

**SUBJECT:** Avila Unit 14 Phase 2D **PI#2657**  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** December 10, 2024  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

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

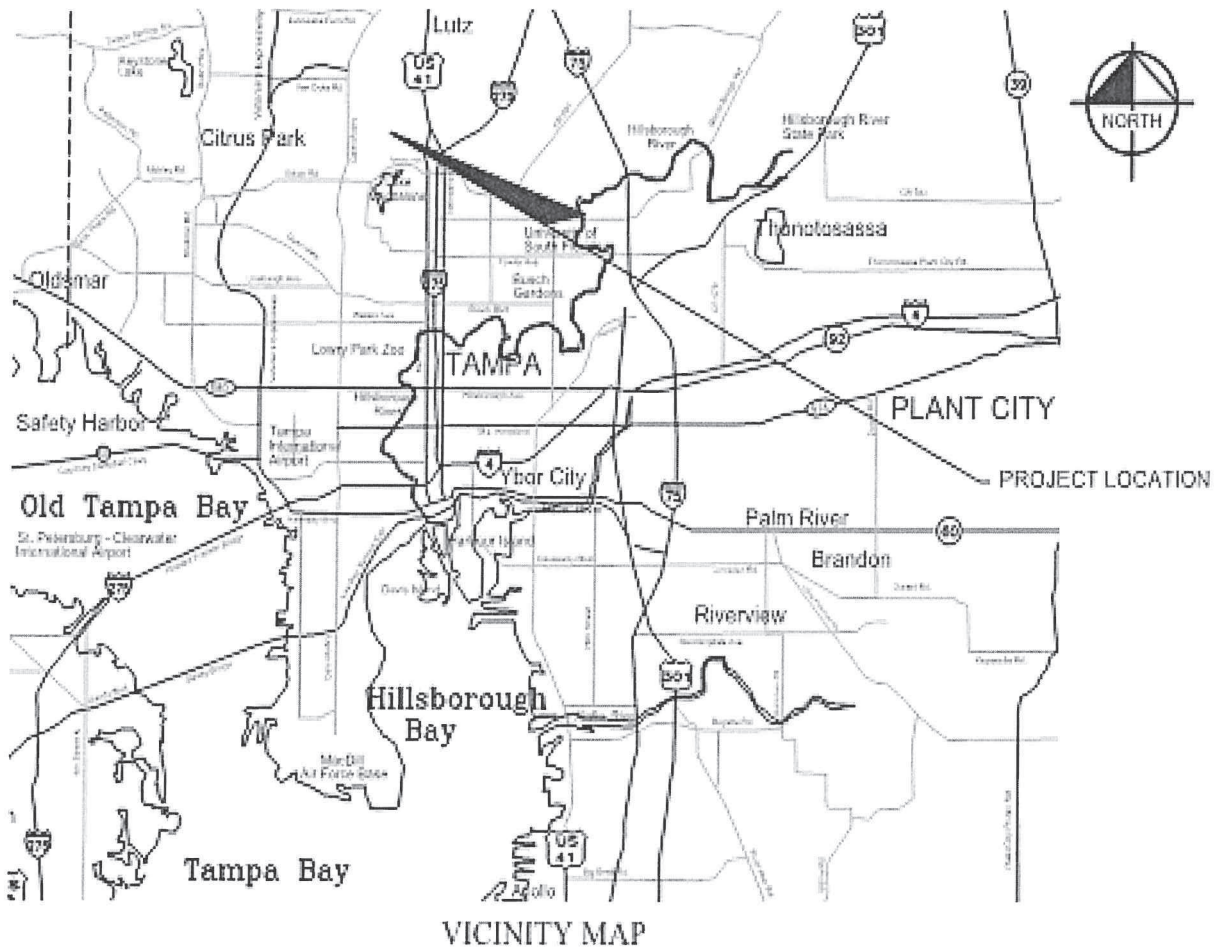
**BACKGROUND:**

On February 29, 2018, Permission to Construct Prior to Platting was issued for the Avila Unit 14 Phase 2D. 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 2D 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 4th day of November 2024.

