

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	Weston Commons (Tract B-2)	Number:	026-MP-02
Applicant:	Helen Homes of Weston Development, LLC	Comm. Dist.:	5
Agent:	Holland & Knight LLP	Sec/Twp/Rng:	29-50-40
Location:	North Side of Emerald Estates Drive, Between West City Drive and Emerald Park Circle	Platted Area:	59.74 Acres
City:	Weston	Gross Area:	16.03 Acres (TR B-2)
Replat:	This is a New Finding of Adequacy for a Portion of a Recorded Plat (Plat Book 173, Pages 67)		

LAND USE

Existing Use:	Vacant	Effective Plan:	Weston
Proposed Use:	Tract B-2: 242 Adult High Rise Units and 168 Sleeping Rooms; Special Residential Facility Category (3)	Plan Designation:	Irregular (11.8) Residential (Dashed-Line Area). See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Single Family Residential	North:	Irregular (11.8) Residential (Dashed-Line)
South:	Commercial	South:	Employment
East:	Commercial	East:	Employment
West:	Single Family Residential	West:	Irregular (11.8) Residential (Dashed-Line)
Existing Zoning:	PECD	Proposed Zoning:	PECD

RECOMMENDATION (See Attached Conditions)

APPROVAL: Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date: 08/14/18  
Action Deadline: 09/25/18  
Deferral Dates:

Prepared: HWC  
Reviewed:  
Approved:

SERVICES

Wastewater Plant:	Sunrise Sawgrass	Potable Water Plant:	Sunrise (05/18)
Design Capacity:	20,0000 MGD	Design Capacity:	24.000 MGD
12-Mo. Avg. Flow:	13.3500 MGD	Peak Flow:	18.200 MGD
Est. Project Flow:	0.1025 MGD	Est. Project Flow:	0.114 MGD

Comments: Sufficient capacity exists at this time.      Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

Dwelling Units	Impact Fee
352	*

\* See Staff Comments No. 6  
See Recommendation No. 6

Local:  
Regional:

Land Dedication	Impact Fee	Admin. Fee
County conducts no local review within municipalities	N/A	N/A
1.452 Acres	*	*

\* See Staff Comments No. 7  
See Finding No. 3  
See Recommendation No. 5

TRANSPORTATION

Concurrency Zone: Southwest	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	121	N/A	*
Non-Res. Uses:	N/A	N/A	N/A
Total:	121	N/A	*

\* See Staff Comment No. 5  
See Finding No. 1  
See Recommendation No. 5

WESTON COMMONS (TRACT B-2 ONLY)  
026-MP-02

STAFF COMMENTS

- 1) This plat was approved on March 18, 2003, for no development on Tract A; 50,000 square feet of commercial on Tract B-1; 200,000 square feet of office use and 25,000 square feet of accessory retail within the office building(s) on Tract B-2, and 175,000 square feet of commercial on Tract C. Several note amendments were approved with the most recent on April 8, 2008, for 350 existing adult high rise units and 32 existing adult duplex on Tract A; 242 adult high rise units and 168 sleeping room (84 adult high rise unit equivalent), Special Residential Facility Category (3) on Tract B-2; 50,000 square feet of commercial use on Tract B-1; 175,000 square feet of commercial use on Tract C, with a requirement that either a building permit be issued or infrastructure for development be installed by April 8, 2013, on Tract B-2. Neither a building permit for a principal building was issued nor infrastructure installed, and in accordance with Section 5-181(o) of the Land Development Code, the County's findings of adequacy have expired for the Tract B-2 only.
- 2) Staff findings and recommendations pertaining to this application for a new finding of adequacy for Tract B-2 are based on the use been 242 adult high rise units and 168 sleeping room (84 adult high rise equivalent), Special Residential Facility Category (3).
- 3) The review of this application for a new findings of adequacy included the information contained in the application, the property survey, the recorded plat and the Development Review Report approved by the County Commission on March 18, 2003. Review by the Highway Construction and Engineering Division and the Transit Division also included changes to the adjacent roadways and changes on the adjoining properties.
- 4) The comments, findings and recommendations contained in this report supersede all previous development review reports and delegation requests approved by the County Commission.
- 5) This plat is located within a standard transportation concurrency district. Road impact and administrative fees will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. This plat is also located in the Emerald Estates and Park of Commerce Development of Regional Impact (DRI). At the time of note amendment approval and recordation, it was confirmed that the plat was consistent with the DRI. Compliance with the conditions of the DRI Development Order satisfies the provisions of the Regional Transportation Network. Therefore, Road Impact and Road Administrative fees will not be assessed at the time of review of construction plans for County Environmental Review Approval.
- 6) Section 5-182(m) of the Land Development Code, Adequacy of School Sites and Facilities does not apply to residential communities that are restricted by deed or other recorded instruments acceptable to the County Attorney that prohibit the residence of school age children in a manner not inconsistent with federal, state, or

local laws or regulations. The plat note prohibits the residence of school age children on Parcel B-2; therefore, no school impact fees will be assessed for this project.

