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February 25, 2016

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

Re: Haddon Hall and Campton Apartments,
1500 Collins Avenue and 1455 Washington Avenue (PB 2311) Sound Study Peer
Review

Dear Alejandro:

Please find enclosed our peer review of the report prepared by The Audio Bug dated January 19, 2016 related to the proposed outdoor food and beverage establishment along Washington Avenue outside Campton Apartments in the City of Miami Beach. Please feel free to contact me if you have any questions or need anything further at this time.

Sincerely,

Jesse J. Ehnert
Principal



**Sound Study Peer Review for Haddon Hall and
Campton Apartments,
1500 Collins Avenue and 1455 Washington Avenue
PB 2311**

Prepared for:

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

February 25, 2016

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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 proposed outdoor food and beverage establishment at Campton Apartments at 1455 Washington Avenue. The reviewed report, prepared by The Audio Bug and dated January 19, 2016, discusses the proposed establishment, its environs, and a brief noise survey conducted in the vicinity.

2 Project Description

The proposed project comprises the addition of an outdoor food and beverage establishment outside the west façade of the Campton Apartments located at 1455 Washington Avenue. The proposed venue, which would be on the east side of Washington Avenue, would be situated amid a largely commercial area on the busy Washington Avenue. Specific potential sources identified in the report include background music, trash collection and service deliveries, and patrons accessing the venue from Washington Avenue.

3 Comments

The sound study report prepared by The Audio Bug provides a fairly thorough assessment of the proposed venue and its potential impact on nearby properties. Following are our comments related to specific points made in the report.

3.1 Background Music

Based on information made available to us, the largest potential noise source would likely be the installed sound system. This site, however, “benefits” from moderately elevated background sound levels due to its location along a busy thoroughfare. The brief survey conducted by The Audio Bug yielded a residual background sound level (L_{90}) of 57.3 dBA on a Saturday night (January 16, 2016) between approximately 6:00 and 6:30 pm.

In addition to the existing background sound, which will provide masking for other sounds, the sound system specification included in the report calls for a system that produces a maximum sound level of 70 dBA at a reference distance of 10’ and also that this system be tested and adjusted after installation. Such a level corresponds to a level of approximately 50 dBA at a distance of 100’, which is the approximate location of what is identified in the report to be the nearest hotel, which is at the northwest corner of Washington Avenue and Española Way. This level is below the ambient level measured during the site noise survey. (Note that units at Campton Apartments are in much closer proximity, but this fact may not be relevant assuming the proposed venue has the same owner.)

3.2 Trash Collection and Service Deliveries

In addition to background music, trash collection and service deliveries have the potential to create high sound levels. However, the report indicates that such events would be restricted to times of day as determined by mutual agreement between operator and city staff. We feel this is an important component in assuring a successful outcome in this endeavor.

3.3 Patron-Generated Noise

Finally, while not specifically addressed in the report, as always, there is the potential for patron-generated noise. It is understood that such noise can vary greatly depending on numbers and types of patrons and, thus, does not lend itself readily to analysis. This fact notwithstanding, a robust crowd control plan should be implemented in the operation of the venue.

4 Conclusions

In summary, we concur with the conclusions drawn in the report prepared by The Audio Bug in their January 19, 2016 report. This is contingent on the previous discussion addressing trash collection, service deliveries, and patron noise as well as faithful adherence with the sound system specification contained in the report. If these issues are addressed as proposed in the report prepared by The Audio Bug, the venue should successfully integrate into the environs from an acoustical standpoint.