CITY OF WESTLAKE

AGENDA

Planning and Zoning Board Meeting

Tuesday, November 10, 2026, at 5:00 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

Live Broadcasting:
https://cityofwestlake.my.webex.com
Meeting ID: 2631 754 3031 | Password: hello
or
United States Toll: +1-650-479-3208

Board:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Gary Werner, Council Member – Seat 1
Erik Gleason, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3
Bobby Farber, Alternate Member

CITY STAFF:

Howard W. Brown, Jr., ICMA-CM, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

A. Minutes_Planning and Zoning Board Meeting - 08.05.2025 DRAFT

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing Council, state your name and address for the record.

PUBLIC HEARING

A. **CU-2026-01:** Conditional Use for an overnight kennel with dog day care, overnight boarding, grooming, and an accessory outdoor pet relief and play area at James Business Park, 17035 Persimmon Boulevard West.

Submitted By: Planning and Zoning

ADJOURNMENT

NOTICE: If a person, firm or corporation decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript). The City of Westlake does not prepare or provide such verbatim record.

In accordance with the Americans with Disabilities Act, persons who need an accommodation in order to attend or participate in this meeting should contact the City Clerk at (561) 530-5880 at least three (3) business days prior to the meeting in order to request such assistance.

AGENDA POSTED: Thursday, October 29, 2026

CITY OF WESTLAKE

MINUTES

Planning and Zoning Board Meeting
Tuesday, August 05, 2025 at 5:30 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd. Westlake, Florida
33470

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Gary Werner, Council Member – Seat 1
Eric Gleason, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Ken Cassel, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

DRAFT

A Planning and Zoning Board meeting of the City of Westlake was held on Tuesday, August 5, 2025, at 5:30 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also attended the meeting through electronic means and accessed as follows:

1. Webex meeting from a computer, tablet or smartphone at the following link: https://cityofwestlake.my.webex.com/

   Meeting ID: 2865 885 2298
   Password: hello
2. Participants also dialed in using phone with the following number:

   United States Toll:+1-650-479-3208
   Meeting ID: 2865 885 2298

CALL TO ORDER
Mayor O'Connor called the Planning and Zoning Board Meeting to order on August 5, 2025, at 5:31 PM.

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilman Erik Gleason
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Kenneth Cassel, City Manager
Zoie Burgess, CMC City Clerk
Odet Izquierdo, Deputy City Clerk
Osniel Leon, AICP, Planning and Zoning
Santiago Cleves, Associate Planner

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

APPROVAL OF AGENDA
Mayor O'Connor called for a motion for the approval of Agenda.

Motion by Vice Mayor Langowski to approve approval of Agenda as presented, seconded by Councilman Gleason.

ROLL CALL

Councilman Werner	YES
Councilman Gleason	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (4-0).

APPROVAL OF MINUTES

A. Minutes_Planning and Zoning Board Meeting - 04.12.2021

Mayor O'Connor called for a motion for the approval of Minutes.

Motion by Vice Mayor Langowski to approve the approval of Minutes as presented, seconded by Councilman Gleason.

ROLL CALL

Councilman Gleason	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (4-0).

NEW BUSINESS

A. VAR-2025-01: The applicant is requesting a variance from the City's Land Development Regulations to allow reduced setbacks for a proposed Residential Amenity Center. Specifically, the request seeks relief from the minimum required front, side, and rear yard setbacks. The applicant is also requesting a Waiver from Chapter 119, Section 119-31(3)(b)(1)(ii), to increase the permitted fence height around the outdoor pickleball courts from six (6) feet to eight (8) feet at this location.

Submitted By: Planning and Zoning

Mr. Leon presented the variance application VAR-2025-01 for the Silver Lake residential development amenity center. Mr. Leon explained that the applicant was requesting relief from the minimum required front, side, and rear yard setbacks, as well as a waiver to increase the permitted fence height around outdoor pickleball courts from six feet to eight feet.

Mr. Hearing, representing GL Homes and the Silver Lake project, presented the application. Mr. Hearing described the 1.3-acre amenity center as strategically located in the center of the community to be walkable from most residential areas. He emphasized that the design intentionally oriented homes so that none would back directly to the amenity center, with all adjacent homes having only side relationships to the facility.

Mr. Hearing explained that the amenity center design included:

- A parking area with a mail kiosk located about 15 feet from the rear property boundary
- An open-air pavilion separating the fitness center from office and restroom areas
- Pickleball courts set back approximately 24 feet from the closest property boundary
- Security cameras in the breezeway area

Council discussion.

Mayor O'Connor called for a motion to approve VAR-2025-01.

Motion by Councilman Gleason to approve variance VAR-2025-01, seconded by Vice Mayor Langowski.

ROLL CALL

Vice Mayor Langowski	YES
Mayor O'Connor	YES

Councilman Werner NO
Councilman Gleason YES

With all in favor, motion carried without dissent (3-1).

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing Council, state your name and address for the record.

There being no public comments, the next item followed.

ADJOURNMENT

Mayor O'Connor adjourned the meeting at 5:55 PM.

Zoie P. Burgess, CMC, City Clerk

JohnPaul O'Connor, Mayor

Meeting Agenda Item Coversheet

MEETING DATE:	11/10/2026	**Submitted By:** Planning and Zoning
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**CU-2026-01:** Conditional Use for an overnight kennel with dog day care, overnight boarding, grooming, and an accessory outdoor pet relief and play area at James Business Park, 17035 Persimmon Boulevard West.	
STAFF RECOMMENDATION: **(**MOTION READY)	**Motion to recommend that the City Council approve** CU-2026-01 for an overnight kennel providing dog day care, overnight boarding, and grooming at James Business Park, subject to the conditions of approval in the staff report and contingent upon City Council approval of SPM-2026-02, including amendment of Condition 2 of Development Order SPR-2022-01 accommodating the proposed use.	
SUMMARY *and/or* JUSTIFICATION:	The applicant, represented by Cotleur & Hearing, is requesting Conditional Use approval to establish a dog day care, overnight boarding, and grooming facility at James Business Park. The facility will occupy approximately 10,855 square feet within the existing 135,541-square-foot North Building. Approximately 2,435 square feet will be dedicated to boarding areas, with the remaining space accommodating indoor daycare, grooming, reception, office, circulation, and support functions. The proposal includes an approximately 1,840-square-foot fenced outdoor pet relief and play area on the east side of the building, within an existing loading area serving the tenant space. Exterior improvements include fencing and gates, synthetic pet turf over a drainage base, shade sails, a ramp, and a landscaped infiltration area. The submitted Operational Plan proposes a maximum of 150 dogs on site at any one time, including a maximum of 70 dogs boarded overnight and 35 dogs outdoors simultaneously. Outdoor activities are proposed between 5:00 a.m. and 11:00 p.m., seven days per week, except for emergencies. At least one trained attendant will be on site whenever animals are boarded overnight. The applicant also proposes occasional boarding of cats and other small animals within separate indoor accommodations. The applicant has submitted an Operational Plan, Noise Management Plan, and Odor, Sanitation, Animal Waste and Facility Maintenance Plan addressing supervision, animal handling, noise mitigation, sanitation, waste management, and complaint response. Companion application SPM-2026-02 requests approval of associated site improvements and amendment of Condition 2 of Development Order SPR-2022-01 concerning allowable uses within James Business Park. Staff recommends that the Planning and Zoning Board recommend approval of CU-2026-01 to the City Council, subject to the conditions in the staff report, including the contingency requiring City Council approval of SPM-2026-02.	

SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**	
	STAFF REPORT:	X	**PROCLAMATION:**	
	EXHIBIT(S):	X	**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	Agenda Item Sheet Staff Report Engineering Approval Letter Application Justification Statement Site Plan Operational Plan Odor Sanitation Animal Waste and Facility Maintenance Plan Data Sheet Outdoor Yard Floor Plan Dog Waste Station Noise Management Plan Boundary Survey			
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***				
FISCAL IMPACT *(if any):*			$	

City of Westlake

Planning and Zoning Department – Staff Report

Planning and Zoning Board Meeting 11/10/2026

PETITION DESCRIPTION

PETITION NUMBER: CU-2026-01 *James Business Park – Conditional Use*
OWNER: JAMES BUSINESS PARK LLC
APPLICANT: Cotleur & Hearing
PCN: Portion of 77-41-43-05-06-006-0000

REQUEST

The applicant is requesting approval of a Conditional Use for an overnight kennel providing dog day care, overnight boarding, and grooming within an existing 10,855-square-foot tenant space in Unit 700 (Bay 3A) of the North Building at James Business Park, located at 17035 Persimmon Boulevard West. The proposal includes an approximately 1,840-square-foot fenced outdoor pet relief and play area within an existing loading area.

SUMMARY

The applicant, represented by Cotleur & Hearing, is requesting Conditional Use approval to establish a dog day care, overnight boarding, and grooming facility at James Business Park. The facility will occupy approximately 10,855 square feet within the existing 135,541-square-foot North Building. Approximately 2,435 square feet will be dedicated to boarding areas, with the remaining space accommodating indoor daycare, grooming, reception, office, circulation, and support functions.

The proposal includes an approximately 1,840-square-foot fenced outdoor pet relief and play area on the east side of the building, within an existing loading area serving the tenant space. Exterior improvements include fencing and gates, synthetic pet turf over a drainage base, shade sails, a ramp, and a landscaped infiltration area.

The submitted Operational Plan proposes a maximum of 150 dogs on site at any one time, including a maximum of 70 dogs boarded overnight and 35 dogs outdoors simultaneously. Outdoor activities are proposed between 5:00 a.m. and 11:00 p.m., seven days per week, except for emergencies. At least one trained attendant will be on site whenever animals are boarded overnight. The applicant also proposes occasional boarding of cats and other small animals within separate indoor accommodations.

The applicant has submitted an Operational Plan, Noise Management Plan, and Odor, Sanitation, Animal Waste and Facility Maintenance Plan addressing supervision, animal handling, noise mitigation, sanitation, waste management, and complaint response.

The request is accompanied by Site Plan Modification application SPM-2026-02, which includes a proposed amendment to Condition 2 of Development Order SPR-2022-01 concerning allowable uses within James Business Park. Approval of CU-2026-01 is recommended to be contingent upon approval of SPM-2026-02, including an amendment to Condition 2 accommodating the proposed use.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the above-mentioned application meets all of the required City of Westlake land development regulations. The Planning and Zoning and Engineering Departments recommend the following Conditions of Approval:

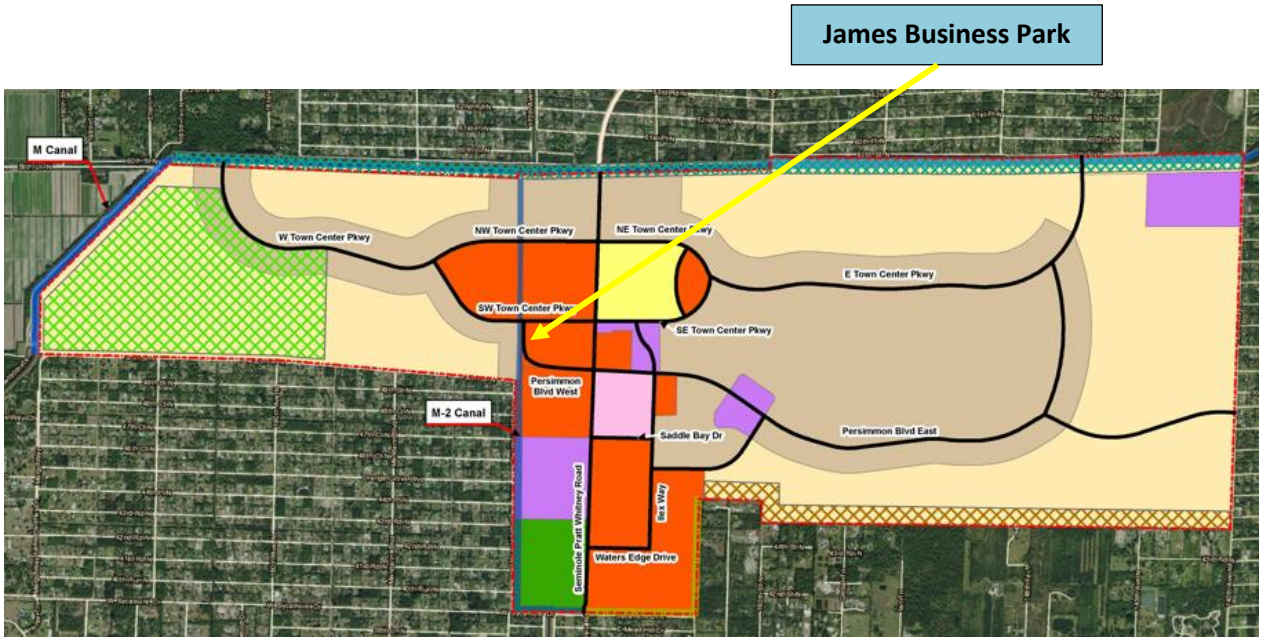
1. Approval of CU-2026-01 is contingent upon City Council approval of SPM-2026-02, including an amendment to Condition 2 of Development Order SPR-2022-01 accommodating the overnight kennel use. The conditional use shall not commence unless both approvals are effective.
2. The use shall be limited to the approved 10,855-square-foot tenant space in Unit 700 (Bay 3A) and the approximately 1,840-square-foot outdoor pet relief and play area shown on the approved plans.
3. The facility shall operate in accordance with the approved Operational Plan, Noise Management Plan, and Odor, Sanitation, Animal Waste and Facility Maintenance Plan, each dated August 28, 2026, as revised and approved by the City. These plans shall be incorporated into the conditional use approval. In the event of a conflict, the conditions of approval shall control.
4. A maximum of 150 dogs shall be permitted on site at any one time, including dogs receiving daycare and overnight boarding services. No more than 70 dogs shall be boarded overnight, and no more than 35 dogs shall occupy the outdoor area simultaneously.
5. Customer hours shall be limited to Monday through Friday, 7:00 a.m. to 7:00 p.m.; Saturday, 9:00 a.m. to 5:00 p.m.; and Sunday, 9:00 a.m. to 3:00 p.m. Outdoor animal activities shall be limited to 5:00 a.m. to 11:00 p.m., seven days per week, except for emergencies requiring immediate outdoor access for animal or human safety.
6. Outdoor animal activities shall be continuously supervised by trained staff. At least one trained attendant shall remain on site whenever any animal is boarded overnight.
7. Final acoustic treatment specifications, including material performance, locations, and quantities, shall be prepared by the applicant's acoustical professional and submitted with the building permit documents for City review. Required acoustic improvements shall be installed before commencement of the use and maintained thereafter. Operations shall comply with applicable City noise regulations.
8. Prior to issuance of building permits, the applicant shall obtain City Engineering approval of the final containment and drainage design, including its capacity and proposed handling of rinse water and animal-related liquids. Animal waste and cleaning wastewater shall not discharge to the site's stormwater management system or adjacent pavement or properties. Required improvements shall be completed before the outdoor area is used.
9. Fencing, gates, shade structures, turf, drainage components, and sanitation facilities shall be installed in accordance with the approved plans and applicable permits and maintained in serviceable condition. Gates shall remain closed and latched except during controlled passage or maintenance. Loading, emergency access, and vehicular circulation shall remain unobstructed.

PETITION FACTS

a. Total Gross Site Area: 11.66 acres

b. Building Data: North Building 135,541 sq. ft.; South Building 10,102 sq. ft. (total 145,643 Sq. Ft.)
Proposed Indoor Tenant Space: 10,855 square feet and Outdoor Pet Relief and Play Area: Approximately 1,840 square feet

c. Land Use and Zoning
Existing Land Use: Industrial Warehouse
Future Land Use: Downtown Mixed Use
Zoning: Mixed Use



BACKGROUND

The subject property is located within James Business Park in the southwestern portion of Pod G. The development contains two existing buildings totaling 145,643 square feet. The proposed overnight kennel will occupy Unit 700 (Bay 3A) within the North Building at 17035 Persimmon Boulevard West.

Condition 2 of Development Order SPR-2022-01 requires all uses to comply with the Code definition of "Light Industrial Uses." The applicant has submitted companion application SPM-2026-02 requesting modification of the approved site plan and amendment of Condition 2 concerning allowable uses. The applicant's October 14, 2026 justification letter also accepts a condition making CU-2026-01 contingent upon approval of SPM-2026-02.

The proposed amendment to Condition 2 is evaluated separately under SPM-2026-02. This conditional use application evaluates the proposed overnight kennel and its associated operational characteristics and compatibility measures.

- On May 24, 2021, the City Council approved the plat for Pod G Southwest.

- On July 5, 2022, the City Council approved the site plan for the two-building development totaling 145,643 square feet.
- On July 5, 2022, the City Council approved a Master Sign Plan (MSP) for the subject development, which included 22 waivers.
- On May 3, 2024, the development received approval for a Minor Site Plan Modification to add one (1) FPL transformer and remove light poles from the rear of Building 1.
- On August 23, 2024, the development received approval for a Minor Site Plan Modification to allow indoor recreational use on the subject site.
- On January 16, 2026, the development received approval for a site plan modification to accommodate the parking requirements associated with the indoor recreational use.

STAFF ANALYSIS

The applicant proposes an overnight kennel providing dog day care, overnight boarding, and grooming within an existing tenant space at James Business Park. The proposal includes an accessory outdoor pet relief and play area within an existing loading area on the east side of the North Building.

Staff's evaluation considers the proposed intensity, hours, indoor and outdoor activities, access, parking, noise controls, sanitation procedures, and compatibility with adjacent uses. The submitted operational and management plans establish measures intended to address potential impacts and are recommended to be incorporated into the approval.

The following analysis evaluates the proposed use against the conditional use review criteria in Section 101-197 (g) of the City's Code of Ordinances.

1. **Comprehensive Plan. The proposed use is consistent with the comprehensive plan.**

   Staff Analysis: The property has a Downtown Mixed Use Future Land Use designation. The proposed facility provides a commercial pet-care service within an existing nonresidential development and utilizes existing buildings and infrastructure. Subject to approval of the companion Site Plan Modification and the recommended operational conditions, the proposal supports continued occupancy of the established business park while addressing potential impacts on surrounding uses.

2. **Chapter requirements. The proposed use is consistent with all applicable requirements of this chapter.**

   Staff Analysis: The application requests approval under the conditional use classification for "Overnight kennel, including kennels ancillary to veterinarian services." The submitted materials identify the tenant space, outdoor improvements, operational characteristics, and proposed impact mitigation measures.

   The existing restriction in Condition 2 of Development Order SPR-2022-01 is addressed through companion application SPM-2026-02. Accordingly, the conditional use approval shall be

contingent upon approval of that application, including amendment of Condition 2 accommodating the proposed use.

3. **Zoning district standards. The proposed use is consistent with the zoning district standards for such use as provided in chapter 119, article II.**

Staff Analysis: The property is zoned Mixed Use. The proposed overnight kennel is being processed as a conditional use within that district. The facility will occupy an existing tenant space without expanding the building footprint. Associated exterior improvements are limited to the outdoor enclosure, ramp, shade structures, and related drainage and landscape improvements shown on the submitted plans.

The proposed use complies with applicable parking, loading, setback, accessory structure, and other development standards.

4. **Public welfare. The proposed use provides for the public health, safety, and welfare by:**
   (i)Providing for a safe and effective means of pedestrian access;
   (ii)Providing for a safe and effective means of vehicular ingress and egress;
   (iii)Providing for an adequate roadway system adjacent to and in front of the site;
   (iv)Providing for safe and efficient onsite traffic circulation, parking, and overall control; and
   (v)Providing adequate access for public safety purposes, including fire and police protection

Staff Analysis: The proposed facility will utilize the business park's existing access points, pedestrian facilities, parking areas, and internal circulation system. The submitted parking analysis identifies 200 required parking spaces and 224 spaces provided. Three spaces near the tenant entrance are designated for short-term customer drop-off and pick-up.

The outdoor enclosure will occupy an existing loading area serving Unit 700 (Bay 3A). The companion Site Plan Modification depicts the proposed enclosure, ramp, and gate movements. Required loading, drive aisles, pedestrian access, and emergency access shall remain unobstructed.

The submitted Operational Plan includes animal screening, separation by size and temperament, continuous supervision of outdoor activities, emergency procedures, and overnight staffing.

5. **Screening and buffering. The proposed use utilizes such techniques as landscaping, screening, buffering, site or building design, or business operation procedures to mitigate impacts on surrounding properties, including such impacts as:**
   (i) Noise; glare; odor; ground-, wall- or roof-mounted mechanical equipment; perimeter, interior, and security lighting;
   (ii)Signs;
   (iii)Solid waste disposal and recycling;
   (iv)Outdoor storage of merchandise and vehicles;

(v)Visual impact negatively impacting use of adjacent property; and
(vi)Hours of operation

Staff Analysis: Daycare, overnight boarding, grooming, and related activities will occur primarily indoors. The outdoor pet relief and play area is located on the east side of the North Building and will be screened by the proposed solid enclosure shown on the approved plans. Existing walls, landscaping, and the surrounding commercial service areas provide additional separation from adjacent activities.

The Noise Management Plan proposes spray-applied ceiling insulation, acoustic wall panels, suspended baffles, treatment of tenant separations, and operational controls addressing barking, group sizes, doors, gates, and outdoor rotations. Final acoustic treatment locations and quantities remain subject to preparation by the applicant's acoustical professional at the building permit stage.

The sanitation plan provides for immediate collection of solid waste, sealed storage, scheduled removal, routine cleaning, odor treatment, and maintenance of the turf and drainage components. The proposed infiltration arrangement remains subject to City Engineering review.

6. **Patterns of development. The proposed use will result in logical, timely, and orderly development patterns.**

Staff Analysis: The proposed facility will occupy an existing tenant space within an established business park and utilize existing roads, utilities, parking, and site infrastructure. The proposal does not expand the building footprint. Exterior work is limited to the outdoor enclosure and associated improvements. The proposal represents orderly occupancy of the existing development.

7. **Purpose and intent. The proposed use will be in harmony with the general purpose and intent of this chapter and the goals, objectives, and policies of the city.**

Staff Analysis: The proposed facility provides a commercial service within an existing business park. Conditional use review allows the City to evaluate the proposed activity and establish conditions addressing its intensity, outdoor operations, noise, sanitation, and relationship to surrounding uses. Subject to approval of the companion Site Plan Modification and implementation of the recommended conditions, the proposal is consistent with the purpose of evaluating conditional uses for suitability and compatibility at the proposed location.

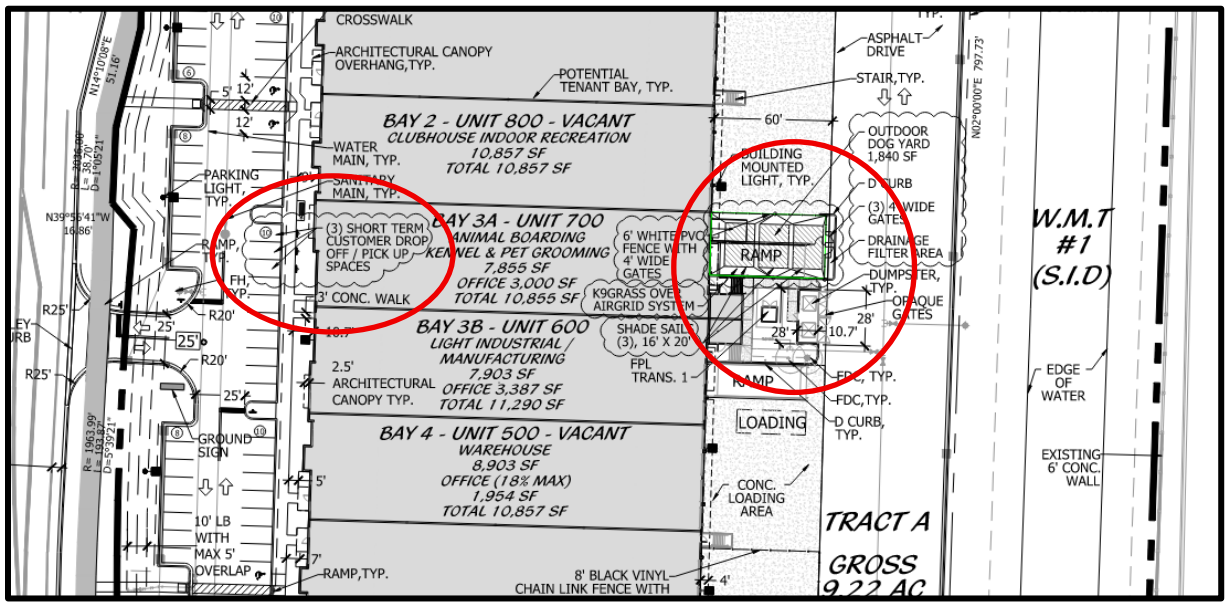
8. **Compatibility. The overall compatibility of the proposed development with adjacent uses, based on the following standards:**
(i)Adverse visual impact. The design of the proposed use and structures will minimize any adverse visual impacts or impacts caused by the intensity of the use.

(ii)Environmental impact. The design of the proposed use minimizes any adverse impacts that may be created, including impacts on environmental and natural resources, including air, water, stormwater management, wildlife, vegetation, and wetlands.
(iii)Other negative impacts. Noise; glare; odor; ground-, wall-, or roof-mounted mechanical equipment; perimeter, interior, and security lighting are adequately screened, buffered, or otherwise mitigated.

