

**RESOLUTION NO. 2005-48**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE ROMANELLO RANCH PLAT; AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID PLAT; AND PROVIDING AN EFFECTIVE DATE THEREFOR.**

**WHEREAS**, the Romanello Ranch Plat is described as the West one-half (W ½) of the South one-half (S ½) of Tract 40, Section 35, Township 50 South, Range 39 East, according to the Plat of "The Everglades Land Company Subdivision", Recorded in Plat Book 2, Page 1, or the Public Records of Dade, County Florida;

Said lands lying and being in the Town of Southwest Ranches, Broward County, Florida. Containing 105,781 Square Feet (2.4284 Acres);

Generally located on the South side of SW 54<sup>th</sup> Place on the East side of the unimproved SW 208<sup>th</sup> Avenue right-of-way; and

**WHEREAS**, at a duly noticed public hearing held on March 10, 2005, the Town Council reviewed the Romanello Ranch Plat, which provides for one (1) single-family dwelling unit to be built on an approximately 2.4 net acre parcel; and

**WHEREAS**, the parcel has a Rural Ranches Land Use and an A-1 zoning designation, which allows residential development at one unit per two and one-half gross acres, or one unit per two net acres, with a minimum lot width of 250 feet; and

**WHEREAS**, the proposed lot complies with the minimum net lot size and dimension requirements

**NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:**

**Section 1.** That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

**Section 2.** That, at a duly noticed public hearing held on March 10<sup>th</sup>, 2005, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves the Romanello Plat subject to the following agreed upon conditions:

- a. That there is sufficient capacity of the regional roadway network as determined by Broward County. In the event that sufficient capacity is not met, then the plat shall be denied by the Town.
- b. That a local park impact fee will be paid or a Recreational Impact Fee Agreement will be executed by the owner prior to the second and final signoff of the plat by the Town.
- c. That the Town Attorney will review and will approve all necessary legal information, including the Opinion of Title.
- d. That sufficient fire protection will be provided as required by the Broward County Fire Marshal prior to the second and final signoff of the plat by the Town.

**Section 3.** The Mayor, Town Administrator and Town Attorney are each authorized to execute said plat.

**Section 4.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by the Town Council of the Town of Southwest Ranches, Florida, this 10<sup>th</sup> day of March 2005, on a motion by Council Member Maines and seconded by Vice Mayor Knight.

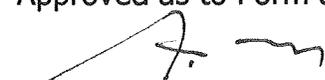
Fink	<u>Y</u>	Ayes	<u>5</u>
Knight	<u>Y</u>	Nays	<u>0</u>
Blanton	<u>Y</u>	Absent or	
Maines	<u>Y</u>	Abstaining	<u>0</u>
Nelson	<u>Y</u>		

  
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 Mecca Fink, Mayor

ATTEST:

  
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 Shari Canada, Town Clerk

Approved as to Form and Correctness:

  
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 Gary A. Poliakoff, J.D., Town Attorney

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