

11



# AGENDA ITEM SUMMARY

MEETING DATE: September 23, 2019

AGENDA ITEM NO.: 11

## FOR:

☒ City of Weston   ☐ Indian Trace Development District   ☐ Bonaventure Development District

## TITLE:

A Resolution of the City Commission of the City of Weston, Florida, considering Application No. 19-3171, a Petition for a Variance from the landscape requirements of Section 123.14 Perimeter Buffers, Parking Islands, and Vehicular Use Areas, for a reduction in the right-of-way landscape buffer from the Code of Ordinances of the City, for a proposed self-storage facility located at 2360 Glades Circle, Weston, Florida.

**2360 Glades Circle**

***The Lock Up Self Storage Right-of-Way Perimeter Buffer Variance, 19-3171***

## SUMMARY EXPLANATION & BACKGROUND:

The requested variance is for a reduction in the right-of-way landscape buffer requirement of 40 feet on an 80-foot right-of-way to a 25-foot landscape buffer, for a deficit of 15 feet, for the proposed Lock Up Self-Storage Facility located at 2360 Glades Circle, Weston, Florida.

## REQUESTED ACTION:

Consideration.

**EXHIBITS (LIST):** (i) Resolution, and (ii) Staff Memorandum dated September 11, 2019

## PREPARED BY:

Sarah Sinatra Gould, AICP,  
Director of Development Services

## PETITIONER/REPRESENTATIVE:

Debbie Orshefsky, Esquire, Holland & Knight,  
as Agent on behalf of Owner, The Reform  
Congregation of Weston, Inc.

## RECOMMENDED FOR CONSIDERATION BY:

John R. Flint, City Manager/CEO  
Jamie Alan Cole, City Attorney

## FUNDING SOURCE:

Cost Recovery  
19-3171 CGA

## VOTING REQUIRED FOR PASSAGE:

☒ Majority   ☐ Majority Plus One   ☐ Unanimous

## COMMISSION ACTION:

|                            | M | 2 | Y | N |                          |  |
|----------------------------|---|---|---|---|--------------------------|--|
|                            |   |   |   |   | Approved as presented    |  |
| Commissioner Molina-Macfie |   |   |   |   | Approved as amended      |  |
| Commissioner Jaffe         |   |   |   |   | Approved with conditions |  |
| Commissioner Kallman       |   |   |   |   | Continued to             |  |
| Commissioner Brown         |   |   |   |   | Deferred to              |  |
| Mayor Stermer              |   |   |   |   | To deny                  |  |

*Notes:*

**CITY OF WESTON, FLORIDA**  
**RESOLUTION NO. 2019-\_\_**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESTON, FLORIDA, CONSIDERING APPLICATION NO. 19-3171, A PETITION FOR A VARIANCE FROM THE LANDSCAPE REQUIREMENTS OF SECTION 123.14 PERIMETER BUFFERS, PARKING ISLANDS, AND VEHICULAR USE AREAS, FOR A REDUCTION IN THE RIGHT-OF-WAY LANDSCAPE BUFFER FROM THE CODE OF ORDINANCES OF THE CITY, FOR A PROPOSED SELF-STORAGE FACILITY LOCATED AT 2360 GLADES CIRCLE, WESTON, FLORIDA.

WHEREAS, First, The Reform Congregation of Weston, Inc., (the "Owner"), on behalf of the Lock Up Self Storage Facility project, has submitted Application No. 19-3171 to request a variance from the Landscape requirements, more specifically Section 123.14(A)(1)(a), for a reduction in the right-of-way landscape buffer of 40 feet on an 80-foot right-of-way to a landscape buffer of 25 feet, a deficit of 15 feet, for a proposed self-storage facility located at 2360 Glades Circle, Weston, Florida; and

WHEREAS, Second, the variance requested by the applicant is from Section 123.14(A)(1)(a) for a reduction in the Right-of-Way landscape buffer of 40 feet on an 80-foot Right-of-Way, and is specifically for the self-storage portion of the Temple Dor Dorim ("Temple") site plan; and

WHEREAS, Third, the existing Temple site plan has a 25-foot roadway buffer along the entire frontage, and this request is to maintain the buffer width for the self-storage portion of the site; and

WHEREAS, Fourth, this site is unique in that it is part of an already developed site with an existing buffer of 25 feet, and the existing 25-foot buffer is consistent with the existing conditions of the site, providing a continuous buffer width throughout the property; and

WHEREAS, Fifth, all the adjacent properties are developed, and the existing 25-foot buffer has not affected value and has an appearance of being comparable to adjacent properties, and granting such a variance is not expected to affect the adjacent properties; and

WHEREAS, Sixth, the City's Departments have reviewed the petition for zoning variance from the Code, Section 123.14(A)(1)(a), and forwarded their comments to the City Manager; and

WHEREAS, Seventh, the notice requirements have been complied with; and

WHEREAS, Eighth, the City Manager recommends the City Commission consider the application.

