



1664 Lenox Avenue

OPERATIONS PLAN

Design Review Board Submission
Final Submission - May 4, 2017

Chotto Matte

1664 Lenox Avenue

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Chotto Matte

1664 Lenox Avenue

Concept

Chotto Matte is the brainchild of Kurt Zdesar, who previously established Nobu's first European restaurant in London, which was also the UK's first Michelin star awarded Asian restaurant.

Chotto Matte serves a mix of Peruvian and Japanese fare complemented by exquisite interior design and an upscale ambience. Patrons of Chotto Mattes London location rave about the stylish interiors, trendy food and excellent service. Chotto Matte aims to provide the same level of service and quality in its Miami Beach location, the first of its kind in the United States.

Chotto Matte

1664 Lenox Avenue

HOURS OF OPERATIONS

Restaurant Operating Hours

Mondays - Sundays | 12:00 PM - 2:00 AM

Access

The main guest entrance will be secluded along the southern property line, adjacent to Lincoln Lane North.

Chotto Matte

1664 Lenox Avenue

STAFFING LEVELS FOR THE RESTAURANT

The Applicants expects the following staffing levels:

SHIFT	NO. OF STAFF
Lunch	35
Dinner	45-50

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1664 Lenox Avenue

ACCESS & SECURITY

The restaurant will be located on the west side of Lenox Avenue between Lincoln Lane North and 17th Street, in Miami Beach, Florida. Patrons will gain access to the restaurant through the main entrance which will be secluded along the southern property line, adjacent to Lincoln Lane North.

Once inside, patrons will be greeted by a host who will escort patrons into the facility and will also serve as security for the facility.

The host will assist management and service staff to ensure the safety of its members and patrons.

The number of staff and personnel will depend on the day-to-day operations and needs of the facilities.

Chotto Matte

1664 Lenox Avenue

PARKING

There are several options available to patrons for parking in the immediate vicinity of the property. Public parking lots are available immediately to the north and east of the facility as well as to the southwest of the property in the 1111 Lincoln Road building.

Chotto Matte

1664 Lenox Avenue

DELIVERIES & COLLECTIONS

The following procedures will be implemented to ensure minimal impact on local residents:

All deliveries will occur during weekday hours between 8:00 AM and 5:00 PM through the designated loading area.

Chotto Matte will work with one of the City approved waste collection companies for daily refuse collections. Collections will occur daily between 8:00 AM and 5:00 PM.

Chotto Matte

1664 Lenox Avenue

EXAMPLE OF OFFERINGS IN LONDON





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

18 April 2017

Thomas R. Mooney, Director
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Sound Study
Chotto Matte Restaurant
1664 Lennox Ave
Miami Beach, Florida, 33139

Mr. Mooney,

Please find enclosed the sound study report for the Chotto Matte Restaurant prepared by Edward Dugger + Associates (ED+A). This report assesses the potential impact of noise and sound at 1664 Lennox Ave in conjunction with the Applicant's request for a variance of operation hours.

If you have any questions or comments regarding our report please feel free to contact our office.

Regards,

A handwritten signature in black ink that reads 'Edward Dugger' in a cursive, flowing script.

Edward Dugger, FAIA ASA NCAC INCE
Principal

1239 SE Indian Street, Suite 103, Stuart, Florida 34997

Office: (772) 286-8351 Fax: (772) 600-3613

www.edplusa.com AA 26000667



PROJECT MEMORANDUM

Date: 18 April 2017

To: Thomas R. Mooney, Director
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

From: Edward Dugger, FAIA ASA NCAC INCE
Emily Schilb, Assoc. AIA ASA
Sam Shroyer, ASA

Re: **Sound Study**
Chotto Matte Restaurant
1664 Lennox Ave
Miami Beach, Florida, 33139
ED+A 17863

Number of pages included with this sheet: 11

Summary of Findings

During a 3-day acoustical measurement period, the lowest one-minute A-weighted equivalent-continuous sound pressure level (L_{eq}) measured by ED+A was approximately 55 dBA at 5:00 AM. The distance between the restaurant and the closest sound sensitive property, as well as the operational manner of the restaurant, ensure ED+A that these properties will not be impacted by sound from Chotto Matte. Since the unique architectural elements of the restaurant include an open ceiling and operable window wall, it will be critical that sound sources within the restaurant be limited to background music. This however, can be achieved by digitally limiting the speaker output both in overall level and frequency. With proper installation and control by the property management, ED+A does not anticipate that this project would have any acoustical impact on the surrounding community, particularly in regard to residential properties.



Project Introduction

The applicant is seeking a variance of operating hours for the development of a restaurant and bar. The project will include prerecorded background music for the purpose of ambience in the interior bar and dining area. Our report investigates the noise impact on the neighborhood surrounding the project.

The property under evaluation, located at 1664 Lennox Ave between Lincoln Ln and 17th St, would be a single double-height story of new construction of approximately 5,200 sqft. Zoned as CD-3 High Intensity Commercial it consists of a restaurant facility, featuring dining area, sushi bar, lounge, and associated kitchen and service areas. The main entrance to the property is north of Lincoln Ln.

The area surrounding the property consists of additional CD-3 use, including the highly-trafficked Lincoln Rd to the south, GU Government Use (parking lots), to the immediate north and east, and CD-2 Medium Intensity Commercial to the west. Further away, to the north and south there is RM-1, which will be the focus of concern for this report. The closest sound sensitive properties are the single family residential properties and Temple Beth Shmuel approximately 360 ft. away, north of 17th street. There are condominium units directly above the Chotto Matte Restaurant and additional condominiums across the street, but they are zoned within CD-2 and CD-3, and also subject to the other noise generated by Alton Rd and the Lincoln Road Mall. Additional multifamily units exist south of Lincoln Rd, but these properties are further away and much more likely to be affected by the noise from the Lincoln Road Mall and not the subject property.

