

SUBJECT: Avila Unit 14 Phase 2B **PI#2657**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: January 9, 2024
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Avila Unit 14 Phase 2B, 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.

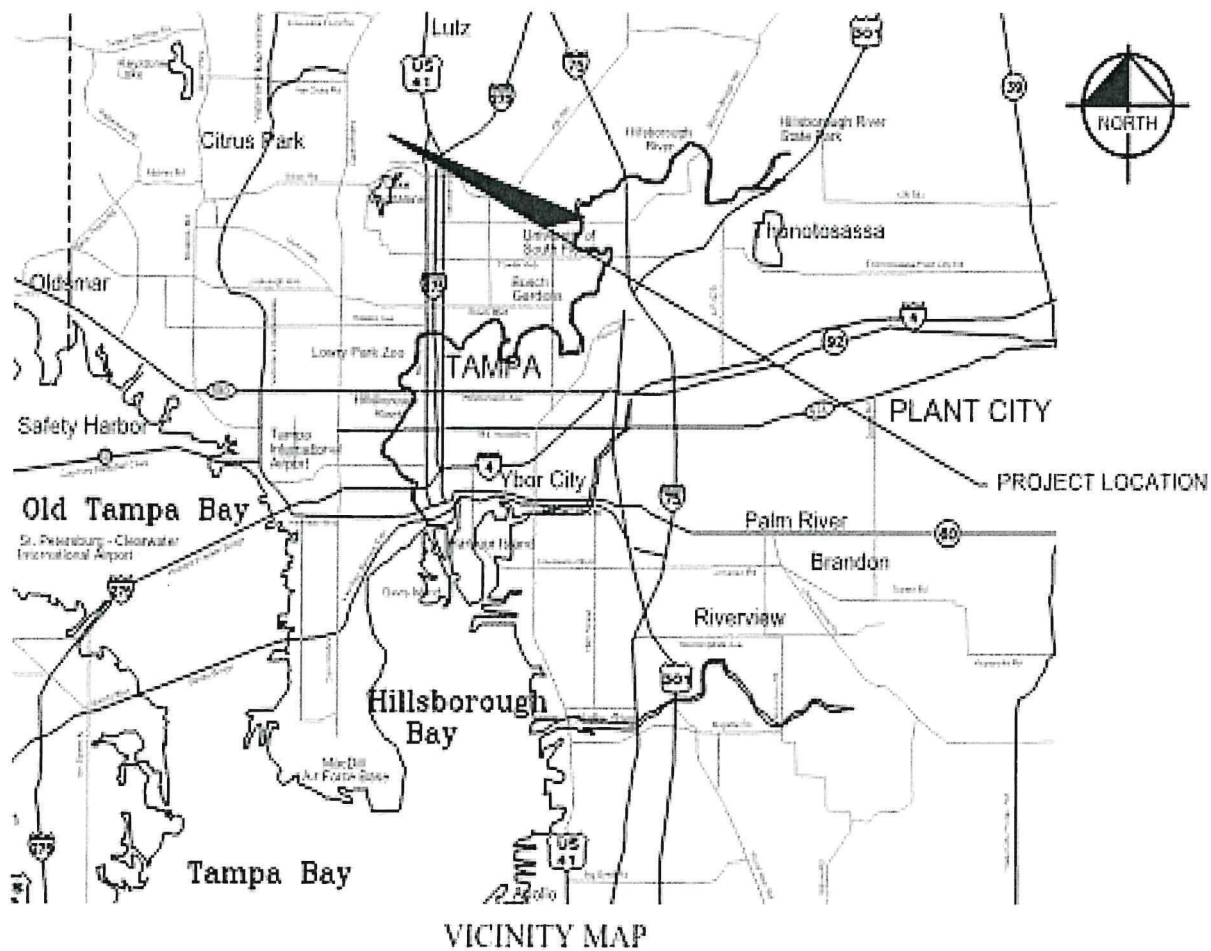
BACKGROUND:

On February 29, 2018, Permission to Construct Prior to Platting was issued for the Avila Unit 14 Phase 2B. Lot corners are in place and placement has been certified by Arthur Merritt, Professional Surveyor and Mapper with Ameritt, 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

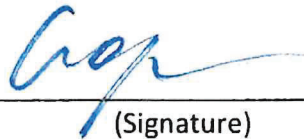
Avila Unit 14 Vicinity Map



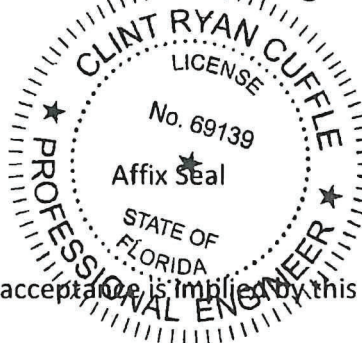
**ENGINEER OF RECORD CERTIFICATION
OF CONSTRUCTION COMPLETION**

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 2B 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 21st day of August, 2023.


(Signature)

Florida Professional Engineer No. 69139



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

AVILA UNIT NO. 14 PHASE 2B
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 22nd, 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: 2023.08.28
12:14:47 -04'00'

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



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

NOTES:

1. Northing and Easting 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. 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.

PARALLEL OFFSET DIMENSIONS NOTE:

EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE. (IE: 5' = 5.00') (IE: 7.5' = 7.50'). THIS IS NOT INTENDED TO APPLY TO OTHER STANDARD DIMENSIONS.

DEDICATION:

The undersigned, LLATS, LLC, a Florida limited liability company, as owner of the lands platted herein does hereby dedicate this plat of AVILA UNIT NO. 14 PHASE 2B 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, including any amendments or modifications thereto, recorded in Official Records Book 3497, Page 1870 as Revitalized, Consolidated, and amended Official Record Book 22785, Page 760 and Supplemental Declaration as recorded and consolidated, Number 2020329443 in the Public Records of Hillsborough County, Florida, and all other instruments and any amendments that may have been made, but not listed herein.

The private wall easement as shown on the plats of the Lots in Avila are not dedicated to the public, but are expressly reserved as a private easement 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.

LLATS, LLC, a Florida limited liability company - OWNER

John R. Sierra, III, Vice President
Witness
Printed Name
Witness
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 LLATS, LLC, a Florida limited liability company, on behalf of the company. Personally know to me _____ as Identification.