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.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESTON, FLORIDA, CONSIDERING APPLICATION NO. 19-3171, A PETITION FOR A VARIANCE FROM THE LANDSCAPE REQUIREMENTS OF SECTION 123.14 PERIMETER BUFFERS, PARKING ISLANDS, AND VEHICULAR USE AREAS, FOR A REDUCTION IN THE RIGHT-OF-WAY LANDSCAPE BUFFER FROM THE CODE OF ORDINANCES OF THE CITY, FOR A PROPOSED SELF-STORAGE FACILITY LOCATED AT 2360 GLADES CIRCLE, WESTON, FLORIDA.

Section 2: Application No. 19-3171 to request a variance from the Landscape requirements, more specifically Section 123.14(A)(1)(a), for a reduction in the right-of-way landscape buffer of 40 feet on an 80-foot right-of-way to a landscape buffer of 25 feet, a deficit of 15 feet, for a proposed self-storage facility located at 2360 Glades Circle, Weston, Florida, is/is not in compliance with the requirements of Section 123.14(A)(1)(a), requiring a minimum perimeter buffer of 40 feet adjacent to the Right-of-Way along Glades Circle, Weston, Florida.

Section 3: Application No. 19-3171 to request a variance from the Landscape requirements, more specifically Section 123.14(A)(1)(a) requiring a minimum perimeter buffer of 40 feet adjacent to the Right-of-Way along Glades Circle, for a reduction in the right-of-way landscape buffer of 40 feet on an 80-foot right-of-way to a landscape buffer of 25 feet, a deficit of 15 feet, for a proposed self-storage facility located at 2360 Glades Circle, Weston, Florida, is approved/denied subject to the following conditions:

1. The issuance of a development permit by the City does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City 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. In addition, all applicable state and federal permits shall be obtained by the applicant before commencement of the development.
2. Related Applications: (1) Rezoning, (2) Site Plan, (3) Driveway Spacing Variance, (4) Special Exception, and (5) Plat Note Amendment.

Section 4: The appropriate City officials are authorized to execute all necessary documents to effectuate the intent of this Resolution.

Section 5: This Resolution shall take effect upon its adoption.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESTON, FLORIDA, CONSIDERING APPLICATION NO. 19-3171, A PETITION FOR A VARIANCE FROM THE LANDSCAPE REQUIREMENTS OF SECTION 123.14 PERIMETER BUFFERS, PARKING ISLANDS, AND VEHICULAR USE AREAS, FOR A REDUCTION IN THE RIGHT-OF-WAY LANDSCAPE BUFFER FROM THE CODE OF ORDINANCES OF THE CITY, FOR A PROPOSED SELF-STORAGE FACILITY LOCATED AT 2360 GLADES CIRCLE, WESTON, FLORIDA.

ADOPTED by the City Commission of the City of Weston, Florida, this 23<sup>rd</sup> day of September 2019.

\_\_\_\_\_  
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 Molina-Macfie \_\_\_\_\_

Commissioner Jaffe \_\_\_\_\_

Commissioner Kallman \_\_\_\_\_

Commissioner Brown \_\_\_\_\_

Mayor Stermer \_\_\_\_\_

This Resolution was filed in the  
Office of the City Clerk on this  
\_\_\_\_\_ day of September 2019.

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



# MEMORANDUM

**TO:** Honorable Mayor and Commissioners  
**THRU:** John R. Flint, City Manager  
**FROM:** Sarah Sinatra Gould, AICP, Director of Development Services  
**CC:** Darrel Thomas, Assistant City Manager/CFO  
Jamie Alan Cole, City Attorney  
Patricia A. Bates, MMC, City Clerk  
**DATE:** September 11, 2019  
**RE:** The Lock Up Self Storage Right-Of-Way Perimeter Buffer Variance  
**No.:** 19-3171 CGA

---

**Requested Action:** The Owner, The Reform Congregation of Weston, Inc, on behalf of the Lock Up project, is requesting a variance from the landscape requirements of §123.14 (A)(1)(a), which requires a minimum perimeter buffer of 40 feet adjacent to the Right-of-Way along Glades Circle. The variance requested is for a reduction in the right-of-way landscape buffer of 40 feet on an 80-foot Right-of-Way. The request is for a 25-foot landscape buffer, a difference of 15 feet.

