

Direct Sound, LLC

Acoustics and Noise Control

ACOUSTICAL REVIEW AND NOISE ATTENUATION PLAN

Date: March 26, 2026

To: Miami Beach Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139

From: Sam Shroyer
Principal

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

Re: **Noise Attenuation Plan – Peer Review Response**
Delano Miami Beach
1685 Collins Avenue
Miami Beach, FL 33139
DS 25105

This document has been prepared in response to the “Peer Review of Sound Study for 1685 Collins Avenue – Delano Hotel” document, submitted to the Miami Beach Planning Department by Arpeggio on March 16, 2026. The report documents a peer review of Direct Sound’s “Acoustical Review and Noise Attenuation Plan” submitted in conjunction with Beach Hotel Associates LLC’s application for a Conditional Use Permit for outdoor/open-air and indoor entertainment establishments. Direct Sound’s comments and responses are included on the following pages.

Please contact Direct Sound with any further questions or comments.

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DISCUSSION

Arpeggio appear to agree with Direct Sound’s sound survey methodology and recommendations related to audio system design. It should be noted that the implementation of such controls and design principles and adherence to preset limitations and output settings are critical for “(controlling noise) to meet the requirements of the noise ordinance,” which is the criteria for noise attenuation plans submitted in conjunction with conditional use permit applications, per Miami Beach Resiliency Code Section 7.5.5.4(b)(1)(G).

Noise ordinance criteria are included in Code of the City of Miami Beach, Florida Section 46-152(b). The section prohibits operation of amplification devices “in such manner as to be plainly audible at a distance of 100 feet from the building, structure, vessel, floating structure, or vehicle in which it is located” between 11:00 p.m. and 7:00 a.m. At all other times, “unreasonably loud, excessive, unnecessary or unusual noise” is prohibited. These subjective standards would presumably apply to sound generated at the Delano venues and observed on neighboring properties.

To further assess sound-related impacts of the venues on the neighboring properties, Direct Sound has utilized information provided by Sound Investment Design and Installation—particularly, “heat maps” (see Exhibit A) for each of the exterior areas of the entertainment venues on the property. The images illustrate sound fields produced by the audio systems at particular frequency bands. These graphics were utilized to devise a reference spectrum for sound generated by the system for use in propagation calculations, and sound pressure levels were adjusted to produce total sound pressure levels in the range of 75 to 85 dB during typical operations, as observed near the center of the venue. When A- and C-weighting adjustments were applied, the maximum sound levels were 78 dBA and 84 dBC.

The sound power levels required by individual loudspeakers for even distribution throughout the venue were estimated from their respective distances to the center of the venue, and treated as point sources to calculate theoretical sound levels along the south property boundary during the stated operating conditions. Ultimately, the calculated sound levels across all frequencies were roughly the same as in the center of the entertainment areas. Therefore, the target sound level output range can be reasonably inferred to be representative of the sound level at the property boundary.

The westernmost portion of National Hotel’s Cabana building guest rooms are directly adjacent to Mimi Kakushi. These rooms do not overlook the exterior area but are at a similar elevation, which appears to have a direct line-of-sight to the building’s top level only. The building’s north-facing façade, comprised mostly of concrete with only limited window areas—which are presumably located in the restroom spaces of the units—will likely provide attenuation between 20 and 30 dB, resulting in interior sound levels between 45 and 65 dB.