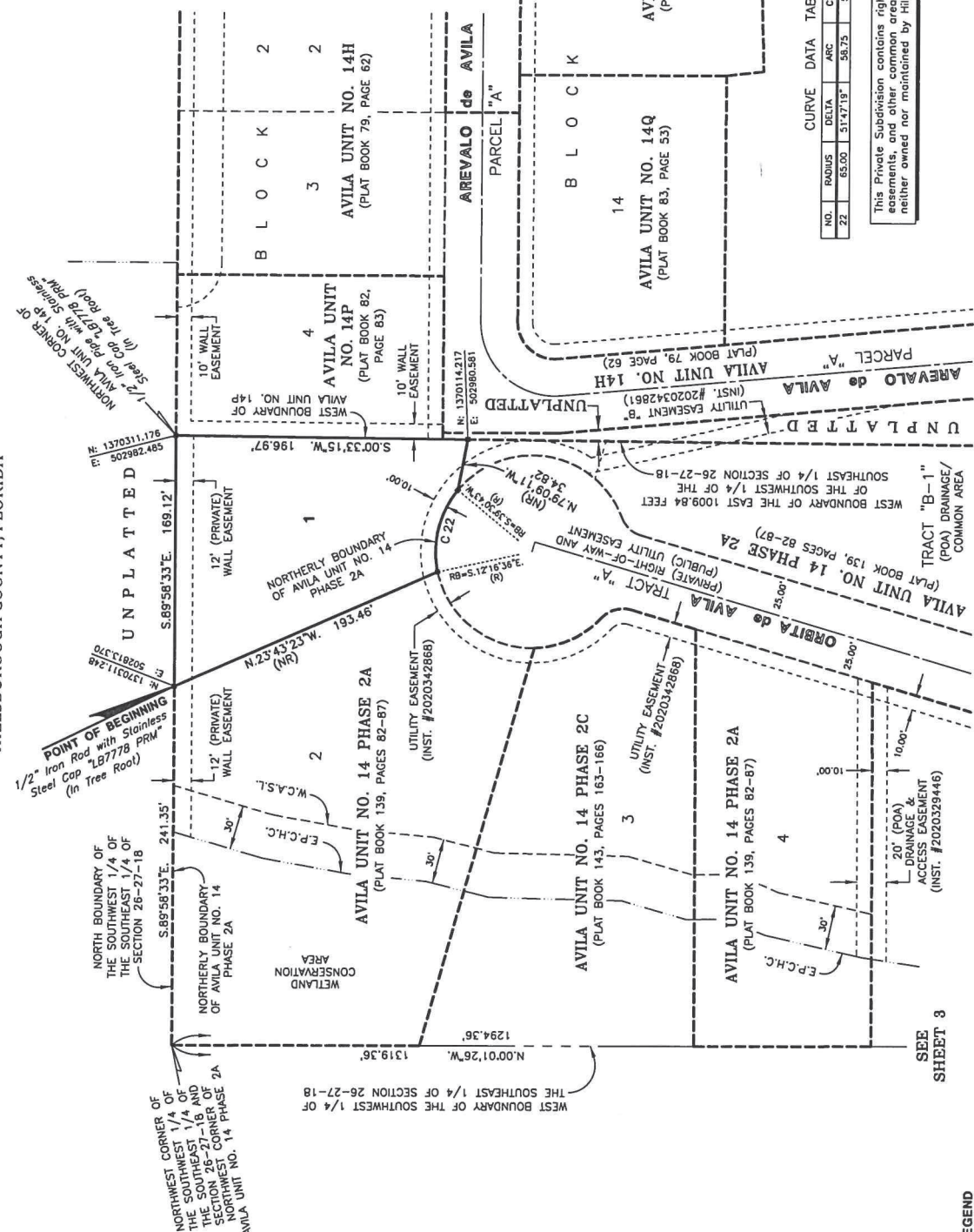
Notary Public, State of Florida at Large
My Commission expires:
Commission Number:
(Printed Name of Notary)

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



SEE SHEET 3 OF 4
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 4
FOR PARALLEL OFFSET
DIMENSIONS NOTE



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
22	65.00	31°47'19"	56.75	56.77	N.76°27'55"W.

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

WETLAND CONSERVATION AREA NOTE:

The Wetland (Conservation/Preservation) Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of Hillsborough County Environmental Protection Commission (EPC). In addition, a (30/50)-foot wetland setback from the Wetland (Conservation/Preservation) Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code. Pursuant to F.S. sec. 373.421(3) (2021) and Chapter 1-11 of the Rules of the EPC, wetland delineations are binding of wetlands during that time. After 5 years, the boundaries of a Wetland (Conservation/Preservation) Area, are subject to review and modification by the EPC, and the (30/50)-foot setback shall be applied to the boundaries of the Wetland (Conservation/Preservation) Area, as revised.

LEGEND

1. Symbol indicates (P.R.M.) Permanent Reference Monument
2. 4"x4" Concrete Monument "LB7778", unless otherwise noted.
3. 4"x4" Concrete Monument "LB7778", unless otherwise noted.
4. Symbol indicates (P.C.P.) Permanent Control Point "LB7778"
5. (R) indicates radial line
6. (R) indicates non-radial line
7. R.R. - Right-of-Way
8. R.R. - Right-of-Way
9. INST. - Instrument
10. E.P.C.H.C. - Hillsborough County Wetland Line
11. W.C.A.S.L. - Wetland Conservation Area Setback Line

AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Alameda Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5000