

**SUBJECT:** Avila Unit 14 Phase 2F **PI#2657**  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** July 18, 2023  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

Accept the plat for recording for Avila Unit 14 Phase 2F, located in Section 26, Township 27, and Range 18. Construction has been completed and has been certified by Clint R. Cuffle, a Florida Professional Engineer, with Water Resource Associates, LLC.

School Concurrency does not apply to this project.

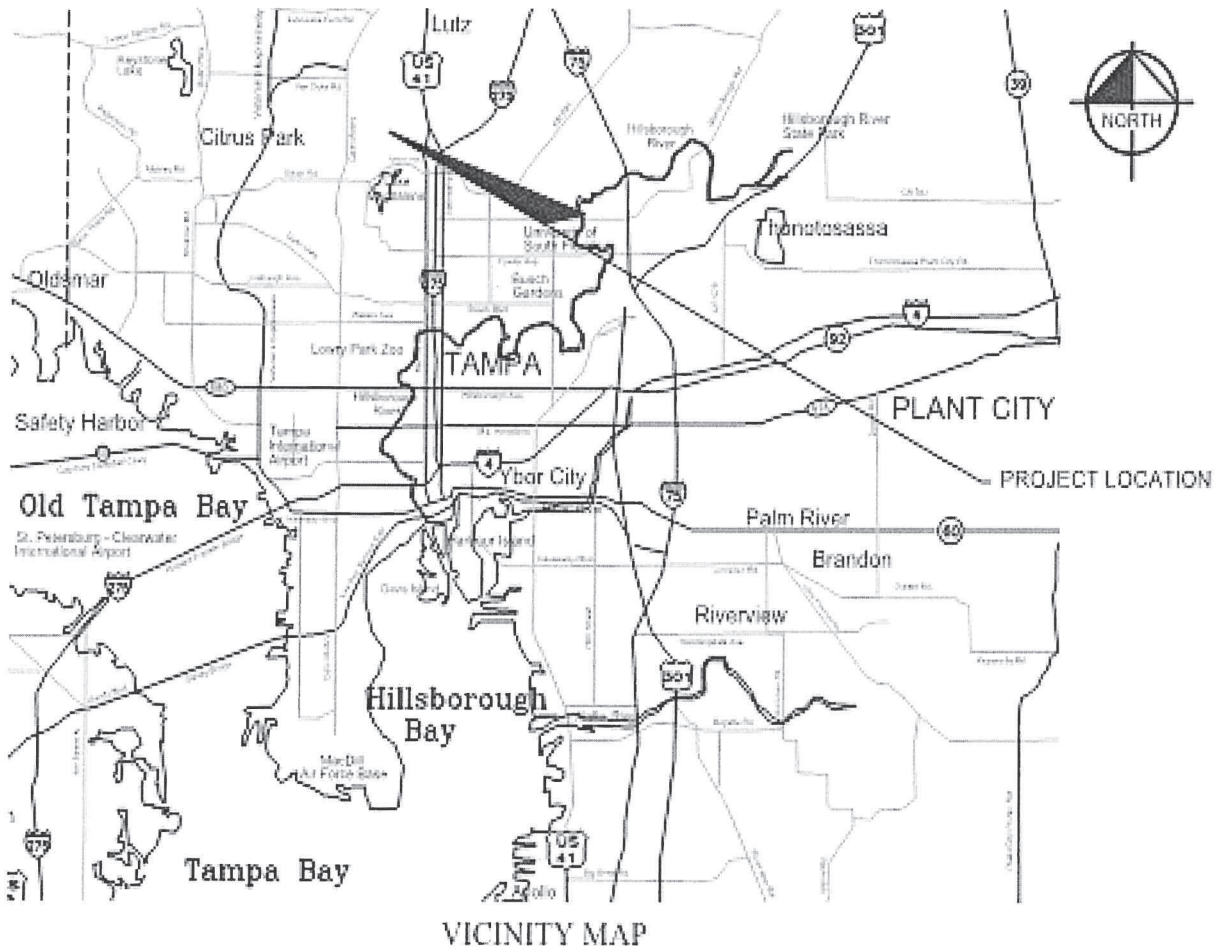
**BACKGROUND:**

On February 29, 2018, Permission to Construct Prior to Platting was issued for the Avila Unit 14 Phase 2F. Lot corners are in place and placement has been certified by Arthur Merritt, Professional Surveyor and Mapper with Amerritt, Inc. The developer is LLATS, LLC and the engineer is Water Resource Associates, LLC.