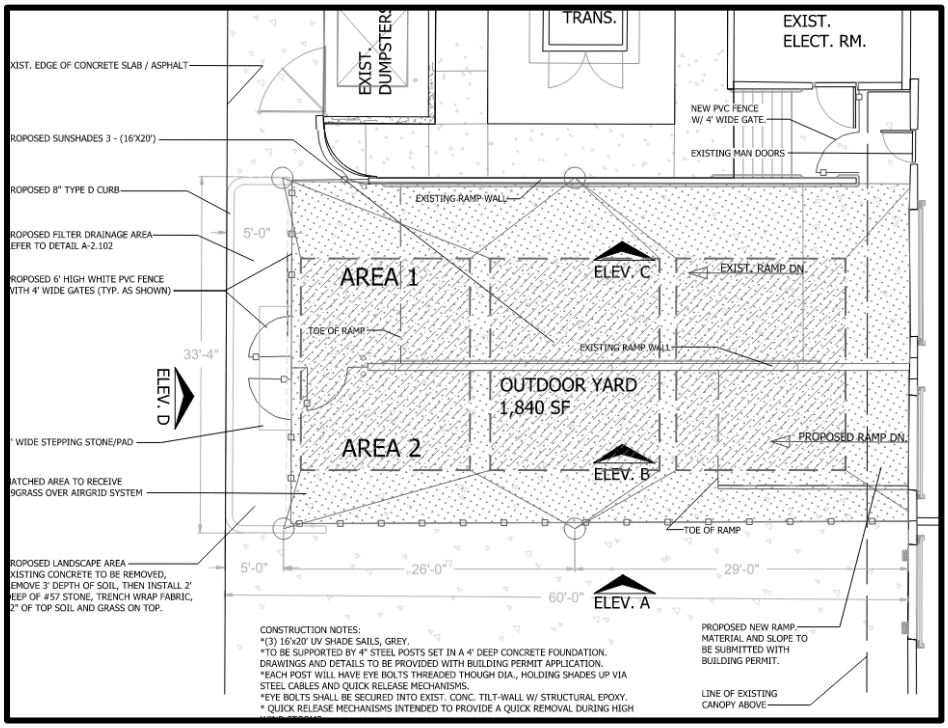
Staff Analysis: The proposed use will occupy an existing tenant space within James Business Park, with outdoor activities concentrated in an approximately 1,840-square-foot enclosure on the east side of the North Building. Its location within an established nonresidential development, the existing building configuration, and proposed enclosure provide a basis for compatibility with surrounding commercial activities.

Compatibility depends on implementation of the proposed operating limits and mitigation measures. These include animal capacity limits, supervised outdoor rotations, restricted outdoor hours, overnight staffing, acoustic improvements, immediate waste collection, routine sanitation, and complaint response procedures.

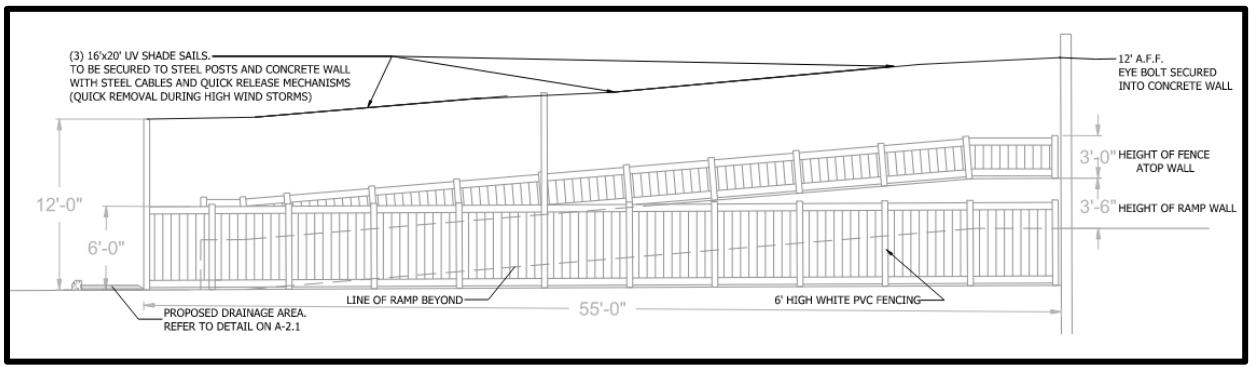
Proposed Site Plan Modification



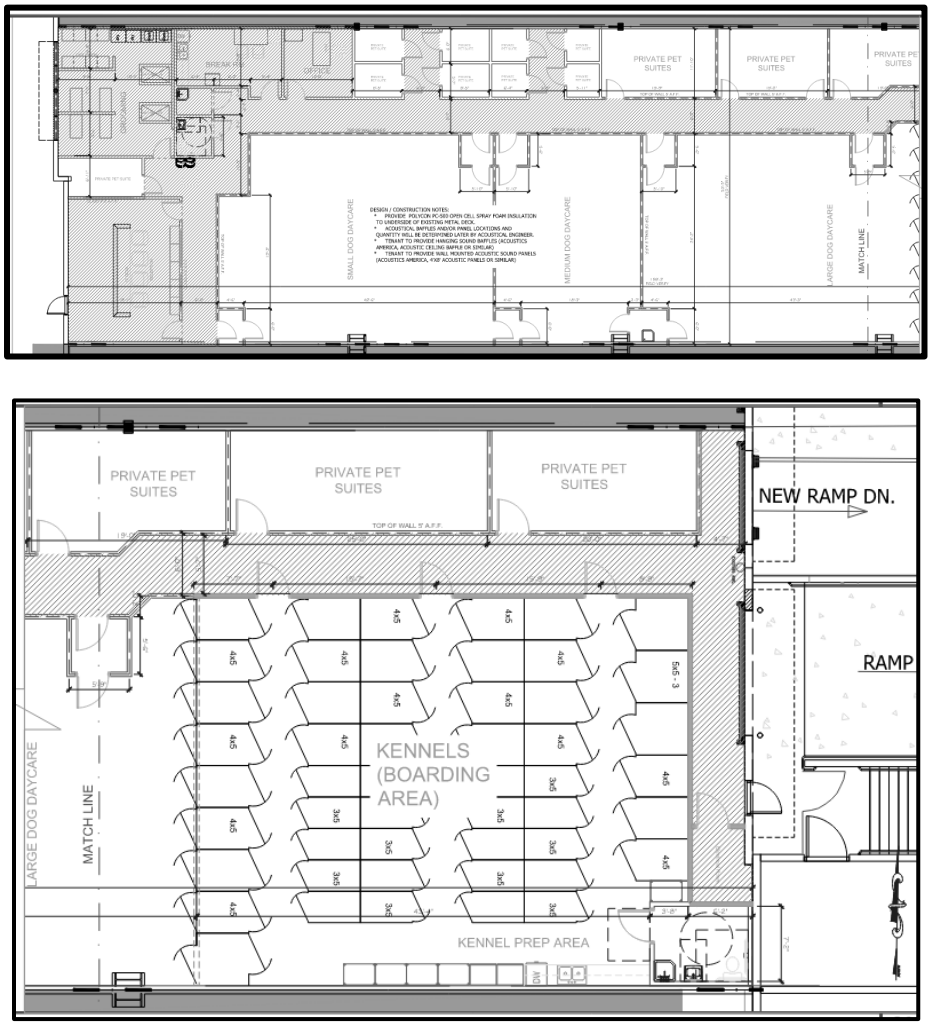
Proposed Outdoor Area



Proposed Ramp



Proposed Floor Plan



Traffic

All material traffic comments were addressed. The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order.

Fire Rescue

The site plan application was reviewed by Mr. Wesley Jolin, IAAI-CFI, Fire Safety Specialist, from Palm Beach County Fire Rescue with no further comments.

FINAL REMARKS

CU-2026-01 is scheduled for a public hearing before the Planning and Zoning Board on November 10, 2026, for a recommendation to the City Council. The City Council will consider the application at a quasi-judicial public hearing on November 10, 2026, followed by consideration of companion application SPM-2026-02.

The subject application was reviewed by the City of Westlake Staff (Planning and Zoning, Engineering) and Palm Beach County Fire Rescue. Please see enclosed letter from City Engineer.

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 Faciltiy
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:



Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com

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 ADDRESSS: 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

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 Landing s	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	Donaldson E. Hearing
Owner's Name (please print)	Applicant/Agent's Name (please print)
(Signature on Next Page)	
Owner's Signature	Applicant/Agent's Signature
	June 24, 2026
Date	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	Donaldson E. Hearing
Owner's Name (please print)	Applicant/Agent's Name (please print)
Owner's Signature	Applicant/Agent's Signature
6-24-26	
Date	Date

V. APPLICATION FEES

See City of Westlake Fee Schedule

VI. ADMINISTRATIVE COSTS

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 6-24-26 **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.

Cotleur & Hearing
LAND PLANNING + LANDSCAPE ARCHITECTURE
JUPITER + ORLANDO • EST. 1991
CELEBRATING 35 YEARS

POD G SOUTHWEST — JAMES BUSINESS PARK

Conditional Use Approval (CU-2026-01)

Justification Statement

Revised August 28, 2026

Revised October 14, 2026

Introduction

The Applicant, Jamlyn Supply, Inc., is requesting approval of a conditional use within this existing light industrial and commercial warehouse development. The site plan was initially approved by Development Order on July 22, 2022 (SPR-2022-01). Subsequently, on January 2, 2026, the applicant received approval from the City, by Ordinance No. 2025-10, amending Chapter 101, revising Section 101-1, to establish a definition for Recreation, Indoor Sport Court (Padel). Prior to that, on August 23, 2024, the City administratively approved SPM-2024-03, which added 45,841 square feet of Indoor Recreation and 5,051 square feet of Health, Physical Fitness use to the approved use program. Then on August 5, 2025, a variance was approved by Development Order (VAR-2025-02) to the Xcel Padel tenant to allow a reduction of the required 1,000-foot distance from another establishment licensed for the retail sale of alcoholic beverages. This facility is located within the southwest portion of Pod G, directly west of the Publix Plaza, and is fully constructed. The plat of "Pod G Southwest" was previously approved and is recorded in the Public Records, containing approximately 11.666 acres.

The Applicant is proposing a dog daycare with overnight boarding and grooming within 10,855 square feet in Unit 700 (Bay 3A) of the North Building at 17035 Persimmon Boulevard West. The revised Site Data table identifies the tenant space at 10,855 square feet, of which 2,435 square feet is animal boarding kennel area. The balance is the reception area, office, grooming area and daycare area. Sheet A-2.1 has been updated in this regard. The facility will include indoor pet care, boarding, supervision, customer reception, office and support functions, grooming, kennel and boarding areas, and related accessory service areas. A fenced outdoor pet relief and play area of approximately 1,840 square feet is proposed contiguous to the occupied tenant space, within the existing loading area on the east side of the building and entirely within the area previously designated for loading for Unit 3A. The outdoor area will be improved with an AirGrid base installed directly over the existing concrete loading apron and K9Grass antimicrobial pet turf laid over the AirGrid. The outdoor area is accessory to the primary indoor operation and will be used for supervised pet relief and limited outdoor activity.

A companion Site Plan Modification application, SPM-2026-02, has been filed concurrently with this Conditional Use petition, as contemplated by Zoning Verification Letter ZV-2026-03, to update the approved use program, the Site Data table, and the affected site plan components.

Nature of the Operation

How this business actually runs matters to how the City evaluates it, so it is worth setting out before getting to the individual criteria.

The facility operates predominantly as a weekday dog daycare. Owners drop their dogs off in the morning on the way to work, the dogs stay through the day under staff supervision, and the owners pick them up in the evening on the way home. That pattern accounts for most of the activity at the facility and most of the trips it generates, and it follows the ordinary commuting day rather than adding to it.

Overnight boarding service demand is concentrated around holidays, vacations, and specific client needs. On a typical weekday in the middle of the month very few dogs stay overnight; around Thanksgiving, the winter holidays, and spring break more do. The Applicant is not minimizing that component, and it is the reason the Conditional Use is requested under the "Overnight kennel, including kennels ancillary to veterinarian services" category. It is simply not the center of the operation.

The facility is predominantly a dog facility but is not exclusive to dogs. Cats and other small animals, such as birds and reptiles are occasionally boarded, generally around holidays, and they are housed in the separate private rooms and suites rather than in any group area.

Within the 10,855-square-foot tenant space, Sheet A-2.1 tabulates 825 square feet of reception and office area, 438 square feet of grooming area, 5,347 square feet of daycare areas, and 2,435 square feet of boarding areas. The daycare areas are more than twice the boarding areas, and the boarding areas are roughly a fifth of the tenant space. The building is laid out for daytime care, and the plan itself demonstrates that boarding is subordinate to it.

The space is organized around that program. The front of the tenancy is a reception and customer lobby with a fifteen-foot counter, and a small ancillary retail display sits at that counter for customers who are already in the building. Behind reception are the grooming area with two bathing tubs and cage dryers, separate communal daycare rooms for small, medium, and large dogs, eight private rooms and a group of private suites for animals that need higher-service or individual accommodation, a laundry, an employee break room, a kennel prep area, and a comparatively small kennel area with individual runs at four by five, three by five, and five by five feet. In addition to the man door, a new ramp down accessed by the existing overhead door leads to the outdoor yard.

The operator runs three other facilities in Palm Beach County and Westlake would be the fourth. The procedures described in this statement and in the supporting plans are existing, in-use protocols rather than something written for this application.

Consistency with Development Order SPR-2022-01

Condition 2 of Development Order SPR-2022-01 provides that "[a]ll uses must be in compliance with the Code definition of 'light Industrial Uses'." The Applicant has evaluated the proposed use against that condition and believes the proposed use complies with it.

The Code defines Light Industrial Uses as land uses that include construction operation and storage facilities, manufacturing, assembly, processing or storage of products "when such activities have minimal and inoffensive external impacts such as smoke, noise, dust, soot, dirt, vibration, stench, or adverse visual impacts on the surrounding neighborhood." The operative content of the definition is a performance standard, and the City has consistently described it that way. The SPR-2022-01 staff report, immediately after quoting the definition, states that "[t]he above definition will serve as the basis to determine

allowable uses, and their potential impact in terms of smoke, noise, dust, soot, dirt, vibration, stench, or adverse visual effect." Zoning Verification Letter ZV-2026-03, issued March 24, 2026, repeats that sentence in the present tense. That is the way we read and interpret the condition.

The approved use program is consistent with that interpretation. The representative uses accepted with the 2022 approval include Indoor Recreation, Contractor Supply Store, Party Rental & Supply, Equipment Rental & Supply, and Medical & Pharma Laboratories & Research Centers, several of which are not manufacturing, assembly, processing, or storage of products under a literal interpretation of the definition. The City has also applied the condition this way in practice. SPM-2024-03 introduced 45,841 square feet of Indoor Recreation (the padel facility) and 5,051 square feet of Health, Physical Fitness use administratively as a minor modification, expressly finding that "[t]he uses listed in the modified site plan were approved by the City Council on June 5, 2022, as part of application SPR-2022-01," without any amendment to Condition 2. The currently approved Site Data table also carries a cheer club and a massage therapy and spa use, and the City Council granted VAR-2025-02 allowing the padel tenant to serve alcoholic beverages.

The underlying zoning is Mixed Use. In the MU permitted use table, "Light industrial uses" is one permitted use among many; Retail Sales or Service, Office, Commercial recreation uses, Athletic Training Facility, Veterinary, and Food Service, Restaurants and cafes are permitted by right, and "Overnight kennel, including kennels ancillary to veterinarian services" is a conditional use. The Downtown Mixed Use future land use category is, as ZV-2026-03 describes it, "intended to accommodate a mix of residential, commercial, and service oriented uses in a cohesive development pattern."

Measured against the impact standard the definition supplies, the proposed use complies with Condition 2. The operation is conducted almost entirely indoors within an existing tenant bay. It produces no smoke, dust, soot, dirt, or vibration. Potential noise and odor impacts are addressed through building construction, mechanical design, and operational controls described in the Noise Management Plan and the Odor, Sanitation, Animal Waste and Facility Maintenance Plan submitted with this application. There are no adverse visual impacts; the outdoor pet area is located within an existing loading area on the east side of the building, oriented toward the Publix at Westlake service and loading area, and is not visible from Persimmon Boulevard West or from any residential area.

The revised tenant drawings and the Site Data table dated August 28, 2026 tabulate the interior area by function, the parking and loading counts are carried through the Site Data table, the sound attenuation materials are specified by manufacturer with data sheets on Sheet A-2.2, and the outdoor pet area is drawn and dimensioned with its containment and drainage detail. Condition 2 asks whether the external impacts of a use are minimal and inoffensive. That question can now be answered from the plans rather than from narrative description alone.

Proposed Use and Classification

The proposed use is a commercial use, which is allowable within the Mixed Use zoning district. More specifically, the proposed dog daycare with overnight boarding and grooming is most appropriately classified under the City's permitted use table as:

> *"Overnight kennel, including kennels ancillary to veterinarian services."*

This use is identified as a conditional use in Table 119-127, Permitted Uses. Zoning Verification Letter ZV-2026-03 confirms this classification and confirms that the use requires Conditional Use approval by the Planning and Zoning Board and the City Council together with a Site Plan Modification. The proposed pet daycare and overnight boarding operation fits within this category because the facility will provide supervised daytime pet care together with overnight boarding and kennel services. The Applicant has classified the use under the overnight kennel category because overnight boarding occurs, even though daycare is the predominant activity and boarding is offered as a service to daycare clients. The Site Data table uses the corresponding parking and use category, "Animal Boarding Kennel and Pet Grooming," which has been added to the Proposed Use row alongside the previously approved Light Industrial and Indoor Recreation and Health, Physical Fitness uses.

The proposed use is also consistent with the Downtown Mixed Use future land use category, the Mixed Use zoning district, and the approved development order for James Business Park. It is a service-oriented commercial use located within an existing approved business park and supports Westlake's growing residential and employment base by providing a needed local service in an appropriate non-residential setting.

As discussed, Applicant will accept a condition of approval on Application CU-2026-01 that it is contingent on approval of SPM-2026-02, so that Application CU-2026-01 may be heard first by City Council. (Applicant also agrees to staff's proposal to include as part of Application SPM-2026-02 a request to modify Condition 2 of SPR-2022-01 to read:
2. All uses must either be Light Industrial Uses or Commercial Uses.)

Indoor Operational Plan

During the intake and approval process to accept new pets, all dogs undergo a four-hour temperament test. They must be vaccinated and require medical records from their veterinarian to be considered. The facility maintains a clean, sanitized facility with a specialized air conditioning and filtration unit made specifically for boarding to keep airborne pathogens away. All staff is Pet CPR certified and trained to give top notch care to the dogs. When playing in the dog yards, indoor or outdoor, there will always be a staff member supervising. Pet owners can only enter the front lobby area, and only trained personnel and staff can enter the rear area where the dogs are located for daycare and boarding.

The interior layout includes separate daycare play areas for small, medium, and large dogs, together with separate individual holding and separation areas for dogs that require individual handling or cannot be combined with other animals. A dimensioned floor plan identifying each area and its square footage is submitted with this application as Sheet A-2.1. Interior partition walls in the play and kennel areas are five feet above finished floor at the top of wall, and the reception glass runs from four to eight feet above finished floor. Detailed capacities, staffing, supervision, and emergency procedures are set out in the Operational Plan submitted with this application.

On capacity, a maximum of 70 dogs are boarded overnight, and that is a peak-period figure rather than a typical night. A maximum of 35 dogs are in the outdoor area at any one time, counted across the large dog and small dog play areas combined. Because the yard is divided into two roughly equal, separated areas rather than being a single pen, those animals are never in one undifferentiated group. Overnight, one trained attendant remains on site whenever any animal is boarded, including when only a single

animal is boarded, with a second attendant on peak holiday periods.

The demising walls and tenant separations will be designed to meet all applicable requirements, including fire separation between tenant spaces, and will incorporate the sound-absorbing materials and mats described in the Noise Management Plan.

Noise attenuation is built into the tenant improvement rather than left to operations alone. Three types of material do the work. An open cell spray foam insulation is applied at two inches to the underside of the existing metal deck, a Class A, Class I material with a Flame Spread Index below 25 and a Smoke Developed Index below 450 that meets the NFPA 285 exterior wall assembly and NFPA 286 fifteen-minute thermal barrier requirements. Wall-mounted acoustic panels are provided in four-foot by eight-foot units with a frameless, Class A, acoustically-rated six-pound-per-cubic-foot fiberglass core, rated at an NRC of 0.85 at one inch and 1.15 at two inches. Suspended acoustic ceiling baffles use the same core and the same ratings.

Data sheets for each are provided on Sheet A-2.2. Those data sheets are representative of the products to be installed. These are industry-standard acoustic materials, and comparable products of equivalent type and performance may be substituted. Consistent with the note carried on Sheet A-2.1, final selection and the locations and quantities of baffles and panels will be confirmed by the acoustical engineer at construction documents.

Operationally, dogs are grouped and separated by size and temperament, a barking dog is redirected by staff immediately, a persistent barker is removed from the group to an individual area, and a dog that cannot be managed is excluded from the program. Exterior doors and gates remain closed except for animal and staff passage. Feeding and intake are staggered, and overnight the dogs are held in individual runs with dimmed lights and ambient sound masking. Full detail is provided in the Noise Management Plan submitted with this application.

Outdoor Pet Relief and Play Area

The outdoor play yard consists of the area around the existing ramp and the neighboring dock positions directly behind Unit 700 (Bay 3A). Sheet A-1.1 dimensions the enclosure at approximately 60 feet by 33 feet 4 inches overall, of which approximately 1,840 square feet is play area, carried as two bays at 26 feet and 29 feet, with the remaining 5-foot strip along the rear serving as the landscape and dry well area. It occupies only area previously designated for loading for Unit 3A and does not encroach into any other unit's loading area.

The yard is not a single open outdoor area. It is divided into two supervised play areas, a large dog outdoor play area and a small dog outdoor play area, which is what the 26-foot and 29-foot bays on the plan represent, alongside the 5-foot landscape strip. Dividing the yard allows size-separated groups to be outside at the same time without mixing, which matters for supervision, for group sizing, and for keeping noise down. It also means the outdoor capacity is spread across two separated areas rather than concentrated in one.

No architectural changes to the building are proposed. Access to the yard is through the existing man door and there are no new or modified building doors and no wall openings. Additional access from the existing overhead door to a new proposed ramp to the yard will be provided.

The enclosure is a six-foot-high white PVC privacy fence. A solid fence rather than chain link is used deliberately, because it acts as a noise barrier at the source. Where the fence sits atop the existing three-foot six-inch concrete ramp wall, the fence above the wall is three feet high. A three-foot-wide stepping stone and pad path provides the walking route to the gates.

Four gates are provided, and all of them are part of the fence enclosure rather than the building. One gate leads from the existing man door landing into the play area, and that is the everyday staff and animal route out of the building.

One internal gate within the enclosure divides the large dog play area from the small dog play area. The remaining two are four-foot-wide gates with ten-inch magnetic gate latches leading in from the rear drive aisle, one to each play area, provided for occasional maintenance access. Those two swing outward, consistent with the dumpster enclosure gates located immediately adjacent to the tenant's enclosure, and they remain closed and latched except during maintenance. They are not used for animal movement or for daily operations.

Three 16-foot by 20-foot UV shade sails are provided, and the color is specified as grey to complement the existing building. The sails are supported by four-inch steel posts set in four-foot-deep concrete foundations, with drawings and details to be provided with the building permit application. Each post carries eye bolts threaded through its diameter, and the sails are held by steel cables with quick-release mechanisms so they can be taken down quickly ahead of a high-wind storm. Eye bolts into the existing concrete tilt-wall are secured with structural epoxy, with the wall eye bolt set at twelve feet above finished floor.

The playing surface is K9Grass by ForeverLawn with AlphaSan antimicrobial protection, laid over an AirGrid base installed directly on the existing concrete slab. The turf is infill-free and has a flow-through backing, so waste and odor are not trapped in the surface, and the AirGrid is the drainage plane between the turf and the slab.

The outdoor area is used only between 5:00 a.m. to 11:00 p.m., with use outside that window limited to emergencies. Dogs are taken outside in supervised rotations and are never left unattended in the outdoor area.

Outdoor Area Drainage and Waste Containment

The reference to "subsurface drainage" in the original justification statement was imprecise and is withdrawn. No piped subsurface drainage system is proposed for the outdoor area. The drainage description carried in the July 27, 2026 revision of this statement is superseded in full by the system now drawn on Sheet A-1.1 and in Detail 02 on Sheet A-2.1, which is described below.

A proposed eight-inch Type D curb rings the enclosure and is set above the finished grass elevation. The yard therefore functions as a contained basin. Surface flow is directed inward, and nothing sheet-flows out of the enclosure onto adjacent pavement or toward any stormwater inlet.

Along the full rear of the enclosure, a five-foot-wide strip carries the receiving system. The existing concrete in that strip is removed, three feet of soil is excavated, and two feet of #57 stone is placed in the excavation and wrapped in trench wrap and soil separator fabric so that soil does not migrate into and clog the stone. Twelve inches of topsoil and grass are placed over the stone. The finished grass surface sits below the top of the curb, so surface flow from the turf runs off into the landscape area and percolates rather than ponding or escaping.

What that assembly amounts to is a natural dry well: grass over a soil layer over rock and filter cloth, sized to receive the liquids generated in the yard and to purify them naturally as they percolate. Nothing is piped anywhere. No animal waste, no wash water, and no runoff leaves the enclosure or reaches the stormwater management system. The curb is the physical barrier and the dry well is the receiving system. The Applicant has no objection to a condition of approval confirming that nothing from the outdoor area discharges to the stormwater management system, and the detail will be coordinated with the Building Department at permit.

Waste handling is what keeps that system working. Solid waste is picked up by staff the moment it is deposited, indoors and out. Dwell time is the single largest driver of odor, so nothing is allowed to accumulate. Waste is double-bagged and sealed at the point of collection. A Low Profile Dog Waste Station with a round can is provided in the yard, giving staff a bag dispenser over a lidded, perforated, lined can at the point of use. Bagged waste is then placed in a dedicated, lidded, leak-proof container located inside the tenant space, not in the site dumpster enclosure, and waste is removed from the site by the private hauler two times per week. That interior container is washed and deodorized as required and not less than once per week.

The turf is spot-cleaned continuously, rinsed at the end of each outdoor rotation and again at closing, and treated on a scheduled basis with EcoStrong Outdoor Odor Eliminator, a concentrated bio-enzymatic product. The enzymes break down the waste, naturally-occurring bacteria consume it, and the bacteria convert the waste to water, which evaporates. The product is non-toxic and safe for pets and people, and is labeled for use on lawns and turf, concrete and stone, and in kennels. It is applied by pump or multi-use sprayer at the manufacturer's dilution, and surfaces are re-wetted after the first application as the manufacturer directs. In addition to the enzymatic treatment, surfaces are treated with a veterinary-grade disinfectant on the cleaning schedule. Waste is never rinsed, swept, or washed into any drain, inlet, swale, or pavement area. Pest control is provided under a monthly contract with a licensed operator.