- 7) Regional park impact fees and regional park administrative fees will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. Prior to the recordation of the note amendment agreement, **\$99,756** were paid for regional park impact fees and **\$3,586** were paid for administrative fees respectively on Tract B-2. **Credit for the previous payment will be applied towards the future assessment of park impact and administrative fees for Tract B-2.**
- 8) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 9) This plat is located in the City of Weston and is in a dependent water control district under the jurisdiction of the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division. Surface water management plans must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of the Indian Trace Development District. A surface water management license from the Water and Environmental Licensing Section will be required prior to any construction.
- 10) The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.
- 11) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities
- 12) The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest

## Continued

Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.

- 13) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Weston if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 14) This site is not included in the Protected Natural Lands Inventory but is adjacent, along the western border, to Emerald Estates Mitigation Area, a mixed forested private wetland mitigation included in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Protected Natural Lands Inventory may be accessed at: <http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 15) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 16) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 17) A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
- 18) Approval of this new findings of adequacy does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Licensing and Building Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 19) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any

significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The archaeologist notes that this property is located in the City of Weston and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Weston's Development Services/Planning and Zoning at (954) 266-6495 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).

- 20) The use and density of 242 adult high rise units and a 168 sleeping room (84 adult high rise dwelling unit equivalents) Special Residential Facility, Category (3) on Tract B-2 on the portion of the plat subject to this new findings of adequacy is in compliance with the effective Land Use Plan.
- 21) The Broward County Planning Council staff notes this this plat was the subject of Broward County Land Use Plan (BCLUP) amendment PC 04-17, amending the BCLUP designation from 65.7 acres of "Employment Center – High" to 29.9 acres of "Commercial within a Dashed-Line Area" and 35.8 acres of "Irregular (11.8) Residential within a Dashed-Line Area". This amendment was adopted by the Broward County Commission on December 14, 2004, subject to a following voluntary restriction that restricts development to residents ages 18 years and older.
- 22) The attached resolution from the City of Weston (Resolution No. 2018-75) indicates no objection to a new findings of adequacy for this plat. Also, the resolution confirms that the existing plate note is consistent with the approved Emerald Estates and Park of Commerce DRI Development Order.
- 23) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- 24) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf).

## FINDINGS

- 1) This plat is located within the Southwest Standard Transportation Concurrency District, and this application satisfies the regional road network concurrency requirement of Section 5-182(a)(5)b) of the Broward County Land Development Code.

- 2) This application for a new findings of adequacy satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 3) This application for a new findings of adequacy satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

### STAFF RECOMMENDATIONS

- 1) The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for a new Findings of Adequacy (FOA) for the subject plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that new or amended plat requirements are not required and that the original conditions of plat approval are adequate with respect to the safe and adequate access standards of the Broward County Land Development Code.

### **2) PLATTED ITEMS (NVAL, DEDICATIONS, EASEMENTS) DETERMINED TO BE ADEQUATE WITH NO CHANGES REQUIRED**

- A) The NVAL illustrated on the plat as recorded in Plat Book 173, Page 67 adequately complies with the original conditions of plat approval.

### **3) PLAT IMPROVEMENTS DETERMINED TO BE ADEQUATE WITH NO CHANGES REQUIRED.**

### **4) ALL GENERAL RECOMMENDATIONS HAVE BEEN DETERMINED TO BE ADEQUATE AND NO CHANGES ARE REQUIRED.**

- 5) Applicant must pay regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development Management and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact fee amounts are subject to adjustment each October 1.

- 6) Section 5-182(m)(9) of the Land Development Code exempts Assisted Living Facilities from school impact fee/land dedication requirements. Therefore, no educational impact fees will be assessed for the proposed Special Residential Facility (Category 3), subject to the developer placing an age restriction on this property through the execution of a Declaration of Restrictive Covenants (form CAF#356B), which must be recorded prior to review of construction plans submitted for County environmental review approval.

