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June 20, 2024

Honorable Chair and Members of the Planning Board
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Planning Board File No. PB24-0678 a/k/a PB0616-0034 f/k/a File No. 1898
1100 West Avenue – Mondrian South Beach – Sound System Confirmation

Dear Chair and Members of the Planning Board:

Enclosed please find a Site Visit Summary by Edward Dugger + Associates ("ED+A") of the Mondrian South Beach to confirm whether the hotel's audio system settings and output levels are consistent with the above referenced Conditional Use Permit ("CUP"). Based on the site visit conducted on June 11, 2024, it is ED+A's opinion that the Mondrian South Beach operates in a manner consistent with the CUP.

Very truly yours,
GREENSPOON MARDER LLP

/s/ James Rauh

James E. Rauh, Esq.

Enclosure as stated.

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

SITE VISIT SUMMARY

Date: 18 June 2024

To: 1100 West Investments LLC (d/b/a Mondrian South Beach)
1100 West Avenue
Miami Beach, Florida 33139

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

Re: **City of Miami Beach Sound Study**
Mondrian South Beach
Miami Beach, Florida 33139
ED+A 241552

Edward Dugger + Associates (ED+A) was engaged by Mondrian South Beach to confirm whether the hotel's audio system settings and output levels are consistent with the City of Miami Beach, Florida Planning Board Conditional Use Permit (CUP) issued to 1100 West Avenue on August 23, 2016 (PB0616-0034, f.k.a., File No. 1898). Sam Shroyer of ED+A visited Mondrian South Beach Hotel at 1100 West Avenue on June 11, 2024 to inspect the existing sound system, it's design, and the manner in which it is operated by the hotel for that purpose. This visit follows a February 5, 2019, inspection conducted by Irineo Jaimes of ED+A, detailed in a document issued on March 6, 2019. At the time, ED+A provided the opinion that the system installation was consistent with CUP criteria.

The systems are distributed in nature, comprised of multiple loudspeakers to disperse sound within a limited area. The system includes multiple speaker zones and limiting functions provided by DSP equipment, which are not accessible to neither staff nor management. Management have access to adjustable output settings to operate at levels below the DSP limits Per Mondrian representatives, music is only provided throughout the exterior areas for limited durations and audio systems generally do not operate during the later hours allowed by the existing CUP.

It is ED+A's opinion that the Mondrian South Beach Hotel at 1100 West Avenue continues to operate in a manner consistent with the CUP criteria at the time of inspection. ED+A believes these limiting and control measures that are currently in place are equivalent or at least similar to those approved under other CUP's granted by the Planning Board, as informed by years of experience working with several Miami Beach establishments.

Please contact ED+A with any further questions.