

MONDAY  
APRIL 18, 2022  
7:00 P.M.



WESTON CITY HALL  
17200 ROYAL PALM BOULEVARD  
WESTON, FLORIDA

---

### CITY COMMISSION REGULAR MEETING AGENDA

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

Viewing/Listening Options for this Meeting:

- A. Attend in person (*Note: only a limited number of people will be able to attend in person, given CDC social distance requirements, and all attendees are required to wear masks*).
- 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/onstage/g.php?MTID=eac3250ece8cdf9f4b219a55a1b1aa79c>

Meeting/Event ID: **2313 782 1360**

Password: **weston**

You can select to use audio from your computer

- E. Call in to listen to meeting at: [1-415-655-0001](tel:1-415-655-0001)  
Meeting/Event ID: **2313 782 1360**

---

### 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](mailto: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 "participants" 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.

MONDAY  
APRIL 18, 2022  
7:00 P.M.



WESTON CITY HALL  
17200 ROYAL PALM BOULEVARD  
WESTON, FLORIDA

---

**CITY COMMISSION  
REGULAR MEETING AGENDA**

1. Roll Call
2. Pledge of Allegiance
3. Presentations
4. Public Comments – 30 minutes\*

*\*Each person is requested to give his/her name for the record and may speak for up to 3 minutes. The maximum time allotted for Public Comments at the beginning of the meeting is 30 minutes. Any person(s) who submitted notification or desire to speak during Public Comments and are not acknowledged during the initial 30-minute period may be heard at the end of the meeting, time permitted.*

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 the item, please wait to do so when the announcement regarding the particular 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. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. 21-4418 requesting a variance from the provisions of Section 123.17(A), Screening Requirements, Above-ground elements, of the Code of Ordinances of the City, which requires dumpsters, transformers, air conditioning units, mechanical equipment, and all other above ground freestanding utility equipment, to be fully screened on all non-accessible portions with hedge material equal to the height of such elements for the location of 1800 thru 1880 N. Commerce Parkway, Weston, Florida.

***Landscape Variance***

***Pages 8-30***

7. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. 22-5929, a variance from the provisions of Section 123.17(C) Foundation planting, of the Code of Ordinances of the City, which requires a minimum five-foot-wide planting area around all buildings, to eliminate the foundation plantings due to the constrained site, for the development of a medical office, for the property located at SW 160<sup>th</sup> Avenue, north of Indian Trace, Weston, Florida.

***Foundation Planting Variance***

***Pages 31-47***

8. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. 22-5930, a variance from the provisions of Section 124.47(A) Dimension requirements, of the Code of Ordinances of the City, which requires a minimum setback of 25 feet on the sides and rear of the Nonresidential C-1 Zoning District, proposing a 20 foot two inch reduction on the north side of the building, a 15 foot eight inch reduction on the south side of the building, and a 20 foot two inch reduction on the rear side of the building, for the development of a medical office, for the property located at SW 160<sup>th</sup> Avenue, north of Indian Trace, Weston, Florida.

***Building Setback Variance***

***Pages 48-65***

9. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. 22-5931, a variance from the provisions of Section 124.47(A)(1), Platted lots, of the Code of Ordinances of the City, which requires a minimum lot size of one (1) acre in the Non-residential C-1 Zoning District, proposing a reduction in the minimum lot size to .27 acres or 11,773 square feet, for the development of a medical office, for the property located at SW 160<sup>th</sup> Avenue, north of Indian Trace, Weston, Florida.

***Lot Size Variance***

***Pages 66-83***

10. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. 22-5933, a variance from the provisions of Section 123.14(A)(1), Buffer width, requiring a minimum landscape perimeter buffer of 40 feet adjacent to a Right-of-Way, and Section 123.14(A)(1)(c), requiring a minimum 10 foot buffer around the property, of the Code of Ordinances of the City, for the development of a medical office, for the property located at SW 160<sup>th</sup> Avenue, north of Indian Trace, Weston, Florida.

***Landscape Perimeter Buffer Variance***

***Pages 84-101***

11. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. 22-5932, a variance from the provisions of Section 124.54(l)(1) minimum parking spaces, requiring one (1) parking space for every 150 square feet of gross floor area for 3,231 square feet dedicated as medical use, and requiring one (1) parking space for every 750 square feet of gross floor area for 867 square feet dedicated as storage use, of the Code of Ordinances of the City, for the proposed development of a medical office, for the property located at SW 160<sup>th</sup> Avenue, north of Indian Trace, Weston, Florida.

***Off-Street Parking Variance***

***Pages 102-136***

12. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. 22-5994, a variance from the provisions of Section 124.54(K)(3), requiring buildings and banks to have a loading space measuring twelve (12) feet in width by twenty-five (25) feet in length, of the Code of Ordinances of the City, requesting to eliminate the required off-street loading space for the proposed development of a medical office, for the property located at SW 160<sup>th</sup> Avenue, north of Indian Trace, Weston, Florida.

***Loading Space Variance***

***Pages 137-154***

13. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. 22-5928, Site Plan approval for a proposed medical office building, for the property located at SW 160<sup>th</sup> Avenue, north of Indian Trace, Weston, Florida.

***Site Plan Approval***

***Pages 155-172***

---

**END OF QUASI-JUDICIAL HEARING**

---

14. A Resolution of the City Commission of the City of Weston, Florida, appointing \_\_\_\_\_ as a Director, \_\_\_\_\_ as an Alternate Director, and \_\_\_\_\_ as a Second Alternate Director for the 2022-2023 Broward League of Cities Board of Directors.

***Pages 173-184***

15. A Resolution of the City Commission of the City of Weston, Florida, authorizing the disposal of surplus non-real property, comprised of three 2016 model year custom pumper vehicles to the Broward Sheriff's Office pursuant to Section 32.12, the best interest waivers provision of the Code of Ordinances of the City, and approving the purchase agreement by and between the Broward Sheriff's Office and the City of Weston for a total purchase price of \$515,000.

***Pages 185-196***

16. **CONSENT AGENDA**

***CITY OF WESTON***

- A. A Resolution of the City Commission of the City of Weston, Florida, approving the First Amendment to the Agreement with Bettoli Trading Corp., d/b/a Bettoli Vending, for Food and Beverage Park Concession Services, RLI No. 2016-09, renewing the Agreement for an additional five-year term.

***Pages 197-253***

**CITY OF WESTON, INDIAN TRACE DEVELOPMENT DISTRICT AND BONAVENTURE DEVELOPMENT DISTRICT**

- B. 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, authorizing the acquisition of goods and services from Precision Contracting Services, Inc., of Jupiter, Florida, for Information Technology Goods and Services, in an amount exceeding the aggregate sum of \$100,000 for Fiscal Year 2022.

**Pages 254-259**

- C. 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, approving the Minutes of the Regular Meeting of the City Commission of the City of Weston held on March 21, 2022.

**Pages 260-269**

17. Public Comments – *continued, if necessary*
18. 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.