The applicant intends to operate between the hours of 12 pm and 2 am on all days of the week with prerecorded music during these hours. Music will be at background levels at all times.

Site Visit and Property Analysis

Over the weekend of February 3rd to February 6th, ED+A conducted acoustic measurements of the subject property and the surrounding neighborhood. Measurements were taken on the rooftop of the Sun Trust building to the northwest of the subject property between 1 pm on Friday through 1 pm on Monday. See the attached aerial imagery for measurement location and please refer to the charts at the end of this report for the results of these measurements.

The A-weighted average daytime and evenings levels measured at the northwest corner of the property are approximately 60 to 65 dBA, with occasional peaks in the range of 70 to 80 dBA, typically due to adjacent construction activity and occasional



excessive traffic noise. Overnight and morning levels were the lowest (between the hours of 12 am and 6 am), measuring 55 dBA at their minimum.

The primary sound sources present in the neighborhood surrounding the property are music from adjacent facilities, traffic and pedestrian noise from Lennox Ave and the Lincoln Road Mall. We anticipate that the ambient conditions at the RM-2 zoning north of the subject property would be similar to the ambient conditions measured, without the intense peaks from traffic noise.

However, it is important to note when reviewing the charts containing the results of ED+A's measurements that there are many peaks above the average LA_{eq} values. During the day, the majority of these peaks are largely caused by the nearby construction activity; machinery and heavy truck noise, materials being dropped, etc. The evening peaks are largely attributed to the existing traffic noise, airplanes overhead, and emergency sirens.

Acoustical Analysis

The nearest sound sensitive property is the Temple Beth Shmuel approximately 360 ft. to the north of the property. Over this distance, any sound power level generated on the property will naturally decay in free-field conditions by at least 40 dB. Based on the distance and the ambient conditions as outlined above, sound levels at the property line of the Chotto Matte restaurant will certainly be below the minimum ambient conditions if measured at the nearest sound sensitive property. The 55 dB minimum ambient sound level at the residential zoning means that Chotto Matte would have to produce 45 dB at the same location to have even the slightest impact. As ambient background music is planned for the restaurant space, this would be unlikely, even at much closer distances.

The key feature of this property is the open ceiling and operable window wall. These openings limit the amount of noise that can be generated within the restaurant since the openings compromise the noise isolating ability of the walls and ceiling. As a result, the building enclosure will not effectively limit sound transfer of more intense sound pressure levels, so it is crucial that only ambient background music be utilized within the restaurant, which is anticipated due to the nature of the establishment.

The applicant has indicated that the music selections will in fact be limited to background music. Speaker output should be digitally limited with a permanently-installed signal processing device and all speakers should be directed inward toward the property – not outward towards any of the openings – to ensure that this remains the case. This digital limiting of the sound will be especially crucial to ambient sound levels in the immediate area due to the open ceiling, but if installed and managed



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

correctly, will further prevent having any impact on the nearby residential areas to the north.

In addition to digitally limiting the speaker systems, we also suggest that the double height portion of the open ceiling be treated with acoustically absorptive material to help limit the amount of sound that escapes through the open ceiling. This will also provide a more comfortable dining experience for the patrons, since this double height space may cause noise to build up due to excessive reverberation.

Summary

Based on the measurements taken over February 3 – 6th, 2017, ED+A's analysis of the resulting data, and the operations and improvements planned by the applicant, ED+A has determined that the Chotto Matte Restaurant, when properly managed as outlined above, will not have an acoustical impact on the surrounding neighborhood, particularly at existing residential properties.

If you have any questions or comments regarding this report, please feel free to contact our office.



Residential Zoning

Temple Beth Shmuel

~360 ft.

Measurement Location

Condominiums (CD-2 Zoning)

Chotto Matte Property

Condominiums (CD-3 Zoning)

