
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.