

THE AUDIO BUG, INC.

3800 HILLCREST DRIVE, # 102 • HOLLYWOOD, FL 33021-7937 • PHONE: 954-983-2788 • FAX: 954-983-2789 • audiobug1@aol.com

January 19, 2016

Design Review Board Members
% Thomas R. Mooney, Director
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139
Phone: (305) 673-7550, Fax: (786) 394-4799

Reference: Conditional Use Permit Application
Haddon Hall and Campton Apartments
1500 Collins Avenue and 1455 Washington Avenue
Miami Beach, Florida 33139

Dear Mr. Mooney,

This report provides an analysis of noise and sound impact at the above referenced property in conjunction with the Applicant's request for a conditional use permit for a Neighborhood Impact Establishment. This study is based on two site visits during which we were able to inspect the exterior of the property, take photographs and gather acoustical measurement data for analysis.

Satellite images, architectural drawings, photographs and acoustical measurements in graphic format are provided to support our findings and recommendations. I welcome any comments or questions you or your staff may have pertaining to our sound study and look forward to assisting in any way possible.

Respectfully submitted,



Donald J. Washburn
President



Acoustical Society of America

Haddon Hall and Campton Apartments

Property Analysis

The subject properties are 1940 structures located between Collins and Washington Avenues in the 1500 block on two lots totaling approximately 50,000 ft.². The Applicant is seeking a Conditional Use Permit for an outdoor food and beverage establishment to be located along the Washington Avenue façade. The immediately surrounding neighborhood is in great part commercial in nature. Miami-Dade Property Appraiser records are provided as part of our analysis for potential impacts on more distant residential properties. The two most immediately affected properties are located to the north and south of the proposed outdoor garden service establishment, both commercial in nature.

A satellite image of the subject property and surrounding area is provided below showing relationships and distances between nearby properties. Most of those located within the 400-foot radius shown on the map are commercial properties. A distance of 400 feet represents an inverse-square-law attenuation of sound equal to approximately 32 decibels (dB), a significant equivalent acoustical distance between the proposed outdoor garden service venue and any residential properties.

Likely sources of noise will include that of guests accessing the restaurant via the entrance located on Washington Avenue. Hotel guests will gain access to the facility from the east on the hotel property. Trash collection and service deliveries will add to noise but will be restricted as to time of day, with hours of collection to be determined by mutual agreement between the operator and City staff. These service-related activities are likely to occur along the west side of the property. These limitations will help mitigate any potential noise impact on surrounding properties.

Acoustical Data Analysis

Sound level measurements taken along Washington Avenue confirm that the noise of traffic represents the most significant auditory impact on the area. Data was collected on the east and west sides of Washington Avenue. Sound levels are typical of Washington Avenue. The attached 30 minute measurement graph shows the ebb and flow of traffic. The equivalent sound level (LA_{eq}) registered 67.9 dBA with peak levels in excess of 75 dBA common, representing the louder sounds typical of buses and motorcycles which regularly traverse this busy roadway.

Sound generated by the restaurant's music system should be controlled to prevent excessive spill into the environment. The attached sound system specification will ensure that levels will be maintained consistent with the concept of "background music played at a level not to interfere with conversation." Maximum sound levels of 70 dBA will result in sound levels at 300 feet from the restaurant of 40 dBA or less, well below local long-term ambient noises levels (L_{90}) of 57.3 dBA. Traffic noise will provide substantial masking of any music heard at this distance.

Summary

The introduction of the Haddon Hall outdoor garden service establishment to this neighborhood will have no negative noise impact on neighboring properties. The size and scale of the space should not significantly increase activity in the area. Restricted hours of service deliveries and refuse pickup and the constant background noise of traffic will contribute to mitigating any impact that might be envisioned.

In my professional opinion, Haddon Hall's proposed outdoor facility will have no adverse impact nor will it present any violations of the City of Miami Beach's Noise Ordinance.

