

SUBJECT: Avila Unit 14 Phase 2C
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: July 26, 2022
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Avila Unit 14 Phase 2C, A Private Subdivision, 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.

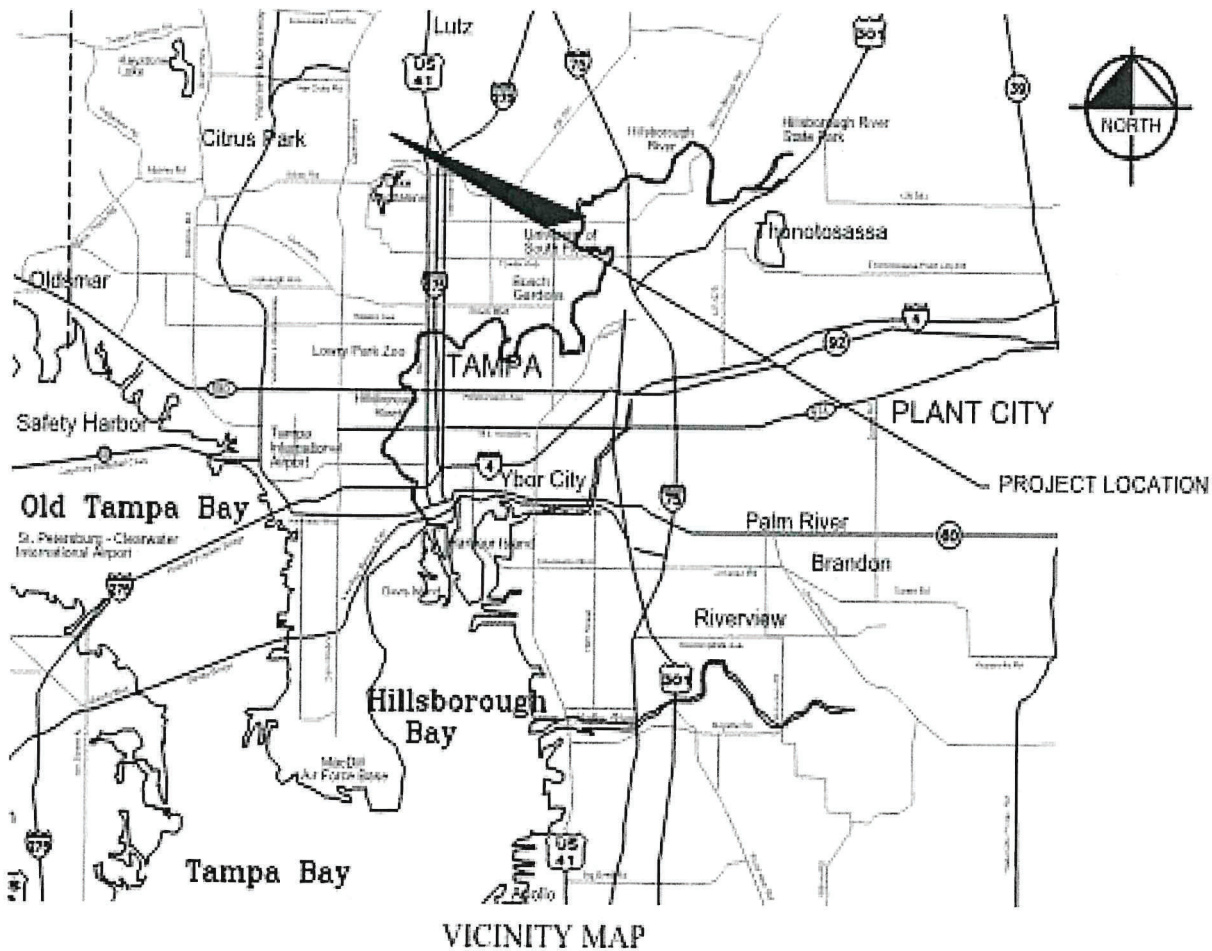
BACKGROUND:

On February 29, 2016, Permission to Construct Prior to Platting was issued for the Avila Unit 14 Phase 2C. Lot corners are in place and placement has been certified by Scott R Fowler, Professional Surveyor and Mapper with Landmark Engineering & Surveying Corp. The developers are Sierra-Properties, 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



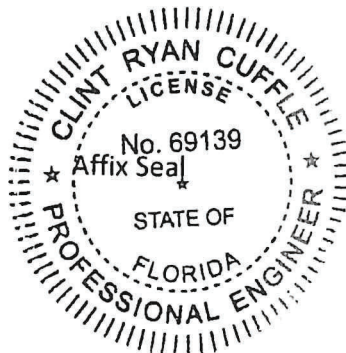
**ENGINEER OF RECORD CERTIFICATION
OF CONSTRUCTION COMPLETION**

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 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 November, 2020.


(Signature)

Florida Professional Engineer No. 69139



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

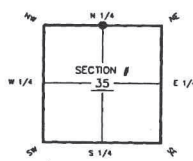
**FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
CERTIFIED CORNER RECORD**

DOC. # 090207

CORNER DESCRIPTION: MONUMENTATION DESCRIPTION (EVIDENCE FOUND OR METHOD TO SET)

Depict corner with 

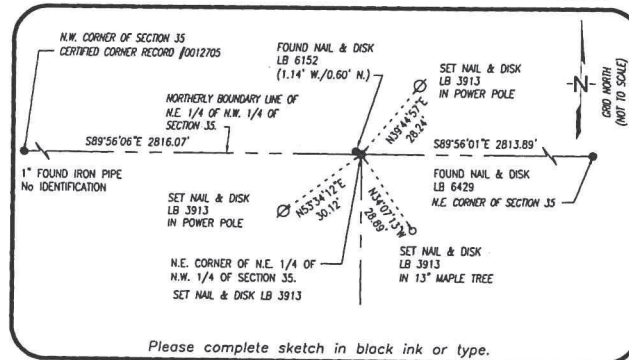
SET NAIL & DISK LB 3913
IN ASPHALT PAVEMENT



N.E. 1/4 corner of Section 35
Twp. 27 S., Rge. 18 E.
Tallahassee Base Meridian,
Hillsborough County(s), Florida

HORIZONTAL POSITION INFORMATION (if determined):

Latitude _____ Longitude _____
Y(NORTHING-FL.) _____ X(EASTING-FL.) _____ Zone _____
Convergence _____ Scale factor _____
Coordinate determination (circle one): Field traverse GPS
Horizontal datum (circle one): NAD27 NAD83(1986) NAD83(1990) other (explain) _____
Accuracy (circle one): 1st 2nd 3rd other _____



Please complete sketch in black ink or type.

SURVEYORS CERTIFICATE

I certify the monument and accessories indicated above were field located on February 02, 2007

Scott R. P. [Signature]
5185
Landmark Engineering & Surveying, Inc.
8515 Palm River Road, Suite 100
Tampa, FL 33619
(813) 821-7841
DATE: 02/08/07

EMBOSSED SEAL OVER SIGNATURE

SEND ORIGINAL TO:
Department of Environmental Protection
Bureau of Surveying and Mapping
3900 Commonwealth Boulevard
Mail Station 105
Tallahassee, Florida 32399

Processed: 2-17-07 YMB
B.L.M. - L.D. 540200
QUAD - L.D. 3320 Suwannee Springs

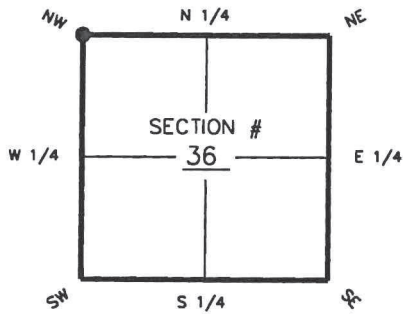
DEP 62-000(16) REV. 02/06/01 PAGE 1 OF 1