Michigan Ave

Lenox Ave

17th St

Alton Rd

907

Lincoln Rd Mall

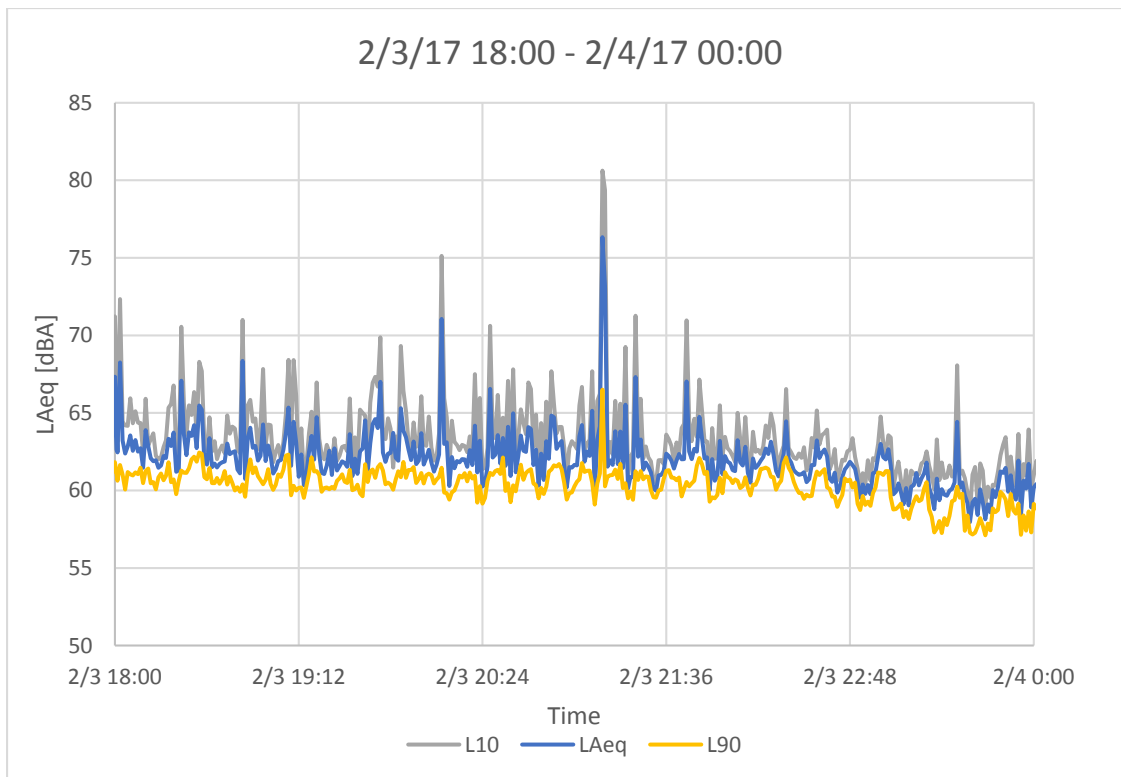
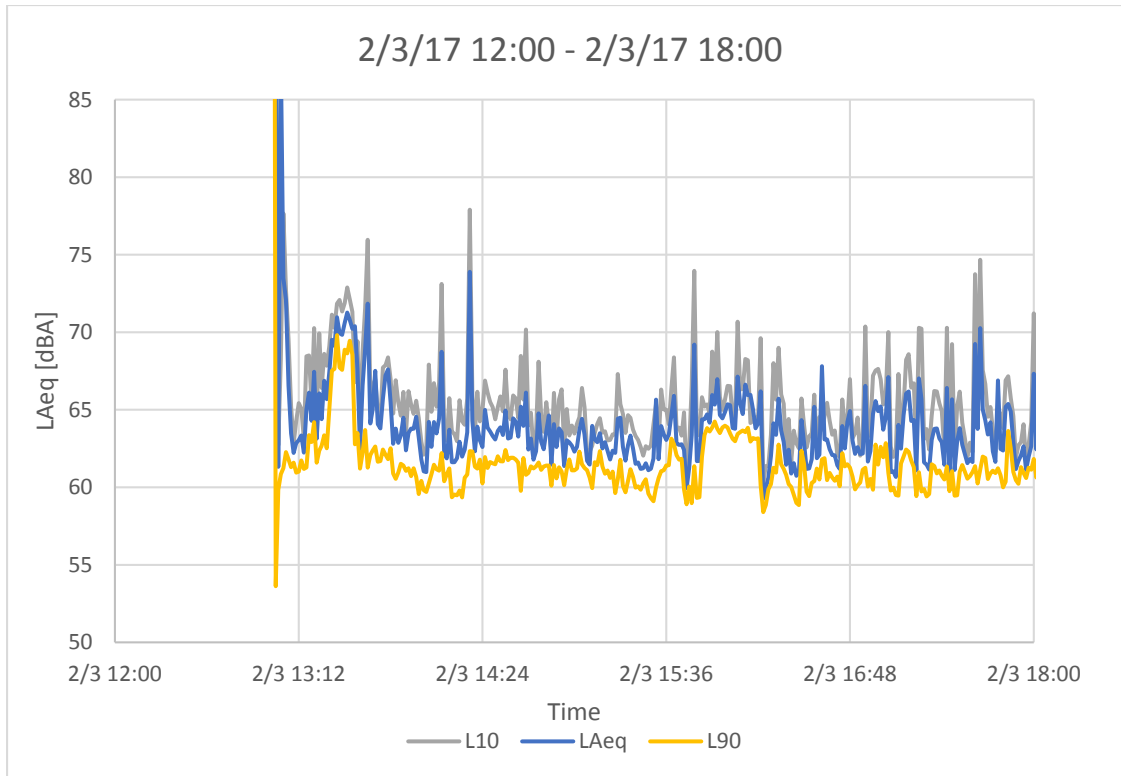
Lincoln Ln N

