

# Direct Sound, LLC

Acoustics and Noise Control

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## ACOUSTICAL REVIEW AND NOISE ATTENUATION PLAN

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Date: February 5, 2026

To: Kate D'Huart

EC 17<sup>th</sup> St Holdings LLC  
767 Fifth Avenue, 17<sup>th</sup> Floor  
New York, NY 10153

From: Sam Shroyer  
Principal

Direct Sound, LLC  
1832 SE Jackson St  
Stuart, FL 34997

Re: **Noise Attenuation Plan – City of Miami Beach**  
**Delano Miami Beach**  
**1685 Collins Avenue**  
**Miami Beach, FL 33139**  
**DS 25105**

Kate,

This report has been prepared by Direct Sound, LLC for submission to the City of Miami Beach Planning Department in conjunction with Beach Hotel Associates LLC's application for a Conditional Use Permit for outdoor/open-air and indoor entertainment establishments, pursuant to Sec. 7.5.5.4 of the City's Resiliency Code. In addition, the project will be considered a Neighborhood Impact Establishment given the proposal to operate as an entertainment establishment with an occupant content of more than 199 persons. It is meant to serve as the "noise attenuation plan" required by Sec. 7.5.5.4(b)(1)(G) of the same Code.

Documented are Direct Sound, LLC's review of the project, its operations, architectural features, and audio system components to determine its potential for sound generated on the property to negatively impact the surrounding area. Long-term acoustical measurements conducted on the property to sample the existing ambient sound environment and resulting data are also documented. From this assessment, Direct Sound, LLC has concluded that the project will be compatible with relevant City of Miami Beach, Florida Code of Ordinance criteria and will be able to operate within the bounds of a typical CUP for similar projects.

Please contact Direct Sound, LLC with any questions regarding this document or its contents.

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## INTRODUCTION

The following report documents Direct Sound, LLC’s review concerning sound-related aspects of Beach Hotel Associates LLC’s (the Applicant’s) request for a Conditional Use Permit for outdoor/open-air and indoor entertainment establishments, pursuant to Sec. 7.5.5.4 of the City’s Resiliency Code. The project is also considered a Neighborhood Impact Establishment given the proposal to operate as an entertainment establishment with an occupant content of more than 199 persons. This report serves as the proposed venue’s noise attenuation plan addressing the control of noise to meet Code of the City of Miami Beach, Florida Section 46-152(b) criteria as required by Miami Beach Resiliency Code Section 7.5.5.4(b)(1)(G).

## REGULATORY CRITERIA

Code of the City of Miami Beach, Florida Section 46-152(b) declares sound levels “louder than necessary for convenient hearing for voluntary listeners on a property” to be unreasonably loud, excessive, unnecessary or unusual noises in violation of the section. Sound that is plainly audible 100 ft from the building in which it is generated is also considered a violation between 11:00 p.m. and 7:00 a.m. These prescribed standards serve as the basis for evaluating the compatibility of the proposed project and its entertainment-related operations within the surrounding community.



Figure 1. Subject property and adjacent noise-sensitive receiving properties.

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## PROJECT REVIEW

The property and its main entrance front Collins Avenue, just south of 17<sup>th</sup> Street. The property is a RM-3 future land use in a RM-3 zoning district within the Ocean Drive/Collins Historic District. There are no residential properties within 100 ft of the project site. However, there are two hotel properties immediately adjacent to the property: SLS South Beach (1701 Collins Avenue) to the north, on the opposite side of 17<sup>th</sup> Street; National Hotel (1677 Collins Avenue) is immediately south of the proposed project (see Figure 1).

## Entertainment Venues

The project is to include three entertainment venues subject to CUP conditions, as informed by Delano Miami Beach Operation Plans and the “Venue Table” included in the project’s Architectural Plans (Sheet A0.09H), prepared by Studio Mc+G Architecture and dated February 5, 2026. Operating information is summarized in the following subsections.

