56'45"E., ALONG SAID WEST RIGHT-OF-WAY LINE OF NE CUMMINGS WAY 337.08 FEET; THENCE S.87°46'54"W., 90.00 FEET; THENCE N.01°56'47"W., 9.32 FEET; THENCE S.87°46'54"W., 80.52 FEET; THENCE S.01°28'46"E., 50.98 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND AN INTERNAL ANGLE OF 90°43'50"; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NE FRONIE STREET; THENCE S.87°46'54"W., ALONG SAID NORTH RIGHT-OF-WAY LINE OF NE FRONIE STREET 100.01 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET AND AN INTERNAL ANGLE OF 89°16'19"; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 38.95 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.43°09'04"E., 35.13 FEET; THENCE N.01°28'46"W., 65.30 FEET; THENCE S.87°46'54"W., 86.14 FEET; THENCE N.01°28'46"W., 193.01 FEET; THENCE N.88°39'00"W., 98.93 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND AN INTERNAL ANGLE OF 92°50'16"; THENCE RUN ALONG THE ARC OF SAID CURVE 40.51 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NE GOODVINE WAY; THENCE N.01°28'50"W., ALONG SAID EAST RIGHT-OF-WAY LINE OF NE GOODVINE WAY 100.01 FEET TO A POINT OF A NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET AND AN INTERNAL ANGLE OF 86°52'51", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.45°12'03"E., 34.38 FEET; THENCE S.88°39'00"E., 49.21 FEET; THENCE N.01°28'46"W., 89.97 FEET TO THE POINT OF BEGINNING.

ALSO:

PARCEL "B":
BEGIN AT THE SW CORNER OF LOT 1, FRANK CUMMINGS SUBDIVISION UNIT 1, PLAT BOOK 6, PAGES 182-183 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N.88°30'52"E., ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 99.82 FEET; THENCE S.00°50'57"E., 164.36 FEET TO THE NE CORNER OF LOT 2 SAID FRANK C. CUMMINGS SUBDIVISION, UNIT 1; THENCE S.87°42'59"W., 100.21 FEET TO THE NW CORNER OF SAID LOT 2; THENCE N.00°43'17"W., 165.76 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

ROAD RIGHT-OF-WAY
COMMENCE AT THE SE CORNER OF LOT 10, FRANK CUMMINGS, UNIT 1, SUBDIVISION, PLAT BOOK 6, PAGE(S) 182-183, AS RECORDED IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA BEING ON THE NORTH ROAD RIGHT-OF-WAY LINE OF NE FRONIE STREET (A COUNTY MAINTAINED PAVED ROAD) AND RUN S.87°48'17"W., ALONG THE SAID NORTH ROAD RIGHT-OF-WAY LINE, A DISTANCE OF 55.81 FEET TO THE PRM ON THE SW CORNER OF LOT 10, FRANK CUMMINGS, UNIT 1, SUBDIVISION, PLAT BOOK 6, PAGE(S) 182-183, ALSO BEING THE POINT OF BEGINNING AND A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 90°48'25" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.47°13'14"W., 35.60 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 39.62 FEET TO THE POINT OF TANGENCY; THENCE N.01°24'16"W., 204.08 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, AN INCLUDED ANGLE OF 87°14'29" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.45°00'23"W., 137.98 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 152.27 FEET TO THE POINT OF TANGENCY; THENCE N.88°46'30"W., 102.53 FEET, TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 87°17'52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.44°52'11"W., 34.51 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 38.09 FEET TO A PRM ON THE SW CORNER OF LOT 5, FRANK CUMMINGS, UNIT 1, SUBDIVISION, PLAT BOOK 6, PAGE(S) 182-183, AND A POINT OF TANGENCY; THENCE S.01°27'28"E., 100.09 FEET TO A PRM ON THE NW CORNER OF LOT 6, FRANK CUMMINGS, UNIT 1, SUBDIVISION, PLAT BOOK 6, PAGE(S) 182-183, AND THE POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 92°37'21" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.45°05'51"E., 36.16 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 40.41 FEET TO THE POINT OF TANGENCY; THENCE S.88°44'15"E., 97.27 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN INCLUDED ANGLE OF 87°14'29" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.45°00'23"E., 68.99 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 76.13 FEET TO A POINT OF TANGENCY; THENCE S.01°23'59"E., 205.39 FEET TO A PRM ON THE SE CORNER OF LOT 9, FRANK CUMMINGS, UNIT 1, SUBDIVISION, PLAT BOOK 6, PAGE(S) 182-183, AND THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 89°12'09" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.43°25'16"W., 35.11 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 38.92 FEET TO A POINT OF TANGENCY; THENCE N.87°48'17"E., 100.07 FEET TO THE POINT OF BEGINNING.

NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL 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.

DEVELOPER:
TWENTYEIGHT FOURTEEN
930 NE JOE CONEY TERRACE
LAKE CITY, FL 32055

CERTIFICATE OF CLERK OF COURT:
RECEIVED AND FILED FOR RECORD, THIS _____ DAY OF _____, 2024.