4260 West Linebaugh Avenue  
Tampa, Florida 33618  
813-265-3130 phone  
813-265-6610 fax  
[www.wraengineering.com](http://www.wraengineering.com)

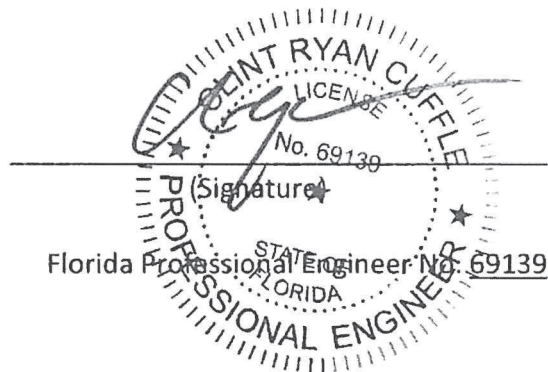
### Avila Unit 14 Vicinity Map



**ENGINEER OF RECORD CERTIFICATION  
OF CONSTRUCTION COMPLETION**

I, Clint R. Cuffle, P.E., 69139, hereby certify that I am associated with the firm of Water Resource Associates, LLC (WRA). I certify that construction of the Improvement Facilities at Avila Unit 14 2F Project have been completed in substantial compliance with the current Hillsborough County Regulations and in substantial compliance with the approved plans and specifications. I certify that these Record Plans have recorded/included any design deviations due to field conflicts.

Signed and sealed this 5th day of June, 2023.



Affix Seal

No County agreement, approval or acceptance is implied by this Certification

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING

Arthur W. Merritt  
Florida Registered  
Professional Land Surveyor

3010 W. Azeele Street, Suite 150  
Tampa, Florida 33609

Phone: (813) 221-5200  
Email: ArtM@AMerrittinc.com

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**AVILA UNIT NO. 14 PHASE 2F**  
**LOT CORNER CERTIFICATION**

The Lot Corners for the above referenced project, which is a one lot plat, were set as Permanent Reference Monuments (P.R.M.s), prior to submittal of the Original Plat Document for approval and recording. Therefore, by doing so, there is no Bonding required for setting the Lot Corners.

The following Surveyor's Certificate is taken from the signed and sealed Original Plat Document that was submitted for recording to Hillsborough County for the above referenced project:

**SURVEYOR'S CERTIFICATE**

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the lands being subdivided; that this plat was prepared under my direction and supervision and complies with all the survey requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Land Development Code; and that all Permanent Reference Monuments (P.R.M.'s) within the subdivision as required by said Chapter 177 of the Florida Statutes were set on the 25th day of April, 2022, as shown hereon, and there are no lot corners or Permanent Control Points (P.C.P.s) on this plat to be set.

**AMERRITT, INC.**, (Certificate of Authorization Number LB7778)  
3010 W. Azeele Street, Suite 150  
Tampa, Florida 33609

**Arthur W  
Merritt**

Digitally signed by  
Arthur W Merritt  
Date: 2023.06.05  
10:56:42 -04'00'



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Arthur W. Merritt, (License No. LS4498)  
Florida Professional Surveyor and Mapper

**AVILA UNIT NO. 14 PHASE 2F**  
SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18 EAST,  
HILLSBOROUGH COUNTY, FLORIDA