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3800 HILLCREST DRIVE • HOLLYWOOD, FL. 33021-7937 • 954-983-2788 • FAX: 954-083-2789 • audiobug1@aol.com

Haddon Hall Outdoor Sound System Specification

Systems for each outdoor venue shall be designed to fully comply with local noise ordinances, employing several special techniques to accomplish this goal. These techniques include:

- A. Deployment of multiple small, closely spaced speakers driven at low individual volumes. The system design is intended to physically distribute sound uniformly within the listening area in such a manner as not to interfere with normal conversational level of the clientele. Maximum long-term system levels will be limited to LeqA 70 dB/LeqC 80 dB (measured at 10 ft.) with user access restricted to the selection of program material and manual reduction only of system levels. No increase above maximum design sound levels shall be possible.
- B. Size of outdoor speakers shall be limited to small woofers (not to exceed 8" nominal) incapable of producing appreciable levels of low frequency energy, as lower frequencies (longer wavelengths) can travel greater distances than higher frequencies (shorter wavelengths). The lowest frequencies, which are essential to the reproduction of musical styles such as hip-hop and rap, are to be significantly attenuated by electronic means.
- C. A BSS "Soundweb™ London" Digital Signal Processing System (or approved equal), a centralized computer control and digital signal processor, shall form the heart of each system. With this device, the system is equipped with the following functions:
 - 1. All controls under lock and key, with limited access via password security.
 - 2. The system will provide for preset maximum level and equalization.
 - 3. Local control will consist only of source selection and the ability to turn the system down.
 - 4. A leveling program which will minimize the inevitable disparities between source and selection volumes, further ensuring consistent playback levels.
- D. All outdoor speakers shall be oriented in such a way as to minimize sound propagation towards adjacent properties. A combination of ground-mounted and wall-mounted speaker systems shall be permitted as dictated by site conditions. Only the system installers and programmers shall have access to the full complement of controls and adjustments, ensuring compliance with the stated standard. Volume levels will be automated so as not to exceed the specified maximum, predetermined level. Once final adjustments have been made to the system, all controls are to be locked to prevent intentional or inadvertent adjustments.

The system, once completely installed, shall be tested and adjusted under the supervision of Don Washburn of the Audio Bug, Inc. to ensure that all aspects of the system's performance comply with the design intent, City Ordinance and good technical practices.