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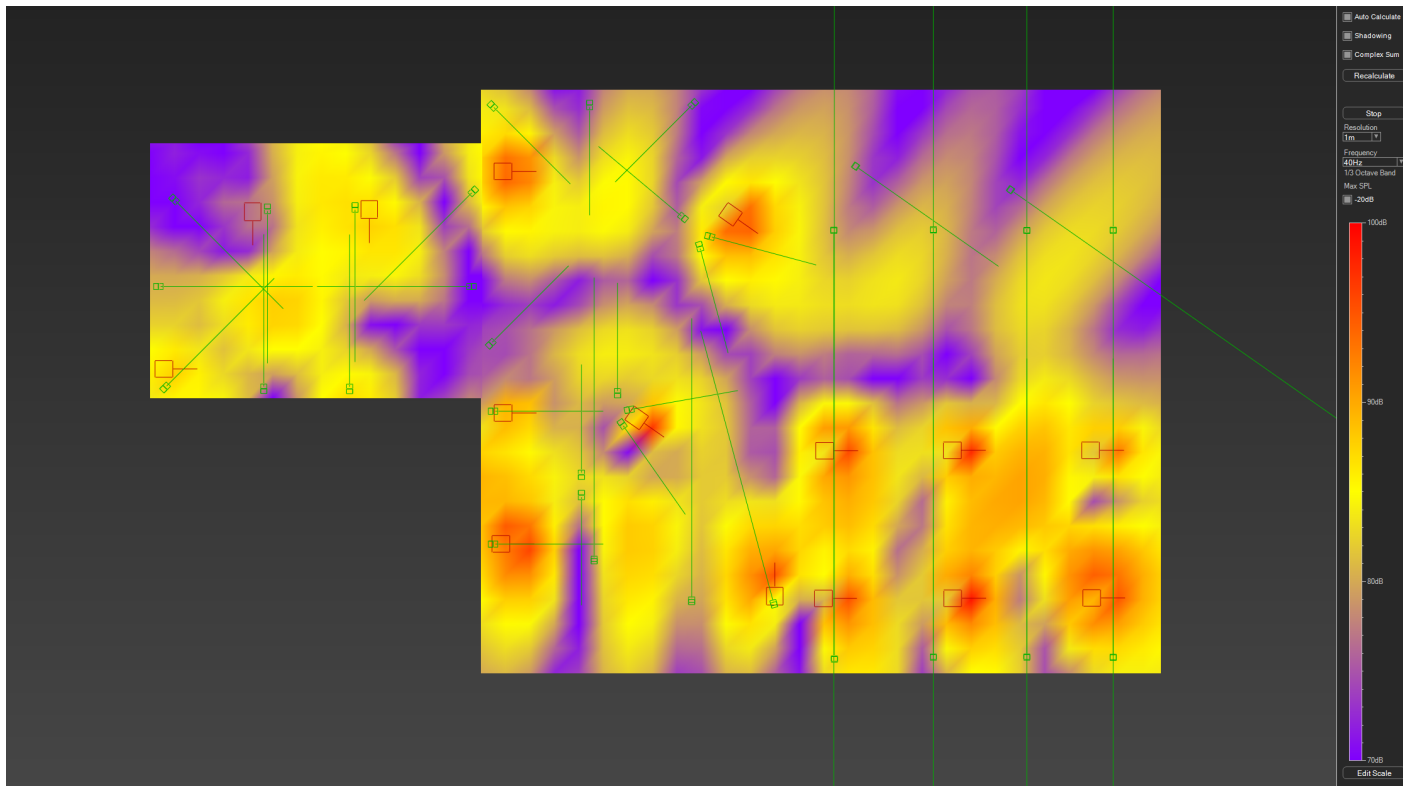
The operation of mechanical equipment on the National Hotel property—measured to be consistently at or above 60 dBA and 70 dBC near the property boundary—would be expected to produce similar, if not greater levels near the northernmost guest rooms, which may “mask” sound generated at the Delano and increase the “noise floor,” thereby lessening the potential impact of the Delano’s sound. Additionally, the Delano also has guest rooms overlooking this area that are likely to be as impacted, if not more, than those at the National Hotel. Therefore, establishing and maintaining limitations such that guests on the property are not negatively affected should yield similar results at the National Hotel.

As the path of propagation from Delano’s exterior areas to guest rooms at SLS South Beach is approximately 140 ft and shielded by Delano building structures near the north property boundary, SLS South Beach guest rooms will not be negatively impacted by exterior operations. Nevertheless, Direct Sound agrees that subjective assessments of sound produced in the outdoor dining areas should be performed in the National Hotel Cabanas and south-facing guest rooms at SLS South Beach Hotel.