**DESCRIPTION:** A parcel of land lying in Section 26, Township 27 South, Range 18 East, Hillsborough County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southwest corner of the Southeast 1/4 said Section 26, run thence along the West boundary 25.00 feet to the Southeast corner of the right-of-way for LAKE HAZELGLEN BOULEVARD, according to Deed Book 1790, Page 103 of the Public Records of Hillsborough County, Florida; thence along the East boundary 459.97 feet to the **POINT OF BEGINNING**; 3) continue N.00°01'32"E W. 122.50 feet to the Southeast corner of LOT 6, according to the plat of AVILA UNIT No. 14 PHASE 2E, as recorded in Plat Book 139, Pages 237 through 240 Inclusive, of the Public Records of Hillsborough County, Florida; thence along the Southern boundary of said LOT 6, N.89°58'34"E., 191.64 feet to the Southeast corner of said LOT 6, also being a point on the Western boundary of TRACT "A" (Orbita de Avila), according to the plat of AVILA UNIT No. 14 PHASE 2A, as recorded in Plat Book 139, Pages 82 through 97 Inclusive, of the Public Records of Hillsborough County, Florida; thence along said Western boundary of TRACT "A" (Orbita de Avila), S.00°15'54"W., 122.50 feet; thence S.89°58'34"W., 191.02 feet to the **POINT OF BEGINNING**.  
Containing 0.538 acres, more or less.

**BOARD OF COUNTY COMMISSIONERS**

This plat has been approved for recordation.

Date \_\_\_\_\_ Chairman \_\_\_\_\_

**CLERK OF CIRCUIT COURT**

County of Hillsborough  
State of Florida

I hereby certify that this subdivision plat meets the requirements in form, of Chapter 177 Part 1 of the Florida Statutes and has been filed for record in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_ of the Public Records of Hillsborough County, Florida.

BY: \_\_\_\_\_ Clerk of Circuit Court  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. DEPT. CLERK \_\_\_\_\_

CLERK FILE NUMBER \_\_\_\_\_

**NOTICE:** This plat, as recorded in its graphic form, is the official depiction of the subdivision and is to be construed as such. No other plat or map shall be a part of this plat unless specifically so stated. Any additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

**SURVEYOR'S CERTIFICATE**

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the lands being subdivided; that this plat was prepared under my direction and supervision and complies with all the survey requirements of Chapter 177, Part 1, Florida Statutes, and the Hillsborough County Land Development Code; and that all Permanent Reference Monuments (P.R.M.'s) within the subdivision as required by said Chapter 177 of the Florida Statutes were set on the 23th day of April, 2022, as shown hereon, and there are no lot corners or Permanent Control Points (P.C.P.'s) on this plat to be set.

**AMERITT, INC.**, Certificate of Authorization Number LB7778)  
3010 W. Azeele Street, Suite 150  
Tampa, Florida 33609

Arthur W. Merritt, (License No. LS4498)  
Florida Professional Surveyor and Mapper

**REVIEWING AGENCY SURVEYOR'S CERTIFICATE**

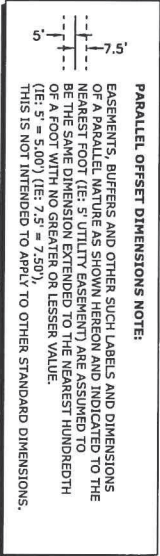
**PLAT APPROVAL:** This plat has been reviewed in accordance with the Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has not been verified.

Reviewed by: \_\_\_\_\_  
Florida Professional Surveyor and Mapper, License No. \_\_\_\_\_  
Survey Section, Geospatial & Land Acquisition Services Department, Hillsborough County

**AVILA UNIT NO. 14 PHASE 2F**  
SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18 EAST,  
HILLSBOROUGH COUNTY, FLORIDA

**NOTES:**

1. Nothing and Easing coordinates (indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemental data only. Control point used for originating coordinates: National Geodetic Survey (NGS) Control Station "CALDWELL".
2. Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding; the Development Services Division has information regarding flooding and restrictions on development.
3. Public Drainage Easements shall not contain permanent improvements, including, but not limited to, sidewalks, ramps, steps, patios, decks, pools, air conditioners, structures, utility sheds, clotheslines, etc. The owner shall be responsible for the maintenance of such improvements, including landscaping of stormwater detention and retention ponds as required by the Land Development Code, except as approved by the County Administrator. This note shall appear on each affected deed.
4. All platted utility easements shall provide that such easements shall also be easements 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 an electric, telephone, gas, or other public utility.



