

ORDINANCE NO. 2012-18

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, ESTABLISHING THE ACADEMICAL VILLAGE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190 OF THE FLORIDA STATUTES; ESTABLISHING DISTRICT BOUNDARIES; IDENTIFYING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR SPECIAL POWERS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Nova Southeastern University, Inc. submitted a petition to the Town of Davie pursuant to the Uniform Community Development Act of 1980, Chapter 190, Florida Statutes, to establish a community development district (CDD) in an effort to provide public facilities and services within a designated area; and

WHEREAS, Chapter 190 of the Florida Statutes allows for the creation of CDDs as an alternative method of financing, operating and maintaining capital infrastructure and public services for a defined area without overburdening other governments and their taxpayers; and

WHEREAS, the Town Council of the Town of Davie conducted a public hearing pursuant to the requirements of Chapter 190, Florida Statutes, and has made the following findings:

All statements contained in the Petition are true and correct; and

The creation of the District is not inconsistent with any applicable element or portion of the State of Florida Comprehensive Plan or the Town of Davie Comprehensive Plan; and

The area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

The creation of the District is the best alternative available for delivering the community development services and facilities to the District area; and

The community development services and facilities of the district will be compatible with the capacity and uses of existing local and regional community development services and facilities; and

The area that will be served by the District is amenable to separate special district government.

WHEREAS, the proposed CDD is in the best interest of the residents of the Town of Davie.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. Recitals. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. Establishment of District. The petition to establish the Academical Village Community Development District pursuant to Chapter 190, Florida Statutes, is hereby granted.

SECTION 3. District boundaries. The boundaries of the Academical Village Community Development District shall be as set forth in Exhibit "A".

SECTION 4. Board of Supervisors. The initial members of the Board of Supervisors are:

Mark Wallace  
Wallace and Perdomo  
340 Minorca Avenue  
Coral Gables, FL 33134

David Noble  
Noble Realty Group  
1120 NW 184<sup>th</sup> Place  
Pembroke Pines, FL 33029

Rene Santalo  
9506 NW 66<sup>th</sup> Street  
Fort Lauderdale, FL 33321

Jeff Lowe  
3301 College Avenue  
Davie, FL 33314

Stephanie Brown  
3301 College Avenue  
Davie, FL 33314

SECTION 5. Special powers. The special powers enumerated in Chapter 190.012(2)(a) and (d) are granted to the Academical Village Community Development District.

SECTION 6. Conflict. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 7. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this ordinance.

SECTION 8. Effective date. This ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS 18<sup>th</sup> DAY OF July, 2012

PASSED ON SECOND READING THIS 5<sup>th</sup> DAY OF September, 2012

Judy Paul  
MAYOR/COUNCILMEMBER

ATTEST:  
Russell W. [Signature]  
TOWN CLERK

APPROVED THIS 5<sup>th</sup> DAY OF September, 2012

EXHIBIT "A"

McLAUGHLIN ENGINEERING COMPANY  
LB#285

ENGINEERING • SURVEYING • PLATTING • LAND PLANNING  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301  
PHONE (954) 763-7611 • FAX (954) 763-7615