CLERK OF COURT _____
DEPUTY CLERK _____

CERTIFICATE OF APPROVAL FOR CITY OF LAKE CITY, FLORIDA:
WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CITY OF LAKE CITY'S ORDINANCE AND REGULATIONS AS FOLLOWS:

FORM AND LEGALITY:
DATE: _____ CITY ATTORNEY _____
APPROVED BY CITY OF LAKE CITY
DATE: _____ MAYOR, CITY OF LAKE CITY _____
DATE: _____ CITY CLERK, CITY OF LAKE CITY _____

CURB & GUTTER
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND SHOWN HEREDIN, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION, DIRECTION AND CONTROL, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS SHOWN AND THAT SURVEY DATA COMPLIES WITH THE COLUMBIA COUNTY, SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

L. SCOTT BRITT, PSM #5757 _____ DATE: _____



BRITT SURVEYING & MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BOULEVARD
LAKE CITY, FLORIDA 32025

www.brittsurvey.com
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L- 29471

EXHIBIT TO
RESOLUTION

NOT FOR
EXECUTION

MUFFIN'S COVE

SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK _____
PAGES _____
SHEET 2 OF 2

SYMBOL LEGEND:

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
○	IRON PIPE FOUND
○	IRON PIN AND CAP SET
+	1" CUT IN PAVED/CHIT
+	CALCULATED PROPERTY CORNER
+	NAIL & DISK
+	POWER POLE
+	SIGN POST
+	WATER METER
+	UTILITY BOX
+	FIRE HYDRANT
+	SANITARY MANHOLE
—	CENTERLINE
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—	AS PER A PLAT OF RECORD
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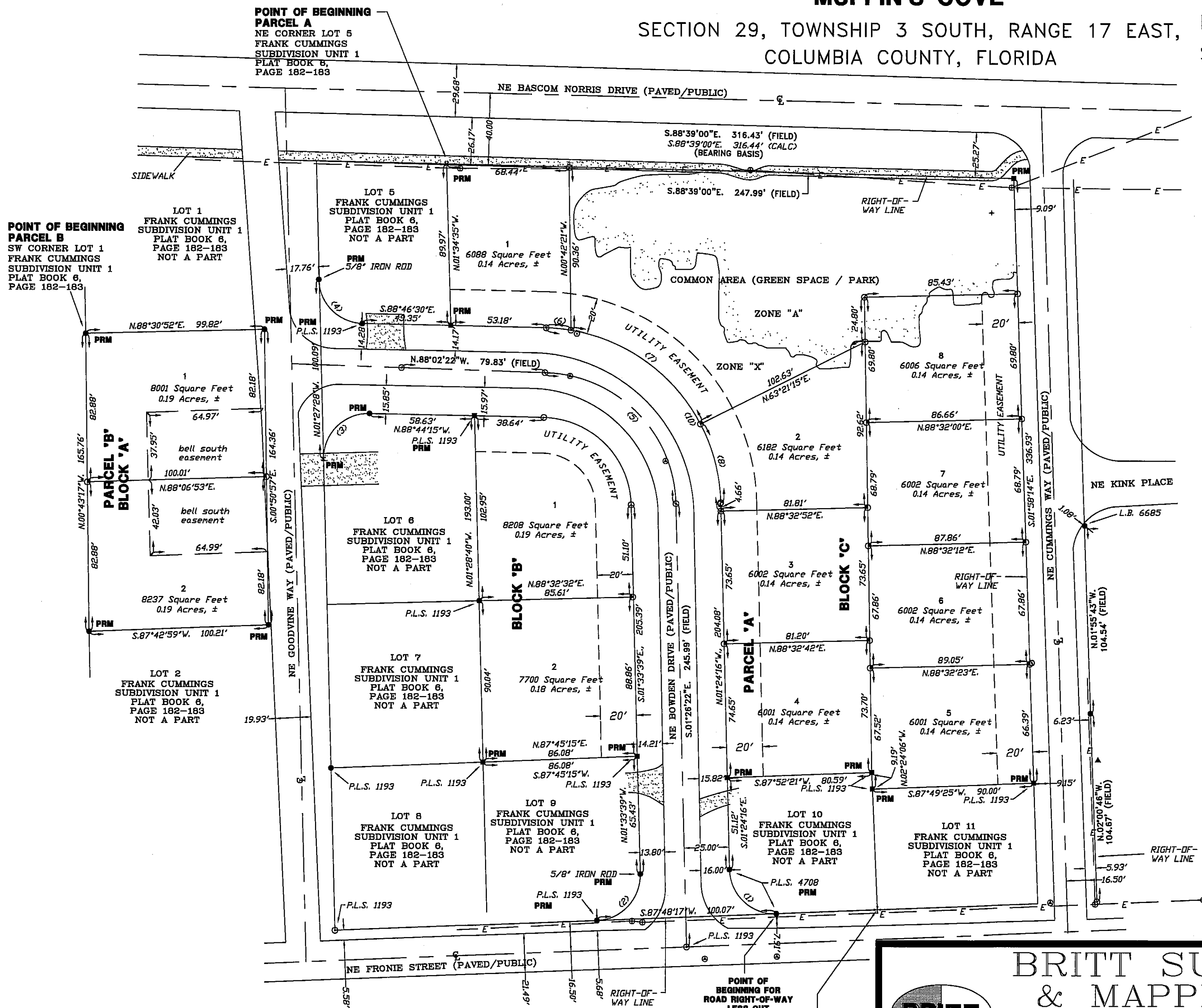
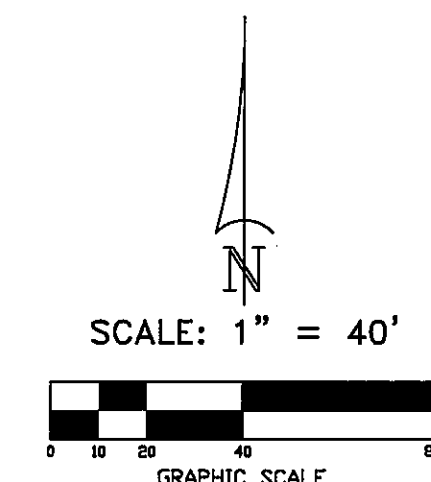
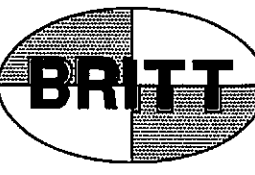


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