



## CITY OF WESTON REZONING REQUIREMENTS

\$19,500 application fee made payable to the City of Weston.

\$784 Fire Marshall review fee made payable to the City of Weston.

**Submit 10 copies of the following to City of Weston Planning & Zoning, c/o Administrative Services Center**  
17250 Royal Palm Boulevard, Weston, FL 33326 (954-385-0500).

**Site Development Plan.** The Applicant shall submit a Site Development Plan to be included with the rezoning request. The site Development Plan shall be adopted as part of the rezoning approval and shall specify:

- Setbacks or yards
- Plot coverage
- Height
- Landscaping
- Common Areas
- Drainage
- Internal Circulation
- and Signage

### **Applicants must provide notice and advertising**

#### **NOTICES OF PUBLIC HEARING**

All notices of public hearing for rezoning, amendments to the Zoning Code, and developments of regional impact shall be in accordance with Chapter 166.041, Florida Statutes.

Rezoning requests and developments of regional impact. City Commission shall hold a quasi-judicial public hearing (or, if required by state law, two public hearings) on any rezoning or development of regional impact. Such hearings shall conform to the Quasi-Judicial Proceedings of the City of Weston.

- 1) **Basis for consideration of request for rezoning.** The City Commission shall consider the following:
  - a. Whether there exists an error or ambiguity which must be corrected;
  - b. Whether there exist changed or changing conditions which make approval of the request appropriate;
  - c. The testimony of any applicants, their agents or representatives;
  - d. The recommendation of staff;
  - e. The sworn and unsworn testimony of the public;
  - f. Whether the request is consistent with the goals, objectives, policies, and intent of the City of Weston Comprehensive Plan;

- g. Whether the request is consistent with the densities, intensities, and general uses set forth in the City of Weston Comprehensive Plan and the Land Use Element Map;
- h. Whether the request will protect, conserve, or preserve environmentally critical areas and natural resources;
- i. Whether the request will place an undue burden on existing infrastructure and whether capacity exists for any projected increase that may be generated; and
- j. Whether the permitted uses in a requested rezoning are compatible with existing and proposed uses in the general vicinity; except, however, nonconforming uses of neighboring lands, structures, or buildings shall not be considered as support for approval of any request.