### Gigi Rigolatto

- Location: Ground floor interior dining room with covered terrace, outdoor dining areas, Bellini Bar, and pool deck.
- Hours of Operation: 7:00 a.m. to 2:00 a.m.
- Description: A full-service Italian restaurant offering breakfast, lunch, and dinner. The concept blends classic Italian cuisine with a vibrant social atmosphere and integrated pool and beach service.
- Entertainment Permitted: Yes
- Hours of Entertainment: Indoor entertainment during all operating hours; Outdoor entertainment during all operating hours (background/ambient levels only after midnight)
- Types of Entertainment: soft acoustic music, Mediterranean jazz, and curated live performances

### Mimi Kakushi

- Location: Fourth floor, indoor dining and bar only (Hotel Dining Lounge 409)
- Hours of Operation: 11:00 a.m. to 2:00 a.m.
- Description: A high-end Japanese-Western dining concept inspired by early 20<sup>th</sup>-century Osaka, offering an immersive indoor dining and cocktail experience
- Entertainment Permitted: Yes
- Hours of Entertainment: All operating hours; background/ambient levels after midnight (exterior area)
- Types of Entertainment: Jazz ensembles, curated playlists, and DJs

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## Rose Bar and Lounge

- Location: Lobby level
- Hours of Operation: 5:00 p.m. to 2:00 a.m.
- Description: The iconic lobby bar serving cocktails and light fare in a social lounge environment for hotel guests.
- Entertainment Permitted: Yes (indoors only)
- Hours of Entertainment: All operating hours
- Types of Entertainment: Background music and curated DJ programming

The proposed operating and entertainment hours of the three venues (detailed above) may be summarized as follows:

- Gigi Rigolatto:
  - 7:00 a.m. to 2:00 a.m.
  - Indoor entertainment during all operating hours
  - Outdoor entertainment during all operating hours (background/ambient levels only after midnight)
- Mimi Kakushi:
  - 11:00 a.m. to 2:00 a.m.
  - Indoor entertainment during all operating hours
  - Outdoor entertainment during all operating hours (background/ambient levels only after midnight)
- Rose Bar and Lounge
  - 5:00 p.m. to 2:00 a.m.
  - Indoor entertainment during all operating hours

## **Audio System Design**

The following criteria, design principles, and management strategies should be incorporated into the project's audio system design and/or operations and management plan(s) to allow for effective control of sound generated throughout the property:

1. System components and controls should be accessible only to management and/or designated engineering staff via control panels in a locked or otherwise secure location or mobile/cell phone control applications.
2. All sound—live or prerecorded—should be reproduced through a permanent house system. Additional and/or temporary loudspeakers should not be utilized for entertainment. Performers should connect to the audio system through designated inputs and should not have access to devices controlling output levels of the audio system.

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3. Audio systems should be comprised of several small- to medium-sized loudspeakers providing even coverage and consistent sound fields throughout the intended areas (a “distributed system”). The number of large loudspeakers and/or subwoofers should be kept to a minimum.
4. Audio systems should include multiple coverage areas, or zones, that can be controlled independently of one another.
5. One or more digital signal processor (DSP) devices should be programmed to set, limit, and/or adjust the sound levels generated throughout the various coverage areas. Additional output level limitations may be necessary for low-frequency sound produced by the system.
6. In absence of objective noise level requirements, acoustical tests may be conducted to establish maximum allowable system settings in all areas to ensure acceptable sound levels at the nearest noise-sensitive properties or other locations specified for the evaluation of sound by the CUP or other relevant ordinances.
7. Following installation, output limits are to be configured and locked so as to not be exceeded during regular operations. The limiting thresholds will be determined through system testing coordinated between management, an acoustical consultant, the sound system installer(s)/designer(s), and City of Miami Beach Staff.

The project’s “Audio Construction Documents”, prepared by Sound Investment Audio and dated November 22, 2024, were reviewed. From this review, Direct Sound, LLC believe the aforementioned recommendations and criteria to be satisfied by the documented system design. Sheets identifying loudspeaker types and locations, as well as other system components and digital signal processors have been attached as an exhibit to this report. The project’s operations plan also reflects the incorporation of suggested management principles.

## **Architectural Features**

The Rose Bar and Lounge will be fully enclosed and will have limited if any impact on adjacent exterior areas, nor adjacent properties. While the pool area and associated dining and entertainment areas are not enclosed, the bungalow structures (roughly 24 ft in height) will provide acoustical shielding and reduce the level of sound which would otherwise emanate from the subject property to the north. Additionally, several dining areas will be semi-enclosed by a cover surface at a height of roughly 11.5 ft, which will also assist in containing sound—particularly that associated with entertainment—in the intended areas. Entertainment in the property’s exterior areas will be generated at levels not exceeding ambient/background sound levels—consistent with levels that would not interfere with normal conversation after midnight.