**DEDICATION:**

LLATIS, LLC, a Florida limited liability company, as owner of the lands platted herein does hereby dedicate this plat of AVILA UNIT NO. 14 PHASE 2F for record. Owner hereby states and declares the following:

The land contained in this plat is declared to be part of the Avila subdivision, and is subject to the terms, conditions and provisions of the following instruments (all recording references to the Public Records of Hillsborough County, Florida): Declaration of Covenants, Conditions and Restrictions, which contains provisions for a private charge or assessments, recorded in Official Records, recorded in Official Records, recorded in Official Records Book 3497, Page 1870 as Revitalized, Consolidated, Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded in Official Records, recorded in Official Records Book 3497, Page 1870 and Supplemental Declaration as recorded in Instrument Number 2020329447, together with such amendments as may be made from time to time in the future and any amendments that may have been made, but not listed herein.

The private drainage easements as shown hereon are not dedicated to the public, but are expressly reserved as private easements for the beneficial use of the AVILA PROPERTY OWNERS ASSOCIATION, INC., or other custodial and maintenance entity for purposes incidental thereto.

The maintenance of private easements reserved by owner will be the responsibility of the owner, its assigns and its successors in title.

**LLATIS, LLC, a Florida limited liability company - OWNER**

John R. Sierra, III, Vice President

Witness

Witness

Printed Name

Printed Name

**ACKNOWLEDGEMENT:** State of Florida, County of Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by John R. Sierra, III as Vice President of LLATIS, LLC, a Florida limited liability company, on behalf of the company, personally know to me \_\_\_\_\_ or has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida at Large

My Commission expires:

(Printed Name of Notary)

Commission Number:

# AVILA UNIT NO. 14 PHASE 2F

SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18 EAST,  
HILLSBOROUGH COUNTY, FLORIDA

AVILA UNIT NO. 14P  
(PLAT BOOK 82, PAGE 83)