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(Signature)

Florida Professional Engineer No. 69139

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. Azelee Street, Suite 150  
Tampa, Florida 33609

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

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**AVILA UNIT NO. 14 PHASE 2D**  
**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. Azelee Street, Suite 150  
Tampa, Florida 33609



Digitally signed by  
Arthur W Merritt  
Date: 2024.06.12  
16:04:50 -04'00'

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

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

PLAT BOOK PAGE

**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 of said Southeast 1/4 of said Section 26, the following three (3) courses: 1) N.00°01'26"W, 25.00 feet to the Northwest corner of the right-of-way for LAKE MAGDALENE BOULEVARD, according to Deed Book 1790, Page 105 of the Public Records of Hillsborough County, Florida; 2) continue N.00°01'26"W, 702.47 feet to the Northwest corner of LOT 6, as shown on the plat of the subdivision of the Southeast 1/4 of said Section 26, recorded in Plat Book 139, Pages 237 through 240 inclusive, of the Public Records of Hillsborough County, Florida, for a **POINT OF BEGINNING**; 3) continue N.00°01'26"W, 120.00 feet to the Southwest corner of LOT 4, according to the plat of AVILA UNIT No. 14 PHASE 2A, as recorded in Plat Book 139, Pages 82 through 87 inclusive, of the Public Records of Hillsborough County, Florida; thence along the Southern boundary of said LOT 4, N. 89°58'34"E, 245.06 feet to the Southeast corner of said LOT 4, also being a point on the Western boundary of TRACT "A" (Orbita de Avila), according to said plat of AVILA UNIT No. 14 PHASE 2A; thence along said Western boundary of TRACT "A" (Orbita de Avila), S.16°33'21"W, 125.21 feet to the Northeast corner of the said said LOT 6; thence along the Northern boundary of said LOT 6, S.89°58'34"W, 209.33 feet to the **POINT OF BEGINNING**.

Containing 0.626 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\_\_\_\_, TIME \_\_\_\_\_

BY: \_\_\_\_\_ Deputy Clerk  
CLERK FILE NUMBER \_\_\_\_\_

**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 any way by any other graphic or digital form of the plat. There may be additional information that is 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 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.

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

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

**REVIEWING AGENCY SURVEYOR'S CERTIFICATE**

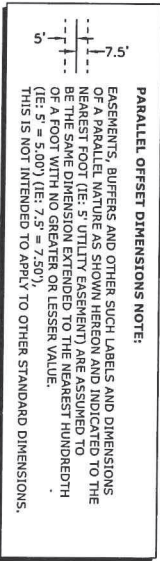
PLAT APPROVAL: This plat has been reviewed in accordance with the Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has not been verified.

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

**AVILA UNIT NO. 14 PHASE 2D**  
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 side of Florida, have been established to a minimum of third order accuracy, and are supplemental data only. Control point used for originaling coordinates: National Geodetic Survey (NSG) 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, driveways, impervious surfaces, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, landscaping plants other than grass, except for 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 plated 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:**

The undersigned, LLATS, LLC, a Florida limited liability company, as owner of the lands plated herein does hereby dedicate this plat of AVILA UNIT NO. 14 PHASE 2D 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 1879 as Revitalized, Unsubstantiated, Amended and Restated in Official Record Book 22785, Page 760 and Supplemental Declaration as recorded in statement Number 2020525497, 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.

**LLATS, 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 LLATS, 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 2D