Hours of Operation

Customer hours, meaning the hours the lobby is open for drop-off, pick-up, grooming appointments, and accessory retail, are Monday through Friday 7:00 a.m. to 7:00 p.m., Saturday 9:00 a.m. to 5:00 p.m., and Sunday 9:00 a.m. to 3:00 p.m.

Staff are on site before the lobby opens and after it closes for opening preparation, animal care, the final outdoor rotation, and closing cleanup. One trained attendant remains on site overnight whenever any animal is boarded, including when only a single animal is boarded, with a second attendant on peak holiday periods

The outdoor yard is used between 5:00 a.m. to 11:00 p.m. All outdoor rotations are accomplished within that window. The final outdoor rotation begins at approximately 8:30 p.m. and concludes by 11:00 p.m., after which dogs remain inside the building until 5:00 a.m. the following morning. The Applicant has no objection to a condition of approval fixing outdoor hours at 5:00 a.m. to 11:00 p.m., with emergencies as the exception. After 11:00 p.m., the outdoor area is used for emergencies only.

Staffing runs to approximately eight employees at the greatest shift. That is a maximum-shift figure, generally during the holiday periods when boarding demand is highest, and it is not the everyday weekday number.

Emergency Operation and Storm Sheltering

The facility is designed to remain open and to care for boarded animals through hurricanes and major storms rather than closing and turning animals away. To support that, the tenant will install a manual transfer switch on the tenant's electrical service so that the space can be operated from a portable generator if utility power is lost. The transfer switch is an interior electrical installation permitted with the tenant improvement. The generator itself is portable. It is not stored on the property, no permanent generator is proposed, no exterior generator enclosure or equipment pad is proposed, and no fuel storage is proposed. A generator would be brought to the site only ahead of a pending storm and removed once the event has passed. The facility's storm procedures, including the shade sail take-down and the post-event inspection of the enclosure, are set out in the Operational Plan.

Accessory Retail

The retail component is less than 200 square feet, it is ancillary to the principal use, and it is not open to the general public. It serves only clients whose pets are at the facility. It consists of miscellaneous dog supplies and treats, specialty shampoos specific to the pet's stay, and convenience items for pets. The display is located within the reception and customer lobby, entirely within the reception and office area already counted in the parking calculation. It generates no independent customer trip, and for that reason it does not change the parking calculation.

Parking Justification

A. Applicable Westlake Parking Rate

The City of Westlake Code includes a defined parking rate for the applicable animal-care use category. Table 8-6 of the Land Development Regulations, adopted by Ordinance 2021-06 (Chapter 8, Parking Regulations), identifies:

> *"Animal boarding kennel and pet grooming — 1 space per 400 square feet of office."*

Because the proposed use falls within the City's defined animal boarding kennel and pet grooming use category, no parking waiver or alternative parking methodology is requested. The proposed parking requirement is calculated directly using the City's adopted parking standard for the specific use.

B. Proposed Floor Area Allocation

The tenant space totals 10,855 square feet, of which 2,435 square feet is kennel boarding, 5,347 square feet is the daycare areas, 475 square feet is the reception area, 438 square feet is the grooming area, 350 square feet of office area, with 1,810 square feet taking up corridors and restroom area. Note the total area allocated to office use for the purpose of the parking calculations is 3073 SF. (2,435+5,347+3,073=10,855) The animal care area is non-office and is not double-counted anywhere else in the table.

C. Parking Calculation

Applying the Code rate to the office area, 3,073 square feet divided by 400 square feet is 7.68, which is 8 parking spaces. That is the Code requirement for this tenant space.

The Applicant is not asking to be held only to that figure. Staff observed in Comment 13 that the operation anticipates roughly eight employees at peak together with customer drop-off and pick-up activity, and that is a fair observation. In response, the Applicant has voluntarily shown 11 spaces for Bay 3A on the revised Site Data table: 8 employee spaces at the greatest shift plus 3 reserved drop-off and pick-up spaces. Notes 11 and 12 on the Site Data table state it as follows:

> *Note 11: "3 RESERVED DROP OFF & PICK UP SPACES FOR BAY 3A ARE SHOWN AS REQUIRED PARKING. THE RESERVED PARKING IS 1.5% OF REQUIRED PARKING THUS LESS THAN 5% MAX."*
>
> *Note 12: "ANIMAL BOARDING KENNEL & PET GROOMING PARKING RATE PER CODE IS 1 SP PER 400 SF OF OFFICE HOWEVER, UNIT 3A TENANT PROPOSES 8 EMPLOYEES AT GREATEST SHIFT AND 3 DROP OFF AND PICK UP SPACES (RESERVED) FOR A TOTAL OF 11 SPACES."*

Depicting 11 spaces does not change the Code requirement, which remains 8. It demonstrates that the Applicant has addressed the actual impact of the use rather than relying on the minimum. It is worth noting that eight employees is a greatest-shift, holiday-period figure and not a typical weekday count, so the 11 spaces proposed is conservative.

D. Reserved Drop-Off and Pick-Up Spaces

Three of the eleven spaces are reserved for customer drop-off and pick-up. Because those spaces are reserved, the Applicant has evaluated them against the City provision that governs the reservation of parking, and addresses it here directly rather than leaving it to a later round of review.

Section 8.9(1)(H) of the Land Development Regulations, adopted by Ordinance 2021-06 (Chapter 8, Parking Regulations), provides:

> *"Assigned parking. Parking spaces assigned to a specific use may be authorized by the city manager or his/her designee, provided the number of spaces assigned to a particular use does not exceed 5% of the number of spaces required for such use."*

The same subsection further provides:

> *"Assigned spaces and required signage shall be indicated on the approved site plan associated with the affected use. Assigned parking shall not be considered in shared parking calculations."*

The Applicant has done what that provision requires. The three drop-off and pick-up spaces and their signage are shown on the Site Plan, adjacent to the Bay 3A entrance, and they are not included in any shared parking calculation. Note 11 on the Site Data table measures the three spaces against the parking required for the development: three of the required is 1.5 percent, comfortably inside the 5 percent ceiling.

Section 8.9(1)(H) expressly contemplates authorization of assigned parking by the city manager or his or her designee. The Applicant requests that authorization as part of this approval, and the spaces and their

signage are shown on the Site Plan submitted with the companion Site Plan Modification as the provision requires.

E. Technical Parking Justification

The proposed parking calculation is appropriate because it applies the City's specific adopted parking standard for "Animal boarding kennel and pet grooming." The City's code establishes this parking requirement based on office area rather than total building area. That distinction is important because the majority of the tenant space is used for pet daycare, boarding, kennel, grooming, indoor animal care, and support functions. Those areas do not generate parking demand in the same manner as conventional office, retail, restaurant, or assembly space. Parking demand is primarily associated with the office, reception, administrative, customer support, employee, and drop-off and pick-up components of the facility.

The operating model reinforces that. Employees arrive before customer hours and hold their spaces through the shift, so employee demand is steady and predictable. Customer activity is short-duration and naturally staggered, because drop-off runs with the morning commute and pick-up runs with the evening commute, and a typical counter transaction takes only a few minutes. Grooming appointments are scheduled across the day. Boarding pick-ups and drop-offs are concentrated at the front and back ends of holiday periods, which are not the same days as peak weekday daycare turnover.

Loading

The outdoor pet area occupies the existing ramp, a new ramp and two adjacent dock positions directly behind Unit 700 (Bay 3A), and those positions are labeled accordingly on the plans. The Code requires 4 loading spaces for this development. The approved plan provided 40, and with the two positions given up, 38 remain, which is 34 more than required.

The development therefore continues to satisfy the loading requirement by a substantial margin, and does so without relying on any dock serving another tenant bay. Only the loading positions previously designated for Unit 3A are used, and there is no encroachment into any other unit's loading area. The dock positions being converted are those directly serving Unit 700, a tenant that does not receive tractor-trailer deliveries, so no other tenant loses loading capacity or maneuvering area. The fence is set inside the existing loading apron and does not encroach into the drive aisle or the fire access lane. The shade sails are installed at a clear height that maintains the required vertical clearance over the paved area beneath them, and no post is located within the drive aisle. Animal movement is entirely between the tenant door and the fenced enclosure, a distance of a few feet, and animals never cross a drive aisle, a loading maneuvering area, or the dumpster service route. The dumpster enclosure and its service approach are unchanged.

Signage

No signage approval is requested with this petition. The tenant anticipates wall signage on the building frontage and potentially at the rear, and a tenant panel on the existing ground sign. All signage will be submitted under a separate sign permit and will comply with the approved James Business Park Master

Sign Plan (MSP-2022-02) and Chapter 113 of the City Code. Permitted signage locations are shown on the approved Master Sign Plan.

Conditional Use Criteria Justification

The proposed dog daycare with overnight boarding satisfies the applicable conditional use criteria of the City of Westlake Code, as follows:

Criterion 1 — Comprehensive Plan

> *"Comprehensive plan. The proposed use is consistent with the comprehensive plan."*

The proposed dog daycare with overnight boarding is consistent with the City's Comprehensive Plan because it is a commercial service use located within the Downtown Mixed Use future land use category. The use supports the City's mixed-use planning framework by providing a needed local service within an existing approved non-residential business park. The use is also consistent with the approved development order for James Business Park, as discussed under Consistency with Development Order SPR-2022-01 above.

Criterion 2 — Chapter Requirements

> *"Chapter requirements. The proposed use is consistent with all applicable requirements of this Chapter."*

The proposed use is properly classified as "Overnight kennel, including kennels ancillary to veterinarian services," which is identified as a conditional use in Table 119-127, Permitted Uses. The proposed use will comply with applicable City conditional use, site operation, parking, access, sanitation, screening, and buffering requirements. The use will operate within an existing tenant bay, with the approximately 1,840 square foot outdoor pet area limited to a fenced, supervised, accessory relief and play area. The use will also comply with the City's adopted parking rate for "Animal boarding kennel and pet grooming" based on the proposed office area, and the Applicant has shown parking in excess of that rate as described in the Parking Justification above.

A companion Site Plan Modification (SPM-2026-02) has been filed to update the approved use program, the Site Data table, and the affected site plan components, and signage will be permitted separately in accordance with the approved Master Sign Plan and Chapter 113.

Criterion 3 — Zoning District Standards

> *"Zoning District Standards. The proposed use is consistent with the zoning district standards for such use as provided in Chapter 3."*

The proposed use is consistent with the Mixed Use zoning district and the character of the existing James Business Park. The use is commercial in nature and is appropriately located within an existing non-residential business park. The proposed dog daycare and overnight boarding operation fits within the conditional use category for "Overnight kennel, including kennels ancillary to veterinarian services," and does not introduce residentially intrusive activity, outdoor storage, industrial processing, or any use that would be incompatible with surrounding commercial development.

The proposed use is also consistent in character with other approved uses within James Business Park, including the Indoor Recreation and Health, Physical Fitness uses approved under SPM-2024-03.

Criterion 4 — Public Welfare

> *"Public Welfare. The proposed use provides for the public health, safety, and welfare by" addressing pedestrian access, vehicular ingress and egress, adequate roadways, onsite circulation and parking, and access for public safety purposes.*

The use will utilize the existing approved access, circulation, parking, and fire access systems serving James Business Park. The outdoor pet area is contiguous to the tenant space, allowing staff to move animals directly between the indoor facility and the outdoor area without crossing public streets or primary drive aisles. Access is through the existing man door as well as the existing overhead door to a new proposed ramp down will be provided to the yard. No new or modified building doors are proposed and no wall openings are proposed.

The proposed operation also includes internal management procedures that support public welfare and safe operations. Dogs will be evaluated before acceptance into the program, vaccination records will be required, and animals will be separated by size and temperament within the facility. The Operational Plan submitted with this application sets out maximum capacities, staffing levels, supervision procedures, and protocols for escaped animals, medical emergencies, fire and severe weather, and after-hours issues, including a 24-hour contact available to the City and to adjacent tenants. The fenced enclosure, gates, and shade sail posts are located so that fire access and onsite circulation are unaffected. The only gates on the drive aisle side are the two four-foot maintenance gates, which swing outward into the tenant's own former loading area, matching the adjacent dumpster enclosure gates, and which stay closed and latched except during maintenance. Animals do not move through them. The reserved drop-off and pick-up spaces are located at the Bay 3A entrance so that customer activity stays out of the loading and service circulation.

The proposed use also makes a direct contribution to public welfare during declared emergencies. The operator intends to shelter and care for boarded animals through hurricanes and major storms, supported by a manual transfer switch that allows the tenant space to be run from a portable generator, should the need arise. Pet sheltering capacity is a recognized gap in storm preparedness, because households that cannot place a pet are measurably less likely to evacuate when told to do so. A facility of this type inside the City gives Westlake residents a local option they currently have to leave the community to find, and it reduces the number of households that either delay evacuation or shelter in unsafe conditions rather than leave an animal behind.

Criterion 5 — Screening and Buffering

> *"Screening and buffering. The proposed use utilizes such techniques as landscaping, screening, buffering, site or building design, or business operation procedures to mitigate impacts on surrounding properties," including noise, odor, lighting, signs, waste disposal, visual impacts, and hours of operation.*

The proposed use includes several compatibility protections. The outdoor area is located in an existing service and loading area, is accessory to the indoor use, and is fenced and supervised. The six-foot solid

white PVC privacy fence screens the yard visually and functions as a barrier at the source for sound. Odor and sanitation are addressed by the infill-free antimicrobial turf assembly, immediate waste pickup with double-bagging and containment inside the tenant space, scheduled bio-enzymatic treatment, and a veterinary-grade disinfectant program.

On waste disposal specifically, the enclosure is designed as a contained basin. An eight-inch Type D curb set above the finished grass elevation rings the yard, and a five-foot-wide natural dry well runs the full rear of the enclosure, built up from two feet of #57 stone wrapped in trench wrap and soil separator fabric with twelve inches of topsoil and grass over it. Surface flow runs off the turf into that landscape area and percolates. Nothing is piped anywhere, and no animal waste, wash water, or runoff leaves the enclosure or reaches the stormwater management system. The Applicant has no objection to a condition of approval confirming that.

The existing S.I.D. drainage and retention area, the existing six-foot concrete wall, and existing landscape buffering along the east property boundary provide physical separation from Publix at Westlake. The area is oriented toward a commercial loading and service area, not toward a residential neighborhood, an outdoor dining area, or a customer gathering area. The surrounding context is an industrial and service environment. There is no residential receptor with a line of sight or a line of sound to this tenancy, and there are very few people in the immediate vicinity who could be disturbed by it.

The primary operation occurs indoors, including daycare, boarding, grooming, animal care, and customer support functions. Grooming is a customary component of the proposed pet-care operation and supports both daycare and boarding activity.

Noise is mitigated through the building improvements described in the Indoor Operational Plan above, including two-inch PolyCon PC 500 open cell spray foam insulation at the underside of the existing metal deck and Acoustics America wall panels and suspended ceiling baffles, with locations and quantities to be determined by an acoustical engineer at construction documents, together with group sizing and separation, a standing rule that exterior doors and gates remain closed except for animal and staff passage, and a written complaint response protocol. The North Building itself, at 135,541 square feet, separates the outdoor pet area from any residentially designated property to the west, so there is no direct line of sound to any residential district; the nearest homes are a significant distance west, across Persimmon Boulevard and the M-2 canal. Full detail is provided in the Noise Management Plan and the Odor, Sanitation, Animal Waste and Facility Maintenance Plan submitted with this application.

Criterion 6 — Patterns of Development

> *"Patterns of Development. The proposed use will result in logical, timely, and orderly development patterns."*

The proposed use represents orderly occupancy of an existing tenant bay within an approved business park. It does not require expansion of the building, new public roads, new utilities, or conversion of residential land. The use supports the continued build-out and tenant diversification of James Business Park.

Criterion 7 — Purpose and Intent

> *"Purpose and Intent. The proposed use will be in harmony with the general purpose and intent of this chapter and the goals, objectives, and policies of the City."*

The proposed use is in harmony with the City's mixed-use and non-residential development objectives because it provides a needed local commercial service within an existing approved business park. The use is appropriately scaled, primarily indoor, operationally controlled, and compatible with the surrounding commercial environment.

The use is also well-suited to Westlake's growing residential population, as many residents and employees will benefit from local access to dog daycare, boarding, and related grooming services without having to travel outside the community. Because the operation is built around weekday drop-off and pick-up on the commute, it serves the working households already traveling this corridor.

The storm sheltering component reinforces that. A local facility that stays open and cares for boarded animals during a hurricane, supported by a manual transfer switch and a portable generator, should the need arise, serves a community need that is not otherwise met within the City and is consistent with the City's interest in the health, safety and welfare of its residents.

Criterion 8 — Compatibility

> *"Compatibility. The overall compatibility of the proposed development with adjacent uses," including adverse visual impacts, environmental impacts, and other negative impacts such as noise, glare, odor, mechanical equipment, and lighting.*

The proposed use is compatible with adjacent uses. The facility is located within an existing business park building, and the outdoor area is limited to an approximately 1,840 square foot fenced, accessory area within an existing loading zone that served only Unit 3A. The site design, existing wall, landscape buffering, indoor operational emphasis, supervised outdoor activity, sanitation measures, and compliance with the City's adopted parking standard mitigate potential visual, noise, odor, parking, and operational impacts.

The operational characteristics of the facility further support compatibility. Daycare is the predominant activity and drives the weekday pattern of the business, with dogs dropped off in the morning and picked up in the evening. Boarding is offered to those same daycare clients and is concentrated around holidays and vacations rather than run as a full-time kennel, which is why the floor plan devotes 5,347 square feet to daycare areas and 2,435 square feet to boarding areas. Dogs will be screened before acceptance, vaccination records will be required, and the facility includes separate interior areas to manage animals by size and temperament.

No changes to the building footprint, elevations, parapet height, or architectural treatment are proposed. The only exterior work is at the existing loading area on the east side of the building, and it consists of the fence, the gates, the shade sails, the new ramp down from the existing overhead door, the curb, and the landscape and dry well strip. The wall-mounted fan note that appeared on an earlier tenant drawing has been removed. Any roof-mounted mechanical equipment will be screened from line of sight by the existing building parapet. No new site lighting is proposed. Shade sail color is grey, selected to complement the existing building. The proposed use generates no smoke, dust, soot, dirt, or vibration, and noise and odor are controlled through the building improvements and operational protocols described above and in the supporting plans.

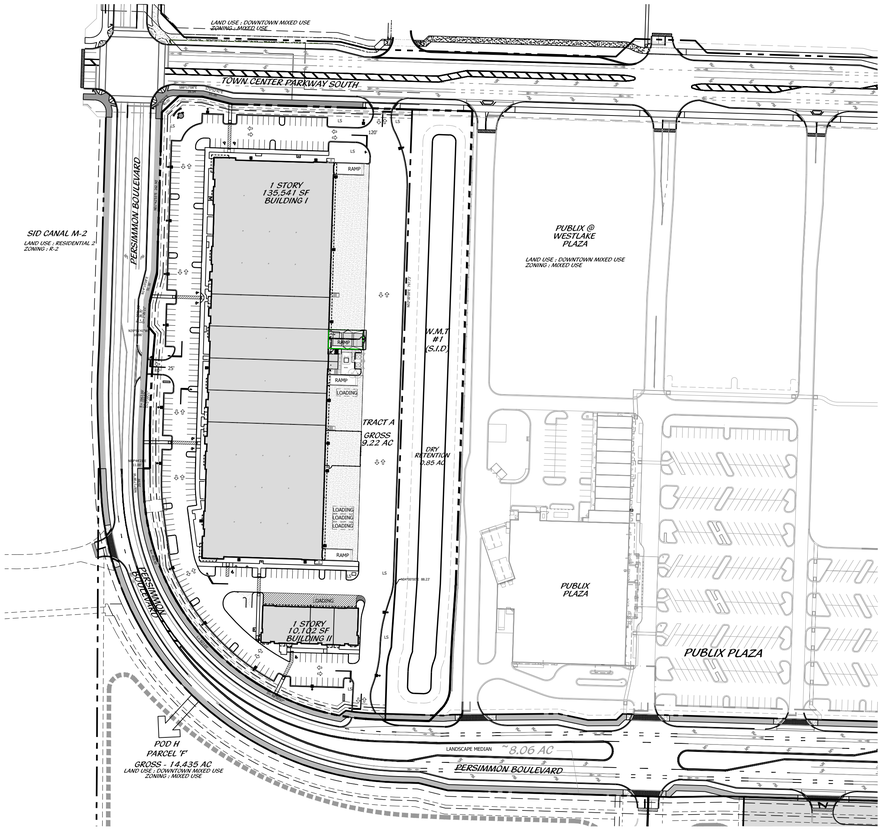
One further point bears on compatibility. Nobody has a stronger interest in this use being compatible than the property owner. James Business Park, LLC owns and manages this building and its other tenancies, and the owner is the party who bears the consequence if a tenant creates a nuisance for its neighbors. A tenancy that generated complaints from the other businesses in the park would be the owner's problem to solve, and this tenancy was underwritten with that in mind. Taken together with the setting, which is an industrial and service environment with no residential receptor having a line of sight or sound to this tenancy and very few people in the immediate vicinity who could be disturbed, the compatibility question here is being managed by the party with the most at stake in getting it right, in about as forgiving a location for this use as there is in the City.

Conclusion

The Applicant is requesting approval of this conditional use, as presented. This justification statement, the plans, and the supporting materials have been revised in response to Planning and Zoning Staff Comments #1 dated July 24, 2026 and to the revised tenant drawings and Site Data dated August 28, 2026. An Operational Plan, a Noise Management Plan, and an Odor, Sanitation, Animal Waste and Facility Maintenance Plan are submitted with this application and address the operational characteristics of the use in detail. The companion Site Plan Modification, SPM-2026-02, has been filed to update the approved use program, the Site Data table, and the affected site plan components.

Thank you.

JAMES BUSINESS PARK



SHEET INDEX

SHEET 1	COVER PAGE
SHEET 2	DETAILED SITE PLAN
SHEET 3	SITE DETAILS

PROJECT TEAM

PROPERTY OWNER
JAMLYN SUPPLY, INC
6051 SOUTHERN BLVD,
WEST PALM BEACH, FLORIDA 33413
PHONE: 561-281-2671

SURVEYOR
GEOPOINT SURVEYING, INC
4152 WEST BLUE HERON BLVD, SUITE 105
RIVIERA BEACH, FLORIDA 33404
PHONE: 561-444-2720
FAX: 813-248-2266

SITE PLANNER
COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FLORIDA 33458
PHONE: 561-747-6336
FAX: 561-747-1377

TRAFFIC ENGINEER
PINDER TROUTMAN CONSULTING, INC.
2005 VISTA PARKWAY, SUITE 111
WEST PALM BEACH, FLORIDA
PHONE: 561-296-9698
FAX: 561-684-6336

CIVIL ENGINEER
SIMMONS & WHITE
2581 METROCENTRE BLVD, SUITE 3
WEST PALM BEACH, FLORIDA 33407
PHONE: 561-478-7848

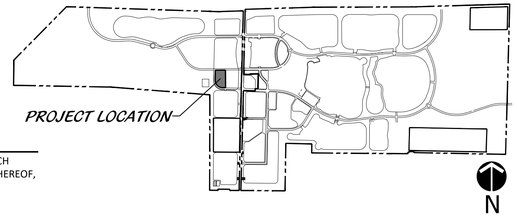
ENVIRONMENTAL CONSULTANT
EW CONSULTANTS, INC.

STUART, FLORIDA 34996
PHONE: 772-287-8771
MOBILE: 772-485-1700

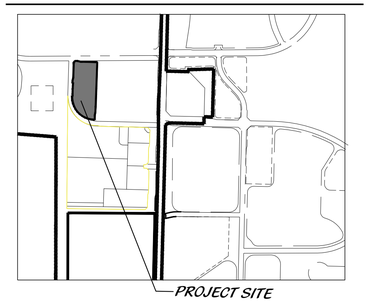
SEMINOLE IMPROVEMENT DISTRICT ENGINEER
CAULFIELD & WHEELER
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
PHONE: 561-392-1991

DEVELOPER
PBLH, LLC
4400 WEST SAMPLE RD. SUITE 200
COCONUT CREEK, FLORIDA 33073
PHONE: 954-973-4490
FAX: 954-978-5330

LOCATION MAP



KEY MAP



GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY CODE.

ALL A/C UNITS SHALL BE LOCATED TO THE REAR OR SIDE OF ALL BUILDINGS AND FULLY SCREENED ON THREE SIDES WITH LANDSCAPING.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

ALL MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED & SCREENED FROM LINE OF SIGHT BY BUILDING PARAPET.