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## ACOUSTICAL MEASUREMENTS

Long-term acoustical measurements were conducted at two locations (identified in Figure 2) for intermittent periods over several days. Sound levels were first logged on the balcony of a bungalow unit near the north property boundary from 3:00 p.m. to 10:15 p.m. on December 16, 2025. The measurement system was relocated to a fourth-floor rooftop near the south property boundary and sound levels were logged continuously in two intervals: from 2:00 p.m. on December 19, 2025 until 8:15 a.m. on December 20, 2025, and from 2:00 p.m. on December 22, 2025 until 4:15 p.m. on December 23, 2025. The system was removed from the property on December 26, 2025.

At both locations, the measurement microphone was mounted on a tripod roughly 5 ft above ground, and acoustical reflections from floor surfaces may have increased measured sound levels by roughly 3 dB. The measurement microphone is pictured at the first and second locations in Figure 3 and Figure 4, respectively. System components utilized for these measurements are detailed in Table 1.

<b>Manufacturer</b>	<b>Model</b>	<b>Serial No.</b>	<b>Laboratory Calibration Date</b>
Brüel and Kjær	Type 2250 Analyzer	3011770	February 19, 2025
Brüel and Kjær	Type 4952 Outdoor Microphone	3077206	January 30, 2025

## Acoustical Quantities

A-weighted and C-weighted equivalent-continuous sound levels ( $L_{Aeq}$ ,  $L_{Ceq}$ ) were measured in fifteen-minute and one-hour intervals. A-weighted percentile-exceeded sound levels ( $L_{A10}$ ,  $L_{A90}$ ) were also measured and evaluated in fifteen-minute intervals. A-weighted sound levels are most appropriate for the assessment of community noise as the scale is based on human sensitivity to sound at low and moderate magnitudes. C-weighted sound levels were also measured and included for additional analysis with respect to low-frequency sounds in the area, as bass noise produced by audio systems is often associated with entertainment- and music-related noise complaints.

Measured one-hour sound levels were evaluated to characterize the existing sound environs at the site and were utilized for the calculation of day-average sound levels ( $L_{Ad}$ ), night-average sound levels ( $L_{An}$ ), and day-night average sound levels ( $L_{dn}$ , DNL) for each day of the measurement period per ANSI S12.9 Part 4. The quantities are defined such that the time between midnight and 7:00 a.m. and between 10:00 p.m. and midnight are considered night while the day period consists of time between 7:00 a.m. and 10:00 p.m.

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DNL is often used to evaluate community noise following American National Standards Institute (ANSI) standard—particularly the ANSI/ASA S12.9 series, which detail procedures for the measurement and assessment of environmental sound. Like  $L_{Aeq}$ , DNL is a time-average sound level measured over a twenty-four-hour period, but includes a 10 dB “penalty” applied to sound levels measured during night periods (between 10:00 p.m. and 7:00 a.m.) to account for increased sensitivity to sound at night.

