

DAVIE, FLORIDA

**ORDINANCE NO. O 2025-023**

**AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, REGARDING THE CREATION OF THE SHOTGUN ROAD COMMUNITY DEVELOPMENT DISTRICT; MAKING FINDINGS OF FACT; ESTABLISHING AND NAMING THE SHOTGUN ROAD COMMUNITY DEVELOPMENT DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING CONSENT FOR THE EXERCISE OF CERTAIN POWERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Florida Legislature enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development;

WHEREAS, a Petition (the "Petition") to establish Shotgun Road Community Development District (the "District") pursuant to Chapter 190, Florida Statutes, was submitted to the Town Council of the Town of Davie, Florida (the "Council"), by KPNB LLC, a Delaware limited liability company, on September 25, 2023; and

WHEREAS, the proposed District comprises approximately 151.712 acres, all located within the Town of Davie; and

WHEREAS, pursuant to Section 190.005(1)(d), Florida Statutes, notice of the public hearing on the Petition to establish the proposed District was published in the Sun-Sentinel once a week for four (4) consecutive weeks prior to the public hearing; and

WHEREAS, the Council held a public hearing on the Petition to establish the District on May 21, 2025; and

WHEREAS, the Council, having considered the Petition and all information presented at the public hearing, and being fully advised and informed of the premises, has determined that it

is in the best interests of the residents of the Town of Davie to approve the Petition to establish the District and approve this Ordinance.

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

Section 1. Legislative Findings/Recitals. The above recitals are hereby adopted by the Town Council of the Town of Davie as its legislative findings relative to the subjects and matters set forth in this Ordinance.

Section 2. The Town Council hereby makes the following additional findings of fact:

1. The property proposed to comprise the District consists of approximately 151.712 acres, more or less; lies entirely within the boundaries of the Town of Davie. A metes and bounds description of the external boundaries of the District is set forth in the legal description attached hereto as Exhibit "A".
2. The Town Council has reviewed the Petition to establish the District and found all the statements therein to be true and correct.
3. The establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the effective local government comprehensive plan.
4. The District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional, interrelated community and as an independent special district.
5. The creation of the District is the best alternative available for delivering the community development services and facilities set forth below to the area that will be served by the District.
6. The community development services and facilities of the District will be compatible with the capacity and uses of existing Town and regional community development services and facilities.
7. The area that will be served by the District is amenable to separate special district government.

Section 3. The Council hereby grants the Petition to establish and create a community development district which shall be known as "Shotgun Road Community Development District."

Section 4. The boundaries of the District shall be as described as set forth in Exhibit "A" attached hereto.

Section 5. Pursuant to Section 190.005(2)(e), Florida Statutes, the charter for the District shall consist of Sections 190.006 through 190.049, Florida Statutes, inclusive.

Section 6. The five (5) persons designated to be the initial members of the Board of Supervisors are as follows:

Michael Levak  
Dario Gerszuny  
Andrew J. Von Gustedt  
Mario Romine  
Daniel Salas

Section 7. As provided in Chapter 190, Florida Statutes, the District shall have, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies and districts having authority with respect to any area included within the District, those general powers set forth in Section 190.011 and those special powers relating to public improvements and community facilities authorized by Section 190.012(1), Florida Statutes.

Section 8. The Council hereby consents to the exercise of, and grants to the District the special powers set forth in Sections 190.012(2)(a) and (d), Florida Statutes.

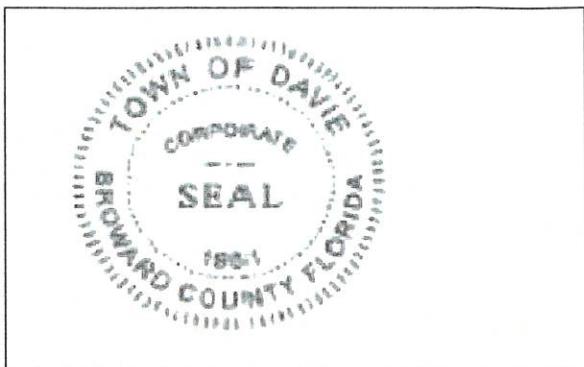
Section 9. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, it is the intent of the Town Council that such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

Section 10. Conflict. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

Section 11. Effective Date. This Ordinance shall take effect immediately upon passage and adoption.

