

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Daniel M. Arner, P.E., Town Engineer 797-1113

**SUBJECT:** Resolution

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING FINAL CERTIFICATES OF OCCUPANCY FOR FOREST RIDGE SINGLE FAMILY VIII.

**REPORT IN BRIEF:**

Forest Ridge Single Family VIII is required, per their site plan previously approved by Town Council, to construct a sidewalk onto Pine Island Ridge. In order to construct this sidewalk, the Town of Davie must secure the necessary easement to cross Pine Island Ridge from the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. The developer of Forest Ridge has supplied the Town with the necessary supporting documents to apply for this permit. In addition, we are in receipt of a copy of the quote for a certified contractor to complete this work upon receipt of the necessary permits, along with a letter from Craven Thompson & Associates, Inc., stating the developer's commitment to begin construction of this sidewalk within one week of receipt of the required permits, with completion within 30 calendar days. Considering the Town's longstanding relationship with Sea Ranch Properties, Inc., and their commitment to complete the sidewalk requirements, the Development Services Department and Engineering Division have no objections to allowing the issuance of final certificates of occupancy for Forest Ridge Single Family VIII, contingent upon receipt of satisfactory security for the completion of said sidewalk

**PREVIOUS ACTIONS:** N/A

**CONCURRENCES:** N/A

**FISCAL IMPACT:**

Has request been budgeted? N/A

**RECOMMENDATION(S):**

Approval of Resolution

**Attachment(s):**

Letter from Craven Thompson & Associates, Inc.

RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING FINAL CERTIFICATES OF OCCUPANCY FOR FOREST RIDGE SINGLE FAMILY VIII.

WHEREAS, as a condition of the site plan approval for Forest Ridge Single Family VIII, the developer is required to construct a sidewalk onto Pine Island Ridge; and

WHEREAS, the Town of Davie must secure the necessary easements from the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida in order to construct said sidewalk; and

WHEREAS, the developer, Sea Ranch-Forest Ridge, Inc., has committed to construct said sidewalk upon receipt of proper permits from the State of Florida; and

WHEREAS, contingent upon receipt of satisfactory security for said sidewalk, the Development Services Department has no objections to the release of final certificates of occupancy for Forest Ridge Single Family VIII.

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

SECTION 1. The Town Council of the Town of Davie hereby authorizes the issuance of final certificates of occupancy for Forest Ridge Single Family VIII, contingent upon receipt of satisfactory security being received and approved by the Town of Davie.

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

February 9, 2001

Mr. Dan Arner, P.E.  
Town Engineer  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314-3399

**RE: FOREST RIDGE SINGLE FAMILY VIII  
RIDGE CROSSING  
CT&A PROJECT NO. 98-0001**

**CRANEN THOMPSON**



**& ASSOCIATES INC.**

Engineers  
Planners  
Surveyors

Dear Mr. Arner:

In response to your request at our meeting on Thursday February 1<sup>st</sup>, 2001 with Mr. Mark Kutney and representatives from Forest Ridge, we are submitting herewith the following documents for your review and approval:

- 1) Copy of an executed contract to construct the sidewalk across the ridge together with the clearing and filling of the area adjacent to lot 19 of Single Family VIII.
- 2) Three (3) signed and sealed copies of a sketch showing the proposed location for the sidewalk construction and the clearing and filling of the ditch adjacent to lot 19 of Single Family VIII.
- 3) Three (3) signed and sealed copies of the legal description and sketch for the proposed sidewalk easement for your use in obtaining the easement from the State of Florida.

As discussed at our meeting, Forest Ridge has already applied for a 10% maintenance bond in the amount of \$36,017.96 for Single Family VIII and as soon as they receive this bond it will be forwarded to you for your files.

Once the easement has been obtained from the State, the Developer will apply to the Town of Davie for a permit, and they will begin construction within 1 week from the issuance of the permit and will complete the construction within 30 calendar days.

Based upon the above, we would like to request on behalf of Forest Ridge that you arrange to have an item placed on the Town Council Agenda removing the Single Family VIII plat/site plan requirement that a 5 foot concrete sidewalk, or other material acceptable to Broward County, from Parcel B of Single Family VIII to Parcel G of Single Family III B or SW 92<sup>nd</sup> Avenue adjacent to the school be constructed before a final C.O. is issued. As discussed, this requirement is holding up the final C.O. for lot 42 in Single Family VIII.

3563 N.W. 53rd Street  
Fort Lauderdale, FL 33309-6311  
(954) 739-6400  
Fax (954) 739-6409

West Palm Beach

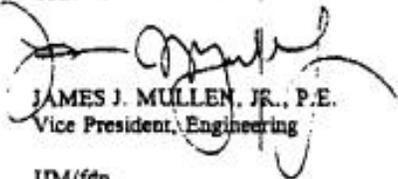
Mr. Dan Arner, P.E.  
CT&A Project No. 98-0001  
February 9, 2001  
Page 2

---

If when reviewing the above you have any questions and/or comments, please feel free to contact me directly to discuss them.

Very truly yours,

**CRAVEN THOMPSON & ASSOCIATES, INC.**

  
JAMES J. MULLEN, JR., P.E.  
Vice President, Engineering

JJM/fdp

Enclosure

cc: Walter Collins w/enci.  
Bill Cantrell w/enci.

Agreed and accepted by:

FOREST RIDGE COMMUNITY DEVELOPMENT LTD.  
By: Sea Ranch-Forest Ridge, Inc.,  
General Partner

  
Walter C. Collins, President

**CRAVEN THOMPSON & ASSOCIATES INC.**