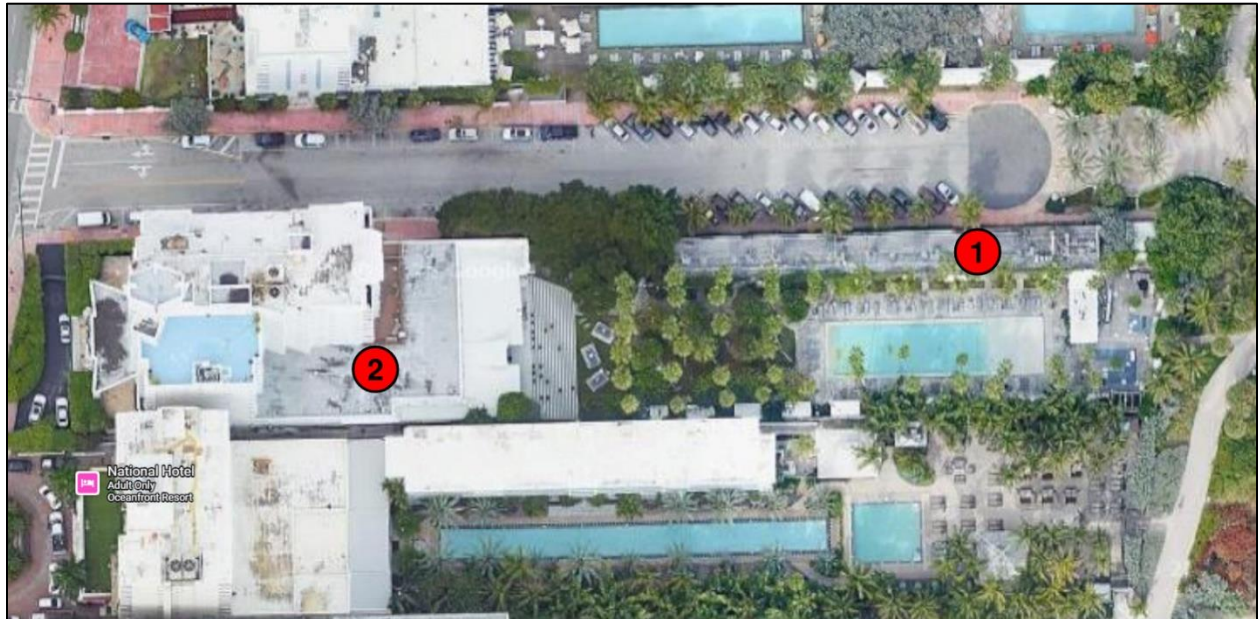


Figure 2. Measurement locations.

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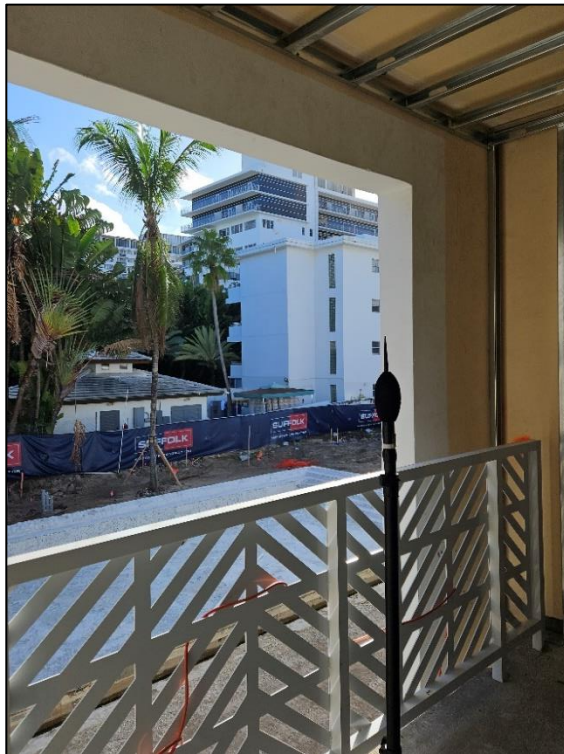


Figure 3. Measurement Location 1 (December 16, 2025)



Figure 4. Measurement Location 2 (December 19, 2025 to December 23, 2025)

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## Results

One-hour  $L_{Aeq}$  have been compiled with  $L_{Aeq}$ ,  $L_{Ad}$ ,  $L_{An}$ , and DNL calculated for each day of the measurement period in Table 2. One-hour  $L_{Aeq}$  and  $L_{Ceq}$  logged over the entire measurement period are plotted in Figure 4. Fifteen-minute sound levels are also plotted for each individual day of the measurement period in Figures 5 to 10.

Construction activities were occurring on the site every day of the measurement period,, and measurement data obtained during these periods (mostly during the “day” hours) should not be interpreted to be representative of conditions that could be expected following the opening and operation of the hotel. However, the “baseline” sound levels measured during night periods are most salient for the purposes of this study and are best represented by measured  $L_{A90}$ .  $L_{A90}$  were measured at or above roughly 60 dBA at all times. This is believed to be due to mechanical equipment operating nearby on the National Hotel property to the south. Sound levels at the property boundaries and at lower elevations would be less significant in the absence of the operation of mechanical equipment, and could be expected to be in the range of 50 to 55 dBA, as informed by prior experience documenting ambient sound level conditions throughout Miami Beach over several years. Similar or greater levels could be expected on the adjacent property.