ALL GROUND MOUNTED ELECTRICAL & TELECOMMUNICATION BOXES SHALL BE FULL SCREENED WITH LANDSCAPING TO THE TALLEST POINT OF SAID EQUIPMENT.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND IN PART A REPLAT OF A PORTION OF TRACT "A", POD G SOUTH - WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT A = 9.226 ACRES (EXCLUDES SID WMT)

Cover Page

ANIMAL BOARDING, KENNEL & PET GROOMING C.U. MODIFICATION

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

James Business Park
PALM BEACH COUNTY, FL

DESIGNED		DEH
DRAWN		RNK
APPROVED		DEH
JOB NUMBER		13-0518.98.01
DATE		04-29-22
REVISIONS		05-18-22
01-05-24	08-01-24	06-07-22
02-16-24	08-22-24	11-08-22
03-20-24	08-26-25	12-28-22
07-24-24	10-21-25	10-06-23
08-28-26	06-29-26	11-10-25

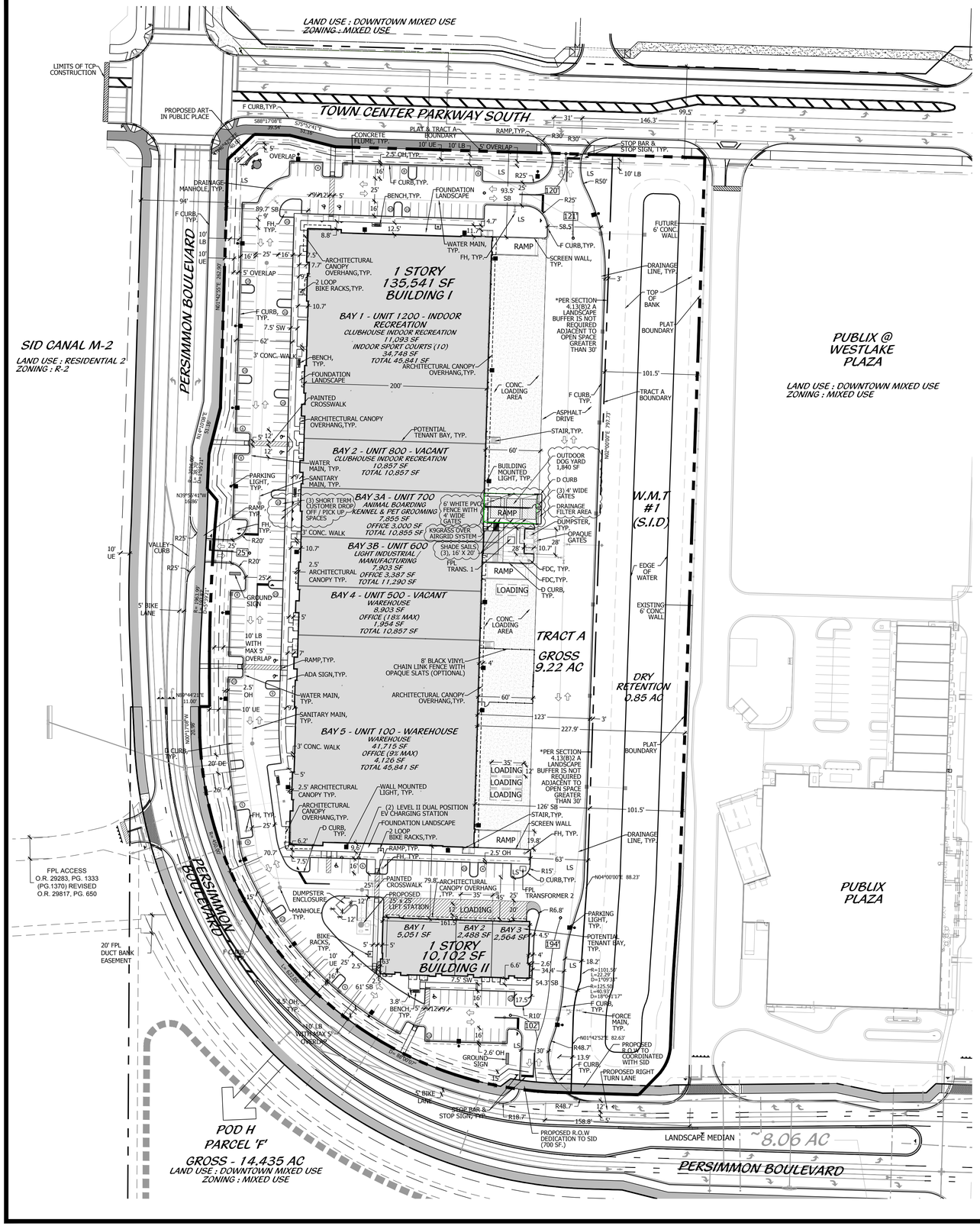
Scale: 1" = 60'

0' 30' 60' 120'

August 28, 2026 11:28:09 a.m.
Drawing: 13-0518.98.01 SP.DWG

SHEET 1 OF 3

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



SITE DATA

NAME OF APPLICATION	JAMES BUSINESS PARK
APPLICATION NUMBER	SPM-2026-02 & CU-2026-01
PROJECT NUMBER	CH 13-0518.98.01
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION/ TOWNSHIP/ RANGE	01 43 40
PROPERTY CONTROL NUMBER	77-40-43-01-21-001-0000
EXISTING USE	LIGHT INDUSTRIAL: WAREHOUSING W ANCILLARY OFFICE (NOTE: 1)
APPROVED USE	LIGHT INDUSTRIAL: WAREHOUSING W ANCILLARY OFFICE (NOTE: 1)
PROPOSED USE	LIGHT INDUSTRIAL: WAREHOUSING W ANCILLARY OFFICE (NOTE: 1) INDOOR RECREATION AND HEALTH, PHYSICAL FITNESS, MASSAGE THERAPIST & SPA ANIMAL BOARDING, KENNEL & PET GROOMING

SITE DATA	SQ.FT.	AC.	%
DEVELOPMENT AREA	401,179.00	9.210	
PROPOSED ROW DEDICATION	700.00	0.016	
SUB TOTAL TRACT A	**401,879.00**	**9.226**	79.08%
TRACT B (SID ROW)	1,611.72	0.037	0.32%
WMT 1	104,674.68	2.403	20.60%
TOTAL POD G SOUTH WEST PLAT AREA	***508,165.40***	***11.666***	***100.00%***

BUILDING DATA		SQ.FT.	AC.	%
TOTAL GROSS FLOOR AREA		**145,643**	**3.62**	**100.00%**
NORTH BUILDING				
BAY 1 - INDOOR RECREATION			-	0.00%
	CLUBHOUSE INDOOR RECREATION	11,093	0.25	7.62%
	INDOOR SPORT COURTS (10)*	34,748	*PADEL COURTS	
	TOTAL	**45,841**		
BAY 2 - VACANT			0.25	7.45%
	CLUBHOUSE INDOOR RECREATION*	10,857	*CHEER CLUB	
	TOTAL	**10,857**		
BAY 3 - A				
	ANIMAL BDG. KENNEL & PET GROOMING (ABK&PG)			
	ABK&PG INDOOR AREA	7,782		
	ABK&PG OFFICE	3,073		
	SUB TOTAL	**10,855**		
BAY 3 - B				
	LIGHT INDUSTRIAL/MANUFACTURING	7,903		
	OFFICE (30% MAX)*	3,387		
	SUB TOTAL	**11,290**		
	TOTAL	**22,145**		
BAY 4 - VACANT			-	0.00%
	WAREHOUSE	8,903		
	OFFICE (18% MAX)*	1,954	*MAX OFFICE USE IS 18% OF TOTAL SQ FT.	
	TOTAL	**10,857**		
BAY 5 - WAREHOUSE			-	0.00%
	WAREHOUSE	41,715		
	OFFICE (9% MAX)*	4,126	*MAX OFFICE USE IS 9% OF TOTAL SQ FT.	
	TOTAL	**45,841**		
	NORTH BUILDING TOTAL	**135,541**	**3.11**	**93.06%**
SOUTH BUILDING				
BAY 1 - HEALTH, PHYSICAL FITNESS		**5,051**	0.12	3.47%
BAY 2 - WAREHOUSE			-	0.00%
	WAREHOUSE	1,990		
	OFFICE (20% MAX)*	498	*MAX OFFICE USE IS 20% OF TOTAL SQ FT.	
	TOTAL	**2,488**		
BAY 3 - WAREHOUSE			-	0.00%
	WAREHOUSE	2,050		
	OFFICE (20% MAX)*	513	*MAX OFFICE USE IS 20% OF TOTAL SQ FT.	
	TOTAL	**2,563**		
	SOUTH BUILDING TOTAL	**10,102**	**0.23**	**6.94%**
BUILDING LOT COVERAGE (NOTE: 1)		**147,743.86**	**3.39**	**29%**
BUILDING HEIGHT PROPOSED		**1 STORY**	**48 FEET**	
MAXIMUM BUILDING HEIGHT PER CODE (NOTE: 5)			**70 FEET**	
MAXIMUM FAR PER CODE		**3.00**		
PROPOSED FAR		**0.29**		

PERVIOUS AREA	SQ.FT.	AC.	%
LANDSCAPE & OPEN SPACE AREAS	62,908.19	1.44	12.38%
SUB TOTAL	**62,908.19**	**1.44**	**12.38%**

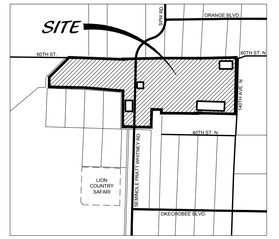
IMPERVIOUS AREA	SQ.FT.	AC.	%
BUILDING FOOTPRINT (NOTE :2)	145,643.00	3.34	28.66%
VEHICULAR USE AREAS & LOADING	177,879.65	4.08	35.00%
SIDEWALK & ENTRY STEPS	15,448.16	0.35	3.04%
SUB TOTAL	**338,970.81**	**7.78**	**66.70%**
TOTAL TRACT A	**401,879.00**	**9.23**	**79.08%**
SUB TOTAL TRACT B (SID ROW)	1,611.72		0.32%
WMT 1	104,674.68		20.60%
TOTAL POD G SOUTH WEST PLAT AREA	***508,165.40***		100.00%
TOTAL PERVIOUS REQUIRED	**100,469.75**	**2.31**	**25.00%**
TOTAL PERVIOUS PROVIDED	**167,582.87**	**3.85**	**32.98%** (NOTE: 8)
PERVIOUS PROVIDED PARCEL A (SITE)	62,908.19	1.44	12.38%
PERVIOUS PROVIDED WMT 1	104,674.68	2.40	20.60%

PARKING		REQUIRED	PROVIDED	
NORTH BUILDING	SQ. FT			
CLUBHOUSE, INDOOR RECREATION (1/360 SF)	21,950	61		
INDOOR SPORTS COURT (4 PER COURT + 1/EMPLOYEE)	34,748	44		
WAREHOUSE (1/2400 SF)	50,618	21		
LIGHT INDUSTRIAL / MANUFACTURING GENERAL (1/1200 SF)	7,903	7		
ANIMAL BOARDING KENNEL & PET GROOMING (1/EMPLOYEE + 3 DROP OFF)	3,072	11		(NOTE: 11) (NOTE: 12)
OFFICE (1/300 SF)	9,467	32		
SOUTH BUILDING				
PHYSICAL FITNESS, MASSAGE THERAPY & SPA(1/250 SF)	5,051	20		
WAREHOUSE (1/2400 SF)	4,041	2		
OFFICE (1/300 SF)	1,010	3		
TOTAL		**200**	**224**	
ADA SPACES (INCLUDED IN TOTAL)		7	8	
TOTAL LOADING (12' X 35')		4	38	

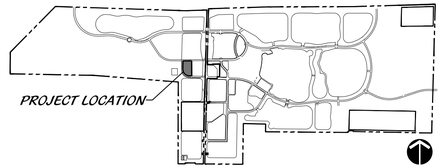
SITE AMENITIES	REQUIRED	PROVIDED
BENCHES	0	5
BIKE RACK (5% OF REQD. PARKING)	4	8 (NOTE: 4)
LEVEL II EV CHARGING POSITIONS & EVECPS (2% OF REQD. PARKING) (NOTE: 6)	4	4 (NOTE: 6)
LOW SPEED ELECTRIC VEHICLE (SPEV) SPACES (2% MIN 10% MAX) (NOTE: 7)	4	2 (NOTE: 7)

1. NOTE - BUILDING LOT COVERAGE INLUDES ALL OVERHANGS > 30 INCHES
2. NOTE - INCLUDES BUILDING FOOTPRINT ONLY. OVERHANGS GREATER THAN 30" ARE INCLUDED IN LOT COVERAGE
3. NOTE - ANCILLARY OFFICE LIMITED BY GROSS FLOOR AREA AS NOTED ABOVE UNDER BUILDING DATA.
4. NOTE - 4 (2) BIKE LOOP RACKS = 16 BIKE STALLS
5. NOTE - THE SITE IS WITHIN 100' OF R-2 ZONING DISTRICT
6. NOTE - EVCPS SHALL BE SIGNED AND DELINEATED IN ACCORDANCE WITH LDR ARTICLE 8.9 (1)(E)
7. NOTE - LSEV ARE PERMITTED TO PARK IN ALL STANDARD PARKING SPACES PER LDR ARTICLE 8.9 (1)(F)(7). GIVEN THE INDUSTRIAL NATURE OF THE SITE, DESIGNATED OR REDUCED SIZE LSEV SPACES ARE NOT PROPOSED.
8. NOTE -WMT 1 AND THE DEVELOPMENT SITE (TRACT A OF THE POD G S-W PLAT) ARE A PART OF THE COMMON DEVELOPMENT PLAN AS WMT 1 PROVIDES OPENSPACE AND WATER MANAGEMENT BENEFITS TO TRACT A. THE COMBINED GREEN SPACE EXCEEDS THE MINIMUM 25% REQUIREMENT.
9. NOTE - OUTDOOR STORAGE SHALL BE LIMITED TO 10% OF THE GROSS PROJECT BUILDING AREA (13,554 SF)
10. NOTE - OUTDOOR STORAGE AREAS SHALL BE FULLY SCREED WITH 8' HEAVY GAUGE BLACK VINYL FENCE WITH OPAQUE PVC SLATES. STORED MATERIALS SHALL NOT EXCEED THE HEIGHT OF THE FENCE
11. NOTE - 3 RESERVED- DROP OFF & PICK UP SPACES FOR BAY 3A ARE SHOWN AS REQUIRED PARKING. THE RESERVED PARKING IS 1.5% OF REQUIRED PARKING THUS LESS THAN 5% MAX.
12. NOTE - ANIMAL BOARDING KENNEL & PET GROOMING PARKING RATE PER CODE IS 1 SP PER 400 SF OF OFFICE HOWEVER, UNIT 3A TENANT PROPOSES 8 EMPLOYEES AT GREATEST SHIFT AND 3 DROP OFF AND PICK UP SPACES (RESERVED) FOR A TOTAL OF 11 SPACES)

LOCATION MAP



KEY MAP



SETBACK CHART

BUILDING I	FEET
FRONT (PERSIMMON BLVD)	70.7'-89.7'
SIDE (PERSIMMON BLVD.)	70.7'
SIDE (TOWN CENTER PKY)	93.5'
REAR (WMT 1)	126'
BUILDING II	**FEET**
FRONT (PERSIMMON BLVD)	61'
SIDE(PERSIMMON BLVD.)	61'
SIDE (WMT)	54.3'
REAR (BUILDING 1)	79.8'

LEGEND

ROW:	RIGHT OF WAY	CL:	CENTER LINE
AC:	ACRES	SW:	SIDEWALK
UE:	UTILITY EASEMENT	PBC:	PALM BEACH COUNTY
DE:	DRAINAGE EASEMENT	LME:	LAKE MAINTENANCE EASEMENT
LU:	LANDUSE	WMT:	WATER MANAGEMENT TRACT
LB:	LANDSCAPE BUFFER	RPE:	RURAL PARKWAY EASEMENT
LAE:	LIMITED ACCESS EASEMENT	SPW:	SEMINOLE PRATT WHITNEY
ESMT:	EASEMENT	PBW:	PERSIMMON BLVD. WEST
TYP.:	TYPICAL	LSEV:	LOW SPEED ELECTRIC VEHICLE
ADA:	AMERICANS WITH DISABILITIES	SID:	SEMINOLE IMPROVEMENT DISTRICT
R:	RADIAS		

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND IN PART A REPLAT OF A PORTION OF TRACT "A", POD G SOUTH - WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT A = 9.226 ACRES (EXCLUDES SID WMT)

PROJECT TEAM

PROPERTY OWNER
JAMLYN SUPPLY, INC
6051 SOUTHERN BLVD,
WEST PALM BEACH, FLORIDA 33413
PHONE: 561-281-2671

SURVEYOR
GEOPOINT SURVEYING, INC
4152 WEST BLUE HERON BLVD, SUITE 105
RIVIERA BEACH, FLORIDA 33404
PHONE: 561-444-2720
FAX: 813-248-2266

SITE PLANNER
COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FLORIDA 33458
PHONE: 561-747-6336
FAX: 561-747-1377

TRAFFIC ENGINEER
PINDER TROUTMAN CONSULTING, INC.
2005 VISTA PARKWAY, SUITE 111
WEST PALM BEACH, FLORIDA
PHONE: 561-296-9698
FAX: 561-684-6336

CIVIL ENGINEER
SIMMONS & WHITE
2581 METROCENTRE BLVD, SUITE 3
WEST PALM BEACH, FLORIDA 33407
PHONE: 561-478-7848

ENVIRONMENTAL CONSULTANT
EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD, SUITE 208
STUART, FLORIDA 34996
PHONE: 772-287-8771
MOBILE: 772-485-1700

SEMINOLE IMPROVEMENT DISTRICT ENGINEER
CAULFIELD & WHEELER
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
PHONE: 561-392-1991

DEVELOPER
PBLH, LLC
4400 WEST SAMPLE RD. SUITE 200
COCONUT CREEK, FLORIDA 33073
PHONE: 954-973-4490
FAX: 954-978-5330

PDR CHART

TABLE 3-12: MU District Non- Residential Standards

Non-Residential Use Type	Minimum Parcel Size (Square Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Building Separation (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Light Industrial	43,560	30	10	10	20	50%	25%

1, Buildings separated from residential zoning districts by a road or canal are not considered adjacent to residential zoning districts.

SITE PLAN

ANIMAL BOARDING, KENNEL & PET GROOMING C.U. MODIFICATION

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

James Business Park

PALM BEACH COUNTY, FL

DESIGNED			DEH
DRAWN			RNK
APPROVED			DEH
JOB NUMBER			13-0518.98.01
DATE			04-29-22
REVISIONS			05-18-22
01-05-24	08-01-24	06-07-22	
02-16-24	08-22-24	11-08-22	
03-20-24	08-26-25	12-28-22	
07-24-24	10-21-25	10-06-23	
08-28-26	06-29-26	11-10-25	

Scale: 1" = 60'

0' 30' 60' 120'

August 28, 2026 11:28:09 a.m.
Drawing: 13-0518.98.01 SP.DWG

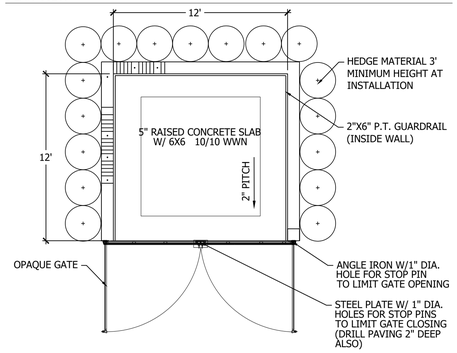
SHEET 2 OF 3

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

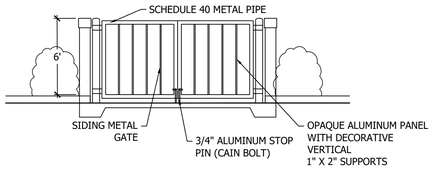
DUMPSTER DETAIL

NTS

PLAN VIEW

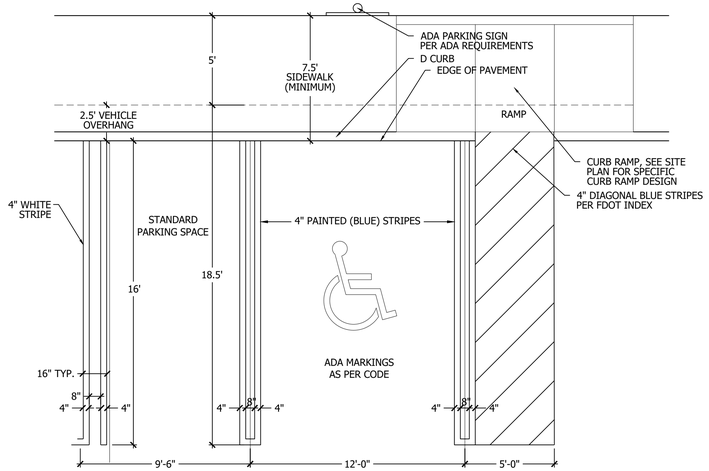


ELEVATION VIEW



STANDARD AND ADA PARKING DETAIL

NTS



NOTE: APPLICANT IS USING A FULL 18.5' STALL DEPTH PLUS A 2.5' VEHICLE OVERHANG AREA TO ACCOMMODATE LARGE VEHICLES THAT ELECTRICAL VEHICLE CHARGING PARKING SPACES SHALL BE DELINEATED AND SIGNED PER LDR ARTICLE 8.9 (1)(E)

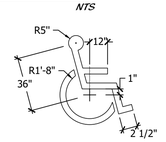
ADA SIGN & SYMBOL DETAIL

NTS



COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

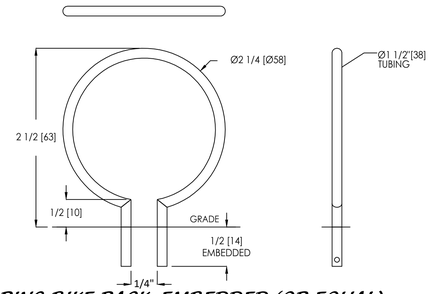
COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL ADA STALLS

BIKE RACK DETAIL

NTS

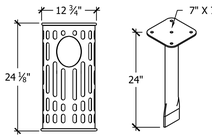


RING BIKE RACK, EMBEDDED (OR EQUAL)
HOLDS 2 BIKES PER RING

landscapeforms•
www.landscapeforms.com Ph: 800.521.2546

TRASH CAN DETAIL

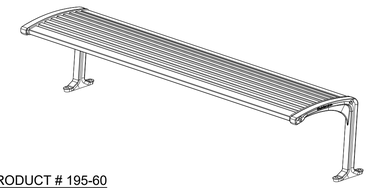
NTS



TYPE: WABASH VALLEY ASH URN
COLOR: GREEN / RIB PATTERN
FINISH: POWDER COAT

BENCH DETAIL

NTS

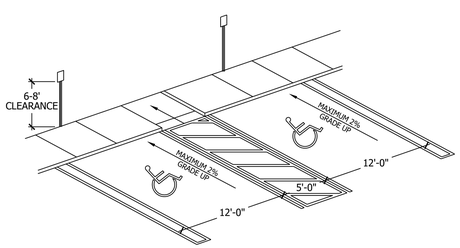


PRODUCT # 195-60
Manufacture: DuMor, INC
195 Series, 6-Foot, Backless, Surface Mount.
Frame Powder Coat Finish
w/ Textured Silver
Color: White
Or approved by Landscape Architect

INSTALL PER MANUFACTURERS RECOMMENDATIONS

Contact Information:
repservices.com
sales@repservices.com
Phone: 866.232.8532

ADA RAMP DETAIL

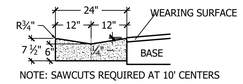


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL ADA SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF ADA SPACES

VALLEY CURB DETAIL

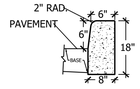
NTS



NOTE: SAWCUTS REQUIRED AT 10' CENTERS

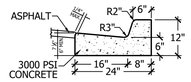
D CURB DETAIL

NTS



F CURB DETAIL

NTS



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

EV CHARGING STATION

NTS

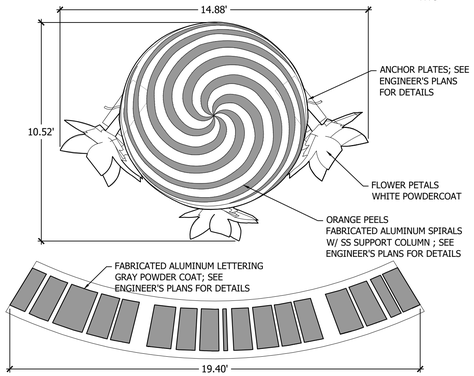


PRODUCT # IQ 200
Manufacture: Blink
Blink IQ 200 Level II
EV Charging Stations
Charging: Dual
Type: Rectangular Pedestal Mounted
Or approved by Landscape Architect

INSTALL PER MANUFACTURERS RECOMMENDATIONS

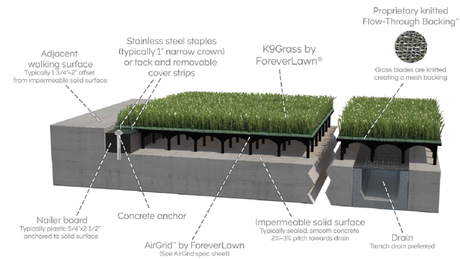
AIPP DETAIL

NTS



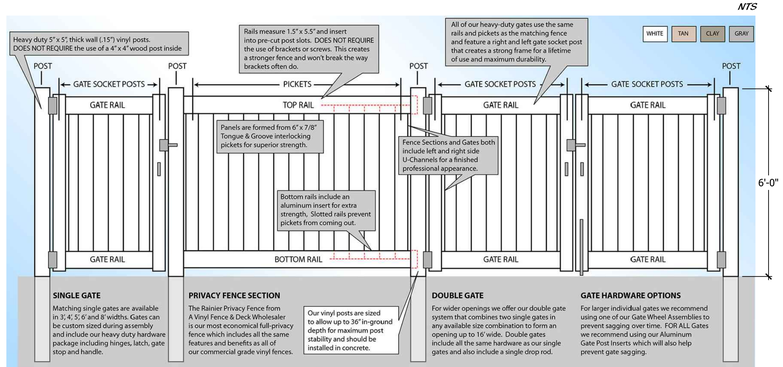
K9 GRASS OVER AIRGRID SYSTEM

NTS



6' HT PVC FENCE WITH 4' GATES

NTS



Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

James Business Park

PALM BEACH COUNTY, FL

DESIGNED	DEH
DRAWN	RNK
APPROVED	DEH
JOB NUMBER	13-0518.98.01
DATE	04-29-22
REVISIONS	05-18-22
01-05-24	08-01-24 06-07-22
02-16-24	08-22-24 11-08-22
03-20-24	08-26-25 12-28-22
07-24-24	10-21-25 10-06-23
08-28-26	06-29-26 11-10-25

Scale: 1" = 60'

0' 30' 60' 120'

August 28, 2026 11:28:09 a.m.
Drawing: 13-0518.98.01 SP.DWG

SHEET 3 OF 3

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

Site Details

ANIMAL BOARDING, KENNEL & PET GROOMING C.U. MODIFICATION

Cotleur & Hearing
LAND PLANNING + LANDSCAPE ARCHITECTURE
JUPITER + ORLANDO EST. 1991
CELEBRATING 35 YEARS

OPERATIONAL PLAN

Dog Daycare, Boarding and Grooming — Unit 700 (Bay 3A)

James Business Park | 17035 Persimmon Boulevard West, Westlake, Florida

Submitted in response to Planning and Zoning Staff Comments #1, Items 9 and 10

August 28, 2026

1. Purpose

This Operational Plan describes how the proposed dog daycare, boarding and grooming facility will be operated on a day-to-day basis. It is submitted in support of Conditional Use application CU-2026-01 and responds to Staff Comments 9 and 10. The operator currently runs three other facilities in Palm Beach County; the procedures described here are the operator's existing, in-use protocols. This revision reflects the tenant floor plan on Sheet A-2.1, the outdoor yard plan, elevations and drainage detail on Sheets A-1.1 and A-2.1, and the product data sheets on Sheet A-2.2, all prepared by GBM Architecture, PA, dated August 28, 2026.