- 7) Within twelve (12) months of approval of this application for a new finding of adequacy, comply with all conditions of approval and record an agreement acceptable to the County Attorney's Office to amend the note on the plat as follows:
  - A) Tract B-2 is restricted to 242 adult high-rise units and 168 sleeping room (84 adult high rise equivalent), Special Residential Facility Category (3).
  - B) This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
  - C) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval **for Tract B-2** are not issued by **August 14, 2023**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/ or
  - D) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads **for Tract B-2** have not been substantially completed by **August 14, 2023**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.
- 8) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.





**Commission District No. 5**  
**Municipality: Weston**  
**S/T/R: 29/50/40**




**026-MP-02**  
**Weston Commons**

Prepared by: Planning and Development Management Division  
Date Flown: January 2017



TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Weston Commons (Findings of Adequacy for Tract B-2)  
(026-MP-02) City of Weston

DATE: July 11, 2018

The Future Land Use Element of the City of Weston Comprehensive Plan is the effective land use plan for the City of Weston. That plan designates Tract B-2 of this plat for the uses permitted in the "Irregular (11.8) Residential within a Dashed-Line Area" land use category. This plat is generally located on the north side of Emerald Estates Drive, between West City Drive and Emerald Park Circle.

Planning Council staff notes that this plat was the subject of Broward County Land Use Plan (BCLUP) amendment PC 04-17, amending the BCLUP designation from 65.7 acres of "Employment Center - High" to 29.9 acres of "Commercial within a Dashed-Line Area" and 35.8 acres of "Irregular (11.8) Residential within a Dashed-Line Area." Said amendment was adopted by the Broward County Commission on December 14, 2004, subject to the following voluntary restriction:

- Restrict development to residents aged 18 years and older.

Regarding the proposed development of 242 adult high-rise units and a 168 sleeping room (84 adult high-rise dwelling unit equivalents) Special Residential Facility, Category (3) on Tract B-2, Planning Council staff calculations indicate that a maximum of 775 dwelling units are permitted by the effective land use plan within the Weston Commons "Dashed-Line Area." The City of Weston staff has indicated that to date a total of 708 dwelling unit equivalents have been proposed by plat or granted development permits, including the development proposed by this application. Therefore, the proposed 326 dwelling unit equivalents on Tract B-2 are in compliance with the permitted uses and densities of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North: Irregular (11.8) Residential within a Dashed-Line Area  
South: Employment Center  
East: Employment Center  
West: Irregular (11.8) Residential within a Dashed-Line Area

**Weston Commons Tract B-2**  
**July 11, 2018**  
**Page Two**

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:DBT

cc: John R. Flint, City Manager  
City of Weston

Sarah Sinatra Gould, AICP, Planning Consultant  
Calvin, Giordano & Associates



**CITY OF WESTON, FLORIDA  
RESOLUTION NO. 2018-75**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESTON, FLORIDA, FINDING NO OBJECTION TO THE EXISTING PLAT NOTE AND FINDING OF ADEQUACY FOR THE WESTON COMMONS PLAT.**

**WHEREAS, First, on August 19, 2002, the City Commission adopted Resolution No. 2002-148 wherein the plat for Weston Commons, located on the west side of Weston Road, north of Griffin Road, and south of South Post Road, was approved; and**

**WHEREAS, Second, on March 18, 2013, the Broward County Board of County Commissioners approved the plat for Weston Commons; and**

**WHEREAS, Third, on June 16, 2003, the City Commission adopted Resolution No. 2003-103 wherein the note on the plat for Weston Commons was amended to be restricted to 817 sleeping rooms, Special Residential Facility Category (3) on Tract A; and**

**WHEREAS, Fourth, on February 3, 2004, the Broward County Board of County Commissioners approved an amendment to the plat for Weston Commons to be restricted to 817 sleeping rooms, Special Residential Facility Category (3) on Tract A; 50,000 square feet of commercial use on Tract B-1; 200,000 square feet of office use and 25,000 square feet of accessory retail use within the office building(s) on Tract B-2; and 175,000 square feet of commercial use on Tract C; and**

