



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

August 14, 2024 9:00 AM

Apopka City Hall Council Chambers

PLAT

1. SP-24-53, Ponkan Preserve South - Plat, 1st Submittal

DISCUSSION

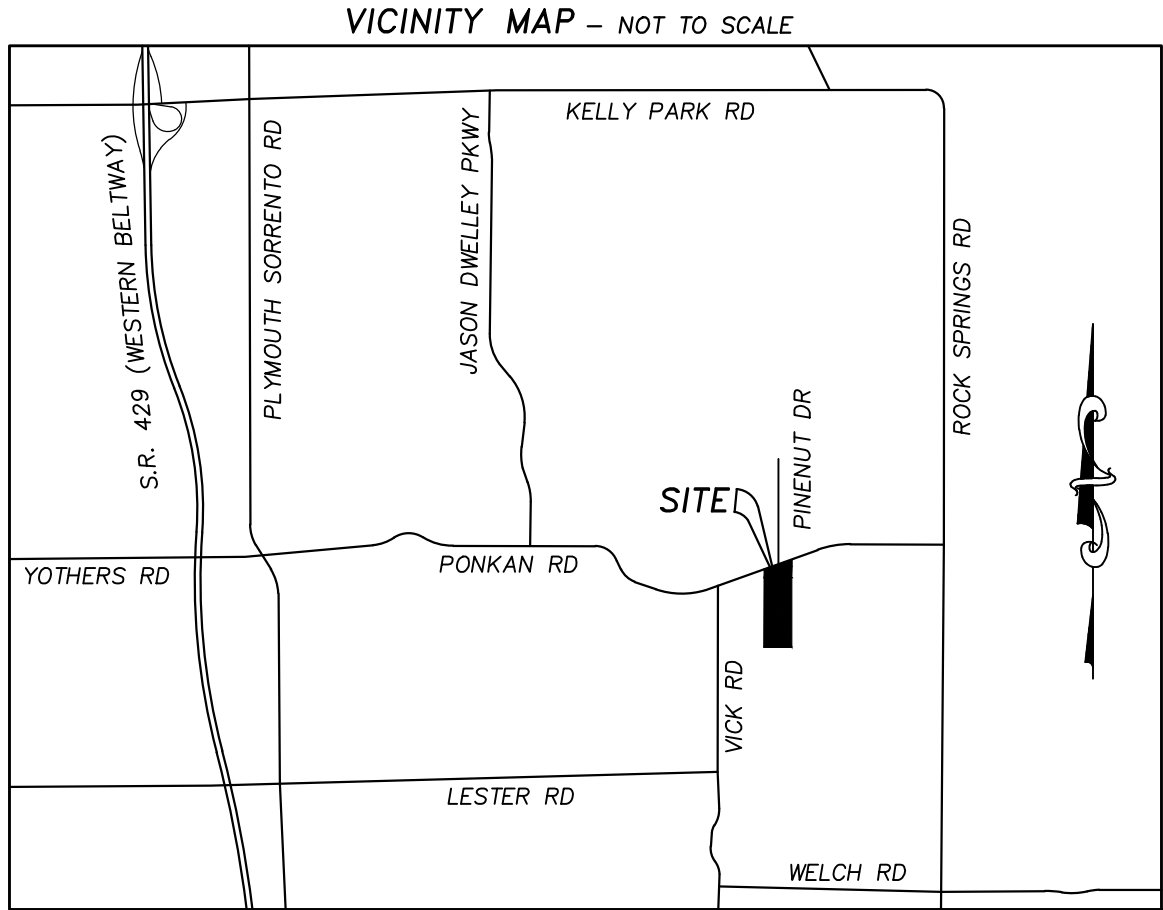
ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he 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.

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

PONKAN RESERVE SOUTH

A PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTH OF WEST PONKAN ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N89°45'37"W ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 332.30 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN S00°03'17"W ALONG SAID EAST LINE, 288.41 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST PONKAN ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE S00°03'17"W ALONG SAID EAST LINE, 1037.05 FEET THE SOUTH LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N89°45'20"W ALONG SAID SOUTH LINE, 332.80 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N00°04'35"E ALONG SAID WEST LINE, 918.91 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF WEST PONKAN ROAD; THENCE RUN N70°39'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, 352.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7.468 ACRES MORE OR LESS.

LEGEND

PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
PCC	POINT OF COMPOUND CURVE
RP	RADIUS POINT
PI	POINT OF INTERSECTION
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
P.G.	PAGE
P.B.	PLAT BOOK
CCR	CERTIFIED CORNER RECORD
CL	CENTERLINE
LB	LICENSED BUSINESS
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
—+—	DENOTES CHANGE IN DIRECTION

- ☐ DENOTES SET PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT "PRM LB 7274", UNLESS NOTED OTHERWISE.
- ☒ DENOTES SET PERMANENT CONTROL POINT, A NAIL AND DISC "PCP LB 7274", UNLESS NOTED OTHERWISE.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN 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.



CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

SHEET 1 OF 2

PLAT
BOOK

PAGE

PONKAN RESERVE SOUTH
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BSC – PONKAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES NAHELE TRAIL, TRACT B, TRACT E AND THE UTILITY EASEMENTS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC, UNLESS OTHERWISE NOTED.

IN WITNESS WHEREOF, THE UNDERSIGNED, BSC – PONKAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, 2024.

BSC – PONKAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
NAME: CARLOS ALBERTO CALCADA BASTOS
TITLE: MANAGER

SIGNED IN THE PRESENCE OF:

SIGN NAME: _____ SIGN NAME: _____

PRINT NAME: _____ PRINT NAME: _____

STATE OF
COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2024 BY CARLOS ALBERTO CALCADA BASTOS, AS MANAGER OF BSC – PONKAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND DID NOT TAKE AN OATH, THE INDIVIDUAL AND MANAGER DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONVEYANCE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH MANAGER THEREUNTO DULY AUTHORIZED, AND THE SAID CONVEYANCE IS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

NOTARY PUBLIC
PRINTED NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON _____, THE CITY COUNCIL THE CITY OF APOPKA APPROVED THE FOREGOING PLAT.
ATTEST:

BRYAN NELSON, MAYOR CITY CLERK

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING PLAT WAS EXAMINED AND APPROVED BY

RICHARD W. EARP, CITY ENGINEER

CERTIFICATE OF APPROVAL BY
APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE APOPKA PLANNING COMMISSION OF THE CITY OF APOPKA.

CHAIRMAN _____ DATE _____

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART 1 OF THE FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

RALPH A. NIETO, P.S.M. DATE _____
NIETO WHITTAKER SURVEYING, LLC
REGISTRATION NO. 6025

CERTIFICATE OF APPROVAL BY THE
COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FORGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____ AS FILE NO. _____ COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA BY _____.

QUALIFICATION AND STATEMENT
OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER CERTIFIES THAT I HAVE PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN, THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

Dated: _____ Signed _____

BISHMAN SURVEYING AND MAPPING, INC. ARON D. BISHMAN, P.S.M.
301 N. TUBB STREET, SUITE 106 FLORIDA REGISTRATION NO. 5688
OAKLAND, FLORIDA 34760 LICENSED BUSINESS NO. 7274

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