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September 2, 2022

Mr. Alejandro Garavito
Senior Planner
Miami Beach Planning Department
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: Catch Miami, 200 South Pointe Drive, PB22-0524
Criterion Acoustics Sound Study Peer Review

Dear Mr. Garavito:

This letter serves as our review of the five-page sound study for the Catch Miami rooftop terrace prepared by Criterion Acoustics and dated April 13, 2022. Additionally, the Letter of Intent dated July 5, 2022 and the Operations Plan were reviewed to add context to the sound study.

The subject application is for a modification to an existing Conditional Use Permit that proposes, among other things, to allow ambient music to be played on the 5,750 square foot rooftop terrace at the new Catch Miami located at 200 South Pointe Drive in the South of Fifth neighborhood. The venue is adjacent to the Continuum on South Beach condominium tower to the east, the Portofino condominium tower to the west, and the South Pointe Tower condominium to the south.

According to reviewed documentation, ambient music is being proposed from 5 pm to 11 pm Sunday through Wednesday and 5 pm to midnight Thursday through Saturday with a 30-minute grace period to allow for cessation of operations each night. Maximum occupancy would be capped at 250 and entertainment would be prohibited.

Criterion Acoustics (CA) performed a sound study which included both site ambient noise measurements as well as computer modeling of the proposed venue using SoundPLAN. The site noise survey was performed on March 10, 2022 (which the report erroneously identified as a Friday) at or around midnight. This survey revealed street-level residual (L_{90}) sound levels around 50 dBA (49 to 52 dBA) in the vicinity of the proposed venue (ignoring further measurements along South Pointe Drive). It is worth noting that these levels may not be completely representative of sound levels on the high balconies of the residential buildings due to increased distance from likely noise sources but they are likely not much more than 5 decibels off in our estimation. Given the measurement results it is possible that ambient sound levels on such high balconies may be as low as the low to mid 40s.

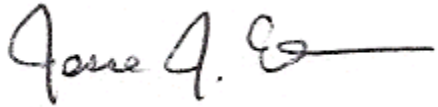
The SoundPLAN model CA produced, which looks to have been diligently created, utilized an area source on the rooftop with a sound level of 65 dBA, the approximate sound level for music that could be considered ambient and not interfering with close conversation. The modeling showed projected sound levels on the facades of the nearby residential buildings below 50 with levels mostly in the low 40s and

upper 30s. This indicates that music from the rooftop terrace venue is unlikely to be audible to nearby residences. Additionally, the study and other provided documents indicate that a tamper-resistant sound level limiter which is accessible only by corporate management without local access is to be installed. We recommend that this be a condition upon which approval is based. The sound study also mentions the presence of planters with minimum heights of 5' containing shrubs. This measure, however, should be expected to have little effect on lower residences and no effect on higher residences for which line of sight is not blocked.

Based on the discussion above, we concur with the sound study and do not anticipate noise-related issues due to operation of the Catch Miami rooftop terrace. To ensure successful operation, however, in consideration of the presence of subwoofers on site, we recommend that the proposed sound level limiter be set to a suitable C-weighted (dBC) sound level during the process of calibration when it is installed to mitigate the impact of bass upon the nearby residents.

Please feel free to contact me 404-277-6528 or jehnert@arpegiollc.com if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Jesse J. Ehnert", followed by a horizontal line.

Jesse J. Ehnert, INCE Bd. Cert.
Arpeggio