Alton Ct

Alton Rd

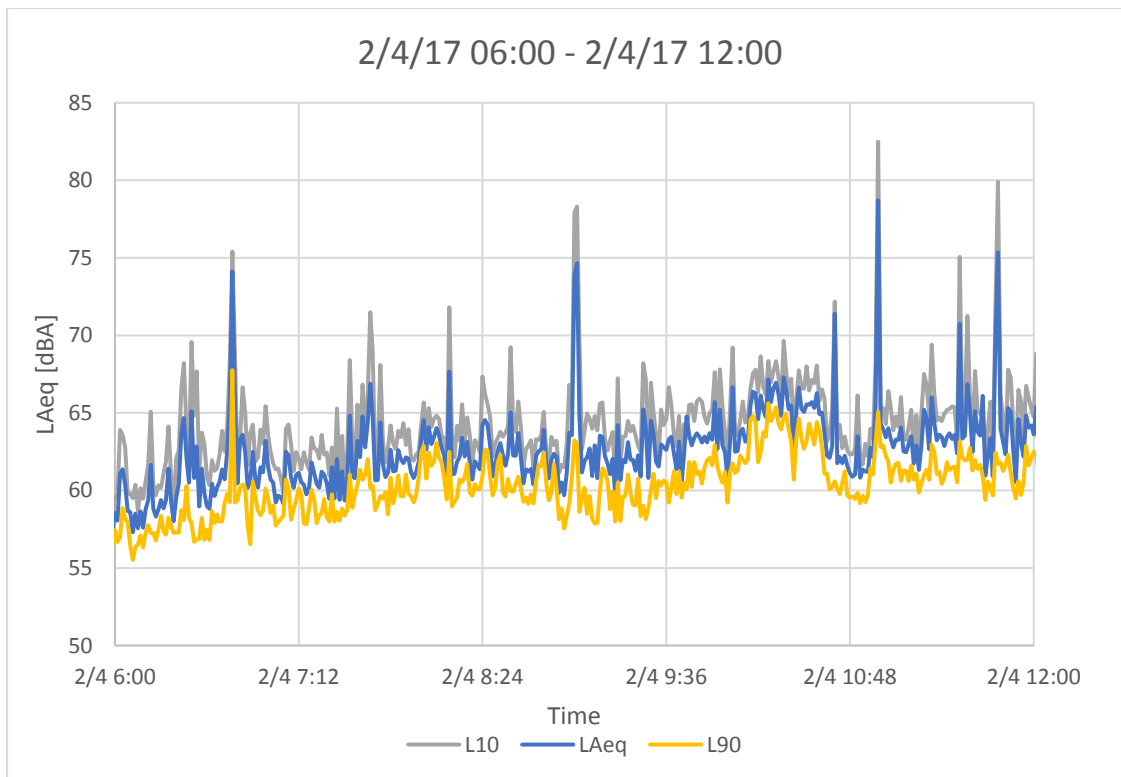
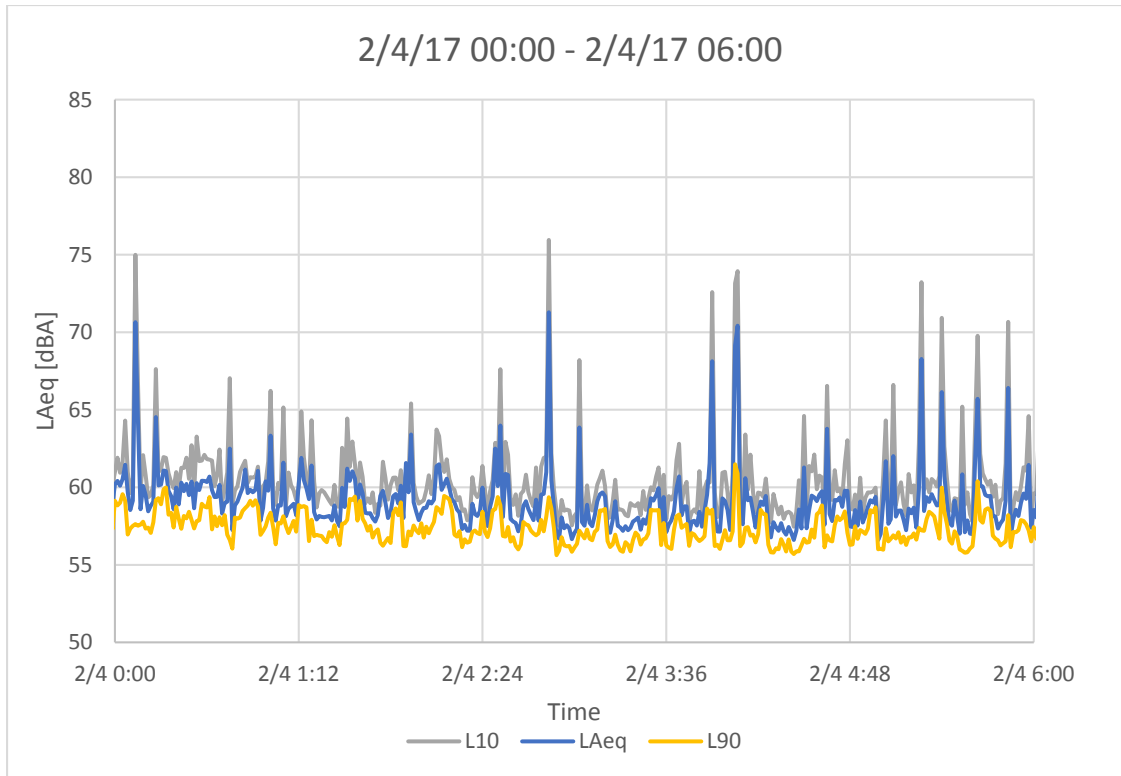
Measured Data