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

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

## WETLAND CONSERVATION AREA NOTE:

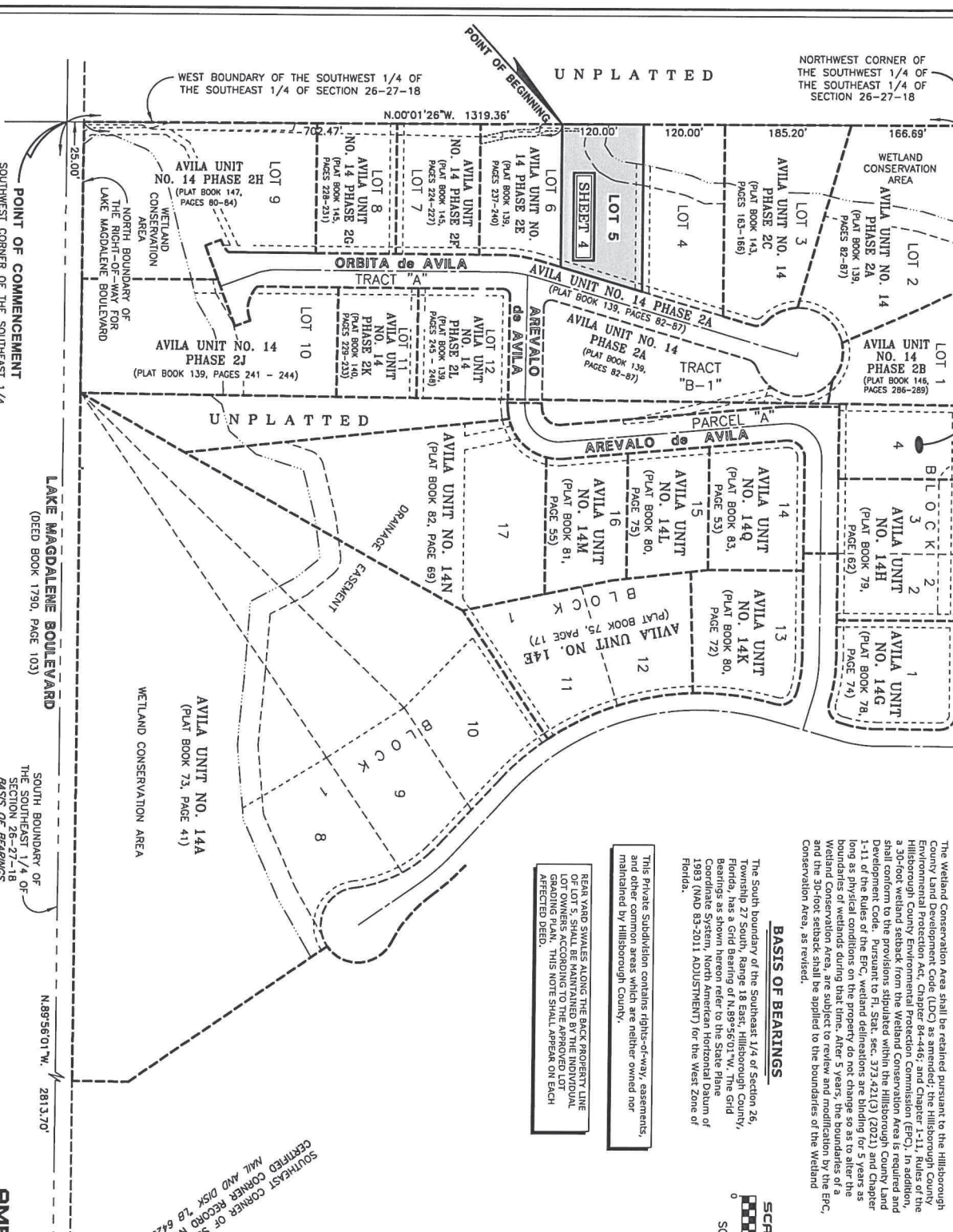
The Wetland Conservation Area shall be retained pursuant to the Hillsborough County Land Development Code, Chapter 22-10, and the Hillsborough County Environmental Protection Act, Chapter 84-446, and the Hillsborough County Environmental Protection Commission (EPC). In addition, a 30-foot wetland setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code. Pursuant to Fl. Stat. sec. 373.421(3) (2021) and Chapter 1-11 of the Rules of the EPC, wetland delineations are binding for 5 years as long as physical conditions on the property do not change so as to alter the boundaries of wetlands during that time. After 5 years, the boundaries of a Wetland Conservation Area, are subject to review and modification by the EPC, and the 30-foot setback shall be applied to the boundaries of the Wetland Conservation Area, as revised.

## 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 herein 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 SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS ACCORDING TO THE PRIVATE DRAINAGE GRADING PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.



POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF THE SOUTHEAST 1/4  
OF SECTION 26-27-18  
CERTIFIED CORNER RECORD NUMBER 080207  
M&L AND DISK 78 397J