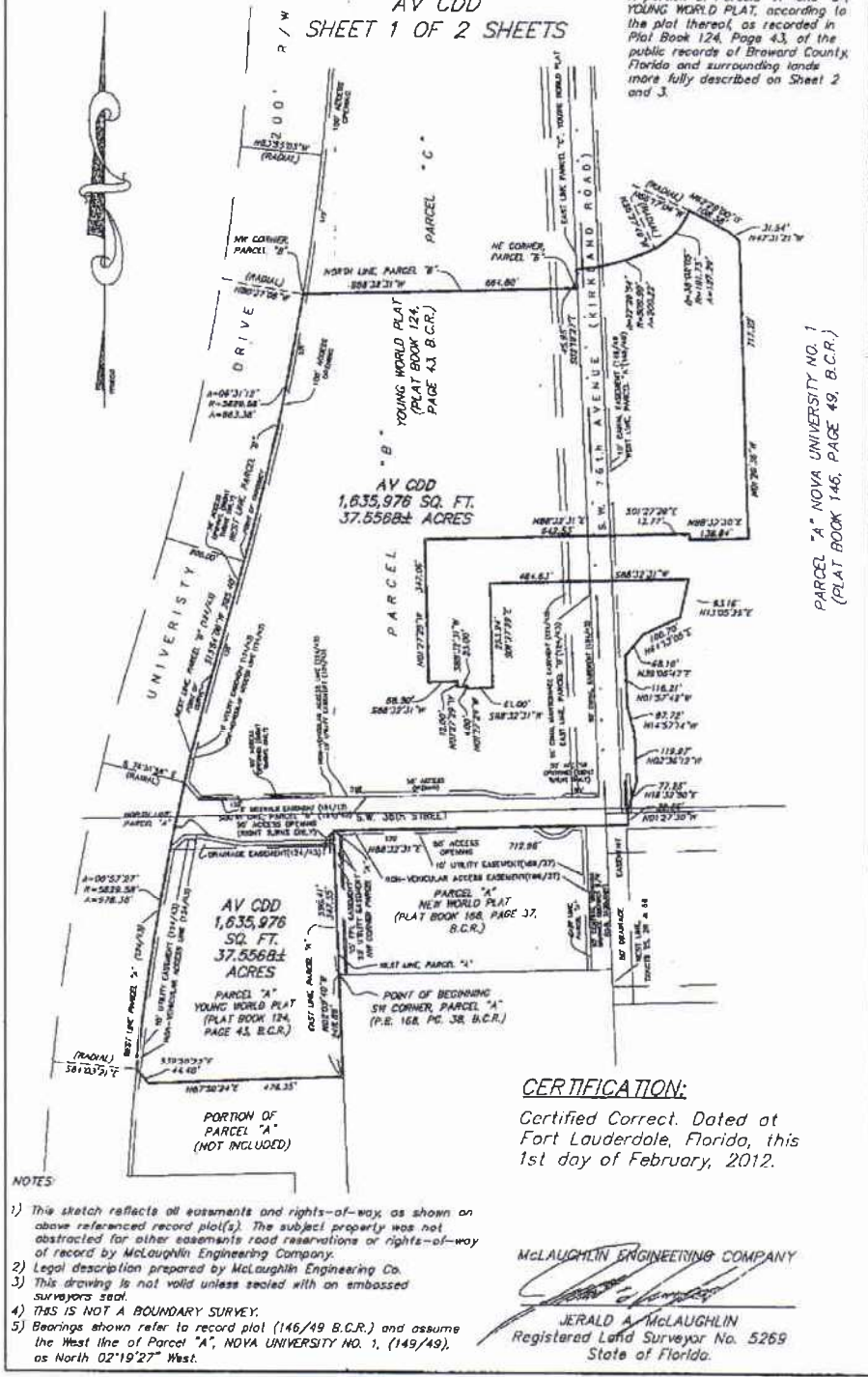
SCALE 1" = 300'

SKETCH AND DESCRIPTION

LEGAL DESCRIPTION:

A portion of Parcels "A" and "B", YOUNG WORLD PLAT, according to the plat thereof, as recorded in Plat Book 124, Page 43, of the public records of Broward County, Florida and surrounding lands more fully described on Sheet 2 and 3.

AV CDD  
SHEET 1 OF 2 SHEETS



**CERTIFICATION:**

Certified Correct. Dated at Fort Lauderdale, Florida, this 1st day of February, 2012.

McLAUGHLIN ENGINEERING COMPANY  
*Jerald A. McLaughlin*  
JERALD A. McLAUGHLIN  
Registered Land Surveyor No. 5269  
State of Florida.

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat (146/49 B.C.R.) and assume the West line of Parcel "A", NOVA UNIVERSITY NO. 1, (149/49), as North 02°19'27" West.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMM

JOB ORDER NO. U-6686

CHECKED BY: CA

C:\JMM\2011\U6686



McLAUGHLIN ENGINEERING COMPANY

LB#285

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400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301  
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SKETCH AND DESCRIPTION

AV CDD

SHEET 2 OF 2 SHEETS

LEGAL DESCRIPTION:

A portion of Parcel "A" and all of Parcel "B", YOUNG WORLD PLAT, according to the plat thereof, as recorded in Plat Book 124, Page 43, of the public records of Broward County, Florida; AND a portion of Kirkland Road (S.W. 76th Avenue Now Vacated) East of and adjacent to said Parcels "B" and "C", of said YOUNG WORLD PLAT; AND a portion of S.W. 36th Street as shown on said plat; AND a portion of Parcel "A", NOVA UNIVERSITY NO. 1, according to the plat thereof, as recorded in Plat Book 145, Page 49, of the public records of Broward County, Florida, all more fully described as follows:

Beginning at the Southwest corner of Parcel "A", of NEW WORLD PLAT, according to the plat thereof, as recorded in Plat Book 166, Page 37, of the public records of Broward County, Florida; thence North 02°09'40" West, on the West line of said Parcel "A", NEW WORLD PLAT, being the East line of Parcel "A", of said YOUNG WORLD PLAT, a distance of 347.55 feet to the Northwest corner of said Parcel "A", NEW WORLD PLAT; thence North 88°32'31" East, on the North line of said Parcel "A", NEW WORLD PLAT and Easterly extension thereof, a distance of 712.98 feet; thence North 01°27'30" West, a distance of 32.66 feet; thence North 16°32'50" East, a distance of 77.25 feet; thence North 02°36'12" West, a distance of 119.97 feet; thence North 14°57'14" West, a distance of 67.72 feet; thence North 01°57'42" West, a distance of 118.12 feet; thence North 39°06'47" East, a distance of 68.10 feet; thence North 64°13'05" East, a distance of 100.70 feet; thence North 13°05'26" East, a distance of 93.16 feet; thence South 88°32'31" West, a distance of 484.63 feet; thence South 01°27'29" East, a distance of 253.24 feet; thence South 88°32'31" West, a distance of 61.00 feet; thence North 01°27'29" West, a distance of 4.00 feet; thence South 88°32'31" West, a distance of 23.00 feet; thence North 01°27'29" West, a distance of 12.00 feet; thence South 88°32'31" West, a distance of 68.50 feet; thence North 00°27'29" West, a distance of 347.06 feet; thence North 88°32'31" East, a distance of 642.53 feet; thence South 01°27'29" East, a distance of 12.77 feet; thence North 88°32'30" East, a distance of 139.84 feet; thence North 01°26'36" West, a distance of 717.22 feet; thence North 47°31'21" West, a distance of 31.54 feet; thence North 62°29'00" West, a distance of 108.38 feet to a point on a curve; thence Southwesterly on said curve to the right, whose radius point bears North 56°17'04" West, with a radius of 191.75 feet, a central angle of 38°02'05"; an arc distance of 127.29 feet to a point on a curve; thence Westerly on said curve to the right, whose radius point bears North 25°27'49" West, with a radius of 509.90 feet, a central angle of 22°29'54"; an arc distance of 200.22 feet to a point on the East line of Parcel "C" of said YOUNG WORLD PLAT; thence South 02°19'27" East, on the said East line, a distance of 45.95 feet to the Northeast corner of said Parcel "B", YOUNG WORLD PLAT; thence South 88°32'31" West, on the North line of said Parcel "B", YOUNG WORLD PLAT, a distance of 664.60 feet to the Northwest corner of said Parcel "B", YOUNG WORLD PLAT and to a point on a curve; thence Southerly on the West line of Parcel "B" of said YOUNG WORLD PLAT and an said curve to the right, whose radius point bears North 80°37'06" West, with a radius of 5829.58 feet, a central angle of 06°31'12"; an arc distance of 663.38 feet to a point of tangency; thence South 15°54'06" West, on said West line, a distance of 285.40 feet to a point of curve; thence Southerly on said curve to the left, being the said West line and Southerly extension thereof and also on the West line of said Parcel "A", YOUNG WORLD PLAT, with a radius of 5629.58 feet, a central angle of 09°57'27"; an arc distance of 978.36 feet; thence South 39°20'22" East, a distance of 44.40 feet; thence North 87°50'24" East, a distance of 476.35 feet; thence North 02°09'40" West, on the East line of said Parcel "A", YOUNG WORLD PLAT, a distance of 248.86 feet to the Point of Beginning.

All of said lands situate, lying and being in the Town of Davle, Broward County, Florida and containing 1,635,976 square feet or 37.5568 acres more or less.

CERTIFICATION:

Certified Correct. Dated at Fort Lauderdale, Florida, this 1st day of February, 2012

NOTES:

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McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN  
Registered Land Surveyor No. 5269  
State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMM

JOB ORDER NO. U-6686

CHECKED BY: CA

C:\JMM\F\2011\U6686

# ***TOWN OF DAVIE***

Review of Submission of Petition to Establish the Academical  
Village Community Development District

Prepared by:

4/6/2012

***Calvin Giordano & Associates Inc.***

***JP Ward & Associates LLC***

James P. Ward, JP Ward & Associates  
Shelley Eichner, AICP, Calvin Giordano & Associates, Inc.  
Karl Kennedy, PE, Calvin Giordano & Associates, Inc.