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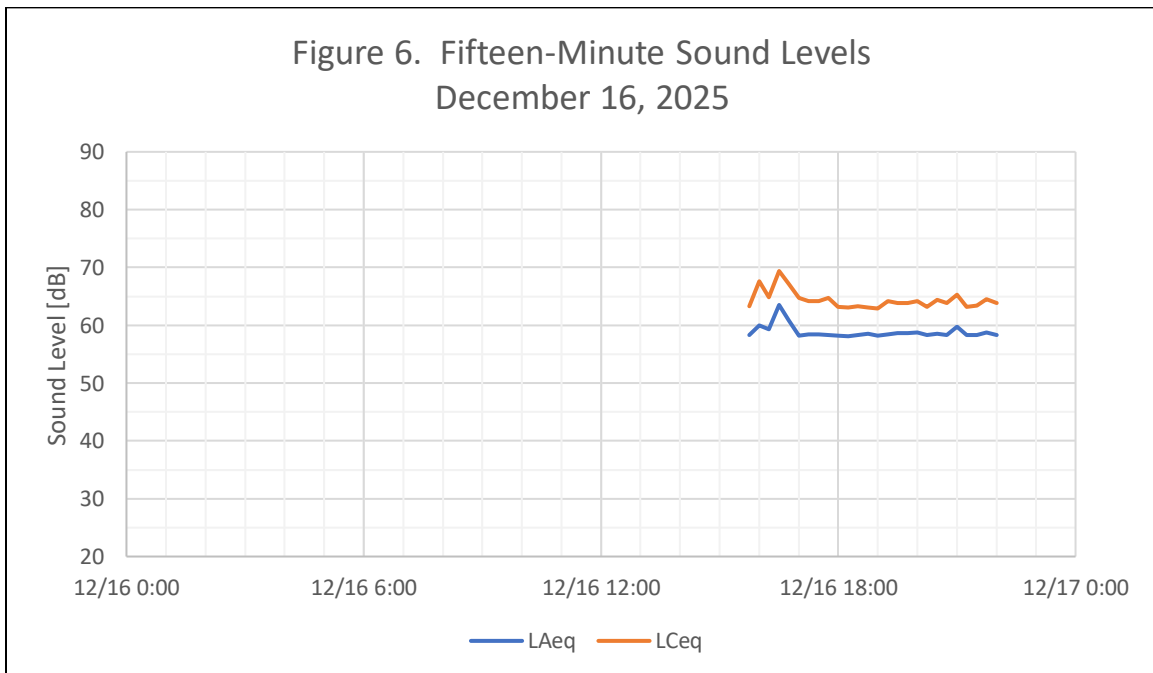
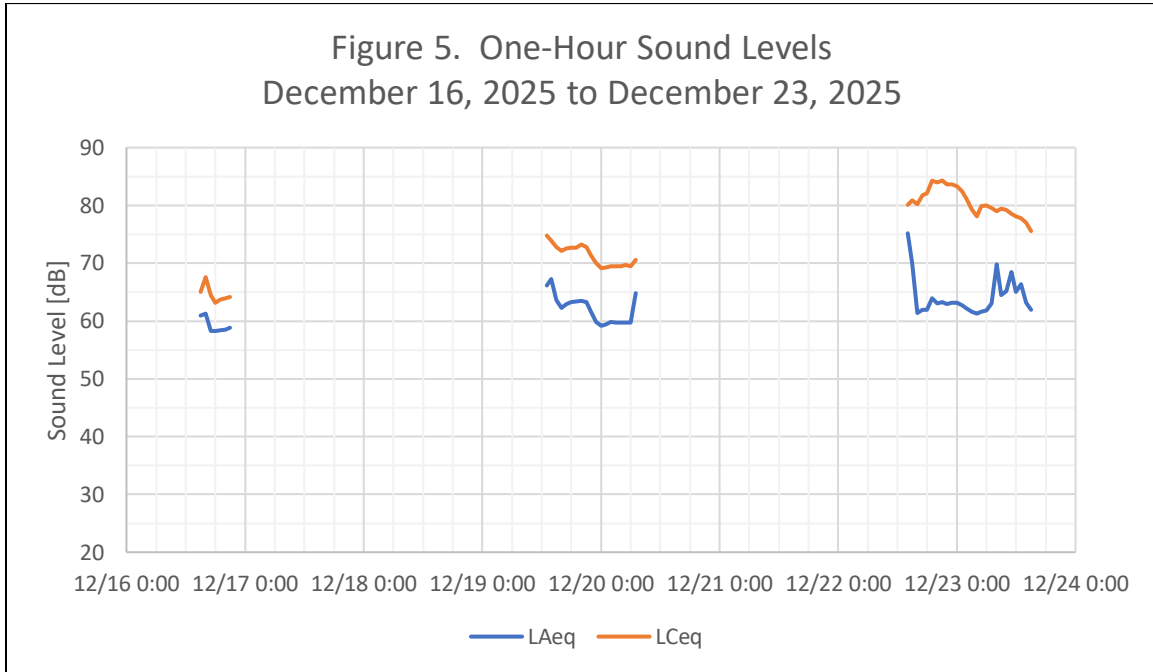
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<b>Table 2. One-Hour <math>L_{Aeq}</math>: December 16, 2025 – December 23, 2025</b>					
<b>Hour / Period</b>	<b>Tue</b>	<b>Fri</b>	<b>Sat</b>	<b>Mon</b>	<b>Tue</b>
	<b>16-Dec</b>	<b>19-Dec</b>	<b>20-Dec</b>	<b>22-Dec</b>	<b>23-Dec</b>
0000			59		63
0100			59		63
0200			60		62
0300			60		62
0400			60		61
0500			60		62
0600			60		62
0700			65		63
0800					70
0900					65
1000					65
1100					68
1200					65
1300		66			66
1400		67		75	63
1500	61	64		70	62
1600	61	62		61	
1700	58	63		62	
1800	58	63		62	
1900	58	63		64	
2000	58	63		63	
2100	59	63		63	
2200	0	62		63	
2300	0	60		63	
$L_{Aeq}$	59	64	61	68	65
$L_{Ad}$	59	64	65	68	66
$L_{An}$		61	60	63	62
DNL	59	66	69	70	70