**Name:** The Lock Up Self Storage Right-of-Way Perimeter Buffer Variance

**Location:** 2360 Glades Circle, Weston, FL

**Folio:** 4939-3504-0021

**Zoning:** CF (Community Facilities)

**Land Use:** Industrial

**Applicant/Relationship:** The Reform Congregation of Weston, Inc., Owner

**Owner:** The Reform Congregation of Weston, Inc.

**Code Section:** *§123.14(A)(1)(a), requires a minimum perimeter buffer of 40 feet adjacent to the Right-of-Way along Glades Circle. The applicant is providing 25 feet.*

**Staff Evaluation for Special Exception or Variance:**

§124.80 (A) Requires the following City Commission findings. (Staff evaluations are in italics below):

- (1) The subject property has unique and special conditions, not applying generally to other properties in the same zoning district, which occasion the necessity for the petitioned variance.**

*The variance requested by the applicant is from Section 123.14(A)(1)(a) for a reduction in the Right-of-Way landscape buffer of 40 feet on an 80-foot Right-of-Way. This request is specifically for the self-storage portion of the Temple Dor Dorim site plan. The existing Temple site plan has a 25-foot roadway buffer along the entire frontage. This request is to maintain the buffer width for the self-storage portion of the site. The site is unique in that it is part of an already developed site with an existing buffer of 25 feet. This will not apply to other built properties.*

- (2) The development resulting from the granting of such variance shall be in harmony with the policies embodied within the City Comprehensive Plan.**

*The existing landscape buffer for Temple Dor Dorim was approved and in keeping with the existing 25-foot landscape buffer dimensions would maintain harmony with the surrounding environment and the intent of the comprehensive plan.*

- (3) The granting of such variance shall be consistent with the general purpose and intent of the applicable zoning district regulations governing the property on which approval is granted.**

*The intent of the code was to provide an adequate roadway buffer from adjacent uses and to provide a visual buffer. The existing 25-foot buffer is consistent with the existing conditions of the Temple Dor Dorim site, providing a continuous buffer width throughout the property.*

- (4) The granting of such variance shall not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations nor hinder or discourage appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.**

*All the adjacent properties are developed. The existing 25-foot buffer has not affected values and has an appearance of being comparable to adjacent properties. Granting such a variance is not expected to affect adjacent properties.*



- (5) The literal and strict enforcement of the applicable provisions of the Land Use Regulations or other provisions of the city code would result in undue or unnecessary hardship to the applicant and would deprive the applicant of rights commonly enjoyed by the owners of other property in the zoning district.**

*The 40-foot buffer would appear consistent as it would be limited to a small section of an existing site.*

- (6) The granting of the requested variance will provide substantial justice and not be contrary to the public interest as reflected in the applicable regulations.**

*The public interest will be served by providing a consistent buffer along the right-of-way.*

- (7) The need for the variance does not arise from conditions which are personal to the owner but instead relate to the uniqueness of the property.**

*A portion of the site has already been developed with a 25-foot buffer. This is unique to this site and not personal to the owner.*

- (8) The alleged hardship is not self-imposed by the owner, prior owners or by any persons having an interest in the property.**

*The hardship is not self-imposed. The development of the self-storage facility is maintaining consistency with the existing buffer of the Temple Dor Dorim site and is working within the constraints on an infill project and the existing conditions.*

- (9) The variance granted is the minimum variance necessary for the applicant to make reasonable use of the property.**

*The requested variance is to provide a consistent appearance and is the minimum required to keep a continuous buffer along the property.*

## **Project History**

- **Original Approvals:** A site plan was approved on December 1, 1998.
- **Subsequent Actions:**
  - Approve variance requiring installation of sod and irrigation in Phase II Temple Dor Dorim NW corner of Glades Circle and Arvida Parkway Resolution 2000-16, approved September 7, 2000.
  - Amendment to site plan for the Temple Dor Dorim to construct a three-phase addition to the existing temple to include a social hall, atrium, administrative offices, classrooms, life cycle room, and gift shop, located at 2360 Glades Circle. Resolution 2002-165, approved September 3, 2002

- **Current Code Violations:** None

- **Related Applications:**

1. Rezoning
2. Site Plan
3. Parking variance
4. Driveway spacing variance
5. Special Exception
6. Plat Note Amendment

**Staff Recommendation:** Consideration

**Exhibits:**

1. Application & Business Relationship Affidavit
2. Location Map
3. Site Plan



CITY OF WESTON, PLANNING AND ZONING DEPARTMENT  
C/O CALVIN, GIORDANO & ASSOCIATES, INC.  
1800 ELLER DRIVE, SUITE 600  
FORT LAUDERDALE, FLORIDA 33316