POINT OF COMMENCEMENT  
SOUTH BOUNDARY OF  
THE SOUTHEAST 1/4 OF  
SECTION 26-27-18  
BASIS OF BEARINGS  
REFERENCE LINE

## KEY SHEET

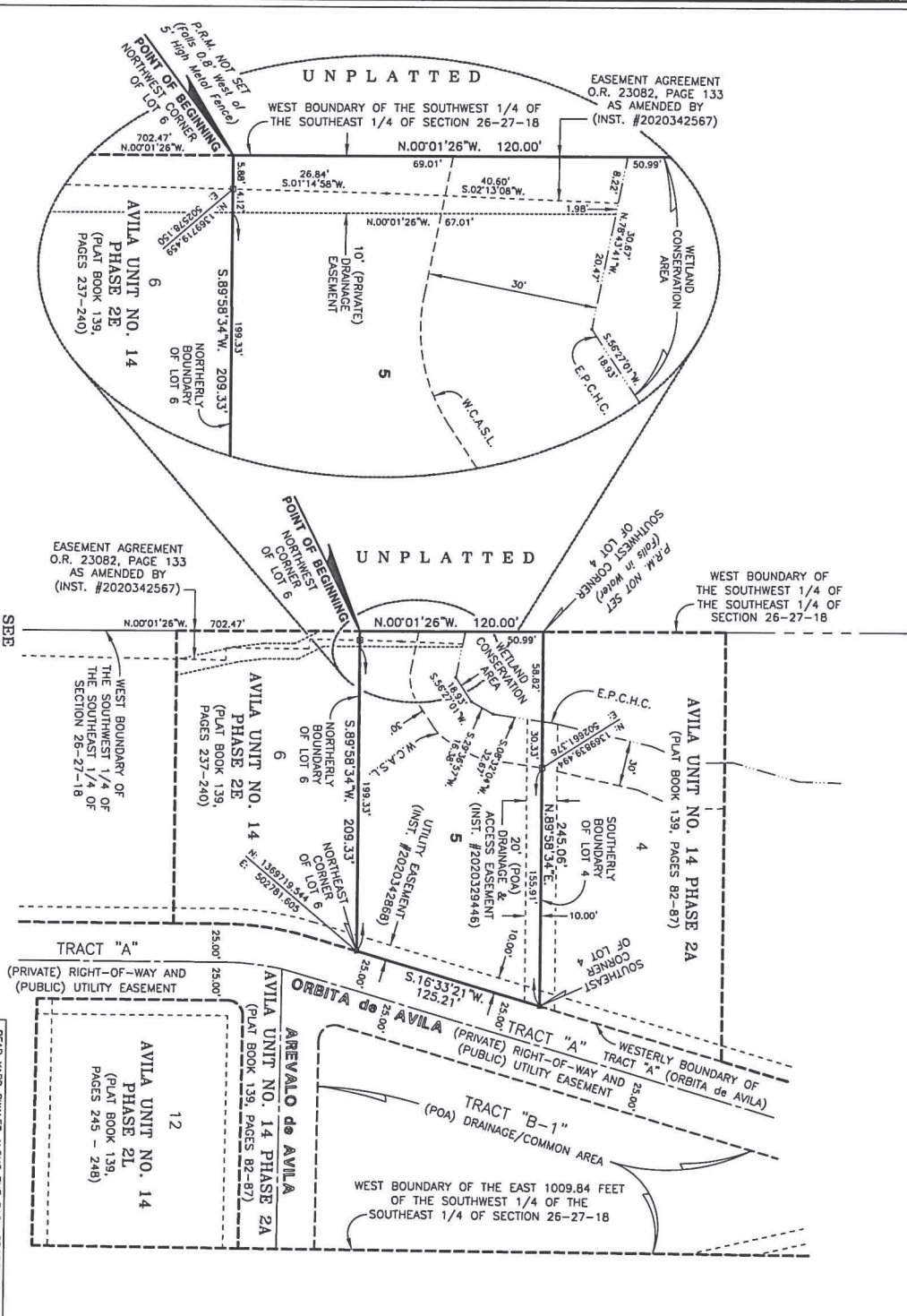
NOTE: REFER TO THE FOLLOWING SHEETS  
FOR THE BASIS OF BEARINGS  
LABELING AND DIMENSIONING

AMERRITT, INC.  
LAND SURVEYING & MAPPING  
Certified of Authorization Number LB 7778  
5010 Timpani, Ft. Meade, FL 33609  
PHONE (813) 221-9320

SHEET 3 OF 4 SHEETS

# AVILA UNIT NO. 14 PHASE 2D

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



- LEGEND**
1. Symbol  $\#$  indicates (P.R.M.) Permanent Reference Monument
  2. 4"x4" Concrete Monument "B7778", unless otherwise noted.
  3. Symbol  $\oplus$  indicates (P.R.M.) Offset Permanent Reference Monument
  4. 4"x4" Concrete Monument "B7778", unless otherwise noted.
  5. Symbol  $\oplus$  indicates (P.C.P.) Permanent Control Point "B7778"
  6. (R) indicates radial line
  7. (NR) indicates non-radial line
  8. DR - Reference Bearing
  9. INST. - Instrument Record Book
  10. POA - Avila Property Owner's Association, Inc. Hillsborough County Wetland Line
  11. W.C.A.S.L. - Wetland Conservation Area Setback Line

**WETLAND CONSERVATION AREA NOTE:**

The Wetland Conservation 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 the Hillsborough County Environmental Protection Commission (EPC). In addition, a 30-foot wetland setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code (LDC) pursuant to Fla. Stat. sec. 373.42(1)(3) (2021) and Chapter 1-11 of the Rules of the EPC. The provisions are binding for 5 years as long as physical conditions on the property do not change. The boundaries of the Wetland Conservation Area, are subject to review and modification by the EPC, and the 30-foot setback shall be applied to the boundaries of the Wetland Conservation Area, as revised.

REAR YARD SWALES ALONG THE BACK PROPERTY LINE OF LOT 5, SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS ACCORDING TO THE APPROVED LOT GRADING PLAN. THIS NOTE SHALL APPLY ON EACH AFFECTED DEED.

**AMERBATT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LA 7778  
3010 W. Lake Street, Suite 150  
Hillsborough County, Florida 34605  
PHONE (813) 221-5500



SCALE: 1" = 50'  
SCALE IN FEET

SEE SHEET 3 OF 4 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 4 FOR PARALLEL OFFSET DIMENSIONS NOTE