2. Nature of the Operation

It is worth being clear at the outset about what this business actually is, because the Code category the application is filed under does not describe it very well. The Conditional Use is requested for an overnight kennel because that is the category the City Code puts this use in. In practice, the facility operates predominantly as a weekday dog daycare. Owners drop their dogs off in the morning on the way to work, the dogs spend the day in supervised group play with rest periods and outdoor rotations, and the owners collect them in the evening on the way home. That daily cycle is the business.

Overnight boarding is a service offered to the existing daycare clients rather than a separate line of business. It is used when a client travels, and it concentrates around holidays, school breaks and vacation periods, or around a specific client need.

The floor plan demonstrates the intended program and operation. Of the 10,855 square feet in the tenant space, 5,347 square feet is daycare area and 2,435 square feet is boarding area. Boarding is roughly 22 percent of the tenant space, and the daycare area is more than twice the size of the boarding area. The balance is 825 square feet of reception and office, 438 square feet of grooming, and 1,810 square feet of corridor, restroom and electrical room. The kennel area is comparatively small, and it is a hard physical limit on the number of dogs that can ever be boarded here on a given night.

Within the boarding area the plan shows eight private rooms and a separate group of private suites. These are higher-service accommodations for specific client needs: a dog that does not do well in a group setting, an older dog, a dog on medication that needs to be watched, or a client who simply wants a private room for the pet. They are not the everyday model.

The everyday model is the three separate communal daycare rooms, divided for small, medium and large dogs. Dogs are grouped by size and temperament, play in supervised groups, rest on a rotation, and use the outdoor yard in supervised rotations through the day.

The operator runs three other facilities in Palm Beach County. Westlake would be the fourth. Everything described in this plan, in the Noise Management Plan and in the Odor, Sanitation, Animal Waste and Facility Maintenance Plan is a procedure the operator uses today at those locations. None of it was written for this application.

The facility is predominantly a dog facility, but it is not exclusive to dogs. Cats are occasionally boarded, generally around holidays and in small numbers. Cats are housed in the private rooms and suites rather than in any group area, and they do not use the outdoor yard.

3. Facility Description

The facility occupies 10,855 square feet in Unit 700 (Bay 3A) of the North Building. That figure comes from the Site Data table dated August 28, 2026, which controls. Of the 10,855 square feet, 7,782 square feet is animal boarding kennel and daycare area. The office area designated for the parking analysis is 3,073 square feet.

The dimensioned floor plan on Sheet A-2.1 tabulates the interior as follows:

Interior Area (Sheet A-2.1)	Square Feet
Reception / office area / Grooming Area (office)	1,263
Corridor/Restroom / Electric (office)	1,810
Daycare areas (small, medium and large dog daycare rooms)	5,347
Boarding areas (private rooms, separate private suites, kennel area and kennel prep)	2,435
Total	10,855

The interior program shown on Sheet A-2.1 is:

- A reception and customer lobby with a 15-foot reception desk and glass from 4 feet to 8 feet above finished floor. Customers are limited to this area.
- A 438-square-foot grooming area with two bathing tubs, cage dryers and a grooming desk.
- An employee break room and a laundry for bedding and towels.
- Eight private rooms and a separate group of private suites. Top of wall in these rooms is 5 feet above finished floor.
- Three communal daycare rooms, separated as small dog daycare, medium dog daycare and large dog daycare.
- A kennel area with runs at 4 feet by 5 feet, 3 feet by 5 feet and 5 feet by 5 feet, and an adjoining kennel prep area.
- An existing electrical room.
- A new ramp down at the rear of the tenant space leading out to the outdoor yard through the existing man door.

The outdoor yard is located within the existing loading apron on the east side of the North Building, directly behind Bay 3A, and uses only area previously designated for loading for Unit 3A. The enclosure is dimensioned on Sheet A-1.1 at roughly 60 feet by 33 feet 4 inches overall, made up of a 5-foot

landscape strip along the rear and two play bays at 26 feet and 29 feet. The play area is approximately 1,840 square feet. The yard is divided into two separate play yards for dog sized-grouping separation. Access is through a new ramp down at the rear of the tenant space leading out to the outdoor yard through the existing overhead door. No new building doors and no new wall openings are proposed, and no change is made to the building footprint, elevations, parapet or architectural treatment.

4. Hours of Operation

Category	Hours
Customer hours (lobby open for drop-off, pick-up, grooming appointments, ancillary retail)	Monday–Friday 7:00 a.m. – 7:00 p.m.; Saturday 9:00 a.m. – 5:00 p.m.; Sunday 9:00 a.m. – 3:00 p.m.
Employee and animal-care hours	Not limited or fixed by this application. Staff are on site before the lobby opens and after it closes for opening preparation, animal care, the final outdoor rotation and closing cleanup.
Outdoor yard hours	5:00 a.m. – 11:00 p.m., seven days a week. Outside those hours the outdoor yard is used for emergencies only.
Overnight staffing	One trained attendant on site overnight whenever any animal is boarded, including a single animal. A second attendant on peak holiday periods.

Dogs do not use the outdoor yard after 11:00 p.m. The final outdoor rotation begins at approximately 8:30 p.m. and concludes by 11:00 p.m., after which dogs remain inside the building until 5:00 a.m. the following morning. The Applicant has no objection to a condition of approval fixing outdoor hours to 5:00 a.m. to 11:00 p.m., with emergencies only being the exception.

5. Capacity

Measure	Proposed Maximum
Maximum dogs on site at any one time (daycare and boarding combined)	150
Maximum dogs boarded overnight	70, at a peak period
Maximum dogs in the outdoor yard at one time	35, across the large dog and small dog play areas combined
Maximum dogs per supervised play group (indoors or outdoors)	grouped by size and temperament

Boarding capacity is limited by the physical kennel area, which is comparatively small. The boarding areas total 2,435 square feet within a 10,855-square-foot tenant space, and the number of runs, private rooms and suites drawn on Sheet A-2.1 sets a ceiling on how many dogs can be boarded on any night regardless of demand. Daily daycare capacity is managed by reservation. The facility does not accept

walk-in daycare or boarding beyond the stated maximums, and reservations are closed once the daily maximum is reached.

The outdoor yard is divided into a large dog play area and a small dog play area of roughly equal size, so the 35-dog outdoor maximum is carried as two separate, size-matched groups that never mix.

6. Staffing

- Eight employees at the greatest shift. That is the peak figure carried in the parking analysis for Bay 3A. It reflects a holiday or high-occupancy period, not a typical weekday.
- One trained attendant on site overnight whenever any animal is boarded, including a single animal. On a peak holiday period there may be two.
- A manager or shift lead is on duty during all customer hours.
- All staff are Pet CPR certified and complete the operator's animal handling and safety training before working unsupervised with animals.
- Staffing ratios in play areas are maintained so that no group of dogs is ever left unattended.

7. Animal Intake and Screening

- Every dog completes a four-hour temperament evaluation before it is accepted for daycare or boarding.
- Current vaccination records and medical records from the dog's veterinarian are required before acceptance and must be kept current thereafter.
- Dogs that display aggression toward people or other dogs, or that cannot be safely managed in the facility, are not accepted.
- Dogs showing signs of illness at drop-off are not admitted and the owner is asked to consult their veterinarian.
- Intake records, including emergency contact and veterinarian information, are maintained for every animal on site.

8. Grouping, Separation and Supervision

- The interior includes separate daycare play areas for small, medium and large dogs, together with individual holding and separation areas for dogs that require individual handling or cannot be combined with other animals.
- Dogs that require individual handling are housed in the private rooms or in the separate private suites. That is what those accommodations are for, and it is why they are drawn as individual rooms rather than as additional group space.
- A trained staff member is physically present with the dogs at all times, indoors and outdoors. Dogs are never left unattended in the outdoor yard.
- Boarded dogs are housed in individual kennel runs, private rooms or private suites overnight.

- Customers are limited to the front lobby. Only trained personnel and staff enter the animal care areas.
- Play groups are rotated with rest periods to reduce over-stimulation, which also reduces barking.

9. Outdoor Yard Use Protocol

- Dogs use the outdoor yard in supervised rotations of approximately 20 minutes throughout the day.
- Rotations are staggered so that no more than 35 dogs are outside at one time, carried as two size-matched groups, one in the large dog play area and one in the small dog play area.
- The first rotation begins no earlier than 5:00 a.m.; the final rotation begins at approximately 8:30 p.m. and concludes by 11:00 p.m. Outside that window the yard is used for emergencies only.
- Access between the tenant space and the yard is through the existing man door and the ramp down via the existing overhead door.
- Four gates serve the enclosure, and all of them are part of the fence rather than the building. One gate leads from the existing man door landing into the play area and is the everyday staff and animal route. One internal gate within the enclosure divides the large dog play area from the small dog play area. The remaining two are 4-foot-wide gates with 10-inch magnetic latches opening from the rear drive aisle, one into each play area, and they are for occasional maintenance access only.
- The two maintenance gates swing outward, consistent with the dumpster enclosure gates immediately adjacent to the tenant's enclosure, so no gate swings inward into the area where a group of dogs is gathered. They are kept closed and latched at all times except during maintenance procedures.
- Gates are opened one at a time. Two staff members manage each transfer between the tenant space and the enclosure through the man door gate, and the gate is latched again before the group is released. Every gate is latched at all times except during passage.
- Because the yard is divided, size-matched groups can be outside at the same time without mixing. The internal gate is closed whenever two groups are out.
- A 3-foot-wide stepping stone and pad path provides the walking route to the maintenance gates, so staff are not crossing the turf every time the enclosure is entered from outside.
- The yard surface is K9Grass by ForeverLawn with AlphaSan antimicrobial protection, installed over an AirGrid base laid directly on the existing concrete loading apron.
- The dogs use the slope of the existing ramp areas inside the enclosure. That grade change is a feature of the design rather than a leftover condition. It gives the dogs more activity than a flat pad would, and it moves surface water toward the landscape area at the rear of the enclosure.
- Three 16-foot by 20-foot grey UV shade sails are provided over the yard. They are carried on 4-inch steel posts set in 4-foot-deep concrete foundations and on eye bolts set into the existing

concrete tilt wall at 12 feet above finished floor with structural epoxy, and they are held by steel cables and quick-release mechanisms.

- Exterior dog rotations are suspended during lightning, heavy rain or extreme heat, and dogs are exercised indoors instead.
- Solid waste is collected immediately upon deposit and the surface is rinsed at the end of each rotation, as described in the Odor, Sanitation, Animal Waste and Facility Maintenance Plan.

Shade sail take-down protocol

The quick-release mechanisms are there to be used. When a named storm, a tropical storm or hurricane watch or warning, or any other high-wind event is forecast for the area, the manager releases the quick-release clips, takes the sail fabric down, and stores the fabric inside the tenant space. The sails are not left up through the event, and the decision is not left to judgment at the time. It is a written rule assigned to the manager and it is part of the facility's storm checklist. The posts, cables, eye bolts and clips are inspected after the event, and the sails are re-hung only after that inspection. The yard remains usable with the sails down, subject to the heat protocol below.

10. Outdoor Yard Waste and Surface Management

Waste handling and surface cleaning in the yard are described in detail in the Odor, Sanitation, Animal Waste and Facility Maintenance Plan submitted with this application. In summary:

- Solid waste is picked up the moment it is deposited. Nothing is left on the turf between rotations.
- A Low Profile Dog Waste Station with a round can is provided in the yard, so bagging and containment happen at the point of deposit rather than at the end of a trip back inside.
- The turf is rinsed at the end of each rotation and again at closing, and is treated with a bio-enzymatic product on a set schedule.
- Nothing leaves the enclosure. A proposed 8-inch Type D curb rings the enclosure and is set above the finished grass elevation, so the yard works as a contained basin. Surface flow is directed inward and toward the rear, into the landscape and dry well area, where it percolates into the soil column.
- Nothing is piped anywhere, there is no connection to the sanitary sewer, and nothing reaches the site's stormwater management system.

11. Customer Drop-off, Pick-up and Circulation

- Three reserved customer drop-off and pick-up spaces are provided immediately adjacent to the Unit 700 (Bay 3A) entrance. They are signed generically for short-term use and are not assigned to individual users.
- Customers enter from the main drive aisle, park in a designated space, and walk the dog on leash into the lobby. All transfers occur inside the lobby.
- Dogs are required to be leashed or crated from the vehicle to the lobby door.

- Drop-off activity coincides with the morning commute and pick-up with the evening commute; both are short-duration transactions of a few minutes at the counter.
- Eight employees at the greatest shift is the figure carried in the parking analysis for this tenant. It is a peak and holiday-period number rather than a typical weekday count, and employee arrivals are spread across a shift change rather than concentrated.
- Grooming appointments are scheduled and spread across the day to avoid concentrating arrivals.
- No customer queuing occurs in the drive aisle, and no loading, fire access or dumpster service route is used for customer circulation.

12. Grooming and Ancillary Retail

- Grooming is provided by appointment within a dedicated interior grooming area and primarily supports daycare and boarding clients.
- The retail component is less than 200 square feet, it is ancillary, and it is not open to the general public. It serves only clients whose pets are at the facility, and it carries miscellaneous dog supplies and treats, specialty shampoos specific to a pet's stay, and convenience items for pets. It is bought by customers who are already in the lobby dropping off or picking up a pet, so it generates no independent customer trip and no separate parking demand.

13. Deliveries and Service

- Deliveries are limited to parcel and small box-truck deliveries of food, bedding and supplies. The tenant does not receive tractor-trailer deliveries.
- Deliveries occur during customer hours and are received at the front of the tenant space.
- The tenant's waste container is a lidded, leak-proof container located inside the tenant space. Bagged waste is carried from that container out to the private hauler's container on the property's regular service schedule. No waste is stored in the outdoor yard at any time.

14. Emergency and Incident Procedures

Escaped animal

The enclosure is fully fenced to six feet, with four gates fitted with latches that are kept latched at all times except during passage, two of which are maintenance gates from the rear drive aisle that stay closed in normal operation, and all transfers between the building and the enclosure are made on leash by two staff members. If an animal does escape the enclosure or the building, staff immediately announce a facility-wide alert, secure all remaining animals indoors, and initiate a search of the site by at least two staff members while the manager notifies the owner. If the animal is not recovered promptly, the manager notifies Palm Beach County Animal Care and Control and adjacent tenants. Every incident is logged and reviewed, and any resulting corrective action to the enclosure or procedures is implemented before the outdoor yard is used again.

Animal medical emergency

Staff are Pet CPR certified. In a medical emergency the animal is separated, first aid administered, and the owner and the animal's veterinarian of record contacted. If the owner cannot be reached, the animal is transported to the nearest emergency veterinary hospital under the authorization obtained at intake. All incidents are documented.

Dog-to-dog or dog-to-person incident

Groups are separated immediately, the animals involved are moved to individual holding areas, and injuries are assessed and treated. Owners are notified the same day. Any animal involved in a serious incident is removed from group play and may be excluded from the facility. Incidents involving injury to a person are reported in accordance with applicable law.

Fire, alarm and evacuation

The facility maintains a written evacuation plan with assigned staff roles. Animals are evacuated on leash or in crates through the nearest safe exit to a designated assembly area, and a headcount is taken against the day's roster. Staff do not re-enter the building. Palm Beach County Fire Rescue is contacted and owners are notified as soon as animals are secure.

Severe weather, named storms

The facility maintains a written hurricane plan and will be available to board animals during hurricanes and major storms. The tenant will install a Manual Transfer switch that will enable the facility to operate off of a portable generator, should the need arise. Any change to normal operating hours during an event is communicated to customers by phone, email and social media and posted at the entrance to the facility.

A named storm or high-wind forecast also triggers the outdoor checklist. The three shade sails are released at the quick-release clips, taken down and stored inside the tenant space. The waste station liner is removed, sealed and taken inside, and the station can is secured. Loose items are removed from the yard. The gates are latched and checked. Nothing in the enclosure is left to become airborne. After the event the manager inspects the fence panels, the gate latches, the curb line, the turf and the dry well area before the yard is used again, and the sails are re-hung only after the posts, cables, eye bolts and clips have been inspected.

Extreme heat

South Florida heat is a routine operating condition rather than an emergency, and it is managed on a written protocol. When temperatures are high, outdoor rotation length is reduced and rotations are moved toward the early morning and the evening. Staff check the turf surface temperature by hand before a group is turned out, and a group is not turned out onto a surface that is too warm. Dogs are kept under the shade sails and in the shade cast by the building, and fresh water is available in the yard on every rotation. Staff watch for panting, lethargy and other signs of heat stress and bring a dog inside immediately if any are observed. When conditions do not allow safe outdoor use, rotations are suspended and dogs are exercised indoors. If the shade sails are down after a storm event, rotations are shortened and shifted to the cooler parts of the day until the sails are back up.

Power failure

In the event of a power failure, staff monitor interior temperature and ventilation, reduce group sizes, and increase outdoor rotations during permitted hours as conditions allow. The tenant will install a manual transfer switch that will enable the facility to operate off of a portable generator, should the need arise, which allows ventilation, lighting and climate control to be maintained for the animals on site for the duration of an outage.

After-hours issues and 24-hour contact

A manager is on call at all times. A 24-hour contact number is provided to the City of Westlake and to adjacent tenants, is posted at the tenant entrance, and is monitored continuously. Any complaint or after-hours issue receives a same-day response, and a written log of complaints, responses and corrective actions is maintained and available to the City on request.

15. Recordkeeping and Compliance

- Daily rosters, intake and vaccination records, incident logs, cleaning logs and complaint logs are maintained at the facility and are available to the City upon request.
- The storm checklist, including the shade sail take-down and the post-event inspection, is logged each time it is used.
- The facility will maintain all licenses and registrations required by the City of Westlake and Palm Beach County.
- This Operational Plan will be posted for staff, reviewed with all employees at hire and annually thereafter, and updated as operations change.

ODOR, SANITATION, ANIMAL WASTE AND FACILITY MAINTENANCE PLAN

Dog Daycare, Boarding and Grooming — Unit 700 (Bay 3A)

James Business Park | 17035 Persimmon Boulevard West, Westlake, Florida

Submitted in response to Planning and Zoning Staff Comments #1, Items 8 and 12

August 28, 2026

1. Purpose

This plan describes how animal waste will be collected, stored and disposed of; how the indoor and outdoor areas will be cleaned; how odors and pests are controlled; how liquids from the outdoor yard are contained inside the enclosure and treated in a natural dry well rather than piped anywhere; and how the facility and the outdoor enclosure will be maintained. It is submitted in support of Conditional Use application CU-2026-01 and responds to Staff Comments 8 and 12.

2. Animal Waste Collection, Storage and Disposal

- Solid waste is picked up by staff immediately upon deposit, indoors and outdoors. Waste is never allowed to accumulate on any surface. This is the single most important measure in this plan, and everything else in it is secondary to it.
- Waste is double-bagged and sealed at the point of collection.
- A Low Profile Dog Waste Station with a round can is provided in the outdoor yard. The station is a green powder-coated steel unit approximately 62 inches tall overall, post mounted, with a locking bag dispenser above a lidded, perforated can carrying a liner. Bagging and containment therefore happen at the point of deposit, out in the yard, rather than at the end of a trip back into the building.
- Bagged waste is placed in a dedicated, lidded, leak-proof container located inside the tenant space. The container is not located in the site's trash enclosure, it is not stored outdoors, and it is not visible from any right-of-way or adjacent property.
- Bagged waste is carried from that container out to the private hauler's container, and waste is removed from the site two times per week.
- The container is washed and deodorized as required and not less than once per week, and its lid seal is checked at the same time.
- No waste is stored outside the tenant space, and no waste is stored within the outdoor yard at any time.
- Waste is never rinsed, swept or washed into any drain, inlet, swale or pavement area.
- Solid waste is removed at the source before any surface is rinsed. That sequence matters for the section that follows: what reaches the landscape area at the rear of the enclosure is rinse water, not animal waste.

(Specification sheet of the low profile dog waste station is attached to this document).

3. Outdoor Turf System, Containment and Natural Filtration

Staff Comment 8 asks how the outdoor pet area and the artificial turf system will be drained and cleaned, asks for construction details showing the direction and point of discharge for liquids and wash water, and asks for confirmation that animal waste and cleaning wastewater will not be discharged to the stormwater management system. Sheet A-1.1 and the enlarged drainage detail on Sheet A-2.1 illustrates a contained yard with a natural dry well along the full rear of the enclosure. It works as follows.

Step 1. The surface.

The yard surface is K9Grass by ForeverLawn with AlphaSan antimicrobial protection, laid over an AirGrid base installed directly on the existing concrete loading apron. The turf is infill-free with a flow-through backing, so waste and odor are not trapped in the surface and liquid passes straight through it rather than sitting in it. The AirGrid is the drainage plane between the turf and the slab, and it moves liquid laterally to the rear of the enclosure instead of letting it stand under the turf.

Step 2. The containment.

The enclosure is ringed by a proposed Type D curb. The curb is set above the finished grass elevation, so the yard functions as a contained basin. Surface flow is directed inward and downward, toward the rear of the enclosure. Nothing sheet-flows out onto the adjacent pavement, and nothing is directed toward a stormwater inlet. The curb is the physical barrier, it runs along the lower side (east) of the enclosure.

Step 3. The receiving area.

Along the full rear of the enclosure there is a 5-foot-wide strip. In that strip the existing concrete is removed and 3 feet of soil is excavated. Two feet of #57 stone is placed in the excavation. The stone is wrapped in trench wrap or soil separator fabric so the surrounding soil cannot migrate into the voids and clog the stone over time, which is the failure mode for a bed like this one if it is built without fabric. Twelve inches of topsoil and grass is placed over the top.

Step 4. The elevations.

The finished grass surface in that strip is set below the top of the curb. That is what makes the system work. Liquid running off the turf and out of the AirGrid plane runs into the landscape area rather than ponding on the turf or backing up against the curb, and the curb still stands above the grass as the barrier that keeps everything inside the enclosure. If the grass were set at or above the top of the curb, the water would have nowhere to go and the turf would stay wet. It is set low deliberately.

Step 5. The treatment.

What is built here is a natural dry well: grass and topsoil over stone, wrapped in filter fabric, sized to receive the liquid that comes off the yard. Liquid percolates down through the topsoil into the stone bed and is naturally purified in the soil column, which is what a soil column does. There is nothing exotic about the detail. It is the same landscape dry well construction used throughout Palm Beach County, applied at a scale matched to a roughly 2,000-square-foot enclosure.

No piped drainage is proposed, no connection to the sanitary sewer is proposed, and there is no discharge of any kind to the stormwater management system. Nothing leaves the enclosure.

Why this is the right answer rather than a sewer tie-in

This is not only the more constructible answer in this location. It is the better answer on the merits, for three reasons.

- Solids are removed at the source before anything is rinsed. The waste itself is picked up the moment it is deposited, bagged at the station in the yard, and carried inside. What reaches the landscape area at the rear is rinse water and dilute urine, not animal waste. A sanitary tie-in would be sized and permitted to carry a waste stream that this yard does not produce.
- The bio-enzymatic product described in Section 4 is applied on the turf and neutralizes organic residue where it lands, before it moves anywhere. The material is broken down at the surface rather than flushed away as somebody else's problem downstream.
- The soil column provides natural treatment. Sending the same dilute liquid into a sanitary line moves it off site untreated, to be treated somewhere else. Letting it percolate through 12 inches of topsoil and 2 feet of #57 stone treats it where it falls, at a volume the strip is sized to take.

The Applicant has no objection to a condition of approval confirming that no animal waste, no wash water and no runoff from the outdoor yard discharges to the stormwater management system, and will coordinate the final construction detail with the Building Department.

4. Bio-Enzymatic Treatment Program

The product used on the turf and on the hard surfaces in the outdoor yard is EcoStrong Outdoor Odor Eliminator. It is a concentrated bio-enzymatic formula made up of water, enzyme-producing bacteria, plant-based surfactants and odor counteractants, with a lemon eucalyptus fragrance. It is non-toxic and is safe for pets and people. The label covers lawns and turf, concrete and stone, and kennels, which is the full range of surfaces present in this enclosure and in the animal areas inside.

How it works

The product works in three steps, per the manufacturer's label. First, the enzymes break the waste down into smaller components. Second, the naturally-occurring bacteria in the formula consume that material. Third, the bacteria convert the waste to water, which evaporates. The organic material is digested rather than covered up. This is not a fragrance program, and it is the reason the odor does not come back a few hours after the yard is cleaned.

Application

- The product is diluted per the manufacturer's directions. For a pump-type or manual sprayer, that is a 15:1 water-to-product ratio. On a multi-use sprayer, the sprayer is set to the manufacturer's dilution letter.

- Solid waste is always picked up and removed before the product is applied. The label calls for it. Applying product over solids wastes the product and defeats the purpose.
- The affected area is saturated thoroughly. A light misting of the surface does not do the job and is not how the product is used here.
- The treated area is allowed to dry before dogs are returned to it.
- After the first application the surface is lightly re-wetted. The longer the surface stays wet, the longer the bacteria stay active and the more effective the treatment is. That re-wetting step is part of the written procedure, not an optional extra.

Schedule

- After each outdoor rotation: spot treatment of any area where a dog has relieved itself, after the solids have been picked up and bagged.
- At closing each day: the full yard is rinsed and treated.
- Weekly: a heavier scheduled treatment of the full yard, including the curb line, the stepping stone path, the base of the fence and the waste station.
- Indoors, the same bio-enzymatic approach is used on kennel runs, play area floors and the grooming area on the schedule in Section 6, ahead of the disinfectant step.

5. Disinfection and Antiseptic Program

The enzymatic product and the disinfectant do two different jobs, and both are used. The enzymatic product breaks down organic residue and the odor that comes with it. The disinfectant kills pathogens. Neither one substitutes for the other, and running only one of them is a common mistake in this industry. The operator runs both, on schedule.