**WETLAND CONSERVATION AREA NOTE:**

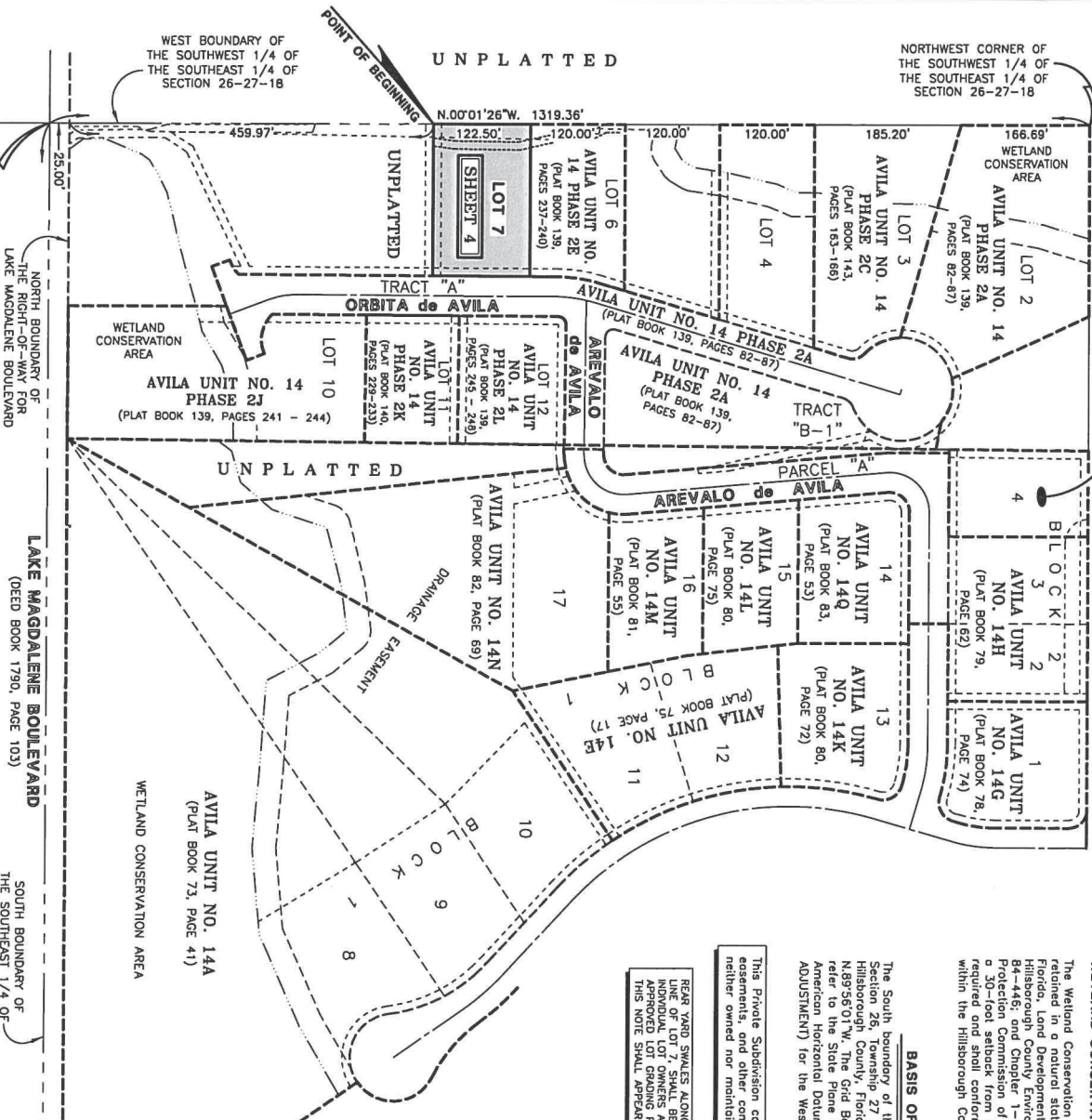
The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 188, Florida Statutes; and the Florida Department of Environmental Protection Commission of Hillsborough County's Wetland Protection Ordinance. The Wetland Conservation Area is a 30-foot setback from the Wetland Conservation Area's required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

**BASIS OF BEARINGS**

The South boundary of the Southeast 1/4 of Section 26, Township 27 South, Range 18 East, Hillsborough County, Florida, has a Grid Bearing of N.89°56'01"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.

This Private Subdivision contains rights-of-way, easements, and other common areas which are neither owned nor maintained by Hillsborough County.

REAR YARD SWALES ALONG THE BACK PROPERTY LINE OF EACH LOT ARE SHOWN ON THE INDIVIDUAL LOT OWNERS ACCORDING TO THE APPROVED LOT GRADING PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.



**KEY SHEET**

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DEFINED LABELING AND DIMENSIONING.

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LA 7728  
3010 W. Ashby Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 211-5200