## PETITION FOR ZONING VARIANCE

PURSUANT TO CODE OF ORDINANCES §124.80, §124.82 AND CHAPTER 125

The undersigned presents its Petition to the City Commission of the City of Weston, Florida for a Zoning Variance under the Zoning Regulations of the City of Weston as follows:

Section No. 123.14 Zoning District C-1  
Lot No. \_\_\_\_\_ Block No. Portion Parcel B Subdivision Sector Boundary Plat 165/16  
Address 2360 Glades Circle

1. Name of Petitioner The Reform Congregation of Weston, Inc
2. Petitioner's Interest (Owner, Lessee, etc.) Owner
3. Project Name The Lock Up at Weston
4. Has a previous petition been filed on this property? No If yes, give date of hearing and finding \_\_\_\_\_
5. Existing Land Use IOC Existing Zoning CF  
Current Use of Site Temple Dor Dorim
6. Explain how this petition meets necessary criteria (refer to §124.80(A)). Use additional sheet, if necessary.  
See attached criteria.

I/we certify on 13 day of June, 2019, that the property is not subject to a pending code violation.

[Signature]  
Petitioner's Signature

[Signature]  
Owner's Signature (required)

Adam Silverman (President)

Print Petitioner's Name

2360 Glades Circle

Address

Weston, FL 33327

City, State, Zip

Phone 954-389-1232

Fax

Adam Silverman (President)

Print Owner's Name

2360 Glades Circle

Address

Weston, FL 33327

City, State, Zip

Phone 954-389-1232

Fax

### DEPARTMENT USE ONLY

Date Received \_\_\_\_\_

Fee Paid \_\_\_\_\_

Agenda \_\_\_\_\_

Receipt No. \_\_\_\_\_



## Variance Request Criteria

124.80 (A)(1) The subject property has a unique and special conditions, not applying generally to other properties in the same zoning district, which occasion the necessity for the petitioned variance.

**Response:** The variance requested is from Section 123.14(A)(1)(a) for a reduction in the Right of Way landscape buffer of 40 feet on an 80 feet rights of way. This request is for the self-storage portion of the Temple Dor Dorim site. The existing Temple Site Plan has a 25 feet roadway buffer along the entire frontage. This request is to maintain the status quo along the roadway with the existing landscape buffer. The site is unique in that it is the only vacant property along the roadway which is unique and will not apply to other built properties.

124.80 (A)(2) The Development resulting from the granting of such a variance shall be in harmony with policies embodied within the City Comprehensive Plan.

**Response:** The existing landscape buffer was approved and keeping the existing dimensions would be in harmony with the surrounding environment and intent of the comprehensive plan.

124.80 (A)(3) The granting of such variance shall be consistent with the general purpose and intent of the applicable zoning district regulations governing and property on which approval is granted.

**Response:** The intent of the code was to provide an adequate roadway buffer from adjacent uses and provide a visual buffer as well as providing a pedestrian environment. The existing 25 feet buffer accomplishes the same objectives and is consistent with existing conditions.

124.80 (A)(4) The granting of such variance shall not adversely affect the Use of Development of neighboring properties in accordance with the applicable zoning district regulations nor hinder or discourage appropriate Development and Use of adjacent or nearby land and/or Buildings or impair the value thereof.

**Response:** All the adjacent properties are developed and the existing 25 feet buffer has not affected values and has an appearance of being comparable to adjacent properties. Granting a variance will not affect any adjacent properties.

124.80 (A)(5) The literal and strict enforcement of the applicable provisions of the Land Use Regulations or other provisions of the City Code would result in undue or unnecessary hardship to the applicant and would deprive the Applicant of rights commonly enjoyed by the owners of other property in the zoning district.

---

|                                                                                      |                                                                          |                                                                                     |                                                                                             |                                                                                      |                                                                              |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Corporate Office<br>301 E Atlantic Blvd<br>Pompano Beach<br>FL 33060<br>954.788.3400 | Miami-Dade County<br>2160 NW 82 Ave<br>Doral<br>FL 33122<br>305.657.5474 | Broward County<br>2312 S Andrews Ave<br>Fort Lauderdale<br>FL 33316<br>954.788.3400 | Palm Beach County<br>120 N Federal Hwy<br>Suite 208<br>Lake Worth, FL 33460<br>561.459.0992 | St. Lucie County<br>2325 SE Patio Cir.<br>Port St. Lucie<br>FL 34952<br>954.788.3400 | Orange County<br>2948 E Livingston St<br>Orlando<br>FL 32803<br>954.788.3400 |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------|

**Response: The 40 feet will serve no purpose for a small section of buffer and create a hardship when the existing buffer on the same property is 25 feet.**

124.80 (A)(6) The granting of the requested variance will provide substantial justice and not be contrary to the public interest as reflected in the applicable regulations.

