

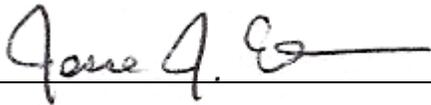


**Peer Review of Sound Study for
Sagamore South Beach,
1671 Collins Avenue, Miami Beach, Florida
PB 21-0457**

Prepared for:

**Miami Beach Planning Department
1700 Convention Center Drive
Miami Beach, Florida 33139**

Prepared by:



**Jesse J. Ehnert, INCE Bd. Cert., Principal
Arpeggio
1947 Aspen Drive, NE
Atlanta, Georgia 30345
jehnert@arpeggiollc.com
404-277-6528 (Direct)**

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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 Conditional Use Permit (CUP) for a Neighborhood Impact Establishment and Open-Air Establishment at Sagamore Hotel at 1671 Collins Avenue. The reviewed report, prepared by Edward Dugger + Associates (ED+A) and dated August 6, 2021, describes a site visit and regulatory criteria.

2 Project Description

The hotel comprises four primary areas—a main hotel building on the west facing Collins Avenue, a bungalow building spanning the south side of the east portion of the property, an outdoor deck and a pool deck. Located in an RM-3 district, it is bordered on the west by Collins Avenue, the east by a paved bicycle/foot path and the Atlantic Ocean beyond, the north by the National Hotel, and the south by the Ritz-Carlton Hotel (which, apparently, has the same owner). The current application seeks to allow scheduled events including outdoor entertainment and DJs at the rear of the property from 11 am until 2 am.

3 Comments and Conclusions

The sound study report speaks qualitatively to the proposed use based on a site visit on July 28, 2021. No sound level measurements were performed on this visit. Additionally, no acoustic modeling was performed in an effort to quantify potential impact on the existing soundscape in the vicinity of the east guestrooms of the National Hotel or the Ritz-Carlton Hotel (the two most likely affected neighbors). In fact, it is unclear where the loudspeakers and entertainment functions would even be located. A plan that was provided to us shows three options for “proposed DJ booths.” The report also alludes to additions to the audio system by stating that “the Applicant may install additional loudspeakers to enhance their audio system and allow for more control.”

The report points out that the bungalow will reduce sound levels which would otherwise propagate south, although this is most salient if the DJ booth is located to the north of the bungalow (as opposed to the pool deck at the far east end of the property). While it is true that the bungalow may reduce levels at certain guestrooms at the Ritz-Carlton, it also provides a large reflecting surface that would increase sound levels at the National Hotel and its pool deck.

The report also correctly points out the fact that the “low-frequency output of the system will need to be regulated more than sound generated at other frequencies” and points out that the existing system can be controlled in different zones by management and controls are locked inside a closet in the main building of the hotel. What is not clear is whether entertainers or DJs would be required to use this system.

In the end, the report indicates that “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.” While this methodology can yield satisfactory results (by simply “turning the volume down until everyone is happy”), there is nothing in the report or other materials provided—no sound level measurements or acoustical modeling

results-that would allow us to state unequivocally that there will not be noise impacts. No quantitative evidence or assurances are given that would indicate that guests at either the National Hotel or Ritz-Carlton Hotel would not hear the proposed performances.