PASSED FIRST READING THIS 7<sup>th</sup> DAY OF May, 2025.

PASSED SECOND READING THIS 21<sup>st</sup> DAY OF May, 2025.



  
Mayor Judy Paul

Mayor Judy Paul

### Authentication:

Authentication.  
  
Evelyn Roig

Evelyn Roig  
Town Clerk

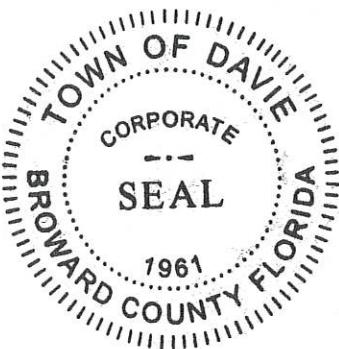
Motion:	Councilmember Luis		
Second:	Councilmember Starkey		
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Approved Subject To	
Vote		Yea	Nay
Mayor Paul		✓	
Vice Mayor Hattan		✓	
Councilmember Whitman		✓	
Councilmember Starkey		✓	
Councilmember Luis		✓	

Approved by the Town Attorney  
as to form and legal sufficiency:

also wish

Allan T. Weinthal

<u>CERTIFICATION</u>	
<p>I certify this to be a true and correct copy of            the original document on file at Town Hall.</p> <p>No. of pages <u>10</u></p> <p>WITNESS my hand and official seal of the Town            of Davie, this <u>28</u> day of <u>May</u>, <u>2025</u></p> <p><i>J. B. Breuer</i></p> <hr/> <p>Town Clerk/Assistant Town Clerk</p>	





## SKETCH AND LEGAL DESCRIPTION

BY

## PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870

## LEGAL DESCRIPTION: CDD PROPERTY

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTH QUARTER CORNER OF SAID SECTION 16; THENCE NORTH 89°58'29" WEST ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16 FOR 549.22 FEET TO THE MOST SOUTHEASTERLY END OF A LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE NORTHERLY, WESTERLY, NORTHWESTERLY AND NORTHERLY ON SAID LIMITED ACCESS RIGHT-OF-WAY LINE AND THE RIGHT-OF-WAY LINE OF SAID INTERSTATE 75, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: [1] THENCE NORTH 00°01'32" EAST 55.00 FEET; [2] THENCE NORTH 86°19'35" WEST 1114.21 FEET; [3] THENCE NORTH 70°40'37" WEST 63.57 FEET; [4] THENCE NORTH 83°27'48" WEST 331.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY WHOSE RADIUS POINT BEARS NORTH 03°50'50" EAST; [5] THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 65°00'00" AND AN ARC DISTANCE OF 657.99 FEET TO A POINT OF TANGENCY; [6] NORTH 21°09'10" WEST 277.13 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 40 EAST; [7] THENCE NORTH 00°07'50" WEST ON SAID WEST LINE 1712.04 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS POINT BEARS SOUTH 80°13'42" EAST; [8] THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 8347.37 FEET, A CENTRAL ANGLE OF 00°47'05" AND AN ARC DISTANCE OF 114.32 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF SECTION 16; THENCE NORTH 89°53'39" EAST ON SAID NORTH LINE 2623.58 FEET TO THE CENTER OF SAID SECTION 16, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SHOTGUN ROAD (S.W. 154TH AVENUE); THENCE SOUTH 00°15'57" EAST ON THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 16 FOR 979.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 51°56'37" AND AN ARC DISTANCE OF 135.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 69.00 FEET, A CENTRAL ANGLE OF 103°53'13" AND AN ARC DISTANCE OF 125.11 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 150.000 FEET, A CENTRAL ANGLE OF 51°56'37" AND AN ARC DISTANCE OF 135.99 FEET TO A POINT OF TANGENCY WITH SAID EAST LINE; THENCE THENCE SOUTH 00°15'57" EAST ALONG SAID EAST LINE 1318.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, AND CONTAINING 6,596,192 SQUARE FEET (151.712 ACRES), MORE OR LESS.

## NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 40 EAST BEING S00°15'57"E
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: CC HOMES

SCALE: N/A

DRAWN: MMM

ORDER NO.: 72229

DATE: 12/12/23

CDD PROPERTY

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
 DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290  
 MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
 STATE OF FLORIDA



## SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**

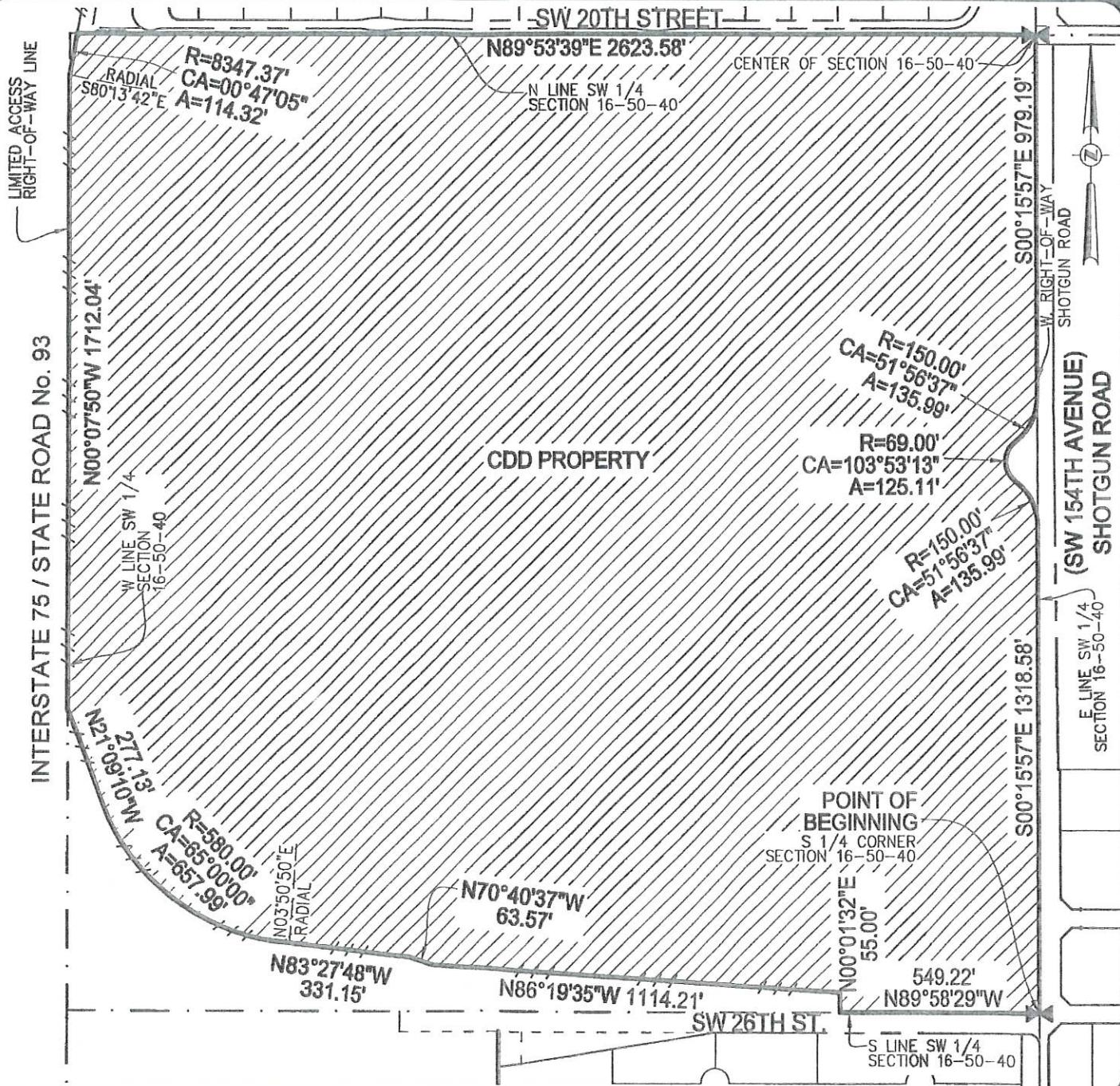
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SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com



CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES

SCALE: 1"=400'

DRAWN: MMM

ORDER NO.: 72229

DATE: 12/12/23

CDD PROPERTY

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

## LEGEND &amp; ABBREVIATIONS:

A ARC

CA CENTRAL ANGLE

CDD COMMUNITY DEVELOPMENT DISTRICT

R RADIUS

### LIMITED ACCESS RIGHT-OF-WAY LINE