



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

DATE: 7/27/2026
APPLICATION NUMBER: CU-2026-01
DESCRIPTION: James Business Park – Dog Day Care
APPLICANT: Cotleur & Hearing, Inc.
OWNER: James Business Park, LLC
REQUEST: Conditional Use Permit Review
LOCATION: 17035 Persimmon Blvd. West, Unit 700, Westlake, FL
(Bay 3A of James Business Park – North Building)
STAFF REVIEW: **RECOMMENDATION OF APPROVAL**

The Engineering Department recommends approval of the subject referenced permit.

The following documents were reviewed by the Engineering Department as part of this permit package:

- 1) 0) 0) ZV-2026-03 - James Business Park, dated 3/24/2026
- 2) 1) CU-2026-01 APPLICATION - Fully Executed, dated 6/24/2026
- 3) 2) Westlake_Dog_Daycare_Conditional_Use_Justification_Updated, dated 6/29/26
- 4) 3) Fee payment receipt, dated 6/25/26
- 5) 4) Photos - Existing Facility
- 6) 5) CU-22026-01 Site Plan, dated 6/29/26
- 7) Equivalency Statement 26-017 7-7-26 DS
- 8) Traffic Statement 26-017 7-7-26 DS

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

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