**WHEREAS, Fifth, on May 7, 2007, the City Commission adopted Resolution No. 2007-57 wherein the note on the plat for Weston Commons was amended to be restricted to 382 adult units, Special Residential Facility Category (3) on Tract A, 50,000 SF of commercial use on Tract B-1, 226 adult units and 200 sleeping rooms (100 adult unit equivalent), Special Residential Category (3) on Tract B-2, and 175,000 SF of commercial on Tract C, and at least 80 percent of the units on Tract A and Tract B-2 are to be occupied by at least one person 55 years of age or older per unit, provided that no person under the age of 18 may be a permanent occupant of any sleeping room; and**

**WHEREAS, Sixth, on April 4, 2008 the Broward County Board of County Commissioners approved an amendment to the plat for Weston Commons to be restricted to 350 existing adult high rise units and 32 existing adult duplex units on Tract A; 242 adult high-rise units and 168 sleeping rooms (84 adult high-rise unit equivalent), Special Residential Facility Category (3) on Tract B-2; 50,000 square feet of commercial use on Tract B-1; 175,000 square feet of commercial use on Tract C. All dwelling units on Tracts A and B-2 will be rented or sold to persons meeting the requirements of Section 5-12(m)(8) of the Broward County Land Development Code to prohibit the residence for school aged children in a manner not inconsistent with federal, state or local laws or regulations. The revised note must include language stating the following: A) If a building permit for a principal building for Tract B-2 (excluding dry models and construction offices) and first inspection approval are not issued by **April 8, 2013**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property of the agent of the owner shall be responsible for**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESTON, FLORIDA, FINDING NO OBJECTION TO THE EXISTING PLAT NOTE AND FINDING OF ADEQUACY FOR THE WESTON COMMONS PLAT.**

providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or B) If construction of project water lines, sewer lines, drainage, and the rock base or internal roads have not been substantially completed by **April 8, 2013**, then County's finding of adequacy shall expire and no additional building permits shall be issue until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property of the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and

WHEREAS, Seventh, on May 1, 2017, the City Commission adopted Resolution No. 2017-50 wherein the City Commission approved the resubmitted site plan application for the proposed construction of a Special Residential Facility on Weston Commons; and

WHEREAS, Eighth, on June 21, 2018, Debbie Orshefsky, Esquire, on behalf of the property owner, Helen Homes of Weston Development, LLC, has requested that the City of Weston issue a finding of no objection to the existing plat note and a finding of adequacy for the Weston Commons plat to enable the issuance of a building permit for a principal structure on the Weston Commons plat.

WHEREAS, Ninth, the City Manager finds that the existing plat note is consistent with the approved Emerald Estates and Park of Commerce DRI Development Order and recommends the issuance of a finding of no objection to the existing plat note and a finding of adequacy for the Weston Commons plat; and

WHEREAS, Tenth, the City Commission finds that that the existing plat note is consistent with the approved Emerald Estates and Park of Commerce DRI Development Order and it is in the best interest of the City to issue a finding of no objection to the existing plat note and a finding of adequacy for the Weston Commons plat.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Weston, Florida:

**Section 1:** The foregoing recitals contained in the preamble to this Resolution are incorporated by reference herein.


**Section 2:** The City Commission hereby issues a finding that the existing plat note is consistent with the approved Emerald Estates and Park of Commerce DRI Development Order and issues a finding of no objection to the existing plat note and a finding of adequacy for the Weston Commons plat.

**Section 3:** The appropriate City officials are authorized to execute all necessary documents and to take any necessary action to effectuate the intent of this Resolution.


**Section 4:** This Resolution shall take effect upon its adoption.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESTON, FLORIDA, FINDING NO OBJECTION TO THE EXISTING PLAT NOTE AND FINDING OF ADEQUACY FOR THE WESTON COMMONS PLAT.

ADOPTED by the City Commission of the City of Weston, Florida, this 2<sup>nd</sup> day of July 2018.

  
\_\_\_\_\_  
Daniel J. Stermer, Mayor

ATTEST:

  
\_\_\_\_\_  
Patricia A. Bates, City Clerk

Approved as to form and legality  
for the use of and reliance by the  
City of Weston only.

  
\_\_\_\_\_  
Jamie Alan Cole, City Attorney

Roll Call:

Commissioner Jaffe	<u>Yes</u>
Commissioner Feuer	<u>Yes</u>
Commissioner Kallman	<u>Yes</u>
Commissioner Brown	<u>Yes</u>
Mayor Stermer	<u>Yes</u>