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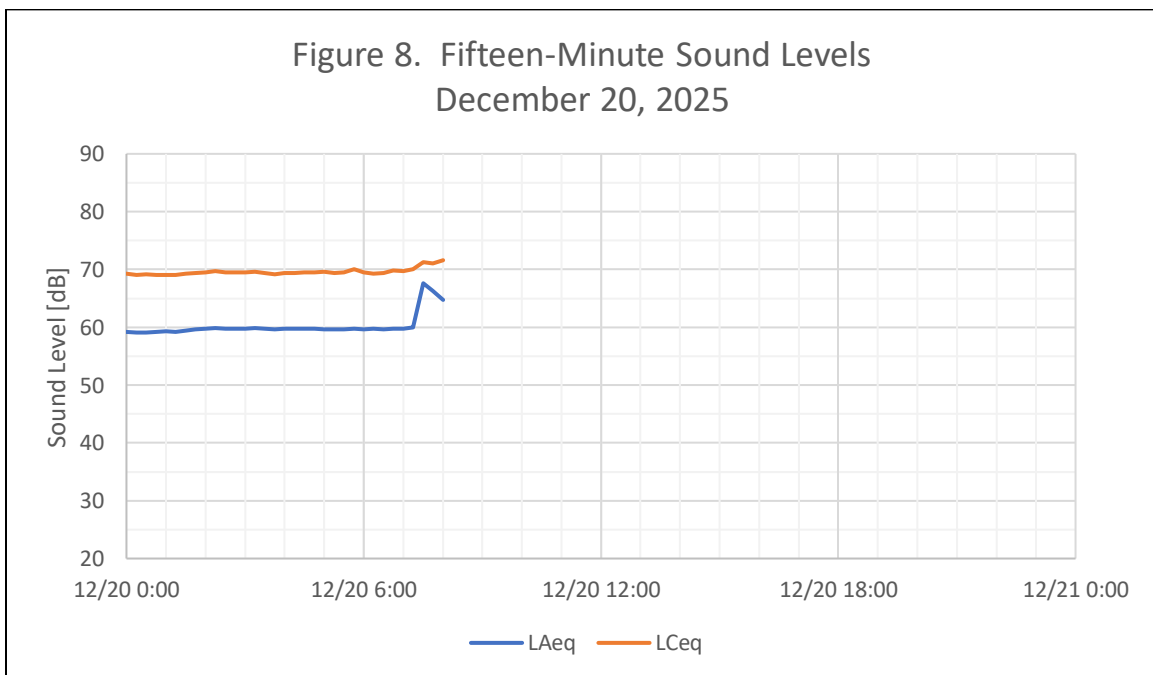
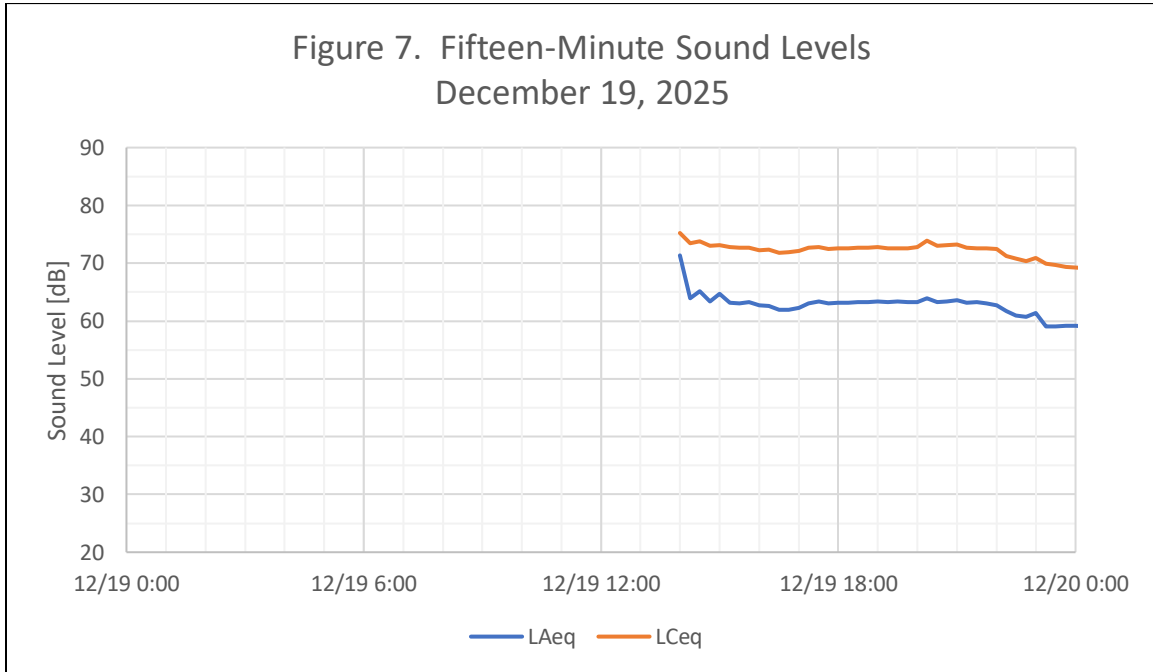
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