

MONDAY  
MARCH 16, 2026  
7:00 P.M.



WESTON CITY HALL  
17200 ROYAL PALM BOULEVARD  
WESTON, FLORIDA

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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=m5bec5d067f7fe47f93f301fa69286c27>  
Event No.: 2308 042 0161  
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.: 230 804 20161

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#### 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 is requested to 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 are requested 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 Comment 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, amending the land use designation on the City's Future Land Use Map within the City of Weston Comprehensive Plan for a 2.18 gross acre site consisting of three parcels, from Irregular Residential (within a dashed line area of 5 units to the acre) to Industrial, for properties generally located south of State Road 84 and west of Bonaventure Boulevard, legally described as a portion of Tract 57, Bonaventure, according to the plat thereof, as recorded in Plat Book 82, Page 43, of the Public Records of Broward County, Florida; providing for conflicts; providing for severability; and providing for an effective date.

***Second and Final Reading***

***This item is legislative, not quasi-judicial, in nature, but for convenience will be heard as part of the Quasi-Judicial hearing on Item 7.***

***Pages 8-94***

7. An Ordinance of the City of Weston, Florida, rezoning a 2.18 gross acre site consisting of three parcels, from the Community Facility (CF) Zoning District to the Commercial (C-1) Zoning District, generally located south of West State Road 84 and west of Bonaventure Boulevard, legally described as a portion of Tract 57, Bonaventure, according to the plat thereof, as recorded in Plat Book 82, Page 43, of the Public Records of Broward County, Florida; providing for conflicts; providing for severability; and providing for an effective date.

***Second and Final Reading***

***Pages 95-143***

8. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. PLN26-00037, Special Exception pursuant to Section 124.16 of the Code of Ordinances to allow the use of a self-storage warehouse facility in a Commercial (C1) Zoning District, for the property located at 16600 W. State Road 84 and 16491 Racquet Club Road, Weston, Florida.

***Pages 144-190***

9. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. PLN26-00031, a variance from the provisions of Section 123.14(A)(3) Berms, of the Code of Ordinances, to allow for a 1-foot high north perimeter berm in lieu of the required 4-foot-high perimeter berm for construction of a self-storage warehouse, located at 16600 W. State Road 84 and 16491 Racquet Club Road.

***Pages 191-233***

10. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. PLN26-00032, a variance from the provision of Section 123.14(A)(1)(c) Perimeter Buffer, of the Code of Ordinances, eliminating the required 10-foot east landscape buffer for a proposed self-storage warehouse facility, located at 16600 W. State Road 84 and 16491 Racquet Club Road, Weston, Florida.

***Pages 234-282***

11. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. PLN26-00033, a variance from the provisions of Section 124.54(l)(1), Amount of Off-Street Parking of the Code of Ordinances, to reduce off-street parking requirements for a proposed self-storage warehouse facility located at 16600 W. State Road 84 and 16491 Racquet Club Road, Weston, Florida.

***Pages 283-340***

12. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. PLN26-00034, a variance from the provisions of Section 124.47(A), Dimension Requirements, of the Code of Ordinances, to allow for a building height of 52 feet, 17 feet higher than the maximum permitted height of 35 feet, for the construction of a self-storage warehouse facility located at 16600 W. State Road 84 and 16491 Racquet Club Road, Weston, Florida.

***Pages 341-389***

13. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. PLN25-00061, site plan approval for a self-storage warehouse building, with a total gross square footage of 116,062 square feet on a 2.18-gross acre (1.44 net-acre) site, for the parcels located at 16600 W. State Road 84 and 16491 Racquet Club Road, Weston, Florida.

**Pages 390-446**

14. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. PLN26-00042, a variance from the provisions of 124.47(A), Dimension requirements, of the Code of Ordinances, which requires a minimum side and rear setback of 25 feet within the Commercial (C1) Zoning District, proposing one enclosure with a reduced side setback of 21 feet, 5 inches and a reduced rear setback of 15 feet, 7 inches, and a second enclosure with a reduced side setback of 17 feet, 4 inches, for the development of a grocery store/market, for the property located at 1440 Northpark Drive, Weston, Florida.

**Pages 447-473**

15. A Resolution of the City Commission of the City of Weston, Florida, considering Application No. PLN25-00206, site plan amendment approval to allow various site improvements including repainting the existing building, reconfiguration of the parking area, new loading area, and construction of two new enclosures for a proposed grocery store/market, located at 1440 Northpark Drive, Weston, Florida.

**Pages 474-492**

#### **END OF QUASI-JUDICIAL HEARING**

16. An Ordinance of the City of Weston, Florida, amending the Code of Ordinances of the City, amending certain Sections of Title XII, "Land Use;" to update the City Code; and providing for an effective date.

#### **Second and Final Reading**

**Pages 493-567**

#### **CONSENT AGENDA**

#### **CITY OF WESTON AND INDIAN TRACE DEVELOPMENT DISTRICT**

- 17-A. A Resolution of the City Commission of the City of Weston, Florida, and as the governing board of the Indian Trace Development District accepting and ratifying the recommendation of the City Manager pursuant to Bid No. 2026-04 a bid for Fiscal Year 2026 Bank Loan Issuance Number One, accepting the response of Regions Capital Advantage, Inc., for a loan to finance the portion of the City of Sunrise automated meter replacement project located within the Indian Trace Development District; authorizing such loan and the issuance of a bond in the principal amount not to exceed \$5,500,000 to finance capital purchases as described in the bid; awarding the bond on a negotiated basis; and approving execution and delivery of a loan agreement and the bond in connection with such loan.

**Pages 568-586**

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

- 17-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, approving the Second Amendment to the Agreement with Horsepower Electric Inc. for RFP No. 2022-12, Streetlights and Outdoor Electrical Infrastructure Repairs and Replacement, renewing for an additional three-year term.

**Pages 587-600**

- 17-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 February 17, 2026.

**Pages 601-612**

18. City Manager Agenda Request  
Donald P. Decker, City Manager  
Discussion: Solid Waste Authority Update

**Pages 613-614**

19. 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 is requested to sign in with the City Manager or his designee. Each individual is requested to 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, is requested to give their name and address in an audible tone of voice for the record, and unless further time is granted by the Presiding Officer for all people speaking on the item, shall limit their address to three (3) minutes. 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 only speak on matters pertaining to the City, shall not address any item on the agenda and is strongly encouraged to refrain from making political statements or making 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.