17863 Chotto Matte Sound Study Miami Beach FL



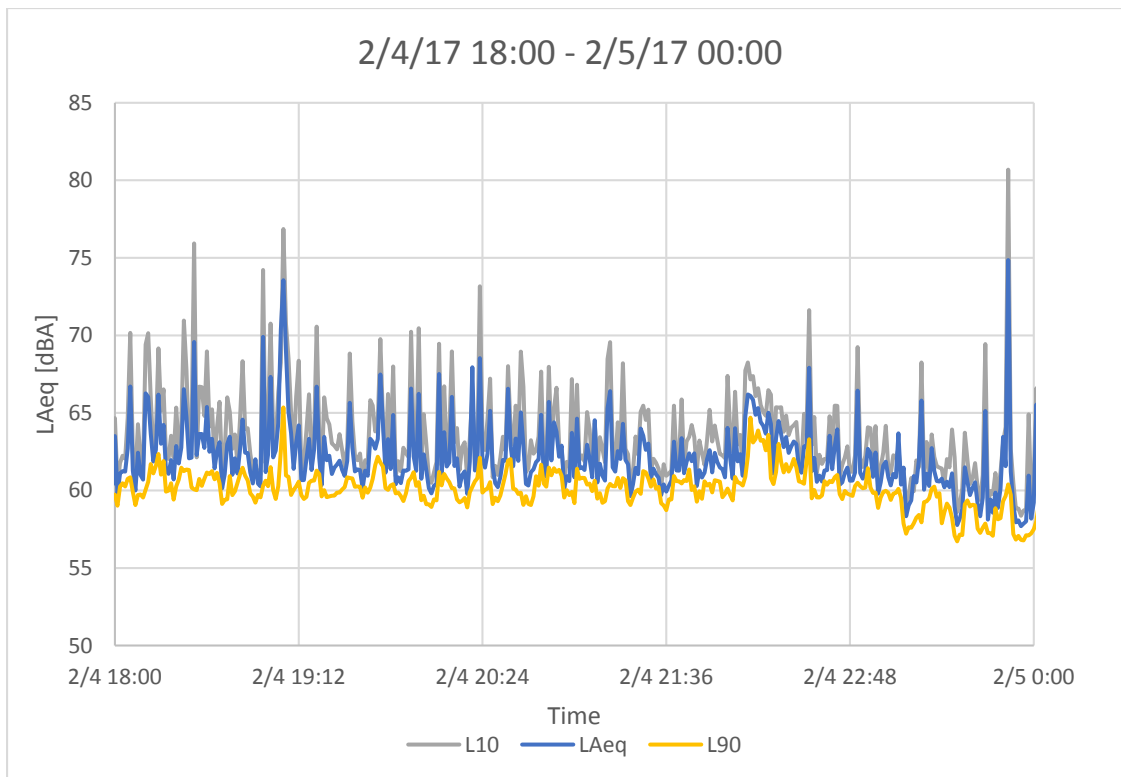
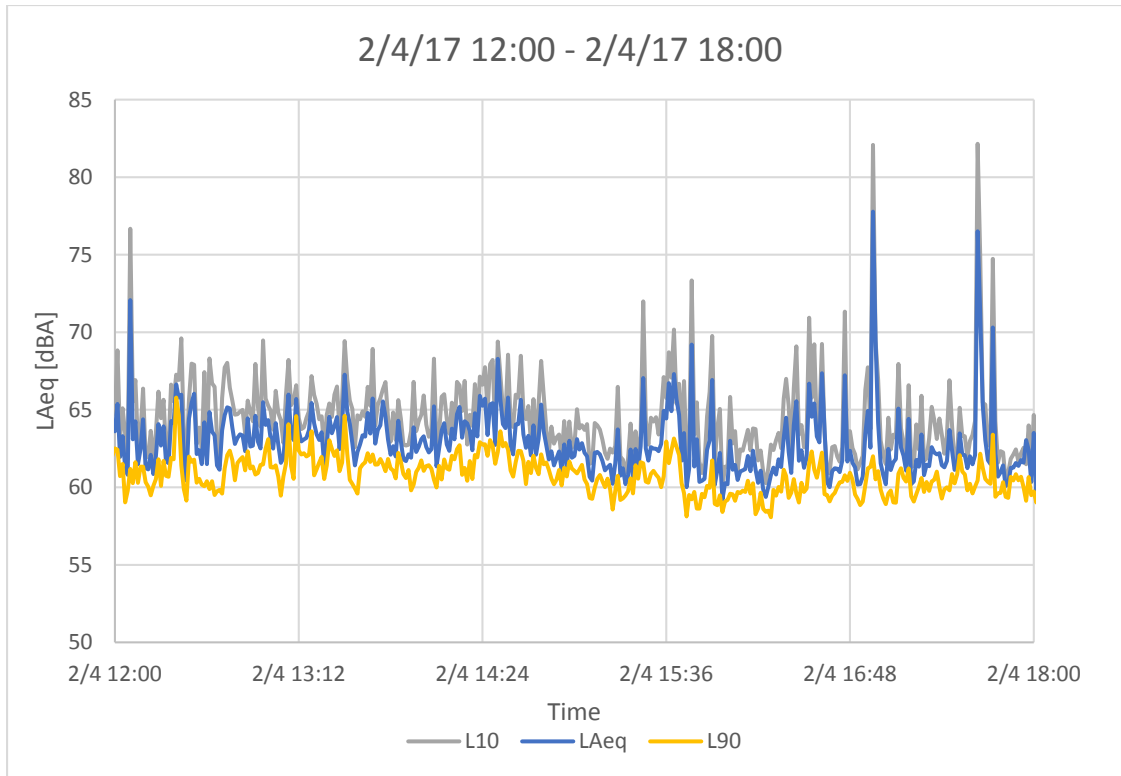