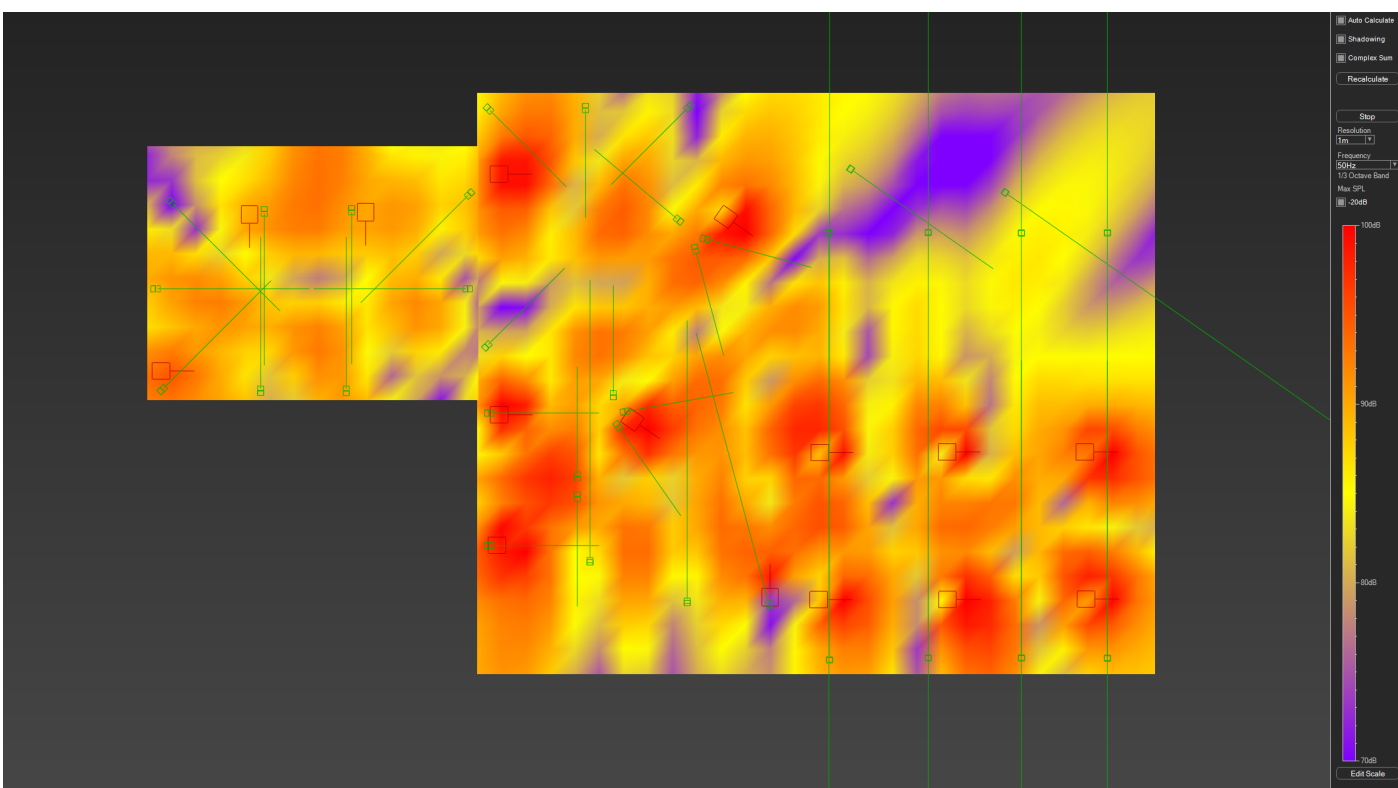
Exhibit A

Delano Hotel Miami - Restaurant & Terrace Heat Map