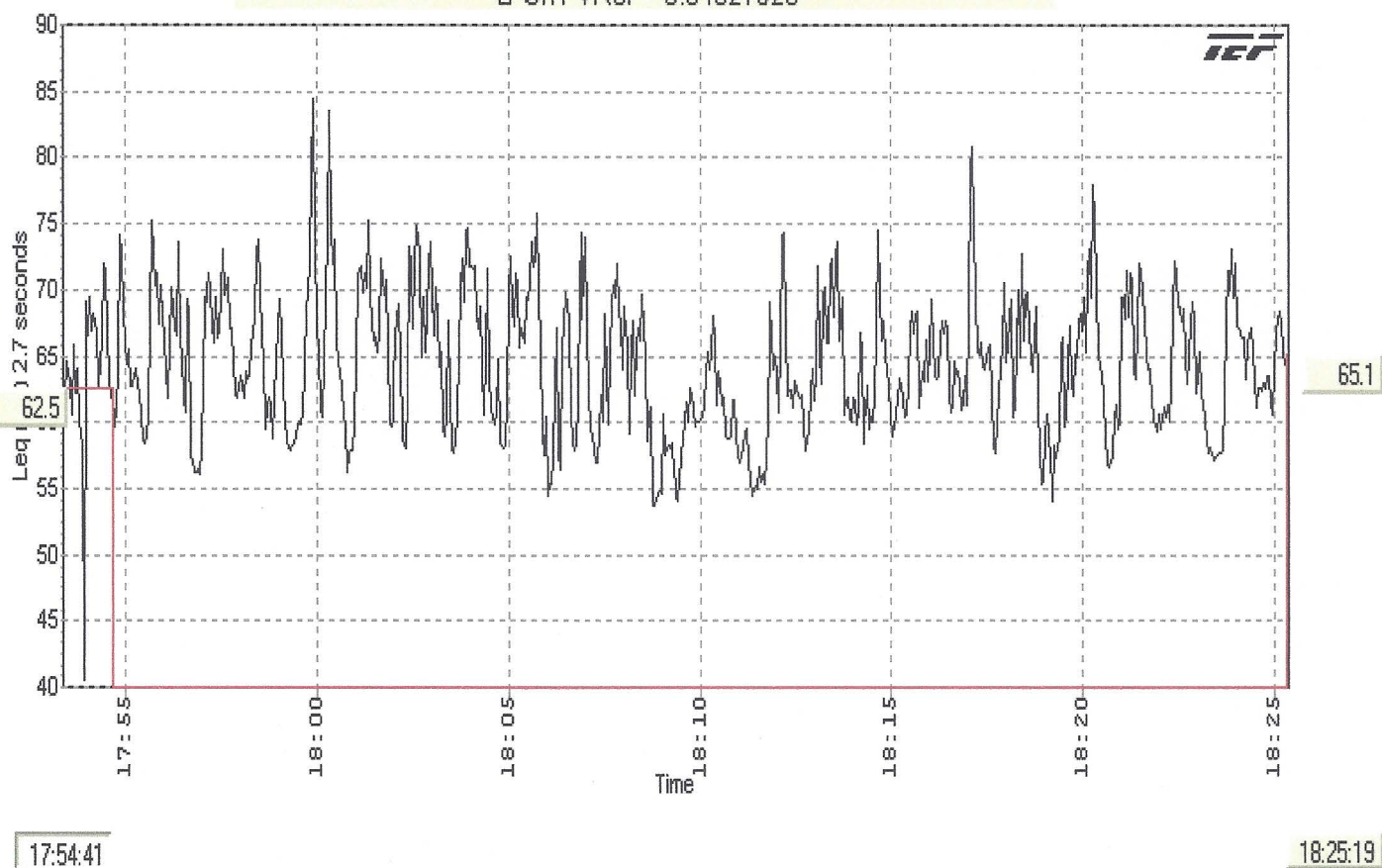
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Instantaneous: min = 36.6 dB max = 88.7 dB Lmean = 63.8 dB
Percentiles: L10 = 70.9 dB L50 = 63.4 dB L90 = 57.3 dB

Weighting = A
Lmin = 53.7 dB, Lmax = 84.4 dB, Leq = 67.9 dB between cursors
□ Ch1 VRef = 0.04827520



Title Ambient noise measurements on Washington Avenue
Name Don Washburn, The Audio Bug, Inc.
Date 01/16/2016 5:53:22 PM
Location 1455 Washington Avenue
Description Data gathered to assess noise for Haddon Hall project



Haddon Hall and Campton Apartments

Satellite image showing 400 ft. radius centered on outdoor venue site. This represents sound attenuation of approximately 32 dB



Property Records

PROPERTY INFORMATION	
Folio:	02-3234-019-1170
Sub-Division:	ALTON BEACH 1ST SUB
Property Address	1515 WASHINGTON AVE Miami Beach, FL 33139-7829
Owner	WASHINGTON GARDENS MB LLC
Mailing Address	1228 ALTON RD MIAMI BEACH, FL 33139
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1211 MIXED USE-STORE/RESIDENTIAL: RETAIL OUTLET
Beds / Baths / Half	13 / 13 / 0
Floors	1
Living Units	13
Actual Area	
Living Area	
Adjusted Area	9,215 Sq.Ft
Lot Size	13,125 Sq.Ft
Year Built	1948

PROPERTY INFORMATION	
Folio:	02-3234-019-1180
Sub-Division:	ALTON BEACH 1ST SUB
Property Address	1509 WASHINGTON AVE Miami Beach, FL 33139-4111
Owner	WASHINGTON GARDENS INC
Mailing Address	1228 ALTON RD MIAMI BEACH, FL 33139-3810
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE: RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	
Living Area	
Adjusted Area	11,458 Sq.Ft
Lot Size	14,500 Sq.Ft
Year Built	1949