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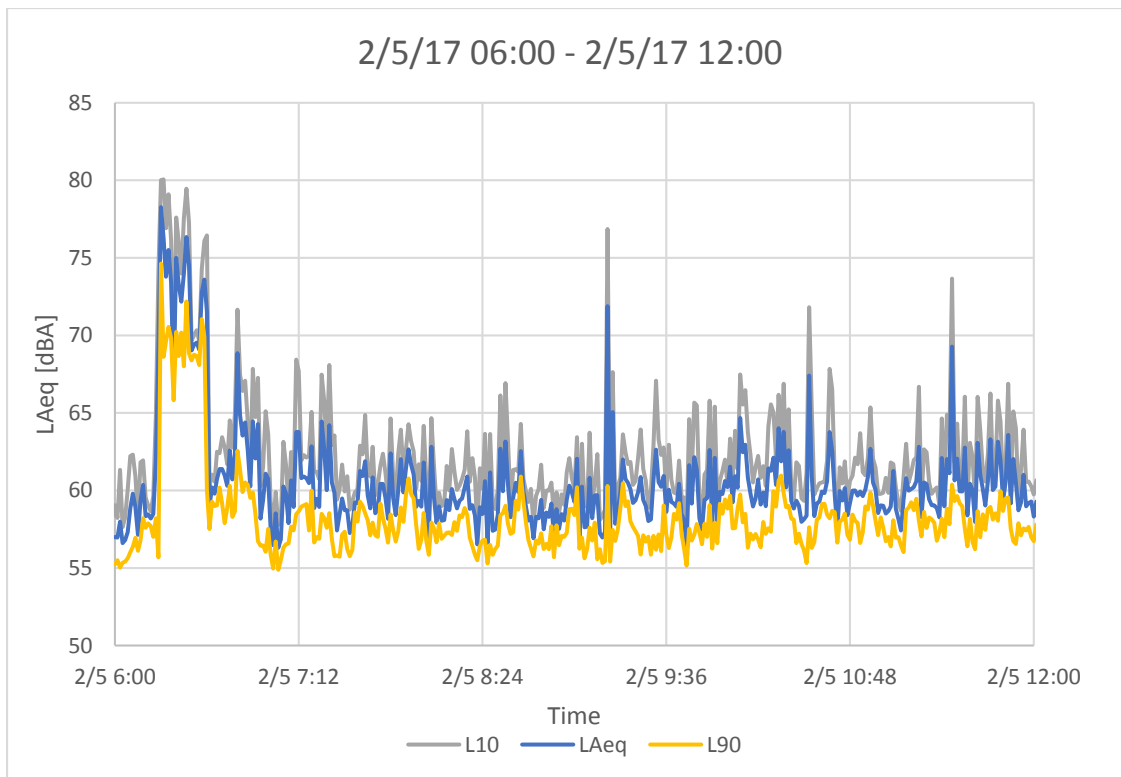
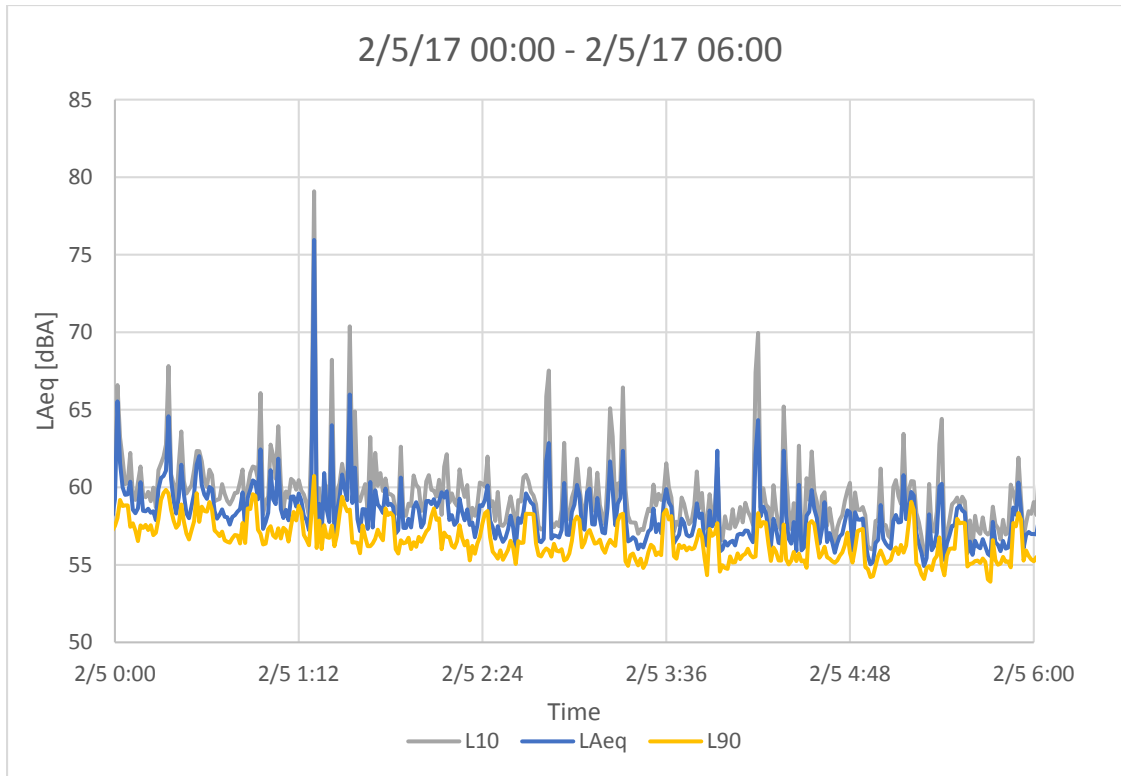
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