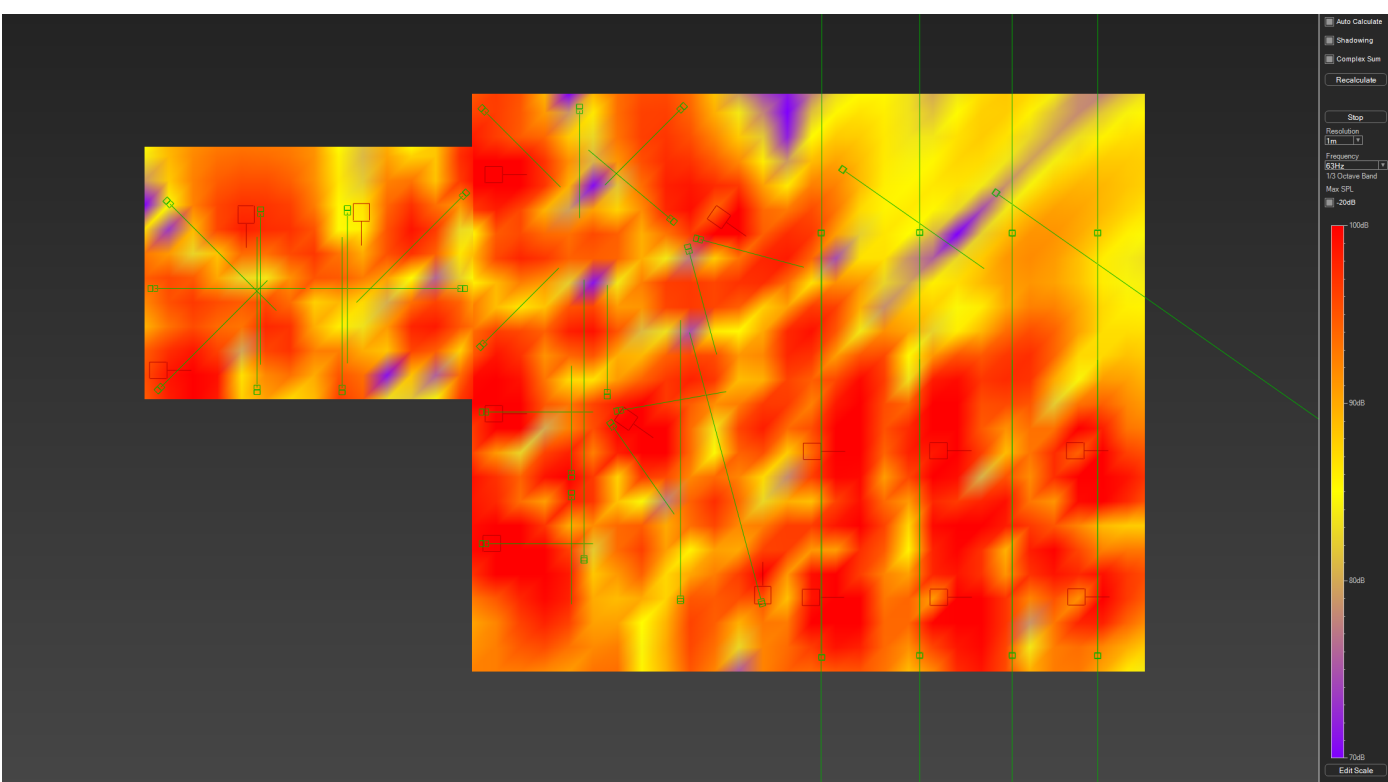
Delano Restaurant & Terrace - 43Hz



Delano Restaurant & Terrace - 50Hz