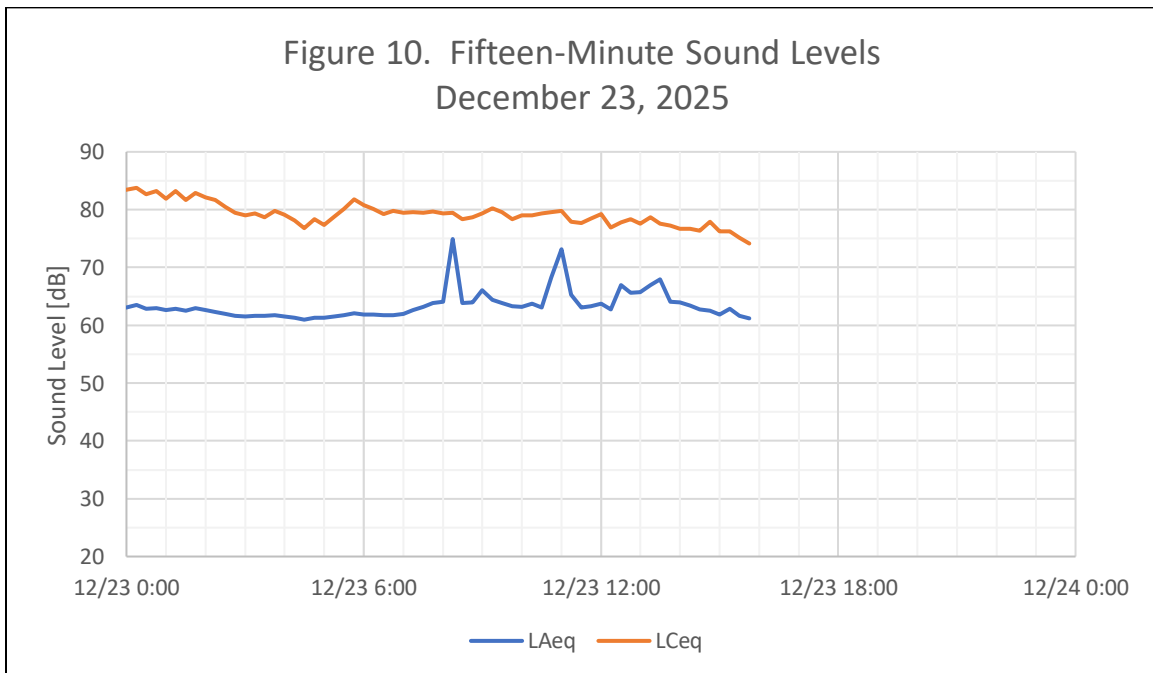
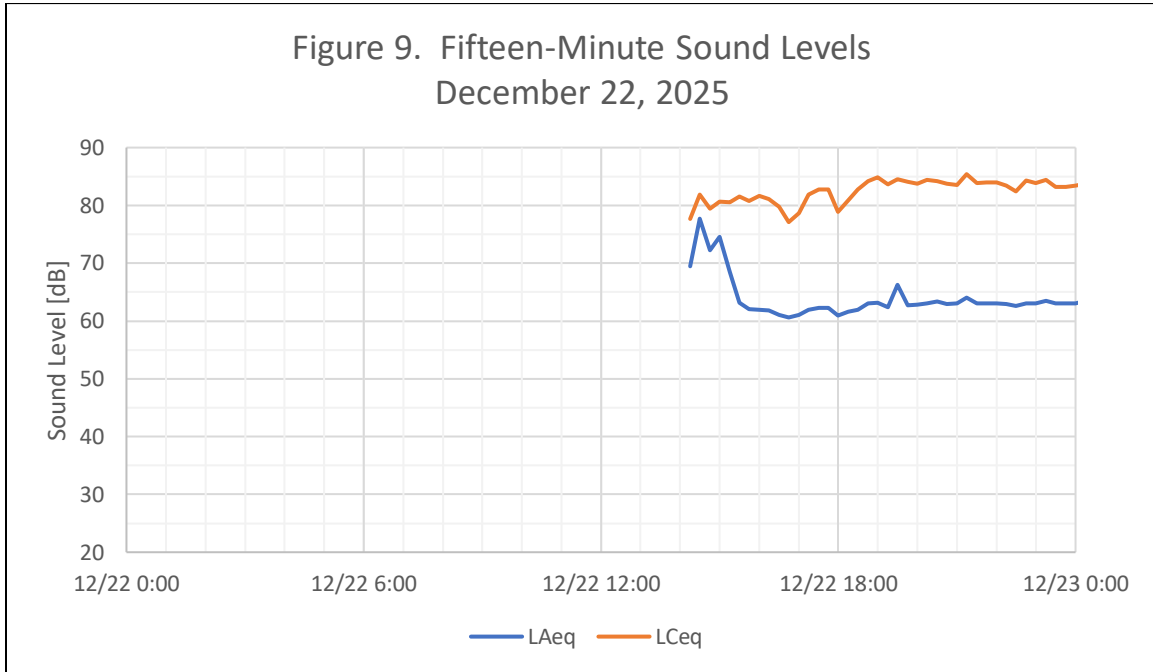
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