

ORDINANCE NO. O 2019-018

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE BOUNDARIES OF THE ACADEMICAL VILLAGE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190 OF THE FLORIDA STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 190 of the Florida Statutes allows for the creation of Community Development Districts 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 of Davie established the Academical Village Community Development District (“AV-CDD”) by Ordinance 2012-018; and

WHEREAS, the Board of Supervisors of the AV-CDD submitted a petition to the Town of Davie on May 13, 2019 to amend the boundaries of the AV-CDD; 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 proposed District boundaries do not create any inconsistency with the State of Florida Comprehensive Plan or the Town of Davie Comprehensive Plan; and

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

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

The community development services and facilities of the District (as proposed to be amended) 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 (as proposed to be amended) is amenable to separate special district government.

WHEREAS, the proposed amendment to the boundaries of the AV-CDD is in the best interest of the residents of the Town of Davie; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, THAT:

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

SECTION 2. Amendment of District Boundaries. The petition to modify the boundaries of the Academical Village Community Development District as set forth in Exhibit "A" is hereby granted.

SECTION 3. Conflict. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. 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 5. Effective date. This ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS 31ST DAY OF JULY, 2019.

PASSED ON SECOND READING THIS 21ST DAY OF AUGUST, 2019.


MAYOR/COUNCILMEMBER

ATTEST:


TOWN CLERK

APPROVED THIS 5TH DAY OF JUNE, 2019

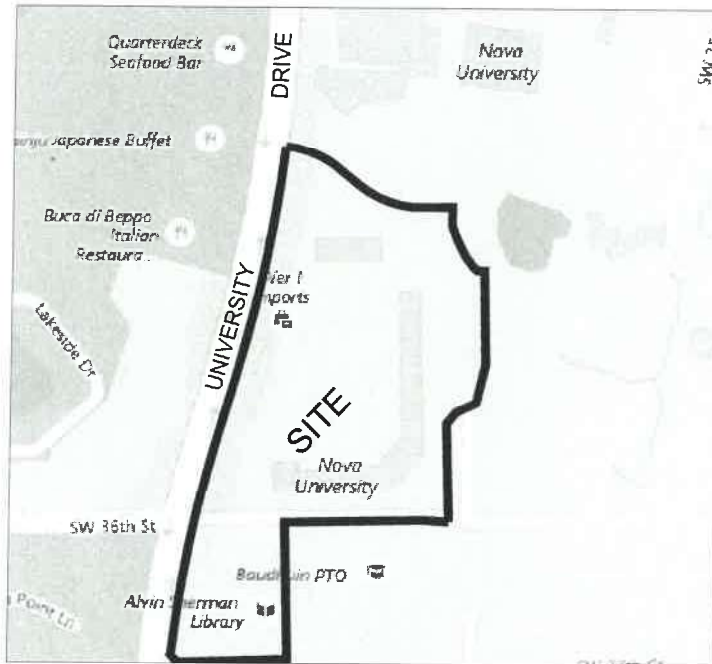
Approved as to Form and Legality:


TOWN ATTORNEY

EXHIBIT "A"

FOR: UNIVERSITY ASSOCIATES, LTD.

SKETCH AND DESCRIPTION
CDD BOUNDARY



LOCATION SKETCH
(NOT TO SCALE)

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE EAST BOUNDARY 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 WHICH BEARS SOUTH 02°19'26" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

Raymond Young
FEB 01 2019

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

R:\SURVEY\2013\13-0036-175-12_UNIVERSITY PARK PLAZA\DRAWINGS\SKETCH_AND_DESC\CDD BOUNDARY\130036.175_SD_CDD BNDY

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
1. REVISE S.W. CORNER BOUNDARY	07/24/18	RY	RY

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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JOB NO.: 13-0036-175	SHEET 1 OF 4 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 04-19-18