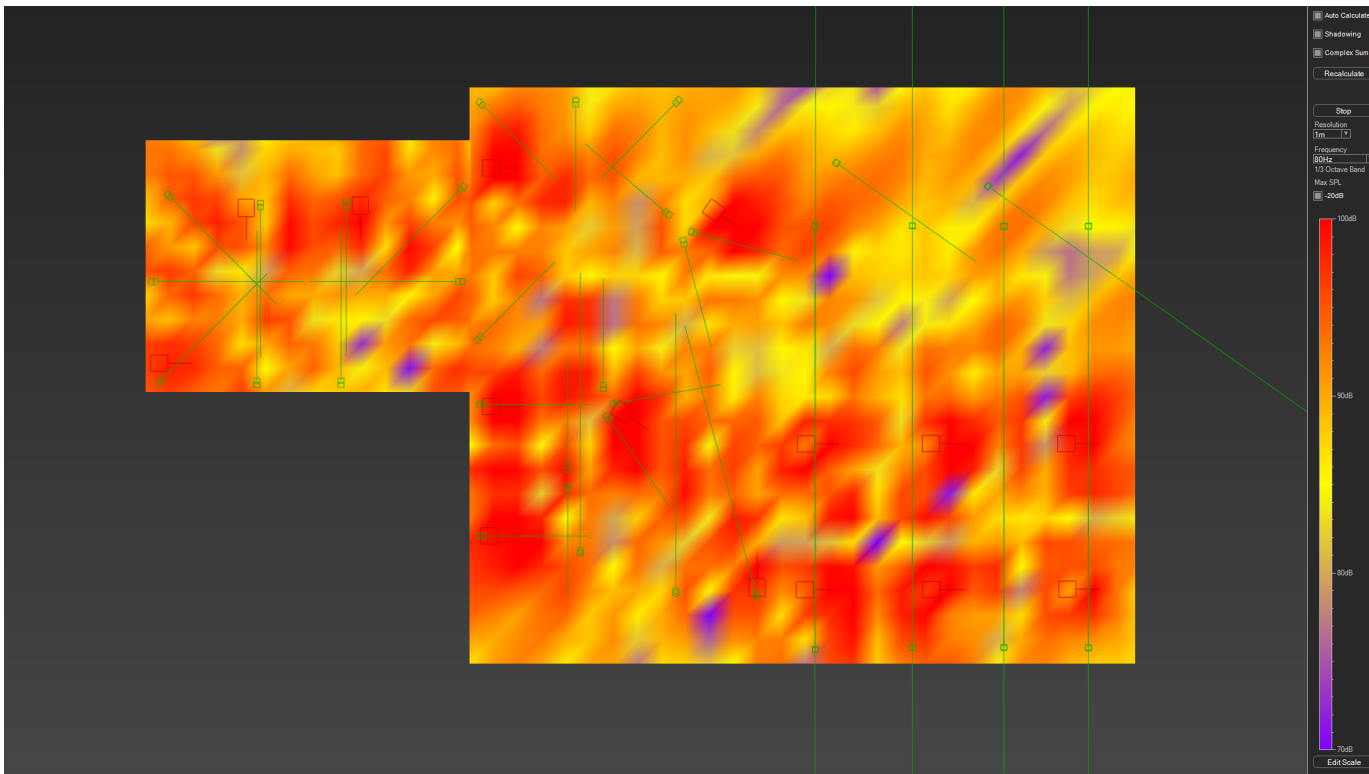


Delano Restaurant & Terrace - 63Hz

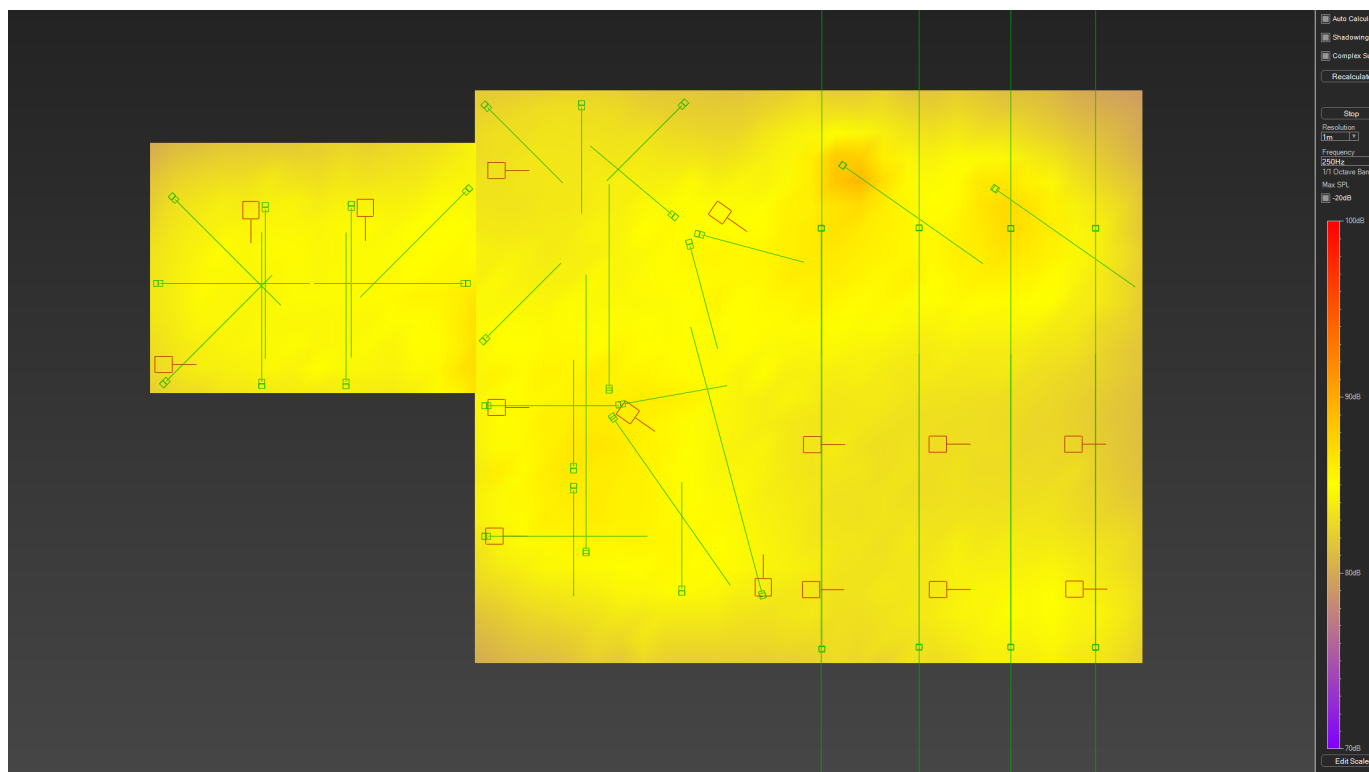