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
CERTIFIED CORNER RECORD

DOC. # 100802

CORNER DESCRIPTION:

Depict corner with



NW of Section 36
Twp. 27 S, Rge 18 E
Tallahassee Base Meridian,
HILLSBOROUGH County(s), Florida

MONUMENTATION DESCRIPTION (EVIDENCE FOUND OR METHOD TO SET)

FOUND P.K. NAIL & DISK
STAMPED "LB 6429"

HORIZONTAL POSITION INFORMATION (if determined):

Latitude 28°05'56.422998" Longitude 82°28'03.670253"

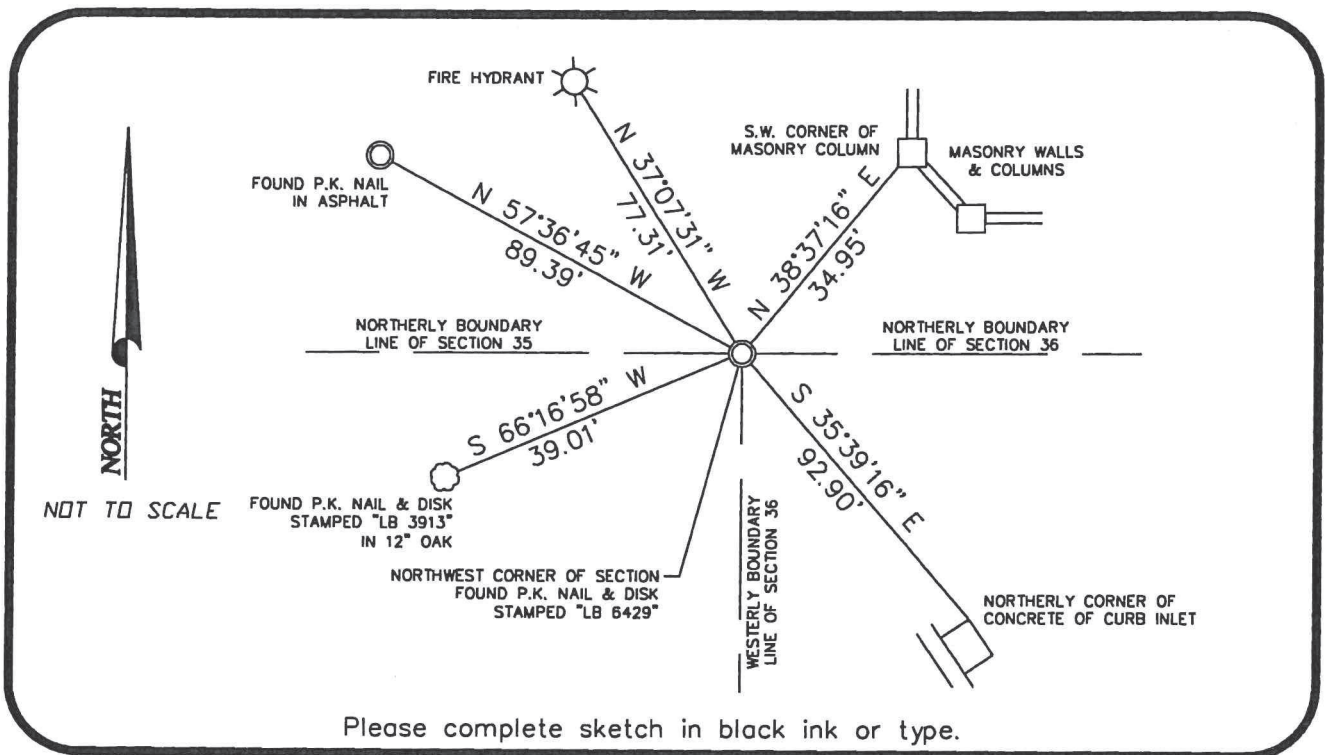
Y(NORTHING-Ft.) 1368988.7290 X(EASTING-Ft.) 505386.2770 Zone 902