**Response: The public interest will be served by keeping the existing buffer which has been adequate along the right of way.**

124.80 (A)(7) The need for the variance does not arise from conditions that are personal to the Owner but instead relate to the uniqueness of the property.

**Response: The site is an infill property utilizing existing conditions which provide the intent of the code and appropriate for an infill project.**

124.80 (A)(8) The alleged hardship is not self-imposed by the Owner, prior owners or by any Person having an interest in the property.

**Response: The development of the self storage facility is copying the existing buffer and is not self-imposed, just working within constraints on an infill project and existing conditions.**

124.80 (A)(9) The variance granted is the minimum variance necessary for the Applicant to make reasonable Use of the property.

**Response: The requested variance is to keep the status quo and is the minimum required to keep a continuous buffer.**





## APPLICANT REPRESENTATIVE AFFIDAVIT

(MUST BE COMPLETED BY PROPERTY OWNER  
AND EACH APPLICANT REPRESENTATIVE)

STATE OF FLORIDA       )  
COUNTY OF BROWARD   )

Before me, the undersigned authority, personally appeared the affiant who, upon first being duly sworn, deposes and says:

(FOR INDIVIDUAL APPLICANTS)

1(a). I am the owner of the property described below, and have submitted the following application to the City of Weston:

Name of Applicant \_\_\_\_\_

Application for: ☐ Land Use Plan Amendment   ☐ Rezoning   ☐ Special Exception   ☐ Zoning Variance  
☐ Site Plan Approval   ☐ Site Plan Amendment   ☐ Plat Approval   ☐ Plat Amendment

Property Location \_\_\_\_\_

CG&A Permit Process Number \_\_\_\_\_

(FOR ENTITY APPLICANTS)

1(b). I am the President (position) of The Reform Congregation of Weston, Inc (name of entity "Applicant") that owns the property described below, and has submitted an application to the City of Weston, and I have the authority to file this affidavit and to bind the Applicant.

Name of Applicant The Reform Congregation of Weston, Inc

Application for: ☐ Land Use Plan Amendment   ☒ Rezoning   ☒ Special Exception   ☒ Zoning Variance  
☐ Site Plan Approval   ☒ Site Plan Amendment   ☐ Plat Approval   ☒ Plat Amendment

Property Location 2360 Glades Circle

CG&A Permit Process Number \_\_\_\_\_

2. The Applicant acknowledges that Section 125.04(C)(1) of the Land Development Code of the City of Weston requires that any applicant for a development permit must disclose "all persons representing the individual or entity applying for the development permit in connection with the application, including, but not limited to, all attorneys, architects, landscape architects, engineers and lobbyists."

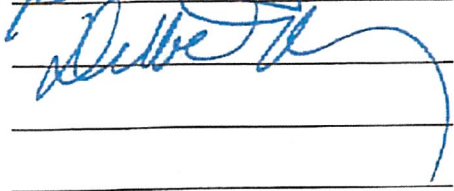


3. The Applicant acknowledges that Section 125.04(C)(2) of the Land Development Code of the City of Weston requires that the Applicant, the property owner, and any person representing the Applicant must disclose "whether it has any Business Relationships with any member of the City Commission or any City Advisory Board, and, if so, disclose the identity of the member with which it has a Business Relationship and the nature of the Business Relationship." *Business Relationship is defined as:*

*Business Relationship:* a member of the City Commission or a City Advisory Board has a business relationship with a person or an entity if any of the following exist:

- a) the member of the City Commission or City Advisory Board has any ownership interest, directly or indirectly, in excess of 1% in the entity; or
- b) the member of the City Commission or City Advisory Board is a partner, co-shareholder or joint venturer with the person in any business venture;
- c) the entity or person is a client of the member of the City Commission or City Advisory Board, or a client of another professional working from the same office and for the same employer as the member of the City Commission or City Advisory Board;
- d) the member of the City Commission or City Advisory Board is a client of the entity or the person;
- e) the entity or person is a customer of the member of the City Commission or City Advisory Board (or his/her employer) and transacts more than 5% of the business in a given calendar year of the member of the City Commission or City Advisory Board (or his/her employer) or more than \$25,000 of business in a given calendar year; or
- f) the member of the City Commission or City Advisory Board is a customer of the entity or the person and transacts more than 5% of the business in a given calendar year of the entity or person or more than \$25,000 of business in a given calendar year.