Delano Hotel Miami - Restaurant & Terrace Heat Map

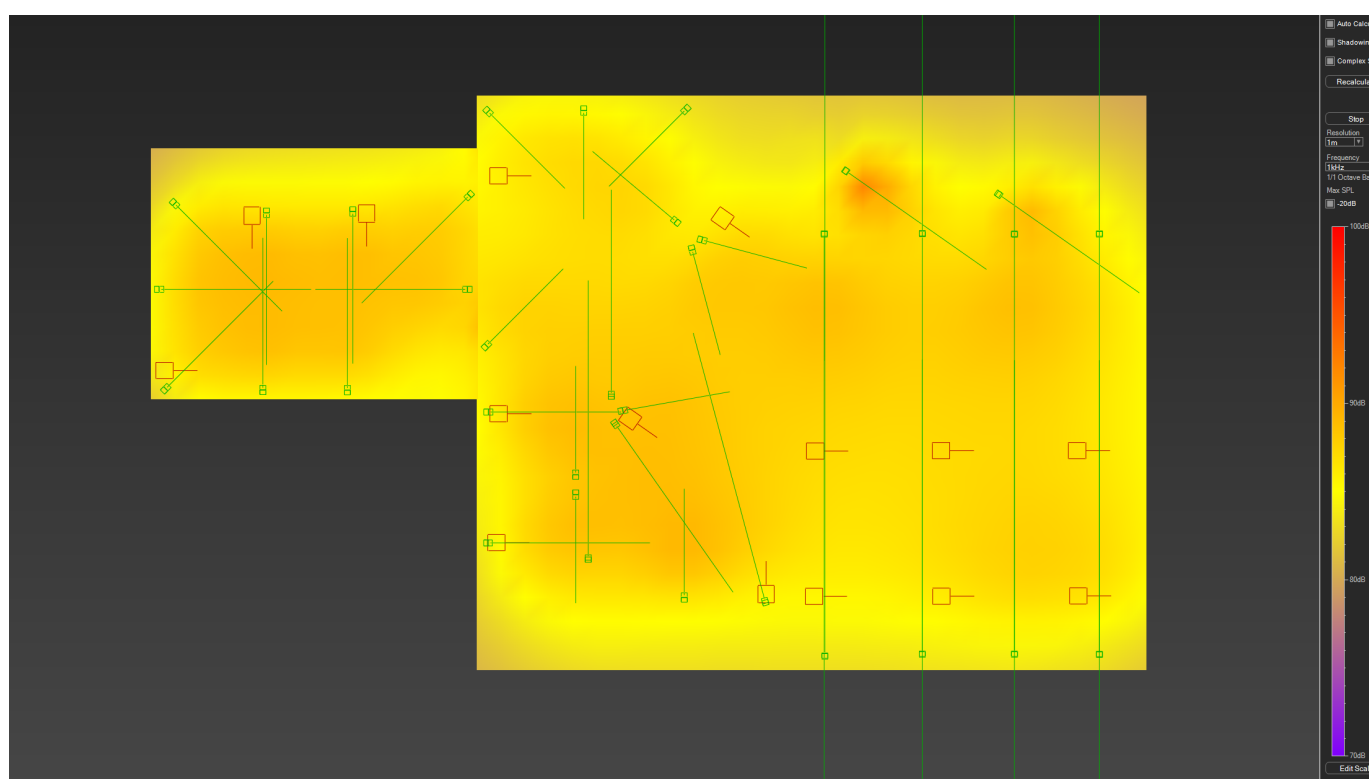
Delano Restaurant & Terrace - 80Hz