Convergence -00°13'13" Scale factor 0.99996724

Coordinate determination (circle one): Field traverse GPS

Horizontal datum (circle one): NAD27 NAD83(1986) NAD83(1990) other (explain)

Accuracy (circle one): 1st 2nd 3rd other



SURVEYORS CERTIFICATE:

I certify the monument and accessories indicated above were field located on SEPTEMBER 30, 2010

Volkert Inc. 6514
FIRM OR AGENCY PSM NO.
3501 SOUTH MAIN STREET, SUITE 2 4641
GAINESVILLE, FLORIDA 32601
PHONE NUMBER (352) 372-9594 DATE 12/01/2010

EMBOSSSED SEAL OVER SIGNATURE

SEND ORIGINAL TO:
Department of Environmental Protection
Bureau of Surveying and Mapping
3900 Commonwealth Boulevard
Mail Station 105
Tallahassee, Florida 32399

D.E.P. USE ONLY
Processed: 12-15-10 WLE
B.L.M. - I.D. 600200
QUAD - I.D. 3320 SULPHUR SPRINGS

AVILA UNIT NO. 14 PHASE 2C
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 of the Southwest 1/4 of said Section 1/4 of said Township 27 South, Range 18 East, N.01°28'W., 25.00 feet to a point on the North boundary of the Right-of-Way for LAKE MACALAJE SOULEND, according to Deed Book 1790, Page 103, of the Public Records of Hillsborough County, Florida; 2) continue N.00°01'26"W., 942.47 feet to the Northwest 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, for a **POINT OF BEGINNING**; 3) continue N.00°01'26"W., 185.20 feet to the Southwest corner of LOT 2, according to said plat of AVILA UNIT No. 14 PHASE 2A; thence along the Southeast boundary of said LOT 2, LOT 2, S.74°09'16"E., 278.54 feet to a point on a curve, also being the Southeast corner of said LOT 2 and also being a point on the Western boundary of TRACT "A" (Orbita de Avila), the following

No. 14 PHASE 2A; thence along said Western boundary of TRACT "A" (Orbita de Avila), the following three (3) courses: 1) Southeast, 50.95 feet along the arc of a curve to the left having a radius of 65.00 feet and a central angle of 54°33'31" (Chord bearing S.24°14'13"E., 49.65 feet) to a point of reverse curvature; 2) South, 22.08 feet along the arc of a curve to the left having a radius of 22.08 feet and a central angle of 63°14'50" (Chord bearing S.15°04'04"E., 20.87 feet) to a point of tangency; 3) S.16°33'21"W., 44.38 feet to the Northeast corner of the aforesaid LOT 4; thence along the Northern boundary of said LOT 4, S.89°58'34"W., 280.79 feet to the **POINT OF BEGINNING**.

Containing 0.943 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 I of the Florida Statutes and has been filed for record in Plat Book _____, Pages _____ of the Public Records of Hillsborough County, Florida.

BY: _____ BY: _____
Clerk of Circuit Court Deputy Clerk

This _____ day of _____, 20____, TIME _____

CLERK FILE NUMBER _____

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 28th day of February, 2022, as shown hereon, and there are no lot corners or Permanent Control Points (P.C.P.'s) on this plat to be set.

PMERITT, INC., (Certificate of Authorization Number LB7778)

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

Arthur W. Merritt (License No. LS6498)
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

PMERITT, INC.
LAND SURVEYING & MAPPING

Certificate of Authorization Number LB 7778

3010 W. Azeele Street, Suite 150
PHONE (813) 221-5300

Job No. AM-59-44-017
File PM594441 in Valuelink 14-Proc

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

PLAT BOOK PAGE

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. Public Drainage Easements shall not contain permanent improvements, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and 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 platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services. Such easements shall not be used for 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 (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 2C 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 change or assessments including any amendments or modifications thereto, recorded in Official Records Book 3497, Page 1870 as Revitalized, Consolidated, Amended and Restated in Official Record Book 22795, Page 760 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.