Property Records

PROPERTY INFORMATION	
Folio:	02-3234-019-1191
Sub-Division:	ALTON BEACH 1ST SUB
Property Address	1500 COLLINS AVE Miami Beach, FL 33139-0000
Owner	HADDON HALL HOTEL OWNER LLC
Mailing Address	140 E 45TH ST STE 3400 NEW YORK, NY 10017-9310
Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	7 / 7 / 0
Floors	2
Living Units	7
Actual Area	
Living Area	
Adjusted Area	3,871 Sq.Ft
Lot Size	10,875 Sq.Ft
Year Built	1975

PROPERTY INFORMATION	
Folio:	02-3234-019-1200
Sub-Division:	ALTON BEACH 1ST SUB
Property Address	1455 WASHINGTON AVE Miami Beach, FL 33139-4111
Owner	HADDON HALL HOTEL OWNER LLC
Mailing Address	140 E 45TH ST STE 3400 NEW YORK, NY 10017-9310
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	45
Actual Area	
Living Area	
Adjusted Area	15,333 Sq.Ft
Lot Size	18,000 Sq.Ft
Year Built	1940

Property Records

PROPERTY INFORMATION ⓘ	
Folio:	02-3234-013-0020
Sub-Division:	ESPANOLA VILLAS
Property Address	1443 WASHINGTON AVE Miami Beach, FL 33139-4111 1445 WASHINGTON AVE
Owner	ZORI HAYON TRS ZORI HAYON REV INTERVIVOS TRUST
Mailing Address	PO BOX 19-1678 MIAMI BEACH, FL 33119
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	3215 ENCLOSED THEATER/AUDITORIUM : ENTERTAINMENT
Beds / Baths / Half	0 / 0 / 2
Floors	3
Living Units	0
Actual Area	
Living Area	
Adjusted Area	17,589 Sq.Ft
Lot Size	12,300 Sq.Ft
Year Built	1938

PROPERTY INFORMATION ⓘ	
Folio:	02-3234-013-0010
Sub-Division:	ESPANOLA VILLAS
Property Address	1450 COLLINS AVE Miami Beach, FL 33139-4113
Owner	ZORI HAYON TRS ZORI HAYON REV INTERVIVOS TRUST
Mailing Address	PO BOX 19-1678 MIAMI BEACH, FL 33119
Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT
Primary Land Use	2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	
Living Area	
Adjusted Area	12,868 Sq.Ft
Lot Size	10,411 Sq.Ft
Year Built	1940

Property Records

PROPERTY INFORMATION	
Folio:	02-3234-015-0010
Sub-Division:	ESPANOLA VILLAS 1ST ADDN
Property Address	405 ESPANOLA WAY Miami Beach, FL 33139-8108 1446 WASHINGTON AVE
Owner	ESPANOLA WAY ASSOCIATES LTD % SRC PROPERTIES LLC
Mailing Address	230 5TH ST MIAMI BEACH, FL 33139-6602
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	16 / 16 / 0
Floors	3
Living Units	24
Actual Area	
Living Area	
Adjusted Area	49,683 Sq.Ft
Lot Size	25,272 Sq.Ft
Year Built	1925

PROPERTY INFORMATION	
Folio:	02-3234-006-0260
Sub-Division:	PINE RIDGE SUB
Property Address	1452 WASHINGTON AVE Miami Beach, FL 33139-4112
Owner	BARRY S FISHMAN
Mailing Address	912 CAPTIVA BOULEVARD HOLLYWOOD, FL 33019
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1211 MIXED USE-STORE/RESIDENTIAL : RETAIL OUTLET
Beds / Baths / Half	2 / 2 / 0
Floors	2
Living Units	1
Actual Area	
Living Area	
Adjusted Area	12,379 Sq.Ft
Lot Size	7,756 Sq.Ft
Year Built	1938

Property Records

PROPERTY INFORMATION ⓘ	
Folio: 02-3234-143-0001 (Reference)	
Sub-Division: SOUTH BEACH HUDSON CONDO	
Property Address	
Owner REFERENCE ONLY	
Mailing Address	
Primary Zone 6400 COMMERCIAL - CENTRAL	
Primary Land Use 0000 REFERENCE FOLIO	
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0
Living Area	0
Adjusted Area	0
Lot Size	0 Sq Ft
Year Built	0