- A veterinary-grade disinfectant is used on the indoor kennel runs, the daycare play area floors, the private rooms and suites, the grooming surfaces and the bathing tubs, on the cleaning schedule in Section 6.
- Label contact times are observed. A disinfectant wiped off before its contact time has elapsed has not disinfected anything, and staff are trained on that specifically.
- Surfaces are rinsed and dried before animals are returned to the area.
- Products are non-toxic, pet-safe and selected for animal care occupancies.
- Safety data sheets for every product used on site are kept at the facility and are available to the City on request.
- Each application is logged, and the disinfectant log is kept with the cleaning log and the bio-enzymatic application log.

6. Cleaning Schedule and Products

Area	Frequency	Method and Products
Outdoor pet turf	Continuous spot-cleaning; rinse at the end of each	Immediate solid waste pickup; rinse with the K9Grass flushing system; EcoStrong Outdoor

	rotation and again at closing	Odor Eliminator bio-enzymatic treatment, applied per Section 4
Outdoor turf deep clean	As required, and not less than once per week	Full flush and deep clean of the turf and the AirGrid plane per the ForeverLawn maintenance instructions; seams, edges and flow-through performance checked at the same time
Outdoor waste station	Liner replaced daily; can emptied as needed through the day	Liner removed and sealed; can washed and deodorized weekly; bag dispenser restocked daily and lock checked
Landscape and dry well area at the rear of the enclosure	Weekly inspection	Clear leaves and debris off the grass surface; check for ponding; confirm the area is percolating and the grass surface remains below the top of curb
Type D curb line and base of fence	Weekly	Rinse and treat the curb line and the base of the fence; confirm the curb is clear of debris that could hold material against it
Outdoor enclosure fence, gates and perimeter	Weekly	Wash down with pet-safe detergent; inspect for residue and staining
Indoor play areas (small, medium and large dog daycare)	Spot-cleaned continuously; full clean at midday and at closing	Immediate waste pickup; bio-enzymatic cleaner followed by veterinary-grade disinfectant with the label contact time observed
Boarding and kennel runs	Daily, and immediately as needed	Waste removal, wash down, bio-enzymatic cleaner and veterinary-grade disinfectant; bedding laundered daily
Private rooms and separate private suites	Daily, and again after each occupancy	Waste removal, wash down, bio-enzymatic cleaner and veterinary-grade disinfectant; bedding laundered between occupants
Grooming area, bathing tubs and cage dryers	After each appointment	Surface and tub sanitizing with veterinary-grade disinfectant; hair and debris collected and bagged
Reception, lobby and retail display	Daily	General cleaning and sanitizing of floors and surfaces
Waste container inside the tenant space	As required, and not less than once per week	Wash and deodorize the container; verify the lid seal and that the container remains leak-proof

All cleaning products used are non-toxic, pet-safe, and appropriate for animal care occupancies. Safety data sheets are maintained on site. Cleaning is logged daily and the log is available to the City on request.

7. Odor Control

- Immediate waste removal is the primary odor control measure. Odor from a facility like this one is a function of waste dwell time more than of anything else, and the operator's rule is simply that nothing sits. Solid waste is picked up the moment it is deposited, indoors and out, and it is double-bagged and sealed where it is picked up. Every other measure in this section is secondary to that one.
- The tenant space is served by a dedicated HVAC, ventilation and filtration system specified for boarding and animal care occupancies, providing frequent air changes and filtration of airborne particulates and pathogens.
- Bio-enzymatic cleaners break down organic residue rather than masking it, and are used indoors and out on the schedule in Sections 4 and 6.
- Exterior doors and gates remain closed except for animal and staff passage, which contains interior air and odor.
- The outdoor turf is infill-free with a flow-through backing, so there is no infill layer holding waste and odor at the surface, and it carries AlphaSan antimicrobial protection to inhibit the microbes found in fecal matter. The turf was selected for that reason.
- Bagged waste is sealed and stored in a lidded, leak-proof container inside the tenant space. It is not stored outdoors, it is not stored in the outdoor yard, and it does not sit in an exterior trash enclosure between hauler pickups.
- Location helps, and it is worth stating. The outdoor enclosure faces the Publix at Westlake service and loading area to the east, across the S.I.D. drainage and retention area and behind the six-foot concrete wall and landscape buffer along the east property line. There is no residential area, no outdoor dining area and no customer gathering area on the receiving side of this enclosure.

8. Pest Control

- Pest control is provided under a monthly contract with a licensed pest control operator covering the tenant space, the interior waste container area and the outdoor enclosure.
- Food and treats are stored in sealed containers off the floor.
- Service reports are retained on site and available to the City on request.
- Staff run a walk-through three to four times each day, approximately every two to three hours, covering sanitation, surface condition, odor and any sign of pests. That daily walk-through is separate from, and in addition to, the licensed pest control operator's monthly contract service.
- Any pest issue identified during a staff walk-through is reported to the contractor for service within 48 hours.

9. Facility Maintenance Schedule

Item	Frequency	Scope
Enclosure fence and gates	Monthly inspection	Verify fence integrity, no gaps at grade, magnetic gate latches operating and gates swinging clear to the outside, panels undamaged
Shade sails and quick-release hardware	Quarterly, before the start of hurricane season, and after any named storm	Inspect fabric, steel cables, eye bolts, quick-release mechanisms, post footings and the tilt-wall anchors. Take the sail fabric down and store it inside the tenant space ahead of a named storm or high-wind event, and re-hang only after the event and after the hardware has been inspected. The facility remains open and cares for boarded animals through the event, so the yard, the waste station and the enclosure are returned to service as soon as the post-event inspection is complete.
Artificial turf and AirGrid	Quarterly inspection; replace per manufacturer's service life	Check seams, edges, flow-through performance and antimicrobial condition; deep clean as required and not less than weekly
Landscape dry well and #57 stone bed	Quarterly	Inspect for ponding or slow percolation; clear surface debris; confirm the finished grass surface remains below the top of curb; confirm the trench wrap / soil separator fabric has not been exposed or damaged
Type D curb line	Quarterly	Confirm the curb is intact and runs along the perimeter of the proposed dry well at the rear of the enclosure, with no crack, gap or breach that would allow flow to escape the enclosure
HVAC, ventilation and filtration	Filters monthly; service semi-annually	Filter replacement and system service by licensed contractor
Acoustic panels, ceiling baffles and sprayed deck insulation	Monthly inspection; clean quarterly	Check attachment and condition of panels and baffles; check the sprayed deck insulation for damage, delamination or overspray loss; clean per manufacturer's instructions; replace damaged units
Interior floors, coatings and drains	Monthly inspection	Check for cracking, failed sealant or standing water; repair promptly
Kennel runs, gates and latches	Monthly	Verify secure latching and no sharp edges or damage
Waste container inside the tenant space	Monthly	Verify lid seal and container condition, and confirm the container remains leak-proof and inside the tenant space
Exterior lighting serving the enclosure	Quarterly	Verify operation and that no new light trespass is created

10. Responsibility, Records and Compliance

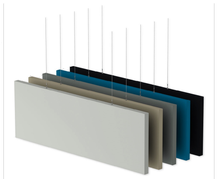
- The facility manager is responsible for implementing this plan and for maintaining all logs and service records.
- Records kept on site and available to the City on request include the daily cleaning log, the bio-enzymatic application log, the disinfectant application log, hauler service records, pest control service reports, and the maintenance inspection records for the enclosure fence and gates, the shade sails, the turf and AirGrid, the curb line and the landscape dry well.
- All staff are trained on this plan at hire and annually thereafter.
- A 24-hour contact number is posted at the tenant entrance and provided to the City and to adjacent tenants for any sanitation or odor concern. Complaints receive a same-day response and are logged with the corrective action taken.
- The Applicant has no objection to a condition of approval confirming that no animal waste, wash water or runoff from the outdoor yard discharges to the stormwater management system.

ACOUSTICS AMERICA

DATA SHEET
ACOUSTIC CEILING BAFFLE

PRODUCT DESCRIPTION

Solve your echo and reverberation issues with an Acoustics America Acoustic Ceiling Baffle. These fabric-wrapped, sound absorbing vertical baffles are available in a wide array of colors, sizes and thicknesses, and give you the freedom to absorb excess ambient noise according to your design and aesthetic needs. By incorporating ceiling baffles, you can ensure your space not only looks appealing but also sounds much better.



PRODUCT FEATURES

Maximum performance: Our ceiling baffles are available in a 1" or 2" thick high-density (6 PCF) fiberglass core. The core is wrapped in acoustically transparent fabric to ensure optimal sound performance. The fiberglass core offers excellent absorption for your most demanding treatment applications.

More colors: We offer our ceiling baffles in a wide range of colors from our Acoustics America fabric line– *A vibrant spectrum of colors inspired by American landscapes.*

More sizes: Acoustic ceiling baffles are available in 6 sizes.

Multiple thicknesses: Our panels are available in two thicknesses for your unique treatment needs:
- 1" inch fabric-wrapped ceiling baffles are ideal for residential and light commercial applications.
- 2" thick acoustic baffles are optimal for heavy commercial spaces such as large gathering areas, music venues, restaurants and open office perimeters.
- A 2-inch thick baffle core will also help you achieve maximum absorption per square foot of space.

Mounting option: Each acoustic ceiling baffle includes 2 corkscrews. Suspend from your ceiling using our adjustable ceiling cloud hanging wire (sold separately). **Ceiling-side attachment hardware is not included.**

Safety and peace of mind: These panels are Class A fire rated (the highest rating possible) for use in indoor applications.

Proudly manufactured in the USA.

ACOUSTICS AMERICA

DATA SHEET
ACOUSTIC CEILING BAFFLE

SOUND ABSORPTION AT VARIOUS FREQUENCIES						
Thickness	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz
Fiberglass 1" (.85 NRC)	0.14	0.27	0.80	1.11	1.14	1.14
Fiberglass 2" (1.15 NRC)	0.22	0.81	1.24	1.30	1.21	1.16

FIBERGLASS CORE: TECHNICAL INFORMATION AND SPECIFICATIONS	
Core	Acoustically Rated Fiberglass
Core Density	6 pounds per cubic foot (6 PCF)
Design	Frameless
Flammability Rating	Class A
Manufacturing Tolerance	+/- 1/4" from centerline
Architectural Product Reference	Sound absorbing ceiling unit
Fabric Material	Polyester Blend

ACOUSTICS AMERICA

DATA SHEET
ACOUSTIC PANEL

ODUCT DESCRIPTION

e your echo and reverberation issues with an Acoustics rica Acoustic Panel. These fabric-wrapped, sound rbing panels are available in a wide array of colors, sizes hicknesses, and give you the freedom to absorb excess ent noise according to your design and aesthetic needs. you mount these panels on your walls, you can listen ly to the sounds that matter.



ODUCT FEATURES

mum performance: Our panels are available with two ent core options: high-density (6 PCF) fiberglass and ck polyester. Both cores are wrapped in acoustically- parent fabric to ensure optimal sound performance. iberglass core offers excellent absorption for your most nding treatment applications. Polyester cores provide a weight, durable, and impact-resistant alternative that is for spaces requiring tackability and a soft aesthetic.

colors: We offer our panels in a wide range of colors s 4 fabric lines:
assic 700 Series – Timeless colors with a warm aesthetic
oustics America – A vibrant spectrum of colors inspired by American landscapes.
ilford of Maine Anchorage – Features a unique crepe texture often favored by designers lts distinctive look.
ilford of Maine FR701 – Finely woven with a smooth texture, this designer-favorite fabric offers fined look.

sizes: These panels are available in 20 sizes, from 12" x 12" (1' x 1') all the way up to 120" x 48" (10' x 4').

iple thicknesses: Our panels are available in two thicknesses for your unique treatment needs:
inch panels are ideal for residential and light commercial applications.
thick acoustic panels are optimal for heavy commercial spaces such as large gathering areas, sic venues, restaurants and open office environments.
2 inch thick panel will also help you achieve maximum absorption per square foot of space.

iple mounting options: We offer two different mounting options, tailored to your application.
paling clips: Suitable for wall-mount applications. Easy to install and included with your order, default. Loctite Power Grab Adhesive is required for installation and screws are not included.
otofast™ Snap-On anchors: This mounting option is suited for both wall and ceiling direct-mount plications. This option does not require adhesive.

y and peace of mind: These panels are Class A fire rated (the highest rating possible) for use in indoor cations.

dly manufactured in the USA.

ACOUSTICS AMERICA

DATA SHEET
ACOUSTIC PANEL

SOUND ABSORPTION AT VARIOUS FREQUENCIES						
Thickness	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz
Fiberglass 1" (.85 NRC)	.14	.27	.80	1.11	1.14	1.14
Fiberglass 2" (1.15 NRC)	.22	.81	1.24	1.30	1.21	1.16
Polyester 1" (.75 NRC)	.06	.34	.68	.93	.98	.97

FIBERGLASS CORE: TECHNICAL INFORMATION AND SPECIFICATIONS	
Core	Acoustically Rated Fiberglass
Core Density	6 pounds per cubic foot (6 PCF)
Design	Frameless
Flammability Rating	Class A
Manufacturing Tolerance	+-1/4" from centerline
Architectural Product Reference	Sound Absorbing Wall Unit
Fabric Material	Polyester Blend

POLYESTER CORE: TECHNICAL INFORMATION AND SPECIFICATIONS	
Core	Polyester
Core Density	5 pounds per cubic foot (5 PCF)
Design	Frameless
Flammability Rating	Class A
Manufacturing Tolerance	+-1/4" from centerline
Architectural Product Reference	Sound Absorbing Wall Unit
Fabric Material	Polyester Blend

Outdoor Stain & Odor Eliminator

Bio-Enzymatic

Family-owned and operated.

Made in the US.



Concentrated

Outdoor Odor Eliminator
Bio-Enzymatic Formula



BEFORE USE: Shake bottle vigorously. Remove pets and children from area before use. Remove solid waste. For best results, do not apply in direct sunlight as sunlit areas dry faster. The longer the treated areas stay damp, the more effective it will be.

Directions for EcoStrong Multi-Use Sprayer:
Pour undiluted Outdoor Odor Eliminator into the product sprayer's reservoir. Set dilution to the letter "D" (15:1) and follow directions included with sprayer. Do not pre-dilute Outdoor Odor Eliminator.

Directions for Pump Type & Manual Sprayers:
Use a 15:1 ratio of water to dilute Outdoor Odor Eliminator (1 gallon to 8oz).

Application Directions:
Step 1: Thoroughly saturate the affected area with diluted product, (product valve on & water valve on).
Step 2: Let dry before letting pets and children back into area.

For Best Results:
After first application, lightly over spray the area with water before it is dry. The longer the surfaces stay wet, the better. For strong odors repeat as necessary.

TO LEARN MORE

100% CUSTOMER : PROVEN & SATISFACTION GUARANTEE : POWERFUL

*Safe For Paws, People & Planet

Remove Outdoor Odors for Good
USE ON: Odors from urine, stool, vomit, skunks, garbage and more.
APPLY TO: Lawn, turf, patios, decks, concrete, stone and kennels.

LAWNS & TURF | CONCRETE & STONE | KENNELS & MORE

HOW IT WORKS:

1 Enzymes break up smelly waste
2 Natural bacteria consumes smelly waste
3 Bacteria converts waste to water and evaporates

Take back your yard today with EcoStrong.

INGREDIENTS: WATER, ENZYME-PRODUCING BACTERIA, PLANT-BASED SURFACTANTS, PLANT-BASED ODOR COUNTERACTANTS, LEMON EUCALYPTUS FRAGRANCE

WARNING: KEEP OUT OF REACH OF CHILDREN. Do not ingest. Wash hands thoroughly after each use. Keep out of eyes and/or open sores. May cause eye irritation. If irritation occurs, rinse eyes thoroughly with water for several minutes. If irritation persists, seek medical attention.

STORAGE: AVOID REPEATED FREEZING AND THAWING.

SUPPORT:
1-800-677-0577
info@ecostrong.com
ECOSTRONG.COM

©2026 EcoStrong LLC
1180 Atlantic Drive, West Chicago, IL 60185

NON-TOXIC · SAFE FOR PETS · WHEN USED AS DIRECTED

MADE IN USA

#ODE-128

PC 500 No Mix Open Cell Spray Foam Insulation
Technical Data Sheet

POLYCON

Product Design

PolyCon 500 No Mix Open Cell Spray Foam Insulation is a Class A rated spray foam that provides applicators with high yield, low density cost savings along with reliable and consistent performance with a broad temperature application tolerance. **PC 500** is intended for interior envelopes of Type I-V buildings.

Product Use

PolyCon 500 No Mix Open Cell Spray Foam Insulation forms an air barrier in wall cavities and can be used to fill a variety of wall cavity stud thickness in a single pass application. **PC 500** adheres tenaciously to most building materials and will provide a seamless barrier against air infiltration for the life of the building.

Recommended Product Applications

- Commercial Interior Walls
- Commercial Exterior Walls
- Attic Floor
- Sound Proofing
- Under Roof Deck
- Residential Interior Walls
- Residential Exterior Walls
- Cathedral Ceilings
- Sealed Crawl Spaces
- Basement Walls

Physical Properties

Properties	Test Method / Requirements	Value
Aged R-Value	ASTM C518	3.9 @ 1"
Core Density	ASTM D1622	0.5 pcf
Open-Cell Content	ASTM D6226	93%
Tensile Strength	ASTM D1623	6.03 lb/in²
Air Permeance	ASTM D2178	0.019 L/s*m2@3.5", 75 Pa
Water Vapor Transmission @ 74°F, per inch	ASTM E96	26.76* @ 1" Class III @ 2.7" ***
Dimensional Stability: 28 days at 160°F, 100% RH	ASTM D2126 15% max by volume change	5.7%

*Climate Zones that require a Class II Vapor Barrier, apply 1.0 gallons / 100 SF (16 Wet Mils) of **No Burn® Plus ThB Spray Seal** in direct contact of PC 500. This application rate also qualifies as a 15-minute Thermal Barrier.

*** PC 500 has a permeance of less than 10 perms at a minimum thickness of 2.7 inches and qualifies as a Class III vapor retarder.

Material Shelf Life

Six (6) months when stored properly

PolyCon LLC
1755 Transcentral Court, Suite 400
Houston, Texas 77032

PolyCon 500 No Mix Open Cell Spray Foam Insulation can be applied over Spray-applied Fire-resistive Materials (SFRM) assemblies without affecting their performance or rating. *See Jensen Hughes Project Number 1AJP00272.000 Engineering Evaluation.*

ASTM Method E84	Class A (Class I)
Flame Spread (FSI)	<25
Smoke Development (SDI)	<450

NFPA 285 – Exterior Wall Assembly Compliance

Successfully evaluated under NFPA 285 for fire propagation performance in exterior wall assemblies with combustible components.

NFPA 286 - 15 minute Thermal Barriers

Product	Max on Walls	Max on Ceiling	Application Rate
Paint to Protect DC 315	10"	14"	14 Wet / 8 DFT
No Burn® Plus ThB	10"	14"	14 Wet / 9 DFT
Flame Control ® 60-60A	10"	14"	14 Wet / 9 DFT

Attics and Crawlspaces - Appendix X

Product	Max on Walls	Max on Ceiling	Application Rate
Paint to Protect DC 315	10"	14"	4 Wet / 3 DFT
No Burn® Plus ThB	10"	14"	6 Wet / 4 DFT
Flame Control ® 60-60A	10"	14"	6 Wet / 4 DFT

Unvented Attic

Credential	Substrate	
Appendix U - Bare Foam	Max Wall - 14"	Max Ceiling - 14"

Appendix U was unanimously approved and adopted into The International Residential Code for Unvented Attics. Appendix U provides a clear, concise and transparent path for spray applied foam plastic insulation for use in unvented attics without a code-prescribed ignition barrier.

Credentials & Approvals

IAPMO UES ER-959

GREENGUARD GOLD CERTIFIED

1-855-PC1-FOAM
www.polyconspf.com

PC 500 No Mix Open Cell Spray Foam Insulation
Technical Data Sheet

Recommended Processing Parameters

Mix Chamber	Maximum 02 / 5252
Ambient / Substrate Temp	40 -120°F / 4 - 49°C
Equipment Dynamic Pressure	1,000 - 1,500 psi
Preheat Temperature	115 - 145°F / 46 - 63°C
Drum Temperature	70 - 90°F / 21 - 32°C
Storage Temperature *No Sun Exposure*	60 - 90°F / 15 - 32°C

Thermal Barrier

IBC code requires that spray foam be separated from the interior of the building by an approved fifteen (15) minute thermal barrier, such as ½" gypsum wall board or equivalent, installed per manufacturers specifications, meeting local code requirements, or other protective layers tested as a composite configuration and system, that have passed third party audited testing by an approved laboratory. With the exception of applications to Band Joists / Rim Joists / Mudsills, up to 3.25" without the application of the code prescribed thermal barrier.

R-Value Chart ASTM C518

Thickness (in.)	R Value Total (H2h°F/Btu)
1	3.9
2	7.6
3	11
3.5	13
4	15
5	19
5.5	20
6	22
7	26
7.25	27
8	30
9	33
9.25	34
10	37
11	41
11.25	42
12	44
13	48
14	52
15	56
16	59

In case of Fire Extinguishing Media

Use dry chemical extinguishers such as mono Ammonium phosphate, potassium sulphate and potassium chloride. Additionally, use carbon dioxide, high expansion chemical foam or water spray for large fires.

Handling and Safety

Respiratory protection is Mandatory!
All precautions should be taken to avoid occupational exposure as well as protecting the working area to avoid unintended exposure by others. Supplied air and a NIOSH approved full face mask respirator must be used during the application as well as chemical safety goggles, protective, non-absorbent gloves and Tyvek suit properly secured around wrists to avoid any and all skin exposure.

Positive pressure ventilation of the work area is recommended to minimize the accumulation of vapors in the work area during the application. Improper application techniques of this foam system must be avoided. Any interior area, even with proper ventilation, should be considered a Confined Space and be treated with utmost precaution. Atomized vapors should not exceed TLV .02 parts per million of isocyanates. Avoid breathing vapors. Persons with known sensitivities or allergies should avoid exposure completely. If inhalation occurs, remove person from contaminated area and administer oxygen if having difficulty breathing. Call a physician immediately. Avoid contact with skin, eyes and clothing.

Open containers carefully, allowing any pressure in the container to be relieved safely. Any contact with material should be washed thoroughly with soap and water. Wash clothes before reuse.

Applicators should ensure the safety of the jobsite and construction personnel by posting appropriate signs warning all adjacent workers and trades to avoid the area. Ensure warning signs are visibly posted at job site that welding, soldering and torch cutting should take place no less than 45 feet from exposed in situ cured foam. If work must be performed, the polyurethane foam should be properly covered with an appropriate fire or welders blanket and fire watch should be provided.

A protection program developed by the Center for Polyurethanes Industry (CPI) is available for download at www.polyurethane.org. Spray Polyurethane Foam Alliance (SPFA) also provides significant safety resources at www.sprayfoam.org, or can be reached directly at 571-748-5003.

Jobsite Hazards

The potential results of improperly applied materials may include but not limited to excessive heat build-up which could result in a fire or offensive odors which may not dissipate over time and / or poor product performance due to improper density of the applied material.
This includes excessive thickness beyond recommended application passes, off ratio material, and spraying into rising foam. Large masses of sprayed materials should be avoided. If large masses are generated they should be removed from the area, cut into small pieces, wetted down and allowed to cool before disposal. Failure to follow this recommendation may result in a fire. It is recommended that a fire extinguisher be located in the work area to ensure easy access.