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 2C

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

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

WETLAND CONSERVATION AREA NOTE:

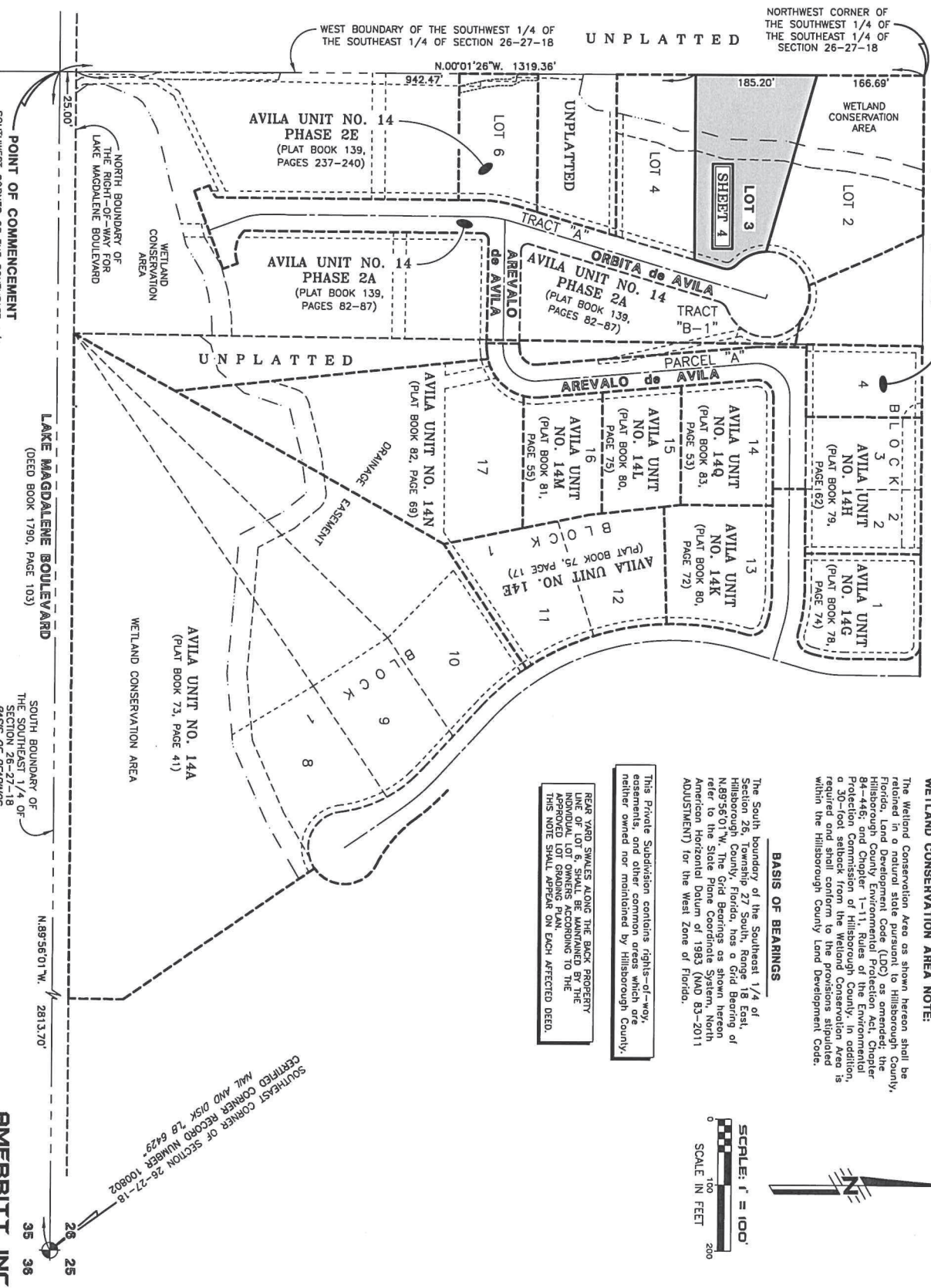
The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is 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 BOUNDARY OF LOT 6, SHALL BE MAINTAINED BY THE ASSIGNED LOT OWNERS.
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 090207
M&L AND DISK 7B 39/3"