PROPERTY INFORMATION ⓘ	
Folio: 02-3234-006-0280	
Sub-Division: PINE RIDGE SUB	
Property Address 440 15 ST Miami Beach, FL 33139-7901	
Owner NATIONAL TELEPHONE & ALARM CO	
Mailing Address 1463 DREXEL AVE MIAMI BEACH, FL 33139-8108	
Primary Zone 6400 COMMERCIAL - CENTRAL	
Primary Land Use 0303 MULTIFAMILY 10 UNITS PLUS: MULTIFAMILY 3 OR MORE UNITS	
Beds / Baths / Half	24 / 24 / 0
Floors	2
Living Units	24
Actual Area	
Living Area	
Adjusted Area	14,486 Sq Ft
Lot Size	8,050 Sq Ft
Year Built	1936

Property Records

PROPERTY INFORMATION	
Folio:	02-3234-006-0300
Sub-Division:	PINE RIDGE SUB
Property Address	1457 DREXEL AVE Miami Beach, FL 33139-8108
Owner	NATL TELEPHONE & ALARM CO INC
Mailing Address	1463 DREXEL AVE MIAMI BEACH, FL 33139-8108
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1209 MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
Beds / Baths / Half	2 / 2 / 0
Floors	2
Living Units	2
Actual Area	
Living Area	
Adjusted Area	2,681 Sq.Ft
Lot Size	7,050 Sq.Ft
Year Built	1940

PROPERTY INFORMATION	
Folio:	02-3234-006-0080
Sub-Division:	PINE RIDGE SUB
Property Address	407 15 ST Miami Beach, FL 33139-7902 1500 WASHINGTON AVE
Owner	1500 WASHINGTON LLC % THE COMRAS COMPANY
Mailing Address	1261 20 ST MIAMI BCH, FL 33139
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	
Living Area	
Adjusted Area	7,371 Sq.Ft
Lot Size	8,100 Sq.Ft
Year Built	1948

Property Records

PROPERTY INFORMATION	
Folio:	02-3234-174-0001 (Reference)
Sub-Division:	THE BENNETT CONDO
Property Address	
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	0000 REFERENCE FOLIO
Bed / Bath / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0
Living Area	0
Adjusted Area	0
Lot Size	0 Sq Ft
Year Built	0

PROPERTY INFORMATION	
Folio:	02-3234-006-0100
Sub-Division:	PINE RIDGE SUB
Property Address	1516 WASHINGTON AVE Miami Beach, FL 33139-7801
Owner	FH: 1530 WASHINGTON AVE LTD
Mailing Address	9425 HARDING AVE SURFSIDE, FL 33154-2803
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	3921 HOTEL OR MOTEL - HOTEL
Bed / Bath / Half	0 / 0 / 0
Floors	5
Living Units	90
Actual Area	
Living Area	
Adjusted Area	55,705 Sq Ft
Lot Size	16,100 Sq Ft
Year Built	1945

Property Records

PROPERTY INFORMATION ⓘ	
Folio:	02-3234-006-0110
Sub-Division:	PINE RIDGE SUB
Property Address	1532 WASHINGTON AVE Miami Beach, FL 33139-7801
Owner	DYAL CORP
Mailing Address	1228 ALTON RD MIAMI BEACH, FL 33139-3810
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	3315 NIGHTCLUB LOUNGE OR BAR : ENTERTAINMENT
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	9,713 Sq.Ft
Living Area	9,713 Sq.Ft
Adjusted Area	9,713 Sq.Ft
Lot Size	8,100 Sq.Ft
Year Built	1947

PROPERTY INFORMATION ⓘ	
Folio:	02-3234-006-0120
Sub-Division:	PINE RIDGE SUB
Property Address	1542 WASHINGTON AVE Miami Beach, FL 33139-7801
Owner	1542 WASHINGTON LLC
Mailing Address	1717 N BAYSHORE DR #3531 MIAMI, FL 33132
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	6,159 Sq.Ft
Living Area	6,159 Sq.Ft
Adjusted Area	6,045 Sq.Ft
Lot Size	6,520 Sq.Ft
Year Built	1940