The following is a complete list of the Applicant, the property owner and all persons representing the Applicant in connection with the application including, but not limited to, all attorneys, architects, landscape architects, engineers, lobbyists, tenants and/or contract purchasers:

| Name (print)           | Business Relationship    |                                     | Signature                                                                            |
|------------------------|--------------------------|-------------------------------------|--------------------------------------------------------------------------------------|
|                        | Yes*                     | No                                  |                                                                                      |
| a) John McWilliams     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| b) Debbie M. Orshetsky | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| c) _____               | <input type="checkbox"/> | <input type="checkbox"/>            | _____                                                                                |
| d) _____               | <input type="checkbox"/> | <input type="checkbox"/>            | _____                                                                                |
| e) _____               | <input type="checkbox"/> | <input type="checkbox"/>            | _____                                                                                |
| f) _____               | <input type="checkbox"/> | <input type="checkbox"/>            | _____                                                                                |
| g) _____               | <input type="checkbox"/> | <input type="checkbox"/>            | _____                                                                                |

\* If yes, then identified person shall fill out a Business Relationship Affidavit

4. The Applicant agrees that he/she/it will be bound by any statements, representations and promises made in connection with the Application by any of the individuals identified above.

3. The Applicant acknowledges that Section 125.04(C)(2) of the Land Development Code of the City of Weston requires that the Applicant, the property owner, and any person representing the Applicant must disclose "whether it has any Business Relationships with any member of the City Commission or any City Advisory Board, and, if so, disclose the identity of the member with which it has a Business Relationship and the nature of the Business Relationship." *Business Relationship is defined as:*

*Business Relationship:* a member of the City Commission or a City Advisory Board has a business relationship with a person or an entity if any of the following exist:

- a) the member of the City Commission or City Advisory Board has any ownership interest, directly or indirectly, in excess of 1% in the entity; or
- b) the member of the City Commission or City Advisory Board is a partner, co-shareholder or joint venturer with the person in any business venture;
- c) the entity or person is a client of the member of the City Commission or City Advisory Board, or a client of another professional working from the same office and for the same employer as the member of the City Commission or City Advisory Board;
- d) the member of the City Commission or City Advisory Board is a client of the entity or the person;
- e) the entity or person is a customer of the member of the City Commission or City Advisory Board (or his/her employer) and transacts more than 5% of the business in a given calendar year of the member of the City Commission or City Advisory Board (or his/her employer) or more than \$25,000 of business in a given calendar year; or
- f) the member of the City Commission or City Advisory Board is a customer of the entity or the person and transacts more than 5% of the business in a given calendar year of the entity or person or more than \$25,000 of business in a given calendar year.

The following is a complete list of the Applicant, the property owner and all persons representing the Applicant in connection with the application including, but not limited to, all attorneys, architects, landscape architects, engineers, lobbyists, tenants and/or contract purchasers:

| Name (print)   | Business Relationship    |                                     | Signature                                                                            |
|----------------|--------------------------|-------------------------------------|--------------------------------------------------------------------------------------|
|                | Yes*                     | No                                  |                                                                                      |
| a) Gerard Ripo | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| b) _____       | <input type="checkbox"/> | <input type="checkbox"/>            | _____                                                                                |
| c) _____       | <input type="checkbox"/> | <input type="checkbox"/>            | _____                                                                                |
| d) _____       | <input type="checkbox"/> | <input type="checkbox"/>            | _____                                                                                |
| e) _____       | <input type="checkbox"/> | <input type="checkbox"/>            | _____                                                                                |
| f) _____       | <input type="checkbox"/> | <input type="checkbox"/>            | _____                                                                                |
| g) _____       | <input type="checkbox"/> | <input type="checkbox"/>            | _____                                                                                |

\* If yes, then identified person shall fill out a Business Relationship Affidavit

4. The Applicant agrees that he/she/it will be bound by any statements, representations and promises made in connection with the Application by any of the individuals identified above.



