

MONDAY
APRIL 15, 2024
7:00 P.M.



WESTON CITY HALL
17200 ROYAL PALM BOULEVARD
WESTON, FLORIDA

All City Commission Meetings will be conducted virtually (online) and in person.

Viewing/Listening Options for this Meeting:

A. Attend in person.

B. Live stream on the City of Weston's website at:

<https://www.westonfl.org/government/city-commission/city-commission-meetings>

C. View on Government Access TV channel: Blue Stream Channel #25, Comcast Xfinity Channel #78, or AT&T Uverse Channel #99 (scroll to Weston Government TV).

D. Connect to the Live Event link via Cisco Webex:

<https://westonfl.webex.com/westonfl/j.php?MTID=mab714a35d67fefbf7d2a1855ec83d82e>

Event No.: 2303 523 6723

Password: weston (937866 from phone)

You can select to use audio from your computer.

E. Call in to listen to meeting at: 1-415-655-0001

Event No.: 2303 523 6723

PUBLIC PARTICIPATION AT COMMISSION MEETINGS

Anyone wishing to address the Commission with regards to a matter appearing on the Agenda or during Public Comments can do so.

To submit your comment on any of the items or for "Public Comments":

- Send an email to publiccomment@westonfl.org
- Email must include commenter's name and agenda item(s) number. If comment does not reference an agenda item, please state: "public comment". Comments must be 400 words (3 minutes) or less.
- Comments must be submitted by **5:00 p.m.** the day of the meeting.

To participate in public comments on any of the items on this agenda:

- You must participate by connecting through **Option (D) above, via the Cisco Webex Event.** As an attendee, you will be required to register your name and email address before logging in. At specific moments during the meeting, you will be able to "raise hand" to notify the meeting Host that you wish to speak either during Public Comments' or on any Agenda item. You must first open the "participants" list to see the "raise hand" icon next to your name in the list. The "participant's" icon is one of the icons on the bottom of the screen while a meeting is in progress. To raise your hand, hover over your name in the participants list and select "raise hand". A small hand icon will be placed next to your name in the participants list. The meeting Host will individually unmute each attendee in the queue to speak. Each speaker will be allowed up to 3 minutes. Please note, public attendees will only have audio capabilities during the meeting. Video streaming of individuals is reserved for the City Commission and Staff.

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**CITY COMMISSION
REGULAR MEETING AGENDA**

1. Roll Call
2. Pledge of Allegiance
3. Presentations
4. Public Comments
5. Consent Agenda
 - A. Commissioners' Items Removed for Later Discussion
 - B. Approval of Balance of Consent Agenda

QUASI-JUDICIAL HEARING

The following items are quasi-judicial in nature and are governed by the City's quasi-judicial procedures. If you wish to object or comment upon an item, please wait to do so when the announcement regarding the quasi-judicial item is made. You will be required to be sworn in before addressing the Commission, and if you wish to address the Commission, you may be subject to cross-examination. If you refuse to submit to cross-examination, the Commission will not consider what you have said in its final deliberations. The material in the City Commission's agenda backup and the staff résumés on file with the City Clerk will be considered as evidence without authentication.

6. An Ordinance of the City of Weston, Florida, rezoning the 6.659-acre property located at 357 Racquet Club Road, consisting of approximately 5.007 acres from Low Rise Multi Family (MF2) Zoning District and approximately 1.652 acres from Commercial (C-1) Zoning District to Mid Rise Multi Family (MF3) Zoning District; and providing for an effective date.

Second and Final Reading

Pages 8-46

7. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. 23-8010 (PLN24-00059), a variance from the provisions of Section 123.14(A)(3) Berms, of the Code of Ordinances of the City, to eliminate the required 4-foot berm within the 40-foot front landscape buffer for a proposed special residential facility (residential care facility), for the property located at 357 Racquet Club Road, Weston, Florida.

Pages 47-73

8. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. 23-8012 (PLN24-00062), a variance from the provisions of Section 123.14(A)(1)(c) Perimeter Buffer, of the Code of Ordinances of the City, to reduce the width of the buffer from 10 feet to 7 feet, 6 inches within 358 linear feet of the side perimeter buffer, to place a paved walkway within 203 linear feet of the rear perimeter buffer, to place a loading area within 15.5 linear feet of the rear perimeter buffer, and a variance from the provisions of 123.14(A)(4) Plant Units, of the Code of Ordinances of the City, to eliminate required hedge within 791 linear feet of the rear perimeter buffer for a proposed special residential facility (residential care facility) located at 357 Racquet Club Road, Weston, Florida.

Pages 74-104

9. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. 23-8012 (PLN24-00148), a variance from the provisions of Section 124.47(A) Dimension Requirements, of the Code of Ordinances of the City from the minimum 40-foot rear setback within the Mid Rise Multi Family Residential (MF3) Zoning District, proposing a rear setback for a portion of the east wing of the building, ranging from 28 feet to 36 feet, 5 inches, a reduction of 12 feet and 3 feet, 7 inches respectively and a rear setback for the west wing of the building, ranging from 28 feet, 8 inches to 39 feet, 4 inches, a reduction of 11 feet, 4 inches and 0 feet, 6 inches respectively, for a proposed special residential facility (residential care facility), located at 357 Racquet Club Road, Weston, Florida.

Pages 105-133

10. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. 23-8011 (PLN24-00058), a variance from the provisions of Section 123.17(C), Foundation planting, of the Code of Ordinances of the City, to eliminate a portion of the minimum five-foot-wide planting area along the front façade of the proposed special residential facility (residential care facility) to accommodate senior living resident seating areas, for the property located at 357 Racquet Club Road, Weston, Florida.