In Case of Spills or Leaks

- Utilize appropriate personal protective equipment (PPE)
- Contain and cover spilled materials with loose, absorbent material such as Oil-Dry, Vermiculite, sawdust or Fuller's Earth
- Shovel absorbent waste material into proper waste containers
- Wash the contaminated area thoroughly with hot and soapy water
- Ventilate area to remove vapor
- Report sizable spills to proper environmental agencies

Disclaimer
The data presented herein is not intended for use by non-professional applicators, or those persons who do not purchase or utilize this product in the normal course of their business. The potential user must perform any pertinent tests in order to determins the product's performance and suitability in the intended application, since final determination of fitness of the product for any application is the responsibility of the buyer. All guarantees and warranties as to the products supplied by PolyCon LLC shall have only those guarantees and warranties expressed in writing by the manufacturer. The buyer's sole remedy for any material claims will be against the applicator of the product. The aforementioned data on this product is to be used as a guide and is subject to change without notice. The information herein is believed to be reliable, but unknown risks may be present. NO WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING PATENT WARRANTIES OR WARRANTIES OF MERCHANTABILITY OR FITNESS FOR USE, ARE MADE BY POLYCON LLC WITH RESPECT TO OUR PRODUCTS OR INFORMATION SET FORTH HEREIN.
To the best of our knowledge, the technical data herein is true and accurate as the date of issuance and is subject to change without prior notice. User must contact PolyCon LLC to verify correctness before specifying or ordering products. No guarantee of accuracy is given or implied. We guarantee our products will meet our published standards of quality control. WE ASSUME NO RESPONSIBILITY FOR COVERAGE PERFOMANCE OR INJURIES RESULTING FROM USE.

rev. 100226

CONSULTANT
STATE OF FLORIDA
REGISTERED ARCHITECT
Gregory B. Molina
FL. REG. # AR 93354
DATE: ------

COPYRIGHT © 2020
GREGORY B. MOLINA
ALL RIGHTS RESERVED. THIS DOCUMENT, DESIGN, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM GBM ARCHITECTURE PA

2801 SW 3rd Avenue, Unit F8
Fort Lauderdale, Florida 33315
T: 954.713.6101
C: 954.812.6680
E: GREGM@GBMARCHITECTURE.COM
WEB: WWW.GBMARCHITECTURE.COM

DOG UNLEASHED
JAMES BUSINESS PARK
17035 PERSIMMONS BLVD. UNIT 700
CITY OF WESTLAKE, FL 33470

PALM BEACH COUNTY

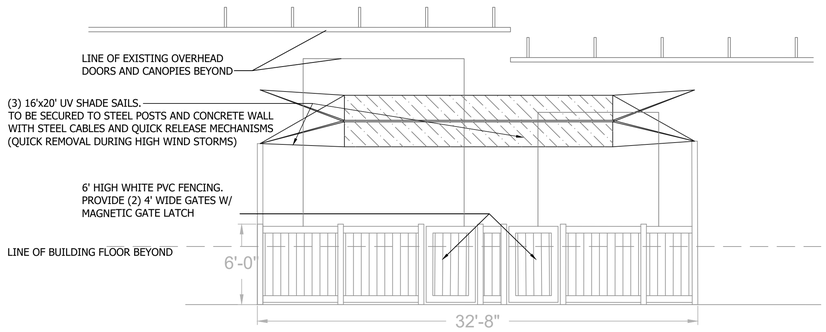
CITY OF WESTLAKE

DRAWING ISSUE DATES:
08-28-2026

DETAILS

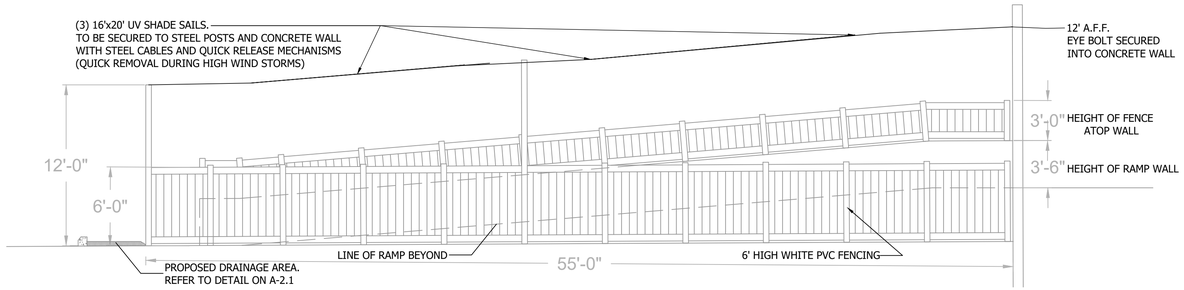
SHEET
A-2.2

PROJECT ---
ORG PERMIT SUB ----
PERMIT NO. ----



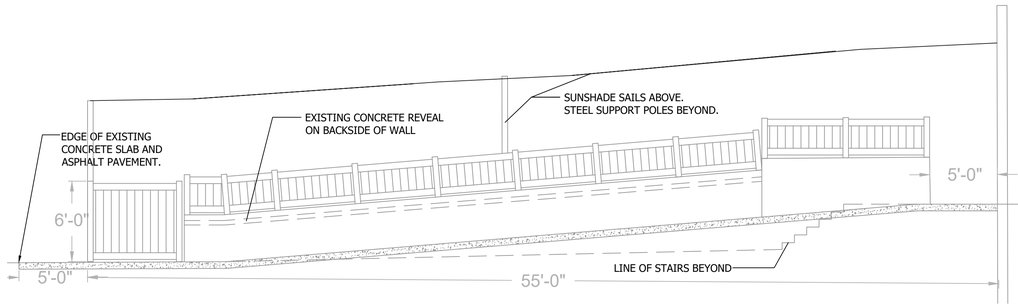
OUTDOOR YARD - EAST ELEVATION "D"

SCALE: 3/16" = 1'-0" | 05



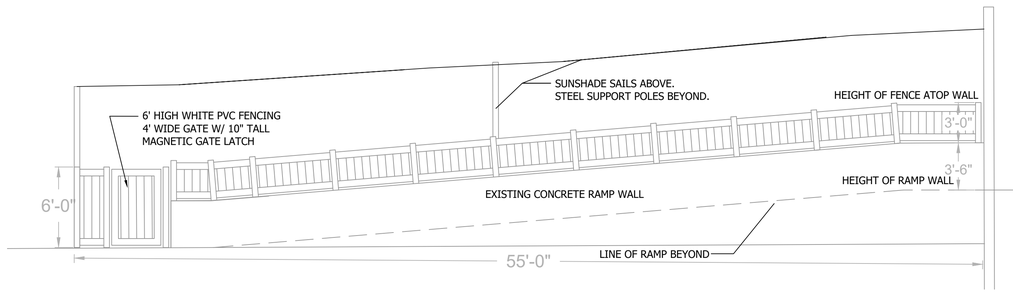
OUTDOOR YARD - NORTH ELEVATION "A"

SCALE: 3/16" = 1'-0" | 02



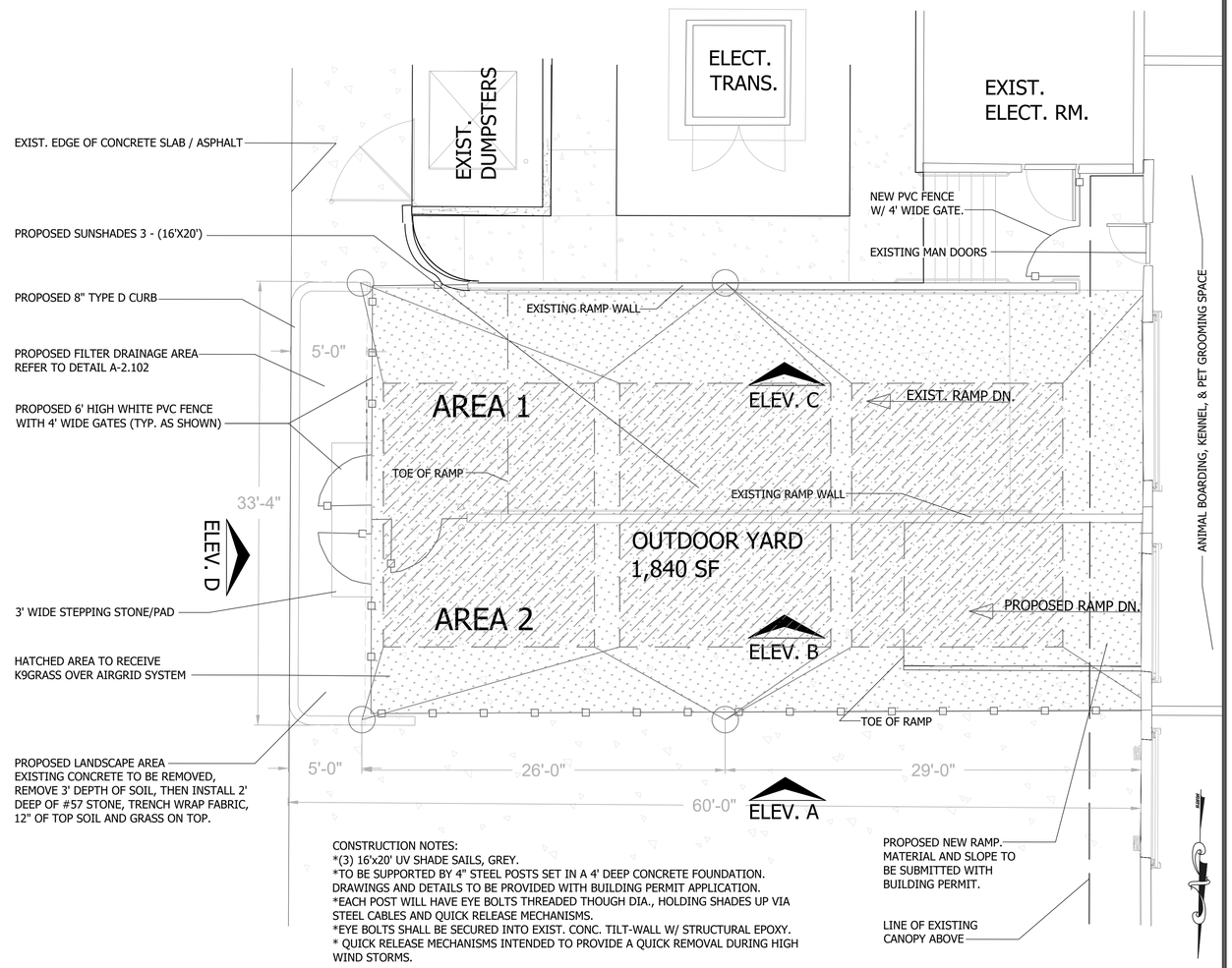
OUTDOOR YARD - INTERIOR ELEVATION "C"

SCALE: 3/16" = 1'-0" | 04



OUTDOOR YARD - INTERIOR ELEVATION "B"

SCALE: 3/16" = 1'-0" | 03



OUTDOOR YARD FLOOR PLAN

SCALE: 3/16" = 1'-0" | 01

CONSULTANT
STATE OF FLORIDA
REGISTERED ARCHITECT
Gregory B. Molina
FL. REG. # AR 93354
DATE: ------
COPYRIGHT © 2020
GREGORY B. MOLINA
ALL RIGHTS RESERVED. THIS DOCUMENT
DESIGN, OR PARTS THEREOF, MAY NOT BE
REPRODUCED IN ANY FORM WITHOUT
WRITTEN CONSENT FROM GBM ARCHITECTURE PA

2801 SW 3RD AVENUE, UNIT F 8
FORT LAUDERDALE, FLORIDA 33315
T: 954.713.6101
C: 954.812.6680
E: GREGM@GBMARCHITECTURE.COM
WEB: WWW.GBMARCHITECTURE.COM

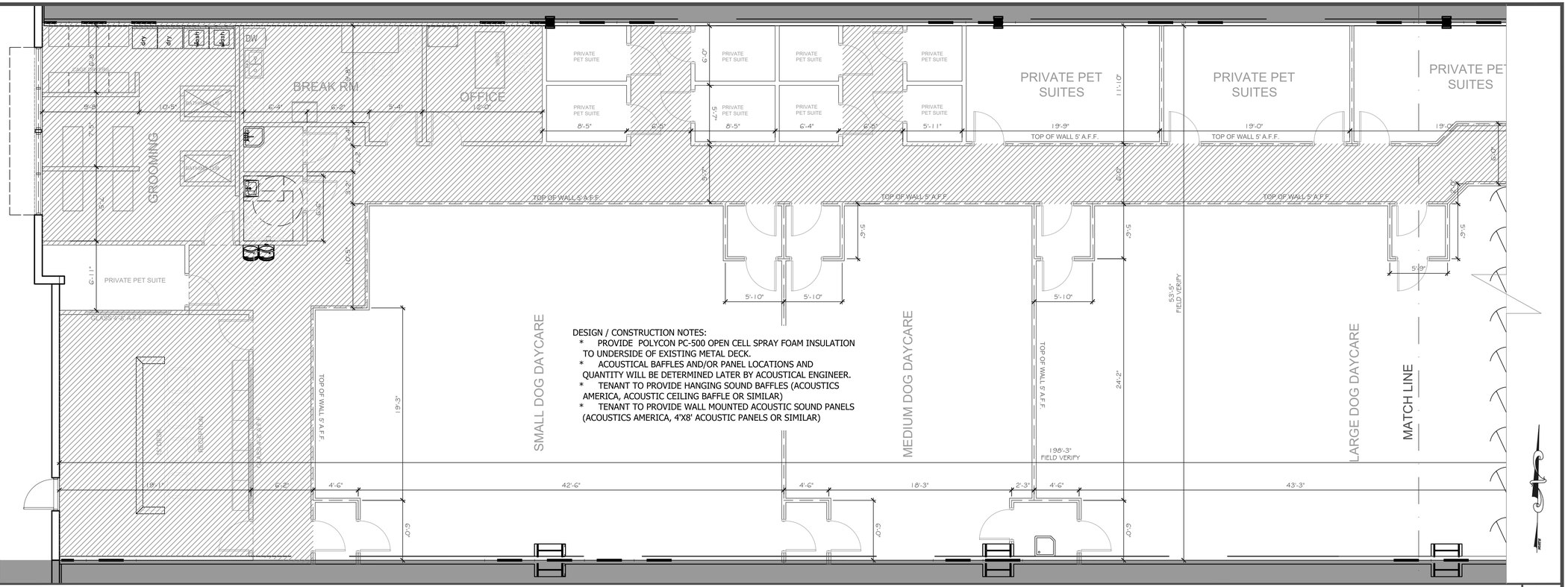
DOG UNLEASHED
JAMES BUSINESS PARK
17035 PERSIMMONS BLVD. UNIT 700
CITY OF WESTLAKE, FL 33470
PALM BEACH COUNTY
CITY OF WESTLAKE

DRAWING ISSUE DATES:
08-28-2026

OUTDOOR YARD PLANS

SHEET
A-1.1

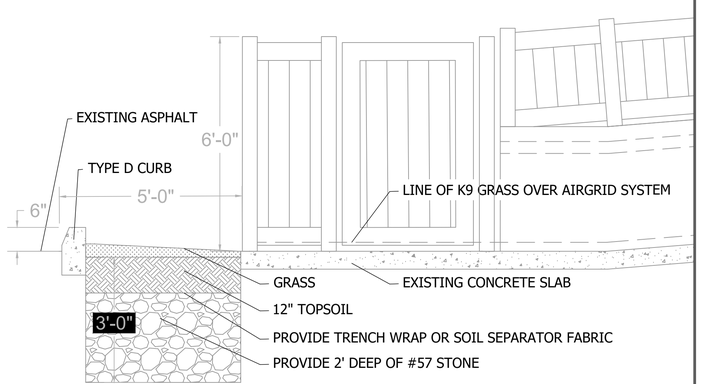
PROJECT ---
ORG PERMIT SUB ----
PERMIT NO. ----



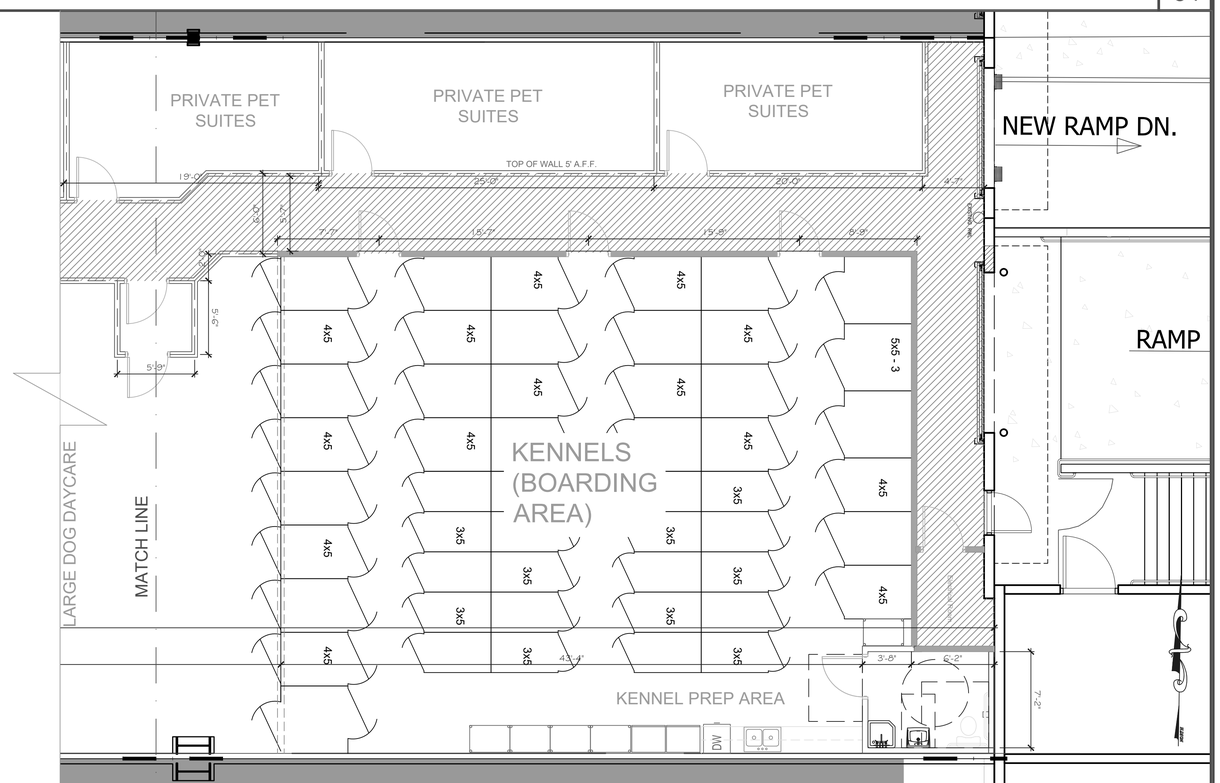
FLOOR PLAN - PARTIAL — SCALE: 3/16" = 1'-0" — 01

TOTAL TENANT INTERIOR SPACE =	10,855 SF
OFFICE AREAS:	
RECEPTION	475 SF
GROOMING AREA	438 SF
OFFICE/BREAKROOM	350 SF
CORRIDOR, RESTROOM & ELECT.	1,810 SF
SUB-TOTAL	3,073 SF
DAYCARE AREAS	5,347 SF
BOARDING AREAS	2,435 SF

OCCUPANCY CALCULATIONS — 03



DRAINAGE FILTER DETAIL - ENLARGED — SCALE: 1/2" = 1'-0" — 02



FLOOR PLAN - PARTIAL — SCALE: 3/16" = 1'-0" — 01

CONSULTANT
STATE OF FLORIDA
REGISTERED ARCHITECT
Gregory B. Molina
FL. REG. # AR 93354
DATE: ------
COPYRIGHT © 2020
GREGORY B. MOLINA
ALL RIGHTS RESERVED. THIS DOCUMENT, DESIGN, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM GBM ARCHITECTURE PA

2801 SW 3rd Avenue, Unit F8
Fort Lauderdale, Florida 33315
T: 954.713.6101
C: 954.812.6680
E: GREGM@GBMARCHITECTURE.COM
WEB: WWW.GBMARCHITECTURE.COM

DOG UNLEASHED
JAMES BUSINESS PARK
17035 PERSIMMONS BLVD. UNIT 700
CITY OF WESTLAKE, FL 33470
PALM BEACH COUNTY
CITY OF WESTLAKE

DRAWING ISSUE DATES:
08-28-2026

FLOOR PLAN

SHEET
A-2.1

PROJECT ---
ORG PERMIT SUB ----
PERMIT NO. ----

LOW PROFILE DOG WASTE STATION WITH ROUND CAN

Parts List:

- Can (1)
- Post (1)
- Dispenser (1)
- Dispenser Keys (2)
- Hardware Pack (1)
- 400 BAGS
- 25 CAN LINERS

Included Hardware:

A — 3" Bolt (5)

B — Flat Washer (10)

C — Hex Nuts (5)





GALVANIZED SQUARE POST* (1)
*2 Post Sections 47" Each



DISPENSER (1)



DISPENSER KEYS (2)



400 BAGS



25 CAN LINERS



CAN (1)



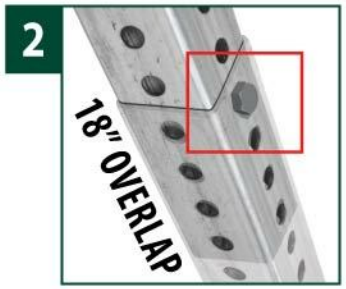
WARNING
Please Use Gloves When Handling and Installing Posts

PLEASE BE SURE TO TIGHTEN ALL NUTS AND BOLTS SECURELY

ASSEMBLY INSTRUCTIONS

1. **ALWAYS CHECK** for buried services (electric, water, gas phone, cable) before digging. Dig a post hole 14" deep. Pour in concrete.
2. **ASSEMBLE THE 2-PIECE POST** with 18" overlap. Use one 3" bolt (**A**) to secure the 2 sections together. Set and level the post in concrete footing. Allow cement to firmly set-up before attaching can and dispenser to post.
3. **ATTACH CAN**: Install 5" above ground; thread the 2 bolts (**A**) with 2 flat washers (**B**) through the can from the inside. Line up the bolts with holes in the post and tighten with nuts (**C**).
4. **INSTALL THE DISPENSER** 13" above the top of the can. Be sure to place washers (**C**) on the bolts as you bolt from the inside of the dispenser through to the post. Secure to post with nuts and washers.
5. **FILL DISPENSER** with bags – Install Can Liner.

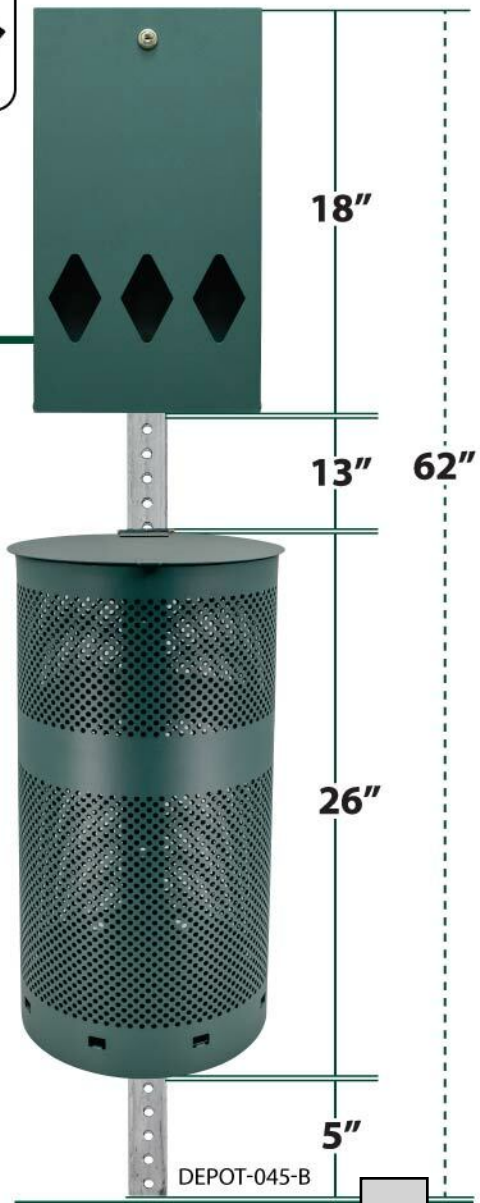












Cotleur & Hearing
LAND PLANNING + LANDSCAPE ARCHITECTURE
JUPITER + ORLANDO EST. 1991
CELEBRATING 35 YEARS

NOISE MANAGEMENT PLAN

Dog Daycare, Boarding and Grooming — Unit 700 (Bay 3A)

James Business Park | 17035 Persimmon Boulevard West, Westlake, Florida

Submitted in response to Planning and Zoning Staff Comments #1, Item 11

August 28, 2026

1. Purpose

This Noise Management Plan describes the site, building and operational measures that will control animal noise generated by the proposed dog daycare, boarding and grooming facility, and demonstrates that the use will be compatible at the property line. It is submitted in support of Conditional Use application CU-2026-01 and responds to Staff Comment 11. Staff asked for specifications and locations for the proposed sound-absorption materials. Section 4 has been rewritten around the products actually specified on Sheet A-2.2 by GBM Architecture, PA.

2. Site Context

Site layout is the most effective noise control measure available on this property, and the tenant location was selected with that in mind.

- Unit 700 (Bay 3A) is located in the North Building, and the outdoor yard is on the east side of that building within an existing loading area.
- The 135,541-square-foot North Building sits between the outdoor yard and the western property line, so there is no direct line of sound from the outdoor area toward any residentially designated property.
- The nearest residential homes are a significant distance to the west, across Persimmon Boulevard and the M-2 canal.
- Immediately to the east, across the existing S.I.D. drainage and retention area and behind the six-foot concrete wall and landscape buffering along the east property boundary, is the Publix at Westlake service and loading area. That is a commercial loading and service environment, not a residential area, an outdoor dining area or a customer gathering area.
- The outdoor yard is enclosed by a solid six-foot white PVC privacy fence, which functions as a continuous barrier at the source rather than an open chain link enclosure. A solid barrier placed at the source is the most effective single piece of outdoor noise control available on a site like this one.
- Where the PVC fence sits atop the existing 3-foot-6-inch concrete ramp wall, the fence panel above the wall is 3 feet high. Along that run the combined barrier between the dogs and anything outside the enclosure is taller than six feet, and the lower portion of it is solid concrete.
- The enclosure sits down within the existing loading apron, below the level of the surrounding pavement at the ramp, which puts the source lower than the adjoining grade along part of the enclosure.

3. Sources of Noise

Source	Character and Control
Indoor barking in daycare play areas	Intermittent; controlled by acoustic treatment, group sizing, staff redirection and rest rotations
Indoor barking in boarding and kennel areas	Primarily at intake and feeding; controlled by acoustic treatment, individual runs and routine
Outdoor barking during rotations	Short duration, limited group size, supervised, limited to 5:00 a.m. – 11:00 p.m.; solid fence at the source
Mechanical equipment	Roof-mounted units screened by the existing building parapet; no new ground-mounted equipment is proposed. The wall-mounted fan note that appeared on an earlier tenant drawing has been removed, and no new exterior mechanical equipment is proposed in the outdoor yard.
Customer activity	Vehicle arrivals and departures at the tenant entrance; equivalent to existing tenant activity

4. Interior Acoustic Treatment

Two surfaces drive the interior acoustic design in a building of this type. The first is the ceiling plane, which here is the underside of an existing fluted metal deck and is by far the largest hard reflective surface in the space. The second is the wall surface in the rooms where dogs are actually held. The treatment specified on Sheet A-2.2 addresses both, and it is the same combination the operator has built at its existing Palm Beach County facilities.

Spray-applied ceiling insulation

PolyCon PC 500 No Mix Open Cell Spray Foam Insulation is specified, spray-applied at a thickness of 2 inches to the underside of the existing metal deck. This is the K-13 style spray-applied product the operator has used at its other locations, where it was applied at the same 2-inch thickness to the underside of the fluted metal deck over the boarding, play and meet-and-greet areas. Applying the material directly to the deck treats the entire ceiling plane rather than a partial area, and it removes the hard reflective surface that would otherwise sit above every dog in the building. Sheet A-2.1 carries the note “PROVIDE POLYCON PC-500 OPEN CELL SPRAY FOAM INSULATION TO UNDERSIDE OF EXISTING METAL DECK.”

The specified product carries the following ratings: Class A / Class I per ASTM E84; Flame Spread Index less than 25; Smoke Developed Index less than 450; density of 0.5 pounds per cubic foot; IAPMO UES evaluation report ER-559. It satisfies NFPA 285 exterior wall assembly requirements and the NFPA 286 15-minute thermal barrier requirement.