3. The Applicant acknowledges that Section 125.04(C)(2) of the Land Development Code of the City of Weston requires that the Applicant, the property owner, and any person representing the Applicant must disclose "whether it has any Business Relationships with any member of the City Commission or any City Advisory Board, and, if so, disclose the identity of the member with which it has a Business Relationship and the nature of the Business Relationship." *Business Relationship is defined as:*

*Business Relationship:* a member of the City Commission or a City Advisory Board has a business relationship with a person or an entity if any of the following exist:

- a) the member of the City Commission or City Advisory Board has any ownership interest, directly or indirectly, in excess of 1% in the entity; or
- b) the member of the City Commission or City Advisory Board is a partner, co-shareholder or joint venturer with the person in any business venture;
- c) the entity or person is a client of the member of the City Commission or City Advisory Board, or a client of another professional working from the same office and for the same employer as the member of the City Commission or City Advisory Board;
- d) the member of the City Commission or City Advisory Board is a client of the entity or the person;
- e) the entity or person is a customer of the member of the City Commission or City Advisory Board (or his/her employer) and transacts more than 5% of the business in a given calendar year of the member of the City Commission or City Advisory Board (or his/her employer) or more than \$25,000 of business in a given calendar year; or
- f) the member of the City Commission or City Advisory Board is a customer of the entity or the person and transacts more than 5% of the business in a given calendar year of the entity or person or more than \$25,000 of business in a given calendar year.

The following is a complete list of the Applicant, the property owner and all persons representing the Applicant in connection with the application including, but not limited to, all attorneys, architects, landscape architects, engineers, lobbyists, tenants and/or contract purchasers:

| Name (print)      | Business Relationship    |                                     | Signature                                                                             |
|-------------------|--------------------------|-------------------------------------|---------------------------------------------------------------------------------------|
|                   | Yes*                     | No                                  |                                                                                       |
| a) Werner Brisske | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| b)                | <input type="checkbox"/> | <input type="checkbox"/>            |                                                                                       |
| c)                | <input type="checkbox"/> | <input type="checkbox"/>            |                                                                                       |
| d)                | <input type="checkbox"/> | <input type="checkbox"/>            |                                                                                       |
| e)                | <input type="checkbox"/> | <input type="checkbox"/>            |                                                                                       |
| f)                | <input type="checkbox"/> | <input type="checkbox"/>            |                                                                                       |
| g)                | <input type="checkbox"/> | <input type="checkbox"/>            |                                                                                       |

\* If yes, then identified person shall fill out a Business Relationship Affidavit

4. The Applicant agrees that he/she/it will be bound by any statements, representations and promises made in connection with the Application by any of the individuals identified above.

3. The Applicant acknowledges that Section 125.04(C)(2) of the Land Development Code of the City of Weston requires that the Applicant, the property owner, and any person representing the Applicant must disclose "whether it has any Business Relationships with any member of the City Commission or any City Advisory Board, and, if so, disclose the identity of the member with which it has a Business Relationship and the nature of the Business Relationship." *Business Relationship is defined as:*

*Business Relationship:* a member of the City Commission or a City Advisory Board has a business relationship with a person or an entity if any of the following exist:

- a) the member of the City Commission or City Advisory Board has any ownership interest, directly or indirectly, in excess of 1% in the entity; or
- b) the member of the City Commission or City Advisory Board is a partner, co-shareholder or joint venturer with the person in any business venture;
- c) the entity or person is a client of the member of the City Commission or City Advisory Board, or a client of another professional working from the same office and for the same employer as the member of the City Commission or City Advisory Board;
- d) the member of the City Commission or City Advisory Board is a client of the entity or the person;
- e) the entity or person is a customer of the member of the City Commission or City Advisory Board (or his/her employer) and transacts more than 5% of the business in a given calendar year of the member of the City Commission or City Advisory Board (or his/her employer) or more than \$25,000 of business in a given calendar year; or
- f) the member of the City Commission or City Advisory Board is a customer of the entity or the person and transacts more than 5% of the business in a given calendar year of the entity or person or more than \$25,000 of business in a given calendar year.

The following is a complete list of the Applicant, the property owner and all persons representing the Applicant in connection with the application including, but not limited to, all attorneys, architects, landscape architects, engineers, lobbyists, tenants and/or contract purchasers:

|    | Name (print)  | Business Relationship    |                                     | Signature                                                                            |
|----|---------------|--------------------------|-------------------------------------|--------------------------------------------------------------------------------------|
|    |               | Yes*                     | No                                  |                                                                                      |
| a) | Andrew Savage | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| b) |               | <input type="checkbox"/> | <input type="checkbox"/>            |                                                                                      |
| c) |               | <input type="checkbox"/> | <input type="checkbox"/>            |                                                                                      |
| d) |               | <input type="checkbox"/> | <input type="checkbox"/>            |                                                                                      |
| e) |               | <input type="checkbox"/> | <input type="checkbox"/>            |                                                                                      |
| f) |               | <input type="checkbox"/> | <input type="checkbox"/>            |                                                                                      |
| g) |               | <input type="checkbox"/> | <input type="checkbox"/>            |                                                                                      |

\* If yes, then identified person shall fill out a Business Relationship Affidavit

4. The Applicant agrees that he/she/it will be bound by any statements, representations and promises made in connection with the Application by any of the individuals identified above.



