



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 LDR CODE
AMENDMENT
ZTA- 2025-02**

PLANNING & ZONING BOARD

☐ Meeting Date: _____

CITY COUNCIL

☐ Meeting Date: _____

INSTRUCTIONS TO APPLICANTS:

1. Please complete all sections of this application. If not applicable, indicate with N/A.
2. Provide all required documents as shown on the attached checklist. If not applicable, indicate with N/A.

*The **Planning & Zoning Board** meets the **second Monday of the month at 6:00 p.m.**, as needed in the City Council Chambers, 4005 Seminole Pratt Whitney Road. The applicant will be informed in writing of their scheduled meeting date. After review and recommendation by the Planning & Zoning Board, applications will be heard by the City Council. The **City Council** meets on the **second Monday of the month at 6:30 p.m.**, in the City Council Chambers.*

I. PROJECT DESCRIPTION & APPLICANT INFORMATION

PROJECT NAME: Pod G Southwest – James Business Park (SPM-2025-04)

PROJECT ADDRESS: 16935 & 17035 Persimmon Blvd. West

DESCRIPTION OF PROJECT: Zoning text amendment to required off-street parking regulations

Property Control Number (PCN), list additional on a separate sheet: 77404301210010000

Estimated project cost: TBD

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: btristano.jamlyn@gmail.com

Agent (if other than owner complete consent section on page 3):

Name: Cotleur & Hearing

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

Phone No.: 561-747-6336 Fax No.: _____ E-mail Address: dhearing@cotleur-hearing.com

II. LAND USE & ZONING

- A) **ZONING MAP DESIGNATION** Mixed Use B) **FUTURE LAND USE MAP DESIGNATION** Downtown Mixed Use
- C) Existing Use(s) Vacant/Agriculture/Utility
- D) Proposed Use(s), as applicable Light Industrial – Warehouse/Ancillary Office

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 (Under Construction)	Downtown Mixed Use	Mixed Use
EAST	Publix Plaza Constructed	Downtown Mixed Use	Mixed Use
WEST	Vacant	Residential 2	Residential 2

V. OWNER/APPLICANT 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.

Ben Tristano

Donaldson Hearing

Owner's

Name (please print)

Applicant/Agent's Name (please print)

Signature

Applicant/Agent's Signature

Owner's

Date

Date