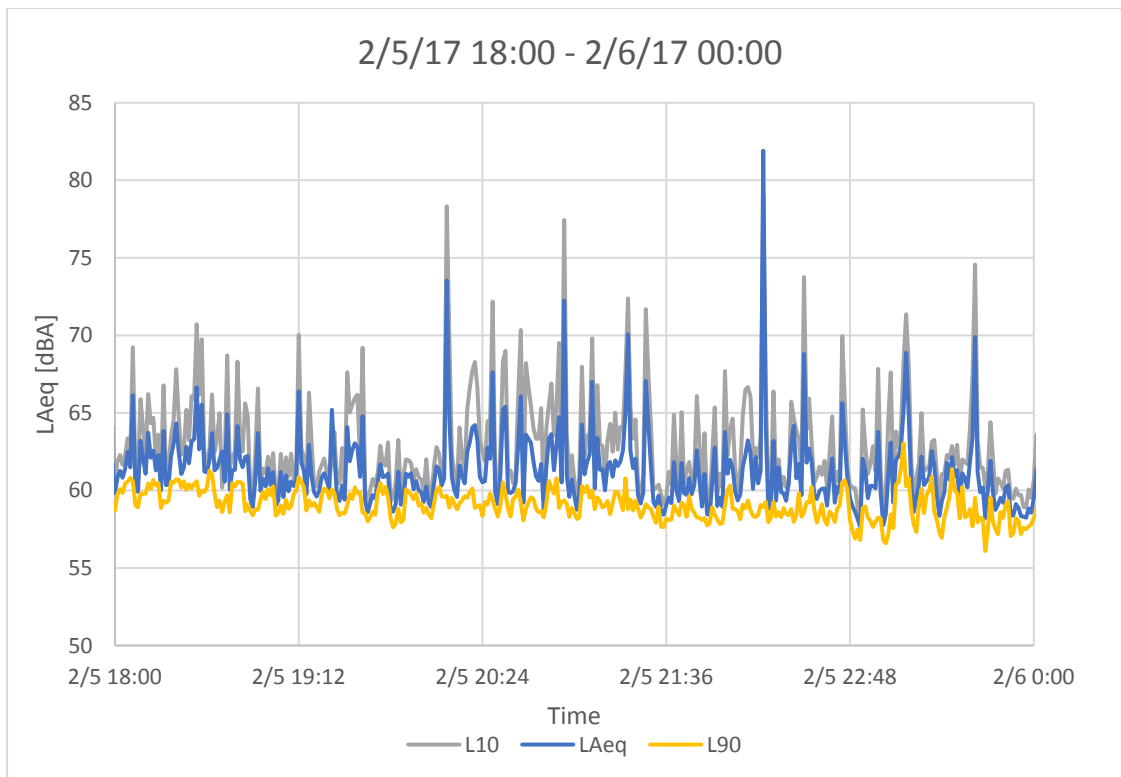
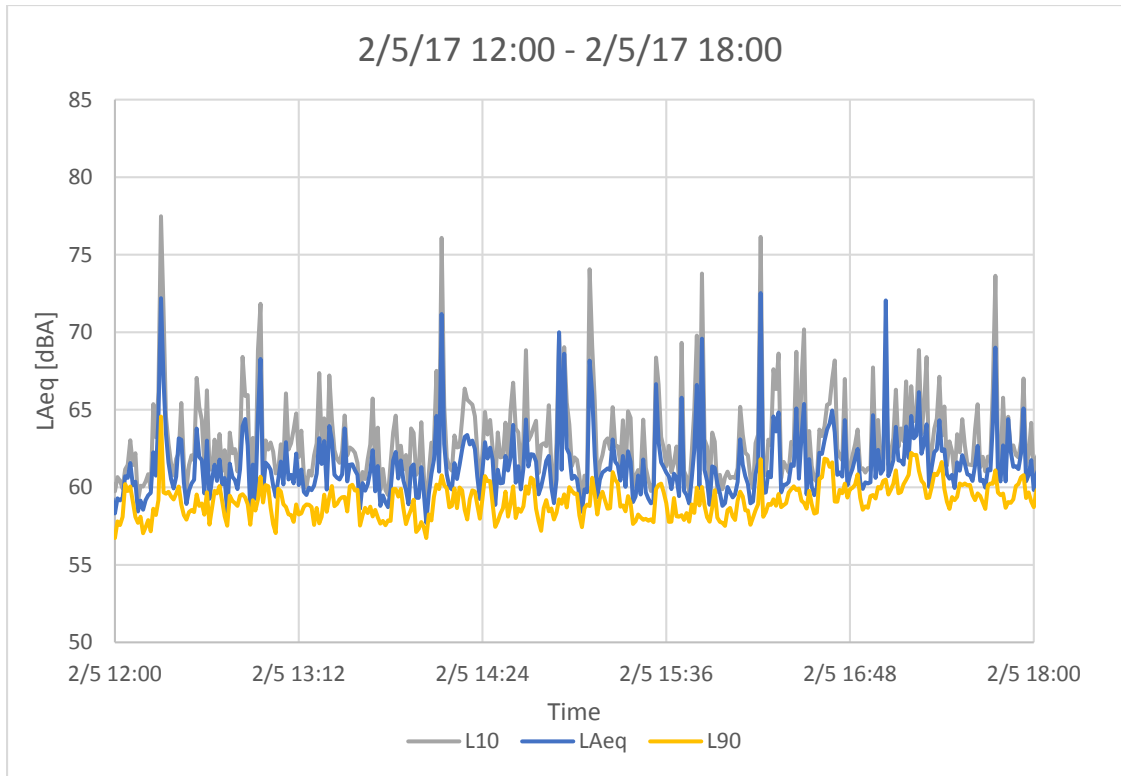
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