



EDWARD DUGGER + ASSOCIATES, P.A.
Consultants in Architectural Acoustics

NOISE ATTENUATION PLAN

Date: 6 August 2021

To: Jordan Gvili
Hotel Manager

Sagamore South Beach
1671 Collins Avenue
Miami Beach, Florida 33139

From: Sam Shroyer, ASA INCE
Edward Dugger, FAIA ASA NCAC INCE

Re: **Noise Attenuation Plan**
Sagamore South Beach
1671 Collins Avenue
Miami Beach, Florida 33139
ED+A 211310

Mr. Gvili,

Pursuant to Sagamore South Beach's request to allow entertainment in their existing outdoor areas at 1671 Collins Avenue, Edward Dugger + Associates (ED+A) has visited the property to inspect existing architectural and audio system conditions to prepare this Noise Attenuation Plan in support of the proposed modifications to the restaurant's existing Conditional Use Permit for a Neighborhood Impact Establishment operating as an Outdoor Entertainment Establishment.

Please contact ED+A with any questions or comments concerning this report.



SUMMARY

Sagamore South Beach (Sagamore) is an existing hotel at 1671 Collins Avenue. The Applicant is requesting a conditional use permit for a neighborhood impact establishment operating as an outdoor entertainment establishment to allow a DJ and live entertainment. The Applicant plans to operate with entertainment from 11:00 a.m. to 2:00 a.m.

Sam Shroyer of ED+A visited the project site on July 28, 2021. The hotel is comprised of the main building that occupies the western half of the property, a bungalow building which spans the south side of the eastern half of the property, an outdoor deck, and a pool deck. The property is in the southernmost portion of the RM-3 district along the east side of Collins Avenue, just one block north of the MXE district. The nearest hotels are the noise-sensitive locations that are of primary focus of this study.

- 1 Lincoln Road (The Ritz Carlton South Beach) to the south (shared ownership)
- 1677 Collins Avenue (National Hotel) to the north

The addition of a DJ or live performers is the most significant change to existing conditions within the existing outdoor areas. However, the Applicant may install additional loudspeakers to enhance their audio system and allow for more control.

The existing system is already secure and capable of operating in the manner recommended by ED+A: hotel management can control sound levels in different areas using an application on their cell phones and manual components and controls are locked inside a closet in the main building of the hotel. The existing audio system consists of multiple zones, all of which can be controlled independently via mobile applications and a control panel. The low-frequency output of the system will need to be regulated more than sound generated at other frequencies.

The bungalow building located between the outdoor areas and the nearest Ritz Carlton building will effectively reduce sound levels which would otherwise propagate south. The north property line is mostly open to the neighboring property and the east wing of the National Hotel; discounting the Sagamore, this could be most impacted by pool operations if sound were not properly controlled.

The Sagamore also has an interest in preventing disturbances to not only their guests that are located directly south of the pool area, but also to those at the Ritz Carlton. Setting the system output so that it is appropriate for their own guests at both properties should also ensure that it is not problematic for the National Hotel to the north. It is also likely that background level music is provided throughout the National Hotel's very large pool area.



REGULATORY CRITERIA

Standards for Entertainment Establishments are included in Miami Beach Code of Ordinances Division 6. Section 142-1361 defines Entertainment as *“any live show or live performance or music amplified or nonamplified,”* with the exception of *“background music, amplified or nonamplified, played at a volume that does not interfere with normal conversation.”*

Supplemental review guideline criteria to be applied by the Planning Board in addition to standard review guidelines for conditional uses are included in Section 142-1362. Specifically, Section 142-1362(7) requires review of a Noise Attenuation Plan (NAP). The NAP is to address *“how noise will be controlled to meet the requirements of the noise ordinance.”* This document is intended to be the initial draft of the NAP and will be updated as the project proceeds.

The Ordinance’s standards, included in Section 46-152, are as follows:

- *“It shall be unlawful for any person to make, continue or cause to be made or continued any unreasonably loud, excessive, unnecessary or unusual noise.”* Acts declared to be unreasonably loud, excessive, unnecessary or unusual noises are enumerated.
- *“The operation of any...device between the hours of 11:00 p.m. and 7:00 a.m. in such a manner as to be plainly audible at a distance of 100 feet from the building, structure or vehicle in which it is located shall be prima facie evidence of a violation of this section.”*

Section 46-3(b)(3)(B) prohibits entertainment from being conducted between the hours of 5:00 a.m. and 8:00 a.m. but restaurant services may continue.

Section 46-157(11) exempts live or amplified sound projecting east of the property line from each property from 15th Street to 73rd Street on the east side of Collins Avenue. This exemption only applies to noise that is received in the area located east of the source property and between its property boundaries. Noise projecting north or south to the adjacent properties is not exempt.

SOUND SYSTEM DESIGN SPECIFICATIONS

ED+A recommends the following design criteria to allow for effective control and management of sound generated throughout the property:

1. Volume controls should be accessible to management and designated engineering staff only via a control panel in a secure location or a mobile control application.
2. All sound—prerecorded or otherwise—should be reproduced through a permanent house system; entertainers should not utilize additional loudspeakers or system components but should plug into the permanent system through designated input locations.
3. A permanent audio system consisting of several small- to medium-sized loudspeakers distributed should be installed to provide even coverage and a consistent sound field in the entertainment areas. The system should be comprised of multiple designated coverage areas, or zones, that can be controlled independently of one another.
4. The type, location, directivity, and orientation of exterior loudspeakers should be chosen so as not to direct sound toward other properties or upward.
 - a. Landscape speakers have been found to be appropriate in these systems, but often radiate sound in all directions and should be placed carefully.
 - b. If larger loudspeakers are used, they should have limited throw patterns and be located away from property boundaries.
 - c. All loudspeakers, but particularly those near the edges of the property, should be oriented inward so as not to direct sound off the property.
5. Audio signals should be processed through a digital signal processor (DSP) that may be programmed to set, limit, and/or adjust the levels of low-frequency sound and total sound level generated by the system in different areas.
6. In absence of objective noise level requirements, acoustical tests should be conducted to establish maximum allowable system settings in all areas to ensure acceptable sound levels at the nearest noise-sensitive properties.