

2-1-22



**CITY OF WESTLAKE**  
Planning and Zoning Department  
4001 Seminole Pratt Whitney Road  
Westlake, Florida 33470  
Phone: (561) 530-5880  
www.westlakegov.com

DEPARTMENTAL USE ONLY  
Ck. # \_\_\_\_\_  
Fee: \_\_\_\_\_  
Intake Date: \_\_\_\_\_  
PROJECT # \_\_\_\_\_

## APPLICATION FOR CONDITIONAL USE

PLANNING & ZONING BOARD MEETING DATE: \_\_\_\_\_

CITY COUNCIL MEETING DATE: \_\_\_\_\_

*The Planning & Zoning Board meets on the second Monday of the month at 6:00 p.m., the City Council meets on the second Monday of the month at 6:30 p.m. Both meetings are held in the Westlake City Council Chambers, located at 4005 Seminole Pratt Whitney Road.*

See page 3 for review process and submittal deadline.

### INSTRUCTIONS TO APPLICANTS:

1. Please complete all sections of this application. If not applicable, indicate with N/A.
2. Provide all required documents as requested in the Conditional Use Application. If not applicable, indicate with N/A.
3. The applicant must be present at scheduled Planning & Zoning Board and City Council meetings.

### I. PROJECT DESCRIPTION AND APPLICANT INFORMATION

PROJECT NAME: Pod G Southwest – James Business Park (CU-2026-01)

PROJECT ADDRESS: 17035 Persimmon Blvd. West - Unit 700

DESCRIPTION OF PROJECT: Bay 3A of James Business Park (North Building)

Estimated Project Cost: Constructed

Property Control Number (PCN): 77-40-43-01-21-001-0000

Section/Township/Range: \_\_\_\_\_

Property Owner(s) of Record (Developer): James Business Park, LLC

Address: 6051 Southern Blvd., Suite 800, West Palm Beach, FL 33413

Phone No.: 561-281-2671 Fax No. \_\_\_\_\_ E-mail Address: Jsilva.jamlyn@gmail.com

2-1-22

**Applicant/Agent (if other than owner, complete *Acknowledgement and Consent* section on page 2):**

Name: Cotleur & Hearing

Address: 1934 Commerce Lane, Suite 1, Jupiter, FL 33458

Phone No.: 561-747-6336 Fax No.: \_\_\_\_\_ E-mail Address: d.hearing@cotleur-hearing.com

## II. LAND USE & ZONING

A) ZONING DISTRICT Mixed Use B) FUTURE LAND USE DESIGNATION Downtown Mixed Use

C) EXISTING USE(S) Light Industrial – Warehouse/Ancillary Office

D) PROPOSED USE(S) Dog Day Care and Boarding & Grooming Facility

## III. ADJACENT PROPERTIES

|                  | EXISTING USE(S)           | FUTURE LAND USE DESIGNATION | ZONING DISTRICT |
|------------------|---------------------------|-----------------------------|-----------------|
| SUBJECT PROPERTY | Constructed               | Downtown Mixed Use          | Mixed Use       |
| NORTH            | Pod G North - Vacant      | Downtown Mixed Use          | Mixed Use       |
| SOUTH            | Pod H – Westlake Landings | Downtown Mixed Use          | Mixed Use       |
| EAST             | Publix Plaza              | Downtown Mixed Use          | Mixed Use       |
| WEST             | Vacant                    | Residential 2               | Residential 2   |

## IV. OWNER AND APPLICANT/AGENT ACKNOWLEDGEMENT AND CONSENT

**Consent statement (to be completed if owner is using an agent)**

I/we, the owners, hereby give consent to Cotleur & Hearing to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the application and property I/we own described in the application. By signing this document, I/we affirm that I/we understand and will comply with the provisions and regulations of the City of Westlake, Florida, Code of Ordinances. I/we further certify that all of the information contained in this application and all the documentation submitted is true to the best of my/our knowledge.

2-1-22

Ben Tristano

Owner's Name (please print)  
(Signature on Next Page)

Owner's Signature

Date

Donaldson E. Hearing

Applicant/Agent's Name (please print)

Applicant/Agent's Signature

June 24, 2026

Date

#### V. APPLICATION FEES

*See City of Westlake Fee Schedule*

#### VI. ADMINISTRATIVE COSTS

(Signature on Next Page)

The owner/applicant agrees to compensate the City for all additional administrative costs, actual or anticipated, including, but not limited to, engineering fees, consultant fees, and special studies prior to the processing of the application or not later than 30 days after final application approval whichever is determined as appropriate by the City. **Failure to make such payment shall be grounds for withholding a building or zoning permit.** Costs associated with advertising for public hearings and other public notice requirements are the responsibility of the owner/applicant. The fee shall be paid prior to such application being scheduled for a public hearing requiring notice.

Owner's Signature to Acknowledge

Ben Tristano

Date

#### VII. SUBMITTAL REQUIREMENTS AND REVIEW PROCESS

The applicant shall submit the following documents to the City of Westlake **forty-five (45) business days** prior to the desired council meeting date:

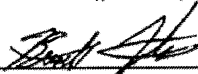
- 1) **Complete signed application form as provided by the City and all required fees and costs.**
- 2) **For Review: Digital and Three (3) full-size hardcopy sets of professionally prepared plans and documents as specified in this Conditional Use Application.**
- 3) **For Final Submittal: Digital and Three (3) 11x17 sets of plans and documents required in 1) above and an exact rendering of the proposed modification, construction, or addition. Color photographs or prints as close to the actual colors to be used must be supplied. Since color printers often do not display the correct color, *samples of the paint chips and support materials (i.e., canvas, wood, metal, etc.) shall be provided.***
- 4) Any other documents, maps, photographs, or drawings that may help clarify the position of the applicant.

**NOTE: All renderings, models, drawings, photos, etc., will become the property of the City of Westlake.**

2-1-22

Ben Tristano

Owner's Name (please print)

  
Owner's Signature

6-24-26  
Date

Donaldson E. Hearing

Applicant/Agent's Name (please print)

Applicant/Agent's Signature

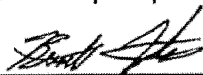
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Owner's Signature to Acknowledge

Ben Tristano

6-24-26  
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