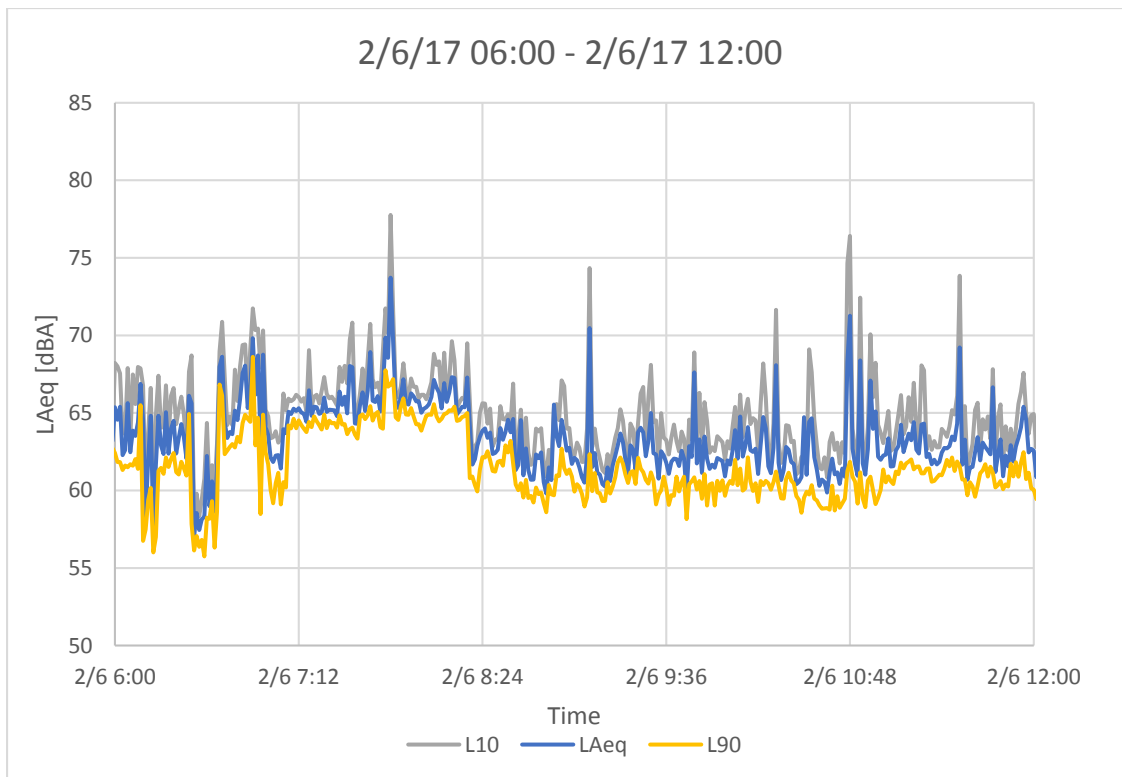
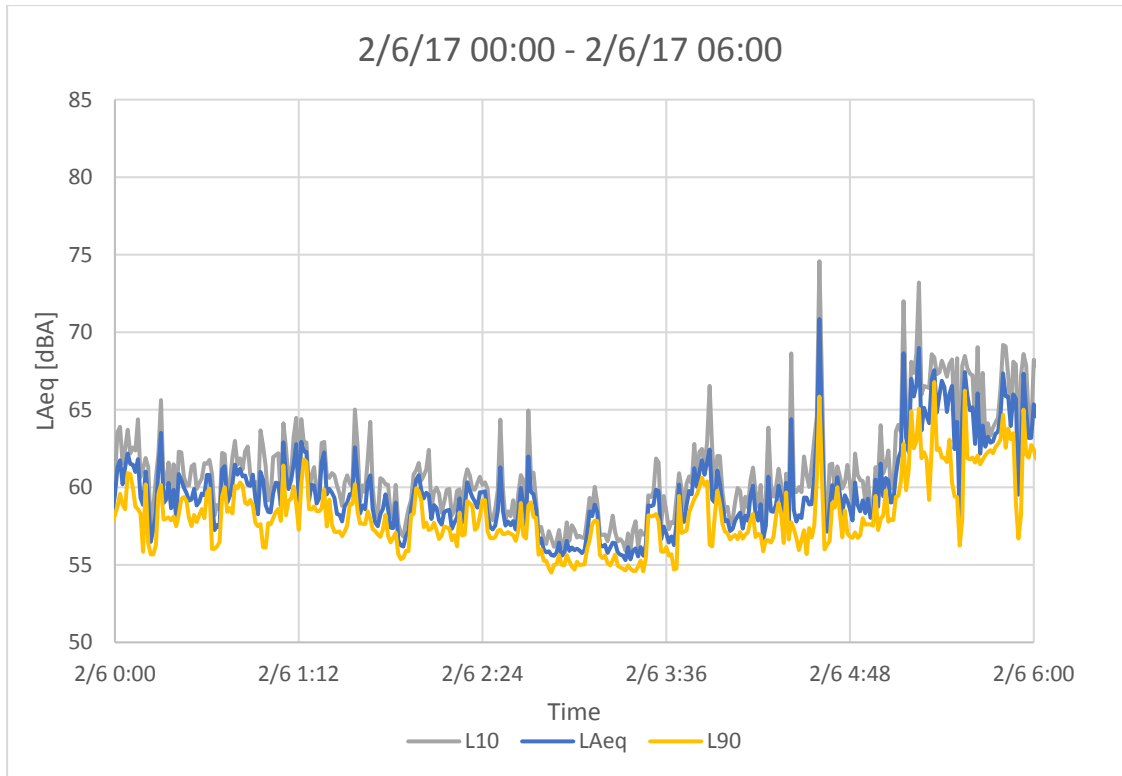
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