Pages 134-160

11. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. 23-7794 (PLN23-00230), for the allocation of 127 Reserve Units and 17 Bonus Sleeping Rooms as authorized by the Broward County Land Use Plan, Broward Next, and in adherence with the City of Weston's Comprehensive Plan for a proposed special residential facility (residential care facility), for the property located at 357 Racquet Club Road, Weston, Florida.

Pages 161-188

12. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. 23-7792 (PLN23-00228), site plan approval for a proposed 245-unit, 303-bed special residential facility (residential care facility), for the property located at 357 Racquet Club Road, Weston, Florida.

Pages 189-211

END OF QUASI-JUDICIAL HEARING

CITY OF WESTON

13. An Ordinance of the City of Weston, Florida, providing for amendment of the City Charter by amending Section 7.05, "Charter Revision;" to provide that the Charter Review Board shall, at its first meeting, select from its members a Chair and Vice Chair; providing requisite ballot language for submission to electors; providing for adoption of enabling Resolution; and providing for an effective date.

Second and Final Reading

Pages 212-216

14. An Ordinance of the City of Weston, Florida, providing for amendment of the City Charter by amending Section 2.02, "Mayor;" to provide that the City Commission shall, each year, appoint one of its members to serve as Vice Mayor; providing requisite ballot language for submission to electors; providing for adoption of enabling Resolution; and providing for an effective date.

Second and Final Reading

Pages 217-221

15. An Ordinance of the City of Weston, Florida, amending the Code of Ordinances of the City, by creating a new Section 100.30, to be entitled "Filming on Specified Property," adopting the Broward County Filming on Specified Property Ordinance; and providing for an effective date.

Public Hearing and First Reading

Pages 222-226

16. An Ordinance of the City of Weston, Florida, amending the Code of Ordinances of the City, by amending Section 50.15, "Gated Communities," and creating a new section, Section 95.06, to be entitled, "Gate Access Systems," to comply with the amendment to the Florida Fire Prevention Code; and providing for an effective date.

Public Hearing and First Reading

Pages 227-233

17. A Resolution of the City Commission of the City of Weston, Florida, calling a Special Election on proposed amendments to the City Charter, to be held on November 5, 2024; providing for submission of the Charter amendments recommended by the City Commission to the electors for approval or disapproval; providing for requisite ballot language; providing for notice; providing for an effective date.

Pages 234-238

18. A Resolution of the City Commission of the City of Weston, Florida, sunsetting the Charter Review Board.

Pages 239-241

**CONSENT AGENDA
CITY OF WESTON**

- 19-A. A Resolution of the City Commission of the City of Weston, Florida, awarding Bid No. 2024-01 for Pavilion Replacements - Library Park to Bejar Construction, Inc. of Pembroke Pines, Florida.

Pages 242-249

- 19-B. A Resolution of the City Commission of the City of Weston, Florida, approving Change Order No. 1-Final for the City's Contract Provider, A1 Property Services Group, Inc., of Miami, Florida, for Bid No. 2022-05, Roof Replacement for Police Service Center and Fire Stations.

Pages 250-257

- 19-C. A Resolution of the City Commission of the City of Weston, Florida, amending the budget of the City of Weston for Fiscal Year 2024 commencing October 1, 2023 and ending September 30, 2024; and providing for an effective date.

Pages 258-263

BONAVENTURE DEVELOPMENT DISTRICT

- 19-D. A Resolution of the City Commission of the City of Weston, Florida, as the governing board of the Bonaventure Development District, amending the budget of the Bonaventure Development District, for Fiscal Year 2024 commencing October 1, 2023 and ending September 30, 2024; and providing for an effective date.

Pages 264-268

INDIAN TRACE DEVELOPMENT DISTRICT

- 19-E. A Resolution of the City Commission of the City of Weston, Florida, as the governing board of the Indian Trace Development District, amending the budget of the Indian Trace Development District, for Fiscal Year 2024 commencing October 1, 2023 and ending September 30, 2024; and providing for an effective date.

Pages 269-273

CITY OF WESTON, INDIAN TRACE DEVELOPMENT DISTRICT, & BONAVENTURE DEVELOPMENT DISTRICT

19-F. A Resolution of the City Commission of the City of Weston, Florida, and as the governing board of the Indian Trace Development District, and as the governing board of the Bonaventure Development District, accepting the Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2023.

Pages 274-408

20. Adjournment

PUBLIC PARTICIPATION AT COMMISSION MEETINGS

Anyone wishing to address the Commission with regards to a matter appearing on the Agenda or during public comments must sign in with the City Manager or his designee. Each individual must state his or her name and the name of the entity represented (if applicable) and the item on the agenda to be addressed prior to conclusion of the discussion of the matter. Each person addressing the Commission shall approach the lectern, shall give their name and address in an audible tone of voice for the record, and unless further time is granted by the Presiding Officer, shall limit their address to three (3) minutes. All remarks shall be addressed to the Commission as a body and not to any member thereof. A person speaking on an item on the agenda shall limit their comments to matters relevant to the item. A person speaking during public comments shall not address any item on the agenda and is strongly encouraged to refrain from making political statements. No person addressing the Commission shall make personal attacks on any member of the Commission or any other individuals or entities. No person, other than the Commission and the person having the floor, shall be permitted to enter any discussion, either directly or through a member of the Commission, without the permission of the Presiding Officer. No question shall be asked of a Commissioner except through the Presiding Officer.

Any person who addresses the Commission on behalf of an individual, corporation or special interest group for compensation must disclose that representation when stating his or her name, as described above.

Pursuant to Florida Statutes 286.0105, if a person decides to appeal any decision made by the body with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Florida Statutes Section 286.26, persons needing a special accommodation to participate in this proceeding should contact the City Clerk's Office at (954) 385-2000 at least 48 hours prior to the meeting.