
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.