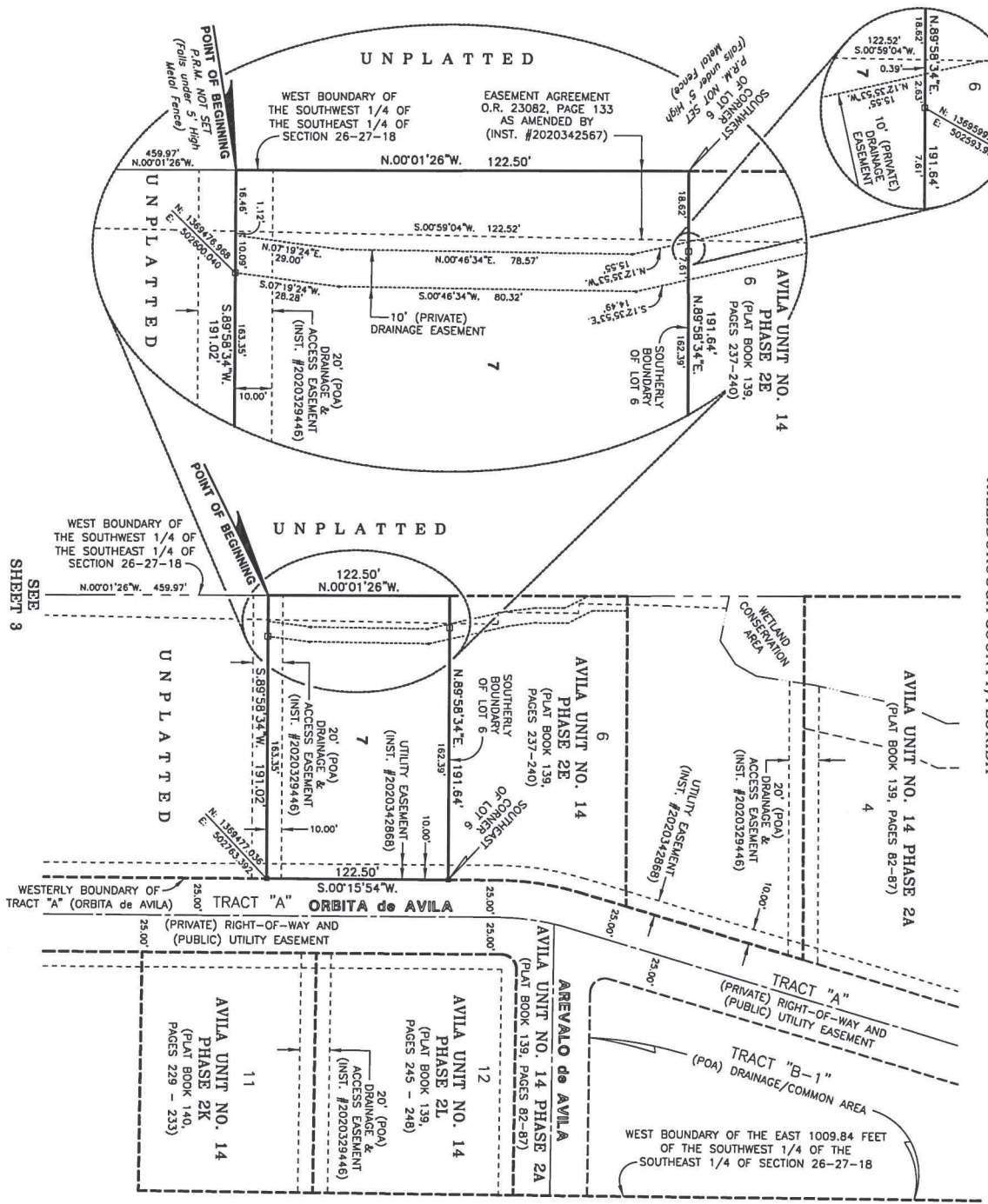
SOUTHWEST CORNER OF SECTION 26-27-18  
M&L AND DISK 78 6429  
100802

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26  
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SHEET 3 OF 4 SHEETS

# AVILA UNIT NO. 14 PHASE 2F

SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18 EAST,  
HILLSBOROUGH COUNTY, FLORIDA



**LEGEND**

1. Symbol  $\oplus$  indicates (P.R.M.) Permanent Reference Monument
2. Symbol  $\otimes$  indicates (P.R.M.) Concrete Monument, "187778", unless otherwise noted.
3. Symbol  $\opl�$  indicates (P.R.M.) Offset Permanent Reference Monument
4. Symbol  $\otimes$  indicates (P.C.P.) Permanent Control Point "187778"
5. (R) indicates radial line
6. (NR) indicates non-radial line
7. RR - Reference Bearing
8. OR - Official Records Book
9. INST. - Instrument
10. POA - Avila Property Owner's Association, Inc.

REAR YARD SMILES ALONG THE BACK PROPERTY LINE OF LOT 7, SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS ACCORDING TO THE DIMENSIONS SHOWN ON THIS PLAT. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

This Private Subdivision contains rights-of-way, easements, and other common areas which are neither owned nor maintained by Hillsborough County.

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SHEET 4 OF 4 SHEETS



SEE SHEET 3 OF 4 FOR BASIS OF BEARINGS  
SEE SHEET 2 OF 4 FOR PARALLEL OFFSET DIMENSIONS NOTE