

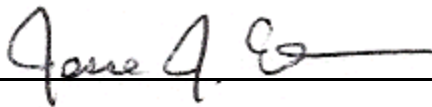


**Sound Study Peer Review for the Proposed
Neighborhood Impact Establishment at
The Park Central Hotel
626-650 Ocean Drive
Miami Beach, Florida**

Prepared for:

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1 Introduction

This report documents a peer review of a noise impact study conducted for the City of Miami Beach related to a request for a Conditional Use Permit being submitted for a Neighborhood Impact Establishment and Outdoor Entertainment Establishment being proposed for The Park Central Hotel at 626-650 Ocean Drive. The noise impact study specifically addresses potential noise impacts due to a new outside pool deck, which may host live and DJ entertainment, upon a residential building in the immediate vicinity. The reviewed report, prepared by Edward Dugger + Associates (ED+A) and dated March 9, 2017 describes the proposed project and environs, summarizes results of a noise survey conducted in the area, and provides conclusions based on the noise survey and subsequent analysis.

2 Project Description

The property comprises several buildings fronting Ocean Drive between 6th Street and 7th Street. The subject building is located at 626 Ocean Drive. An outdoor pool deck is being proposed for the area behind this building, adjacent to Ocean Court. The report indicates that “the project will also occasionally include DJs and live musicians for the pool deck and exterior bar area.” The pool deck is intended to operate between sunrise and sunset and will be equipped with a loudspeaker system which will be operated by a DJ. Occasional live music performances will feature sources such as saxophonists, singers with acoustic guitars, and jazz trios.

There is also apparently an interior restaurant being proposed for the facility which would be open from 7 am until 2 am. This venue may occasionally feature live performances. No further information (e.g., location, egress details, etc.) are given for this venue.

Finally, there is the potential for solo performers or small groups to play on a first-floor balcony along Ocean Drive during daytime hours “from time to time.” Minimal amplification would be required and instrumentation would include acoustic guitars, saxophones, or similar. This location faces the busy street, away from the aforementioned residences.

The report indicates that the property is surrounded mostly by other mixed use properties fronting Ocean Drive and Collins Avenue and identifies the closest noise sensitive property as being at 701 Collins Avenue, approximately 260’ from the pool deck. There is apparently no direct line-of-sight between this residential property and the pool deck (although this has not been personally verified yet).

3 Comments

The sound study report prepared by ED+A specifically addresses the existing environs; discusses results of a 24-hour sound survey conducted at two locations on site from 6 pm on Friday, January 6, 2017 until 6 pm on Saturday, January 7, 2017; and provides conclusions based on certain analyses performed. We have no reason to question the survey methodology employed or the results, however, further clarification would help to judge the conclusions reached in the report that “the Park Central Hotel will

not have an acoustical impact on the surrounding neighborhood, particularly at existing residential properties.” The points requiring further consideration are enumerated below.

3.1 Source Sound Levels

The report claims that a distance of 260’ is commensurate with a sound level reduction of 46 dBA due to geometric spreading. This is correct, if one is using sound *power* as a reference. In other words, a loudspeaker generating a sound *power* level of 87 dBA will yield a sound *pressure* level of approximately 41 dBA at a distance of 260’ (accounting only for distance). However, that same loudspeaker will produce a sound *pressure* level of approximately 69 dBA at 10’ and 75 dBA at 5’. This is approximately the sound level people in the vicinity of the aforementioned sound source would actually hear (and what would be measured with a sound level meter). As such, it is these levels that should be used to answer the question of “whether the pool deck will ever get that loud.” It appears from the report that 87 dBA was used as a reference sound *pressure* level, as evidenced from the statement that “source sound pressure levels at the pool deck would have to exceed 87 dBA” to achieve a sound pressure level of 41 dBA at the noise-sensitive receiver.

3.2 Other Potential Receptor Properties

The report focuses exclusively on potential impact on the residential building at 701 Collins Avenue. However, it appears that at least two hotels, Beach Paradise Hotel at 600 Ocean Drive and Metropole South Beach at 635 Collins Avenue, are much closer to the pool deck. We are unsure whether these were or should be considered in the context of this application.

3.3 Restaurant Noise

We concur that occasional performances on the first-floor balcony along Ocean Drive will have negligible impact on the residential building at 701 Collins Avenue or even on adjacent hotels. However, we are unsure of the impact of the restaurant. The report states that it would be open until 2 am and that it may occasionally feature live performances but does not indicate its location in the development or the egress conditions (where sound transmission would be most likely to occur). Further information on these aspects would help to inform conclusions related to potential impact.

4 Conclusions

The sound study report prepared by ED+A provides valuable information related to ambient sound levels in the area and presents a clear picture of the establishment and environs. However, further consideration and information related to the aforementioned topics is warranted in order to reach conclusions related to potential impact upon the surrounding neighborhood.