Peer Review of Sound Study for
The Lincoln Eatery,
723 North Lincoln Lane, Miami Beach, Florida
PB 21-0435

Prepared for:

Miami Beach Planning Department
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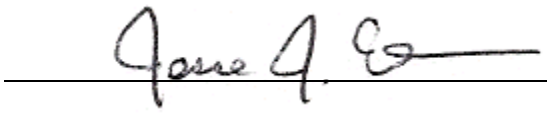
Miami Beach, Florida 33139

Prepared by:



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1 Introduction

This report documents a peer review of an acoustic study conducted for the City of Miami Beach related to an application for a Modification to a prior Conditional Use Permit (CUP) for a Neighborhood Impact Establishment to add outdoor entertainment, DJs, and televisions at The Lincoln Eatery at 723 North Lincoln Lane. The reviewed report, prepared by Edward Dugger + Associates (ED+A) and dated August 30, 2021, describes the surrounding neighborhood, a noise survey conducted on the site, the existing sound system and recommendations for future audio system components, and regulatory criteria.

2 Project Description

The Lincoln Eatery currently operates in a five-story building on the north side of Lincoln Lane between Meridian Avenue and Euclid Avenue in the CD-3 high density commercial district adjacent to Lincoln Road Mall. The eatery operates out of the first floor and also has rooftop service over the Marshalls department store. This rooftop location is at a higher elevation than most other properties in the area. The building is located amid parking facilities and commercial properties with no residential uses in the immediate area. The nearest residential development is located at the northwest corner of 17th Street and Meridian Avenue, approximately 400' to the northwest.

Currently, the venue is allowed to host DJs or live performances in the interior portions of the restaurant between 10 am and midnight Sunday through Wednesday and between 10 am and 2 am Thursday through Saturday. The current application seeks to expand the rooftop service area and also to allow outdoor entertainment. Proposed uses include entertainment, DJs, live performances, and televisions without live music. Hours of operation would be 10 am to 11 pm Sunday through Wednesday and 10 am to 2 am Thursday through Saturday, legal long weekends, and legal holidays.

3 Discussion and Conclusions

The sound study report describes in detail the results of a week-long noise survey that included the collection of both A and C-weighted data in five-minute and one-hour intervals. The survey appears to have been carried out diligently and we have no grounds to question the results.

Additionally, the report accurately discusses the environs, including structures on the rooftop that would tend to block the propagation of sound. These structures include a parapet on all sides and a wall along the north side of the bar area that would help to block propagation of sound to the north, the location of the nearest residential neighbor. The closest line of sight at ground level is identified as being approximately 90'.

The presence of these structures, along with adherence to sound system recommendations contained in the report, should allow for the venue to comply with the noise ordinance. These sound system recommendations include the following:

- Use of several small loudspeakers to provide even coverage throughout the rooftop
- Directing loudspeakers inward as opposed to toward the community
- Required use of the permanent house system by all performers and DJs as well as for prerecorded music
- Sole control of volume by management via a wireless system or panel in a secure location
- Limited use of subwoofers
- Setting of the digital signal processor to reduce low-frequency output so that it is not audible at ground level below

We suggest that consideration be given to performing testing of the sound system after installation to establish sound levels, in terms of C-weighted levels (dBC), that comply with the noise ordinance. Once these levels have been established, we further recommend the venue consider installing a sound level monitoring system such as ACO Pacific's SLARM (https://www.acopacific.com/slarm.html) system to continuously monitor sound levels.