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", NOVA UNIVERSITY NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE VACATED 55 FOOT RIGHT OF WAY FOR S.W. 76th AVENUE (KIRKLAND ROAD) AS VACATED PER OFFICIAL RECORDS BOOK 26189, PAGE 323 OF SAID PUBLIC RECORDS, ALL OF PARCEL "B", A PORTION OF PARCEL "A" AND A PORTION OF PARCEL "C", "YOUNG WORLD PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 43 OF SAID PUBLIC RECORDS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL "A", NEW WORLD PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 37 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°32'32" WEST ALONG A LINE LYING 30.00 FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST, A DISTANCE OF 609.13 FEET TO THE NORTHWEST CORNER OF PARCEL "A" OF SAID NEW WORLD PLAT; THENCE SOUTH 02°09'38" EAST ALONG THE EAST BOUNDARY OF PARCEL "A" OF SAID "YOUNG WORLD PLAT", A DISTANCE OF 596.41 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LESSED OUT LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 34626, PAGE 1543 OF SAID PUBLIC RECORDS; THENCE SOUTH 87°50'25" WEST ALONG THE NORTH BOUNDARY OF SAID PARCEL OF LAND, A DISTANCE OF 476.35 FEET; THENCE NORTH 39°20'21" WEST, A DISTANCE OF 44.40 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR UNIVERSITY DRIVE AS SHOWN ON SAID PLAT, SAID POINT ALSO LYING ALONG THE ARC OF A CIRCULAR CURVE CONCAVE EASTERLY FROM WHICH THE RADIUS POINT BEARS SOUTH 84°03'20" EAST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5629.58 FEET, THROUGH A CENTRAL ANGLE OF 09°57'26", FOR AN ARC DISTANCE OF 978.35 FEET TO A POINT OF TANGENCY; THENCE NORTH 15°54'07" EAST, A DISTANCE OF 285.40 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5829.58, THROUGH A CENTRAL ANGLE OF 09°54'26", FOR AN ARC DISTANCE OF 1008.02 FEET TO A POINT OF THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY FROM WHICH THE RADIUS POINT BEARS SOUTH 06°20'53" WEST FROM THE LAST DESCRIBED POINT, THE LAST THREE (3) DESCRIBED COURSES LYING ALONG SAID EAST RIGHT OF WAY LINE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 457.00 FEET, THROUGH A CENTRAL ANGLE OF 26°22'02", FOR AN ARC DISTANCE OF 210.31 FEET TO A POINT OF TANGENCY; THENCE SOUTH 57°17'04" EAST, A DISTANCE OF 16.57 FEET; THENCE SOUTH 51°56'41" EAST, A DISTANCE OF 145.52 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 440.00 FEET, THROUGH A CENTRAL ANGLE OF 39°30'48", FOR AN ARC DISTANCE OF 303.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°32'32" EAST, A DISTANCE OF 128.21 FEET, THE LAST FOUR (4) DESCRIBED COURSES LYING 15 FEET (+/-) NORTH OF THE EXISTING BACK OF CONCRETE SIDEWALK; THENCE SOUTH 01°27'28" EAST, A DISTANCE OF 84.10 FEET; THENCE SOUTH 20°51'35" EAST, A DISTANCE OF 66.13 FEET; THENCE SOUTH 27°52'16" EAST, A DISTANCE OF 79.78 FEET; THENCE SOUTH 38°35'30" EAST, A DISTANCE OF 58.44 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 53°15'02", FOR AN ARC DISTANCE OF 37.18 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°09'28" EAST, A DISTANCE OF 15.74 FEET TO THE NORTHWEST CORNER OF AN EXISTING BUILDING, THE LAST FIVE (5) DESCRIBED COURSES LYING (+/-) ALONG THE BACK OF AN EXISTING SIDEWALK; THENCE SOUTH 01°50'32" EAST ALONG THE WEST FACE OF SAID EXISTING BUILDING AND IT'S SOUTHERLY EXTENSION, A DISTANCE OF 406.61 FEET; THENCE SOUTH 13°05'30" WEST, A DISTANCE OF 172.55 FEET; THENCE SOUTH 64°13'08" WEST, A DISTANCE OF 97.62 FEET; THENCE SOUTH 39°06'51" WEST, A DISTANCE OF 64.10 FEET, THE LAST THREE (3) DESCRIBED COURSES LYING ALONG LINES 50.00 FEET SOUTH AND EAST OF THE PROPOSED EAST TRANSFER PARCEL; THENCE SOUTH 02°19'26" EAST ALONG A LINE 75.00 FEET EAST OF AND PARALLEL WITH WHEN MEASURED AT RIGHT ANGLES TO, THE EAST BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 432.59 FEET; THENCE NORTH 86°30'36" WEST, A DISTANCE OF 110.64 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 1,722,313 SQUARE FEET OR 39.539 ACRES MORE OR LESS.

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- L ARC LENGTH
- O.R.B. OFFICAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- R RADIUS
- R/W RIGHT-OF-WAY
- Δ CENTRAL ANGLE
- ///// NON VEHICULAR ACCESS LINE

FEB 01 2019

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BOUNDARY\130036.175_SD_CDD BNDY

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JOB NO.: 13-0036-175	SHEET 2 OF 4 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 04-19-18

PARCEL "C"
 "YOUNG WORLD PLAT"
 P.B. 124, PG. 43; B.C.R.



RADIAL LINE FROM
 THIS POINT BEARS
 S 06°20'53" W

$R=457.00'$
 $\Delta=26^{\circ}22'02''$
 $L=210.37'$
 S 57°17'04" E
 16.57'

S 51°56'41" E
 145.52'

15'± N. OF EXISTING
 BACK OF WALK

S. BOUNDARY PARCEL "C"
 N. BOUNDARY PARCEL "B"

S.W. 76th AVENUE (KIRKLAND ROAD)
 55' RIGHT OF WAY VACATED PER
 O.R.B. 26189, PG. 323; B.C.R.

