



CITY OF WESTLAKE
Engineering Department
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Westlake, Florida 33470
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DATE:	11/10/2025
APPLICATION NUMBER:	ZTA-2025-02
DESCRIPTION:	Pod G Southwest – James Business Park
APPLICANT:	Cotleur & Hearing
OWNER:	James Business Park, LLC
REQUEST:	Zoning Text Amendment Review
LOCATION:	16935 & 17035 Persimmon Blvd. West, Westlake, FL
STAFF REVIEW:	RECOMMENDATION OF APPROVAL

The Engineering Department recommends approval of the plans submitted on 10-29-2025.

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

- 1) 0) ZTA APPLICATION.pdf
- 2) 1) CODE AMENDMENT JUSTIFICATION 10.27.2025.pdf, dated 10/27/25
- 3) 10.16.2025 - CWL - Application Fee - ZTA-2025-02 - Land Development Regulation Text Amendment - Ck# 10014.pdf, dated 10/16/25
- 4) 2) Traffic Statement 22-015 8-20-25 ds (1).pdf, dated 8/20/25
- 5) 3) Traffic Equivalency 22-015 8-20-25 ds.pdf, dated 8/20/25
- 6) 4) 13-0518.98.01 SP-SP - TBR (1).pdf, dated 8/26/25

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

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