Wall-mounted acoustic panels

Acoustics America acoustic wall panels are specified at 4 feet by 8 feet, wall mounted. The panels are frameless, with an acoustically-rated fiberglass core at 6 pounds per cubic foot density, a polyester-blend fabric facing and a Class A flammability rating. Sound absorption is NRC 0.85 for the 1-inch fiberglass panel, NRC 1.15 for the 2-inch fiberglass panel, and NRC 0.75 for the 1-inch polyester panel.

The octave band sound absorption coefficients for the 2-inch fiberglass panel are:

125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	NRC
0.22	0.81	1.24	1.30	1.21	1.16	1.15

The reason the panel choice matters is in those numbers. Dog barking carries most of its energy in the mid and upper frequencies, from roughly 500 Hz through 4000 Hz. The 2-inch fiberglass panel is absorbing at or above 1.16 across that entire range, which is where the noise actually is.

Suspended acoustic ceiling baffles

Acoustics America suspended acoustic ceiling baffles are specified where added absorption is needed below the sprayed deck. The baffles use the same 6 PCF acoustically-rated fiberglass core and carry the same Class A flammability rating, at NRC 0.85 for the 1-inch baffle and NRC 1.15 for the 2-inch baffle. A baffle is exposed on both faces, so it works on sound arriving from more than one direction, which is what is needed in a tall open room with hard side walls. Sheet A-2.1 carries the note that the tenant is to provide hanging sound baffles and wall-mounted acoustic sound panels of this type.

Specification by location

Location	Treatment	Product and Specification	Performance
Daycare play areas: small dog, medium dog and large dog rooms	Spray-applied ceiling insulation to the underside of the existing metal deck	PolyCon PC 500 No Mix Open Cell Spray Foam Insulation, 2-inch thickness	Class A / Class I per ASTM E84; FSI <25; SDI <450; 0.5 pcf; IAPMO UES ER-559
Daycare play areas: small dog, medium dog and large dog rooms	Wall-mounted acoustic panels	Acoustics America 4' x 8' acoustic panels; 6 PCF fiberglass core; frameless; polyester-blend fabric	NRC 0.85 (1" fiberglass); NRC 1.15 (2" fiberglass); NRC 0.75 (1" polyester); Class A
Daycare play areas	Suspended acoustic ceiling baffles	Acoustics America acoustic ceiling baffles; 6 PCF fiberglass core	NRC 0.85 (1"); NRC 1.15 (2"); Class A
Boarding areas and kennel runs (4'x5', 3'x5' and 5'x5' runs) and kennel prep area	Spray-applied ceiling insulation, plus wall-mounted acoustic panels	PolyCon PC 500 at 2 inches to the deck; Acoustics America 4' x 8' panels	Class A throughout; panels NRC 0.85 (1") / NRC 1.15 (2")
Boarding areas and kennel runs	Suspended acoustic ceiling baffles	Acoustics America acoustic ceiling baffles; 6 PCF fiberglass core	NRC 0.85 (1"); NRC 1.15 (2"); Class A
Eight private rooms and the separate private suites (top of wall 5'-0" A.F.F.)	Spray-applied ceiling insulation over the rooms, plus wall-mounted acoustic panels within each room	PolyCon PC 500 at 2 inches to the deck; Acoustics America 4' x 8' panels	Class A throughout; panels NRC 0.85 (1") / NRC 1.15 (2")

Grooming area (two bathing tubs and cage dryers)	Spray-applied ceiling insulation, plus wall-mounted acoustic panels	PolyCon PC 500 at 2 inches to the deck; Acoustics America 4' x 8' panels	Class A; panels NRC 0.85 (1") / NRC 1.15 (2")
Demising walls to the adjoining bay, and the tenant entry	Full-height demising construction with sound-absorbing materials and mats on the wall; solid-core, self-closing entry door with sweeps and seals	Designed at construction documents to meet all applicable requirements, including fire separation between tenant spaces	Full height, sealed at head and jambs

The demising walls and tenant separations will be designed to meet all applicable requirements, including fire separation between tenant spaces, and will incorporate the sound-absorbing materials and mats described in this plan. The assemblies are confirmed at construction documents.

The data sheets provided on Sheet A-2.2 are representative of the products to be installed. Comparable products of equivalent type and performance may be substituted, and final selection, locations and quantities are confirmed by the acoustical engineer at construction documents.

Sheet A-2.1 carries this design and construction note, and it governs the final layout: “ACOUSTICAL BAFFLES AND/OR PANEL LOCATIONS AND QUANTITY WILL BE DETERMINED LATER BY ACOUSTICAL ENGINEER.” The products and their rated performance are fixed and are shown on Sheet A-2.2. The locations and the quantities are set by the acoustical engineer and are submitted with the construction documents. We have deliberately not stated a coverage percentage or a baffle count in this plan, because the acoustical engineer has not yet confirmed one and we are not going to put a number in front of the City that the construction documents may not match.

This combination is not theoretical. The operator has built out its existing Palm Beach County facilities with the same spray-applied ceiling insulation and the same wall-mounted acoustic panels, and has operated those facilities without a noise complaint. That track record is the reason this combination is specified here rather than something assembled for this application.

One condition of the space is worth noting because it explains why the ceiling plane carries so much of the work. The interior partition walls in the play and kennel areas stop at 5 feet above finished floor at top of wall, and the reception glass runs from 4 feet to 8 feet above finished floor. Because the partitions are open above, the sprayed deck and the suspended baffles are doing the job a full-height partition would otherwise do, which is why the spray insulation is applied continuously across the deck rather than room by room.

All acoustic materials will be non-porous or sealed, cleanable, and rated for animal care occupancies. Panels are mounted above dog reach where practical and are inspected and cleaned on the schedule in the Odor, Sanitation, Animal Waste and Facility Maintenance Plan.

The applicant/owner's interest

It is worth noting who stands behind this. Nobody has a stronger interest in this use being compatible than James Business Park, LLC. The owner, Jamlyn Supply, owns and manages this building and its other

tenancies, and the owner is the party who bears the consequence if a tenant creates a nuisance for its neighbors. This tenancy was underwritten with that in mind. Beyond that, the surrounding context is an industrial and service environment. No residential receptor has a line of sight or a direct line of sound to this tenancy, and there are very few people in the immediate vicinity who could be disturbed. The compatibility question here is being managed by the party with the most at stake in getting it right, in about as forgiving a setting for this use as exists in the City.

5. Door and Gate Protocol

- All exterior doors and gates remain closed at all times except for animal and staff passage. This is a standing written rule, posted at each opening and covered in staff training.
- Access between the tenant space and the outdoor yard is through the existing man door. No new building doors are proposed and no change is made to the building. The man door is self-closing.
- Four gates serve the enclosure, all of them part of the fence rather than the building: one from the man door landing into the play area, one internal gate dividing the large dog play area from the small dog play area, and two 4-foot maintenance gates with 10-inch magnetic latches opening from the rear drive aisle, one into each play area. All are self-latching, are opened one at a time, and are latched at all times except during passage.
- The two maintenance gates are for occasional maintenance access only and are never used for animal movement or daily operations.
- The divided yard is itself a noise control. Size-separated groups mean smaller groups outside at any one time and less of the reactive, group-wide barking that a single mixed pen produces.
- The overhead door is used for animal passage via the proposed ramp.

6. Operational Controls

- Play groups are sized and separated by dog size and temperament.
- Staff redirect a barking dog immediately using training and enrichment techniques rather than allowing sustained barking.
- A dog that barks persistently is removed from the group to an individual area.
- A dog that cannot be managed within these controls is excluded from the facility; owners are advised of this at intake.
- Group play is rotated with scheduled rest periods to reduce over-stimulation.
- Outdoor rotations are limited in group size and duration and are confined to 5:00 a.m. to 11:00 p.m., with use outside that window limited to emergencies.
- Feeding and intake routines are staggered to avoid group-wide barking events.
- Overnight, boarded dogs are housed in individual runs with lights dimmed and ambient sound masking, which is the operator's standard practice at its existing locations.

7. Compliance at the Property Line

The Applicant will comply with the City's applicable noise regulations at the property line. Compliance is achieved through the combination of building separation, the solid enclosure fence, interior acoustic treatment, restricted outdoor hours, limited outdoor group sizes, and continuous staff supervision described above. Because the outdoor yard is shielded from the west by the North Building and faces a commercial service and loading area to the east, no sensitive receptor has a direct line of sound to the source.

8. Complaint Response Protocol

Step	Action
1. Receipt	Complaints may be made to the facility manager during business hours or to the posted 24-hour contact number at any time. The City may use either.
2. Acknowledgement	The manager acknowledges the complaint the same day it is received.
3. Investigation	The manager investigates on site, identifies the source, and documents conditions at the time of the complaint.
4. Corrective action	Immediate corrective action is taken: group size reduced, dog removed to an individual area, rotation suspended, opening closed, or dog excluded from the facility.
5. Follow-up	The manager reports back to the complainant, and to the City if the City forwarded the complaint, describing the action taken.
6. Logging	Every complaint, investigation, corrective action and follow-up is recorded in a written log maintained at the facility and available to the City on request.
7. Escalation	Repeat complaints from the same source trigger a review of operations by the operator's corporate management and a written response to the City.

Responsible party: Facility Tenant – “Dog Unleashed”. A 24-hour contact number will be posted at the tenant entrance and provided to the City and to adjacent tenants.

9. Training and Monitoring

- All staff are trained on this plan at hire and annually thereafter.
- The door and gate rule, group sizing limits and outdoor hours are posted at each play area and at each opening.
- The facility manager conducts a documented monthly walk-through covering acoustic panel and baffle condition, the condition of the sprayed deck insulation, door and gate closers and latches, and adherence to group sizing and rotation limits.
- This plan is updated whenever operations, layout or acoustic treatment change.

POINT OF COMMENCEMENT
NORTHWEST CORNER OF
SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
N: 884612.3300 - E: 880484.6585
NAD83 (2007 ADJUSTMENT)

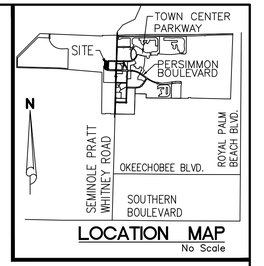
NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN"
BRASS DISK "10' EAST" SET IN CONCRETE FOUND 10' EAST ON SECTION LINE
N: 884626.7147 - E: 886137.1629
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107597

SOUTH LINE OF SECTION 31, TOWNSHIP 42 S., RANGE 41 E.

BASIS OF BEARING
NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E.
S.89°48'53"E., 5270.23' (MEASURED)
S.89°48'52"E., 5270.39' (COUNTY)

NORTHEAST CORNER OF SECTION 6-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:884609.6818 E:891407.3638
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107591

SCALE 1" = 100'



LOCATION MAP
No Scale

N 89°51'07" E 372.13'
N 89°51'16" E 5280.40'
NORTH BOUNDARY OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
S 00°59'07" W 349.11'
N 04°19'31" W 3574.02'
M-CANAL
M-CANAL 250' CITY OF WEST PALM BEACH RIGHT-OF-WAY (D.B. 1156, PG. 58)
250'
S87°46'28"E 370.84'
SOUTHERLY BOUNDARY OF M-CANAL
N88°36'57"E 1406.04'
N 53°35'53" E 6073.06'
EAST LINE OF SECTION 1, TOWNSHIP 43 S. RANGE 40 E
RANGE 40 41 RANGE
WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD (O.R.B. 1544, PG. 378) (R.P.B. 4, PG. 34)
WEST LINE OF SECTION 1, TOWNSHIP 43 S, RANGE 40 E
UNPLATTED
TRACT "C" (MINTO)
20.0' D.E.
20.0' D.E.
UNPLATTED (VACANT)
10.0' U.E.
TRACT "B" (MINTO)
10.0' U.E.
NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101 (O.R.B. 28479, PG. 822)
TOWN CENTER PARKWAY SOUTH - WEST (RIGHT-OF-WAY / WIDTH VARIES)
TRACT "A" (S.I.D.) (P.B. 132, PG. 57)
105.00'
116.00'
S88°17'08"E 39.54'
S75°52'41"E 51.16'
S88°17'08"E 304.46'
N46°42'52"E 40.00'
N01°42'52"E 11.00'
FCM LB7768 (TYP.)
FCM LB7768 (TYP.)
SITE BENCHMARK
SET 1/2" IRON ROD AND CAP "TRAV LB 7768"
ELEV=+ 19.34 NAVD88
S01°42'52"W 3416.52'
NORTHERLY MOST CORNER OF ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD (O.R.B. 10289, PG. 488)
100.00'
142.00'
10.00'
ZONE "X"
N01°42'55"E 262.90'
S02°00'00"W 797.73'
N14°10'08"E 51.16'
R=2036.00'
L=38.70'
D=1°05'21" (RADIAL)
N86°52'24"W
N39°56'41"W 16.66'
R=1963.99'
L=193.87'
D=5°39'21"
N00°17'08"W 53.59'
W.M.T. #1 (S.I.D.)
800.00'
WESTLAKE POD G SOUTH- WEST (P.B. 132, PG. 55)
TRACT "A"
30026 Single Family Riverage
ZONE "AE" (EL 18.5)
WEST LINE OF ADDITIONAL RIGHT-OF-WAY OF SEMINOLE-PRATT WHITNEY ROAD (O.R.B. 10289, PG. 488)
EARTHWORK TO BRING PAD TO GRADE IS NEAR COMPLETION OR JUST COMPLETED. THE PAD GRADES SHOWN HEREON ARE DATED OCTOBER 07, 2021.
EASTERLY LINE OF WESTLAKE POD G SOUTH-WEST (P.B. 132, PG. 55)
SHOPPING CENTER (UNDER CONSTRUCTION)
80' RURAL PARKWAY EASEMENT (O.R.B. 27898, PG. 1321)
S02°59'15"W 540.13
100' R/W PER (O.R.B. 1544, PG. 378 AND R.P.B. 4, PG. 34)
WEST ADDITIONAL RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD (O.R.B. 10289, PG. 488)
112.00'
142.00'
GROVE MARKET PLAT (P.B. 82, PG. 67)
NORTH BOUNDARY LINE OF PERSIMMON BOULEVARD WEST-REPLAT (P.B. 129,PG(s). 129-130)
R=394.00'
L=97.45'
D=14°10'18"
N83°27'17"E 36.13' CL
20'D.E.
TRACT "B" (S.I.D.) (P.B. 132, PG.55)
SITE BENCHMARK
SET 1/2" IRON ROD AND CAP "TRAV LB 7768"
ELEV= +19.02 NAVD88
N05°30'00"W 50.69'
S04°00'00"W 88.23'
S04°00'00"W 90.00'
R=1000.00'
L=34.91'
D=2°00'00"
S02°00'00"W 50.84'
R=50.00'
L=37.08'
D=42°29'36"
S01°42'52"W 82.63'
WESTERLY LINE OF 80' RURAL PARKWAY EASEMENT (O.R.B. 27898, PG. 1321)
SEMINOLE-PRATT WHITNEY ROAD (WIDTH VARIES) S 01°42'52" W (CENTERLINE)
S01°42'52"W 280.00'
S00°26'29"W 74.68'
PERSIMMON BOULEVARD (O.R. 10202, PG. 430)
N89°33'31"W 77.68'
N88°17'15"W 40.00'
NORTH RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD WEST (P.B. 129, PG(s). 129-130)
RIGHT-OF-WAY PARCEL 101 (O.R.B. 28479, PG. 822)
NORTHERLY LINE OF RIGHT-OF-WAY PARCEL 101 (O.R.B. 28479, PG. 822)
N78°05'58"W 51.20'
S46°42'45"W 14.54'
N88°17'15"W 440.37'
S89°29'36"W 179.16'
S44°29'36"W 16.30'
N88°17'15"W 27.23'
S89°29'36"W 48.11'
ASPHALT ROAD
PERSIMMON BOULEVARD WEST (RIGHT-OF-WAY / WIDTH VARIES)
PERSIMMON BOULEVARD WEST - REPLAT (P.B. 129, PG(s). 129-130)
S44°29'36"W 29.47'
N88°17'15"W 89.40' (TOTAL)
74.34'
CURB (TYP.)
RIGHT-OF-WAY PARCEL 103 (O.R.B. 28479, PG. 822)
WESTERLY BOUNDARY OF R/W, PARCEL 101 (O.R.B. 28479, PG. 822)
80' RURAL PARKWAY EASEMENT (O.R.B. 27898, PG. 1321)
RIGHT-OF-WAY PARCEL 101 (O.R.B. 28479, PG. 822)
N88°17'15"W 15.06'
R=405.00'
D=65°43'33"
R=1160.00'
D=4°45'21"
RIGHT-OF-WAY OF PERSIMMON BOULEVARD WEST PER (P.B. 129, PG(s). 129-130)
TOP OF BANK (TYPICAL)
SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
NORTH BOUNDARY OF SECTION 12, TOWNSHIP 43 S., RANGE 40 E.
TRACT M-2 (P.B. 129, PG(s). 129-130)
LIMIT OF PERSIMMON BOULEVARD WEST CONSTRUCTION
WESTLAKE POD H (P.B. 129, PG(s). 135 - 137)
ZONE "AE" (EL 18.5)
M-2 CANAL
DECLARATION OF EASEMENT INDIAN TRAIL WATER CONTROL DISTRICT M-2 CANAL (OUTFALL), (O.R. 1687, PG. 1749), AND PER PARTIAL ASSIGNMENT TO PALM BEACH COUNTY (O.R. 22620, PG. 1890)

NORTHEAST CORNER OF
SECTION 11, TOWNSHIP 43 S, RANGE 40 E
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY
CORNER-TALLAHASSEE MERIDIAN"
N: 879901.1924, E: 880403.6464
CERTIFIED CORNER RECORD #107586

LEGEND

P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK
R.P.B.	ROAD PLAT BOOK
D.B.	DEED BOOK
O.R./O.R.B.	OFFICIAL RECORDS BBOOK
PG./PG(s)	PAGE(s)
NAD	NORTH AMERICAN DATUM
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
P.B.Co.	PALM BEACH COUNTY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
TYP.	TYPICAL
WMT	WATER MANAGEMENT TRACT
EL	ELEVATION
℄	CENTERLINE
1-43-40	SECTION-TOWNSHIP-RANGE
R	RADIUS
L	ARC LENGTH
D	DELTA ANGLE
R/W	RIGHT-OF-WAY
S.I.D.	SEMINOLE IMPROVEMENT DISTRICT
S.W.C.D.	SEMINOLE WATER CONTROL DISTRICT
LB	LICENSED BUSINESS
FCM	FOUND CONCRETE MONUMENT
PRM	PERMANENT REFERENCE MONUMENT
◉	PERMANENT CONTROL POINT
□	FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "LB 7768" UNLESS OTHERWISE NOTED

Location of reading
248
Spot Elevation

OTHER SURVEYOR'S NOTES:

1) THERE IS OBSERVED EVIDENCE OF CURRENT EARTH MOVING AT THE TIME OF SURVEY.

2) THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AT THE TIME OF SURVEY.

3) THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

4) THERE IS NO OBSERVED EVIDENCE OF ENCROACHMENT UPON AN ADJOINING PROPERTY OR UPON ANY EASEMENT BURDENING THE PROPERTY.

5) PROPERTY ADDRESS: (NOT CREATED AT THIS TIME)

BENCHMARK: PALM BEACH COUNTY "AMANDA"
PBCO BRASS DISK: ELEVATION = 25.536'(NAVD88)

TO REACH THE STATION FROM THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND ORANGE BOULEVARD (EAST), GO SOUTH ON SEMINOLE PRATT WHITNEY ROAD FOR 1.4 MILE TO THE M-CANAL AND 60TH STREET NORTH.
THE STATION IS LOCATED IN THE SOUTHWEST WINGWALL OF THE CONCRETE BRIDGE OVER THE M-CANAL, 6.6 FEET SOUTH OF THE SOUTHWEST END OF THE WEST HANDRAIL, 66 FEET NORTH OF THE CENTERLINE OF 60TH STREET, 46.2 FEET WEST OF THE CENTERLINE OF THE 2 LANE SEMINOLE PRATT WHITNEY ROAD.
THE STATION IS A P.B.C. BRASS DISK STAMPED 'AMANDA".

NOTE: ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

MEAN SEA LEVEL = 0.00' (NAVD88)

NOTE: CONVERSION FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) = +1.47 FEET.

DESCRIPTION:

TRACT "A", POD G SOUTH-WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 401,879 SQUARE FEET OR 9.226 ACRES, MORE OR LESS.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON *OCTOBER 07, 2021.*
DATE OF PLAT OR MAP:FEBRUARY 07, 2022.

Gary Rager
Digitally signed by Gary R. Rager, a Licensed Surveyor, Inc. as Professional Surveyor and Mapper. (or Gary R. Rager, a Licensed Surveyor, Inc. as Professional Surveyor and Mapper, on Gary Rager's behalf) Date: 2022.02.17 15:45:05 -05'00'

GARY R. RAGER, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER # LS4828

CERTIFIED TO:
MINTO PBLH, LLC.
JAMLYN SUPPLY INC., A FLORIDA CORPORATION
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SHUTTS & BOWN LLP

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, NUMBER 22013694, WITH AN EFFECTIVE DATE OF: JANUARY 12, 2022 AT 8:00AM

OWNER: MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF SPECIAL WARRANTY DEED, FILED OF RECORD JUNE 23, 2014, IN OFFICIAL RECORDS BOOK 26871, PAGE 505 AND QUIT CLAIM DEED, FILED OF RECORD JUNE 23, 2014, IN OFFICIAL RECORDS BOOK 26871, PAGE 511, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EASEMENTS AND OTHER MATTERS AFFECTING TITLE FROM SCHEDULE B-2:

1. DEFECTS,LIENS,ENCUMBRANCES,ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OF ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE PROPOSED INSURED ACQUIRED FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **(NOT A MATTER OF SURVEY)**
2. ANY ENCROACHMENT,ENCUMBRANCE,VIOLATION,VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM 'ENCROACHMENT" INCLUDES: ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. **(10.0 FOOT UTILITY EASEMENT AND 20.0 FOOT DRAINAGE EASEMENT AS RECORDED IN POD G SOUTH-WEST PLAT BOOK 132, PAGE 55, PLOTTED)**
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. **(NOT A MATTER OF SURVEY)**
4. CONSTRUCTION, MECHANIC'S, CONTRACTOR'S OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.**(NOT A MATTER OF SURVEY)**
5. EASEMENT OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. **(ALL KNOWN EASEMENTS PLOTTED)**
6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022, AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.**(NOT A MATTER OF SURVEY)**
7. ALL MATTERS CONTAINED ON THE PLAT OF POD G SOUTH-WEST RECORDED IN PLAT BOOK 132, PAGE 55. **(AFFECTS PROPERTY, SHOWN)**
8. OIL,GAS, AND MINERAL RESERVATIONS IN FAVOR OF SOUTHERN STATES LAND AND TIMBER CORPORATION, AS CONTAINED IN DEED RECORDED IN DEED BOOK 941, PAGE 526, AS MODIFIED BY THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 312, PAGE 342. THE RIGHT OF SURFACE ENTRY HAVING BEEN TERMINATED BY OPERATION OF THE FLORIDA MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES. **(AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE)**
9. NOTICE OF RIGHTS OF FIRST REFUSAL BETWEEN CALLERY-JUDGE GROVE,L.P. AND MOBIL OIL CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 10923, PAGE 669. **(EXHIBIT "A" AFFECTS THE PROPERTY, NOT PLOTTABLE)**
10. TERMS AND CONDITIONS OF THE AMENDED AND RESTATED DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 31054, PAGE 1844. **(EXHIBIT "A" AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE)**
11. MEMORANDUM OF POST-CLOSING OBLIGATIONS BETWEEN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND JAMLYN SUPPLY, INC., A FLORIDA CORPORATION. DATED _____ AND RECORDED _____ IN OFFICIAL RECORDS BOOK ____ , PAGE____ . **(NOT A MATTER OF SURVEY)**
12. RESTRICTIVE COVENANTS LISTED ON EXHIBIT B TO SPECIAL WARRANTY DEEDS BY MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND JAMLYN SUPPLY, INC., A FLORIDA CORPORATION. DATED _____ AND RECORDED_____ IN OFFICIAL RECORDS BOOK ____ , PAGE ____. **(NOT A MATTER OF SURVEY)**

AS A MATTER OF INFORMATION, THE FOLLOWING MATTER APPEARS OF RECORD: RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 27737, PAGE 15.

SURVEYOR'S NOTES:

1) EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED JANUARY 12, 2022 @ 8:00AM

2) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC. (INTERIOR OCCUPATION NOT LOCATED)

3) BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. THE GRID BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).

4) THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" AND "AE"(EL 18.5), ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0345F, DATED OCTOBER 5, 2017, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

5) THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. IMPROVEMENTS LIKE UTILITIES UNDER CONSTRUCTION ARE NOT LOCATED FOR THE PURPOSE OF SHOWING THE BOUNDARY OF A PROPOSED PLAT.
THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES:
a) THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
b) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LIDBERG LAND SURVEYING, INC. (JOB NO.: 04-106-101C), DATED OCTOBER 5, 2007.
c) SKETCH OF SURVEY, PREPARED BY S.P. MUSICK, DATED MARCH 5, 1965.

6) ALL BEARINGS AND DISTANCES (UNITED STATES SURVEY FEET) AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED. MEASUREMENTS MADE ARE TO THE ACCURACY STANDARD OF SUBURBAN OR 1 FOOT IN 7500 FEET.

7) SID AND SWCD EASEMENTS WITHIN BOUNDARY HAVE BEEN RELEASED PER O.R. 28084,PG. 0985.

WESTLAKE POD G SOUTH - WEST
ALTA / NSPS SURVEY

Prepared For: MINTO COMMUNITIES, LLC

Last Date of Field Survey: 02-10-2022

REVISIONS

No.	Date	Description	Dwn.
1	02-07-22	REVISE BS TO ALTA, ADD TITLE COMMIT.	SAB

Sheet No. 1 of 1 Sheets

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: BSM | Date: 08/31/20 | Data File: POD_G_WEST
Check: GAR | P.C.: EG | Field Book:
Section: 01 Twn. 43E Rng. 40S | POD_G_WEST_ALTA