$R=440.00'$
 $\Delta=39^{\circ}30'48''$
 $L=303.44'$

N 88°32'32" E
 128.21'

S 1°27'28" E
 84.10'

S 20°51'35" E
 66.13'

S 27°52'16" E
 79.78'

S 38°35'30" E
 58.44'

$R=40.00'$
 $\Delta=53^{\circ}15'02''$
 $L=37.18'$

N 88°09'28" E
 15.74'

S 13°05'30" W
 172.55'

S 64°13'08" W
 97.62'

S 39°06'51" W
 64.10'

S 1°50'32" E 406.61'

PARCEL "A"
 NOVA UNIVERSITY NO. 1
 P.B. 146, PG. 49; B.C.R.

PARCEL "B"
 "YOUNG WORLD PLAT"
 P.B. 124, PG. 43; B.C.R.

UNIVERSITY DRIVE
 (160' RIGHT OF WAY)
 E. RIW LINE
 W. BOUNDARY PARCEL "B"

$R=5829.58'$
 $\Delta=9^{\circ}54'26''$
 $L=1008.02'$

100' OPENING PER
 P.B. 124, PG. 43; B.C.R.

50' OPENING PER
 (RIGHT TURNS ONLY)
 P.B. 124, PG. 43; B.C.R.

N 15°54'07" E
 285.40'

15' CANAL MAINTENANCE EASEMENT
 P.B. 124, PG. 43

50' CANAL EASEMENT
 P.B. 124, PG. 43

E. BOUNDARY PARCEL "B" (BEARING BASE)
 (BEARING BASE) N 2°19'26" W 869.95'

W. BOUNDARY PARCEL "A"
 PROPOSED
 EAST TRANSFER PARCEL

W. FACE OF EXISTING BUILDING

50' @ 90°

50' @ 90°

75'

MATCHLINE SEE SHEET 4 OF 4 SHEETS

R:\SURVEY\2013\13-0036-175-12_UNIVERSITY PARK PLAZA\DRAWINGS\SKETCH_AND_DESC\CDD
 BOUNDARY\130036.175_SD_CDD BNDY

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JOB NO.: 13-0036-175	SHEET 3 OF 4 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 04-19-18

MATCHLINE SEE SHEET 3 OF 4 SHEETS

PARCEL "B"
"YOUNG WORLD PLAT"
P.B. 124, PG. 43; B.C.R.

S.W. 76th AVENUE (KIRKLAND ROAD)
55' RIGHT OF WAY VACATED PER
O.R.B. 26189, PG. 323; B.C.R.

UNIVERSITY DRIVE
(160' RIGHT OF WAY)

$R = 5629.58'$
 $\Delta = 9^{\circ}57'26''$
 $L = 978.35'$

S.W. 36th STREET
(S.W. 35th STREET PER PLAT)

S. BOUNDARY PARCEL "B"

S. LINE OF S.E. 1/4 SECTION 21-50-41
S. R/W LINE

$S 88^{\circ}32'32'' W 609.13'$
N. BOUNDARY PARCEL "A"

N. W. CORNER

POINT OF BEGINNING
N.E. CORNER PARCEL "A"
P.B. 166, PG. 37; B.C.R.

$N 86^{\circ}30'36'' W$
 $110.64'$

PARCEL "A"
NEW WORLD PLAT
P.B. 166, PG. 37; B.C.R.

PARCEL "A"
"YOUNG WORLD PLAT"
P.B. 124, PG. 43; B.C.R.

$N 39^{\circ}20'21'' W$
 $44.40'$

$S 87^{\circ}50'25'' W 476.35'$

N. BOUNDARY N.E. CORNER

LESSED OUT LAND DESCRIBED IN
O.R.B. 34626, PG. 1543; B.C.R.

$S 88^{\circ}32'02'' W 405.86'$

$N 1^{\circ}27'58'' W$
 $80.00'$

$S 88^{\circ}32'02'' W$
 $114.32'$

E. BOUNDARY PARCEL "A"
 $S 2^{\circ}09'38'' E 596.41'$

$S 2^{\circ}09'39'' E 627.26'$

W. BOUNDARY PARCEL "A"

E. BOUNDARY PARCEL "B"

$S 2^{\circ}19'26'' E$
 $432.59'$

PARCEL "A"
NOVA

UNIVERSITY NO. 1
P.B. 146, PG. 49; B.C.R.

S.E. CORNER
SECTION 21-50-41

RADIAL LINE FROM
THIS POINT BEARS
 $S 84^{\circ}03'20'' E$



GRAPHIC SCALE IN FEET

FEB 01 2019

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BOUNDARY\130036.175_SD_CDD BNDY

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JOB NO.: 13-0036-175

SHEET 4 OF 4 SHEETS

DRAWN BY: RY

F.B. N/A PG. N/A

CHECKED BY: TCS

DATED: 04-19-18