LAKE MAGDALENE BOULEVARD
(DEED BOOK 1790, PAGE 103)

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

N.89°56'01"W. 2813.70'

AVILA UNIT NO. 14A
(PLAT BOOK 73, PAGE 41)

AVILA UNIT NO. 14
PHASE 2E
(PLAT BOOK 139,
PAGES 237-240)

AVILA UNIT NO. 14
PHASE 2A
(PLAT BOOK 139,
PAGES 82-87)

AVILA UNIT NO. 14
PHASE 2A
(PLAT BOOK 139,
PAGES 82-87)

PARCEL "A"

AREVALO IS AVILA

ORBITA DE AVILA

TRACT "B-1"

TRACT "A"

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

<

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

NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTH 1/4 OF SECTION 26-27-18

NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26-27-18

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 LOT 6, SHALL BE MAINTAINED BY THE SUBDIVISION OWNERS ACCORDING TO THE APPROVED LOT GRADING PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

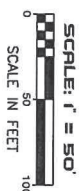
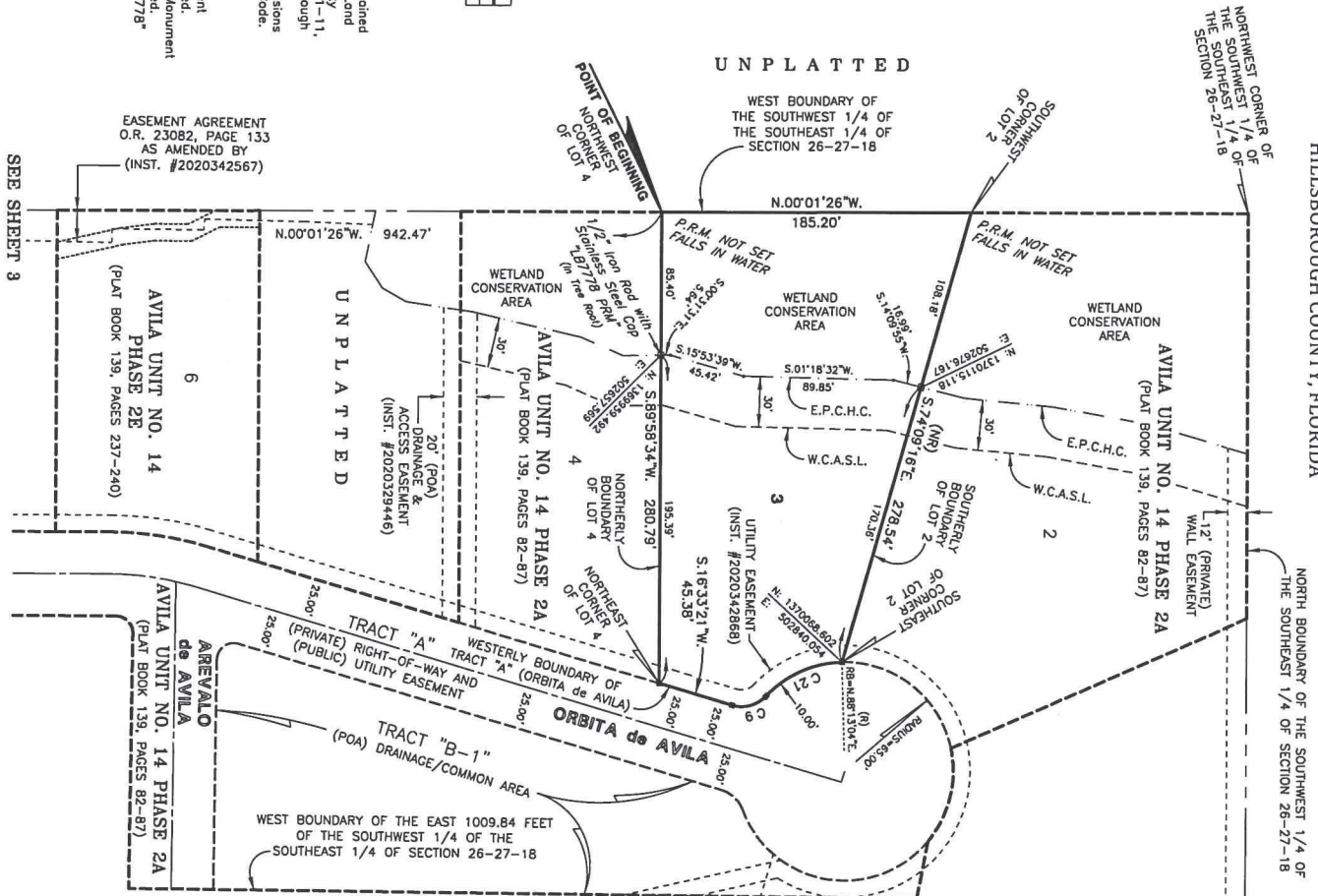
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
9	20.00	63°14'50"	22.08	20.97	S.150°10'4"E.
21	65.00	44°54'33"	50.95	49.85	S.24°14'13"E.