Property Records

PROPERTY INFORMATION ⓘ	
Folio:	02-3234-006-0140
Sub-Division:	PINE RIDGE SUB
Property Address	1552 WASHINGTON AVE Miami Beach, FL 33139-7827
Owner	GLADISCO INC % PROP MANGMT ENT
Mailing Address	410 - 16 ST MIAMI BEACH, FL 33139-3001
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	28 / 24 / 0
Floors	2
Living Units	24
Actual Area	
Living Area	
Adjusted Area	14,159 Sq.Ft
Lot Size	8,050 Sq.Ft
Year Built	1924

PROPERTY INFORMATION ⓘ	
Folio:	02-3234-006-0200
Sub-Division:	PINE RIDGE SUB
Property Address	1551 DREXEL AVE Miami Beach, FL 33139-7927
Owner	GLADISCO INC
Mailing Address	410 - 16 ST MIAMI BEACH, FL 33139-3001
Primary Zone	4800 PLANNED RESIDENTIAL OFFC
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	6 / 6 / 0
Floors	2
Living Units	6
Actual Area	
Living Area	
Adjusted Area	2,941 Sq.Ft
Lot Size	8,100 Sq.Ft
Year Built	1924

Property Records

PROPERTY INFORMATION	
Folio:	02-3234-006-0210
Sub-Division:	PINE RIDGE SUB
Property Address	1545 DREXEL AVE Miami Beach, FL 33139-7914
Owner	SUNSET APT LLC
Mailing Address	808 COLLINS AVE MIAMI BEACH, FL 33139
Primary Zone	4800 PLANNED RESIDENTIAL OFFIC
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	18 / 18 / 0
Floors	2
Living Units	18
Actual Area	
Living Area	
Adjusted Area	7,962 Sq.Ft
Lot Size	8,100 Sq.Ft
Year Built	1958

PROPERTY INFORMATION	
Folio:	02-3234-006-0220
Sub-Division:	PINE RIDGE SUB
Property Address	1535 DREXEL AVE Miami Beach, FL 33139-7955
Owner	AMAURY VALLE & MARIA ET AL
Mailing Address	4695 SW 13TH ST MIAMI, FL 33134
Primary Zone	4800 PLANNED RESIDENTIAL OFFIC
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	12 / 12 / 0
Floors	2
Living Units	12
Actual Area	
Living Area	
Adjusted Area	6,100 Sq.Ft
Lot Size	8,100 Sq.Ft
Year Built	1930

Property Records

PROPERTY INFORMATION	
Folio:	02-3234-006-0230
Sub-Division:	PINE RIDGE SUB
Property Address	1533 DREXEL AVE Miami Beach, FL 33139-7935
Owner	ALFREDO ARIAS & W REGINA
Mailing Address	PO BOX 9594 ELIZABETH, NJ 07202-0594
Primary Zone	4800 PLANNED RESIDENTIAL OFFIC
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	10 / 10 / 0
Floors	2
Living Units	10
Actual Area	
Living Area	
Adjusted Area	7,801 Sq.Ft
Lot Size	8,100 Sq.Ft
Year Built	1954

PROPERTY INFORMATION	
Folio:	02-3234-044-0001 (Reference)
Sub-Division:	DREXEL 15 CONDO
Property Address	1519 DREXEL AVE Miami Beach, FL 33139-0000
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	4900 MULTI-FAMILY - CONDOMINIUM
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0
Living Area	0
Adjusted Area	0
Lot Size	0 Sq.Ft
Year Built	0

Property Records

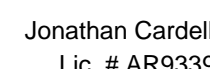
PROPERTY INFORMATION ⓘ	
Folio:	02-3234-164-0001 (Reference)
Sub-Division:	BEACHGARDENS CONDO
Property Address	
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	4800 PLANNED RESIDENTIAL OFFIC
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0
Living Area	0
Adjusted Area	0
Lot Size	0 Sq Ft
Year Built	0

MIAMI BEACH.

N.T.S

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DOCUMENT SET



Architecture Interiors Planning

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13036

Y:

FEBRUARY 18, 2011

$$1/16'' = 1' -$$

SHEET TITLE _____

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A001

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SCALE: 1/16" = 1'-0"