

August 12, 2016

Thomas R. Mooney, Director
City of Miami Beach Planning Department
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Reference: Peer Review Response - PB 0616-0033
Moxy Hotel South Beach
915 - 955 Washington Avenue
Miami Beach, Florida 33139

Dear Mr. Mooney,

In this letter, I will respond to the Peer Review submitted by Mr. Jesse J. Ehnert of Arpeggio Acoustic Consulting, LLC. In his July 19th report, Mr. Ehnert raises several questions which I will provide answers to below. I've made my comments below his letter's Conclusion segment.

I have been on vacation since July 27 and returned Wednesday night. I was not able to respond until today. An excerpt from Mr. Ehnert's report and my comments follow.

Conclusions

The sound study report prepared by The Audio Bug provides valuable information but lacks the information necessary from which one can draw a conclusion that there will be no impact upon adjacent areas, particularly the Chelsea Hotel and Hotel Astor directly across Washington Avenue from the property. Additional computational evidence, responsive to the points contained herein, would help to provide a clearer understanding of potential noise impacts upon the adjacent properties.

Notably, Mr. Ehnert is unable to conclude how sound from the Moxy Hotel's various venues might impact the two hotels located on the west side of Washington Avenue. This project is extremely similar to another recent project located three blocks south, the Washington Squared Hotel.

Due to the number of venues at the Moxy, computer analysis of potential sound levels is virtually impossible and in my opinion would be unreliable. Unlike the Washington Squared property which will have only one rooftop venue, the Moxy has four at various levels on the building.

What we will be doing with the Moxy Hotel is what was decided as a solution at the Washington Squared. The sound systems at Moxy will first be adjusted to sound levels that individually do not impact the neighboring hotels. Then, all four systems will be activated at their respective levels and conditions across Washington Avenue will be assessed to determine what the collective impact might be.

THE AUDIO BUG, INC.

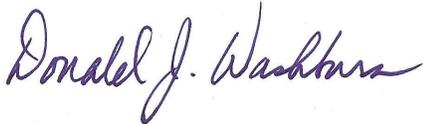
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Additional adjustments will be conducted as needed to ensure that the total sound level produced will not impact the hotels. This will ensure that the collection of venues will have no adverse impact on neighboring residential properties.

Fortunately, since producing my sound study for the Moxy, I have been engaged by the applicant to design the sound systems which will be used at the Moxy. I will be in a very good position to ensure that the systems are properly designed and adjusted and I will also be involved in overseeing the installation of the systems. This will guarantee that the systems will have no impact the surrounding properties.

I hope that this information will assure Mr. Ehnert that sound levels from the various venues at the Moxy Hotel will be well controlled and not impactful. Please feel free to contact me with any questions that you or your staff members might have.

Respectfully submitted,



Donald J. Washburn
President



Acoustical Society of America