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 84-446, and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County, Florida. The Wetland Conservation Area shall be subject to the provisions stipulated within the Hillsborough County Land Development Code.

LEGEND

1. Symbol -#- indicates (P.R.M.) Permanent Reference Monument
2. Symbol -#- indicates (P.R.M.) Offset Permanent Reference Monument
3. Symbol -#- indicates (P.C.P.) Permanent Control Point "B7778"
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. RB - Reference Bearing
7. O.R. - Official Records Book
8. INST. - Instrument
9. POA - Avila Property Owner's Association, Inc.
10. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
11. W.C.A.S.L. - Wetland Conservation Area Setback Line



SEE SHEET 3 OF 4 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 4 FOR PARALLEL OFFSET DIMENSIONS NOTE



Certificate of School Concurrency

Project Information

Project Name	Avila Unit 14
Jurisdiction	Hillsborough
HCPS Project Number	254
Date/Time application deemed complete	January 15, 2015
Jurisdiction Project Number	2657
Parcel ID Number	015853.0000; 015854.0000
Project Location	16117 Grebe Lane
Total Dwelling Units	12
Unit Type(s)	Single Family Detached
Applicant	LLATS. Inc.

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	3	2	2		7
Notes:					

This School Concurrency Certificate shall temporarily reserve school capacity for the above referenced project while the project proceeds through the development review process at the local government. This temporary reservation will remain in place during this review process subject to the project proceeding in accordance with all established deadlines and requirements of the local government. Should the project fail to meet the deadlines and requirements of the local government, this reservation will expire unless otherwise extended by the local government.

This Certificate confirms that adequate school capacity is or will be available to serve the project in the affected Concurrency Service Area or in the adjacent Concurrency Service Area in accordance with the adopted Interlocal Agreement for School Facilities Planning, Siting and Concurrency and the Public School Facilities and related Elements of the Comprehensive Plan.

Lorraine Duffy Suarez, AICP
General Manager
Growth Management & Planning

February 5, 2015
Date Issued