



**Peer Review of Sound Study for
1685 Collins Avenue
Delano Hotel
PB 25-0811**

Prepared for:

**Miami Beach Planning Department
1700 Convention Center Drive
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Prepared by:

A handwritten signature in black ink, appearing to read "Jesse J. Ehnert", written over a horizontal line.

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March 16, 2026

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1 Introduction

This report documents a peer review of an acoustic study conducted for the City of Miami Beach related to an application for a Conditional Use Permit (CUP) to allow entertainment across three areas of the renovated Delano Hotel. These venues are identified as Gigi Rigolatto, Mimi Kakushi, and the Rose Bar and Lounge. The reviewed report, prepared by Direct Sound, LLC (DS) and dated February 5, 2026, describes the project, summarizes results from a site noise survey, and provides general guidelines on audio system design.

2 Project Description

The existing property, located on the east side of Collins Avenue south of 17th Street, is to have three venues that will feature outdoor/open-air entertainment and/or indoor entertainment. These three venues are listed below, along with a brief discussion of the operation of each.

- Gig Rigollatto
 - Indoor dining with outside tiered terrace at ground level
 - Operating hours Sunday through Thursday 7 am to 11 pm and Friday through Saturday 7 am to 12 am
 - Requesting the CUP include potential to open until 2 am for special events although outdoor entertainment would be only ambient music after 12 am in such cases
 - Recorded, live, and DJ music
- Mimi Kakushi
 - Indoor and outdoor dining on fourth floor rooftop
 - Operating hours Sunday through Thursday 11 am to 11 pm and Friday through Saturday 11 am to 12 am
 - Requesting the CUP include potential to open until 2 am for special events although outdoor entertainment would be only ambient music after 12 am in such cases
 - Recorded, live (e.g., jazz ensembles), and DJ music
- The Rose Bar and Lounge
 - Indoor venue adjacent to lobby with 32 seats total
 - Operating hours 5 pm to 2 am
 - Background music and DJ programming

The hotel has no residential neighbors in the vicinity. The two potentially most impacted properties would likely be the National Hotel immediately to the south at 1677 Collins Avenue and the SLS South Beach Hotel to the north across 17th Street at 1701 Collins Avenue.

3 Discussion

The DS report presents results of a sound survey that was conducted in December 2025 at two locations on site-one near the north property line and one on the fourth floor

roof near the south property line. While we have no grounds for questioning the methodology employed or the results (which importantly reflect the impact of mechanical equipment at the National Hotel) the survey, alone, does not provide insight as to the potential impact on neighboring properties.

The report goes on to make general recommendations related to audio system design that we do not find issue with, generally.

1. Volume control accessibility only to management and designated engineering staff via a secure control panel or mobile application
2. Prohibition on entertainers using loudspeakers or system components other than what is permanently installed
3. Use of small to medium-sized distributed loudspeakers which are zoned
4. Incorporation of a digital signal processor that limits low-frequency and total sound
5. Execution of a site test to establish maximum allowable system settings to ensure acceptability at nearby noise-sensitive properties

Related to recommendation five above, we would recommend that locations be judiciously selected to measure and subjectively assess sound levels produced at the ground floor and fourth floor outdoor dining areas. It is likely that the most important of these areas is north-facing guestrooms at the National Hotel, which appear to be very close to the Mimi Kakushi venue. South-facing guestrooms at the SLS South Beach Hotel should also be included in such tests. Additionally, when such site tests are conducted, limits should be established in terms of both A-weighted (dBA) and C-weighted (dBC) decibels.

While the DS report states that the audio system design was reviewed and was found to comply qualitatively with the presented recommendations, it does not appear that any quantitative modeling was performed to establish the degree of potential noise impact on the neighboring properties. If such modeling was performed, it is not included in the report. As such, we cannot assess any claims related to potential impact on the two neighboring hotels. Note that any concerns on our part are confined to Gigi Rigollatto and Mimi Kakushi and not The Rose Bar and Lounge due to its entirely interior location.

4 Conclusions

In conclusion, while the DS report summarizes the results of a series of site noise measurements and also includes general and qualitative recommendations concerning sound system design for the three venues, it lacks any quantitative prediction or assessment of potential noise impacts upon either the National Hotel to the south or the SLS South Beach Hotel to the north. In particular, we are concerned about potential impacts on guestrooms along the north façade of the National Hotel due to their proximity to the Mimi Kakushi venue. Note that we do not anticipate issues with respect to The Rose Bar and Lounge due to its entirely interior location within the Delano. However, the lack of data that would be produced by numerical sound propagation predictions via modeling or other means renders us unable to assess any claims related to such noise impacts of the other two venues.