3. The Applicant acknowledges that Section 125.04(C)(2) of the Land Development Code of the City of Weston requires that the Applicant, the property owner, and any person representing the Applicant must disclose "whether it has any Business Relationships with any member of the City Commission or any City Advisory Board, and, if so, disclose the identity of the member with which it has a Business Relationship and the nature of the Business Relationship." *Business Relationship is defined as:*

*Business Relationship:* a member of the City Commission or a City Advisory Board has a business relationship with a person or an entity if any of the following exist:

- a) the member of the City Commission or City Advisory Board has any ownership interest, directly or indirectly, in excess of 1% in the entity; or
- b) the member of the City Commission or City Advisory Board is a partner, co-shareholder or joint venturer with the person in any business venture;
- c) the entity or person is a client of the member of the City Commission or City Advisory Board, or a client of another professional working from the same office and for the same employer as the member of the City Commission or City Advisory Board;
- d) the member of the City Commission or City Advisory Board is a client of the entity or the person;
- e) the entity or person is a customer of the member of the City Commission or City Advisory Board (or his/her employer) and transacts more than 5% of the business in a given calendar year of the member of the City Commission or City Advisory Board (or his/her employer) or more than \$25,000 of business in a given calendar year; or
- f) the member of the City Commission or City Advisory Board is a customer of the entity or the person and transacts more than 5% of the business in a given calendar year of the entity or person or more than \$25,000 of business in a given calendar year.

The following is a complete list of the Applicant, the property owner and all persons representing the Applicant in connection with the application including, but not limited to, all attorneys, architects, landscape architects, engineers, lobbyists, tenants and/or contract purchasers:

| Name (print)         | Business Relationship    |                                     | Signature                                                                            |
|----------------------|--------------------------|-------------------------------------|--------------------------------------------------------------------------------------|
|                      | Yes*                     | No                                  |                                                                                      |
| a) <u>James Kahn</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| b) _____             | <input type="checkbox"/> | <input type="checkbox"/>            | _____                                                                                |
| c) _____             | <input type="checkbox"/> | <input type="checkbox"/>            | _____                                                                                |
| d) _____             | <input type="checkbox"/> | <input type="checkbox"/>            | _____                                                                                |
| e) _____             | <input type="checkbox"/> | <input type="checkbox"/>            | _____                                                                                |
| f) _____             | <input type="checkbox"/> | <input type="checkbox"/>            | _____                                                                                |
| g) _____             | <input type="checkbox"/> | <input type="checkbox"/>            | _____                                                                                |

\* If yes, then identified person shall fill out a Business Relationship Affidavit

4. The Applicant agrees that he/she/it will be bound by any statements, representations and promises made in connection with the Application by any of the individuals identified above.

5. The Applicant acknowledges that Section 125.04(C)(3) of the Land Development Code requires this information to be updated "If, at any time prior to City Commission consideration of an application for a development permit, the information contained in any Applicant Representative Affidavit or Business Relationship Affidavit becomes incorrect or incomplete, the person or entity submitting the affidavit must supplement the affidavit and, if the supplementation requires the submission of additional Applicant Representative Affidavits or Business Relationship Affidavits, ensure that such affidavits are also filed." The Applicant further understands that "If any supplementary affidavits are submitted less than fourteen days before the application is scheduled for consideration by the City Commission or any City Advisory Board, the application may be withdrawn by the City Manager, or his designee, and placed on a subsequent agenda."

Further the affiant sayeth naught.



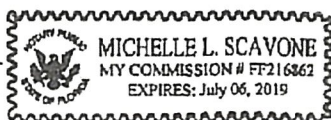
(Signature of Applicant)

Adam Silverman (President)

(Print Name)

SWORN TO AND SUBSCRIBED before me this 24<sup>th</sup> day of April, 2019 by Adam Silverman (Affiant), who is personally known to me or has produced N/A as identification.

My commission expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

  
NOTARY PUBLIC



Address:  
2360 Glades Circle  
Weston, FL 33327

Folio:  
493935040021

5040026

493935040023

493935040010

493935040021

504006010030



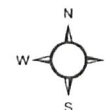
## Weston Address Review

### Legend

 Weston Parcels

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 125 250  
Feet



Calvin, Gordon & Associates, Inc.  
SURVEYING & CONSULTING

GIS  
Produced and captured by the City of Weston  
Geographic Information Systems Division