Delano Restaurant & Terrace - 250Hz

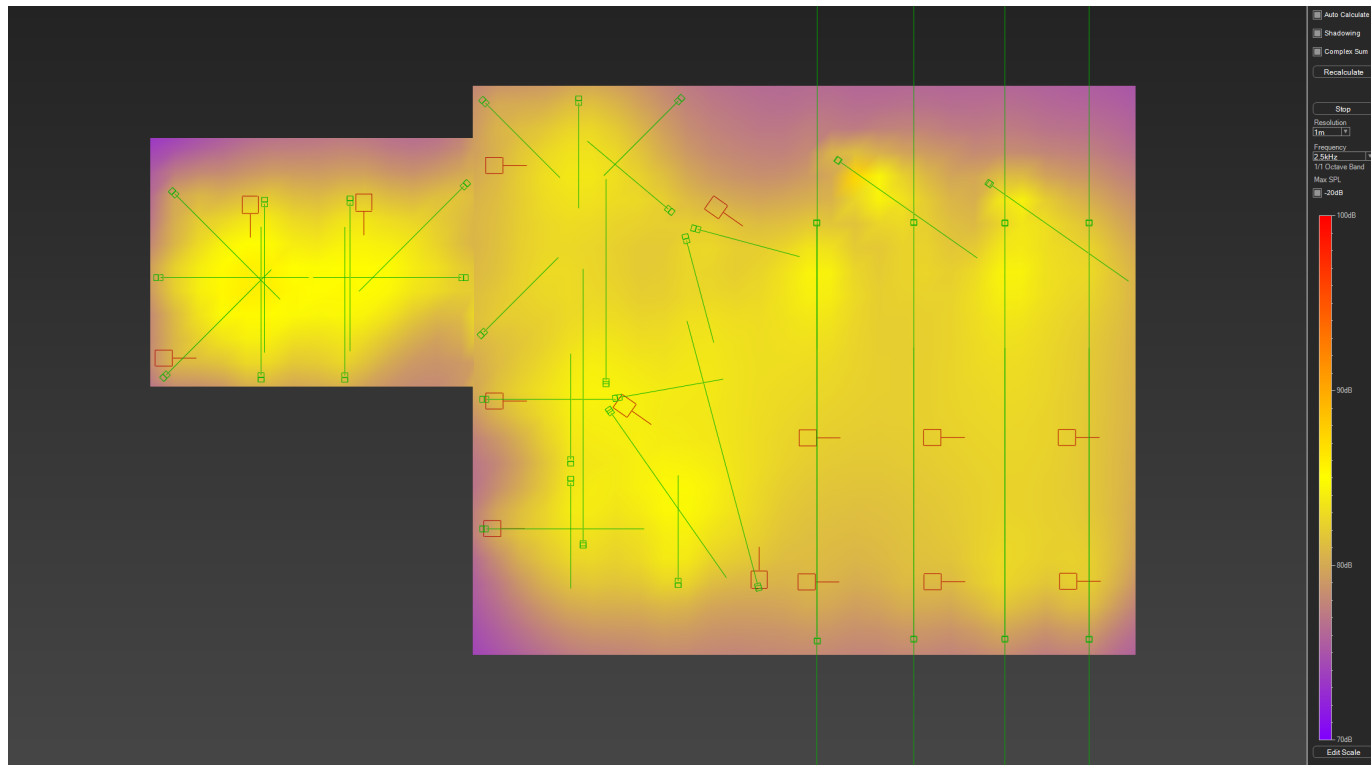


Delano Restaurant & Terrace - 1kHz

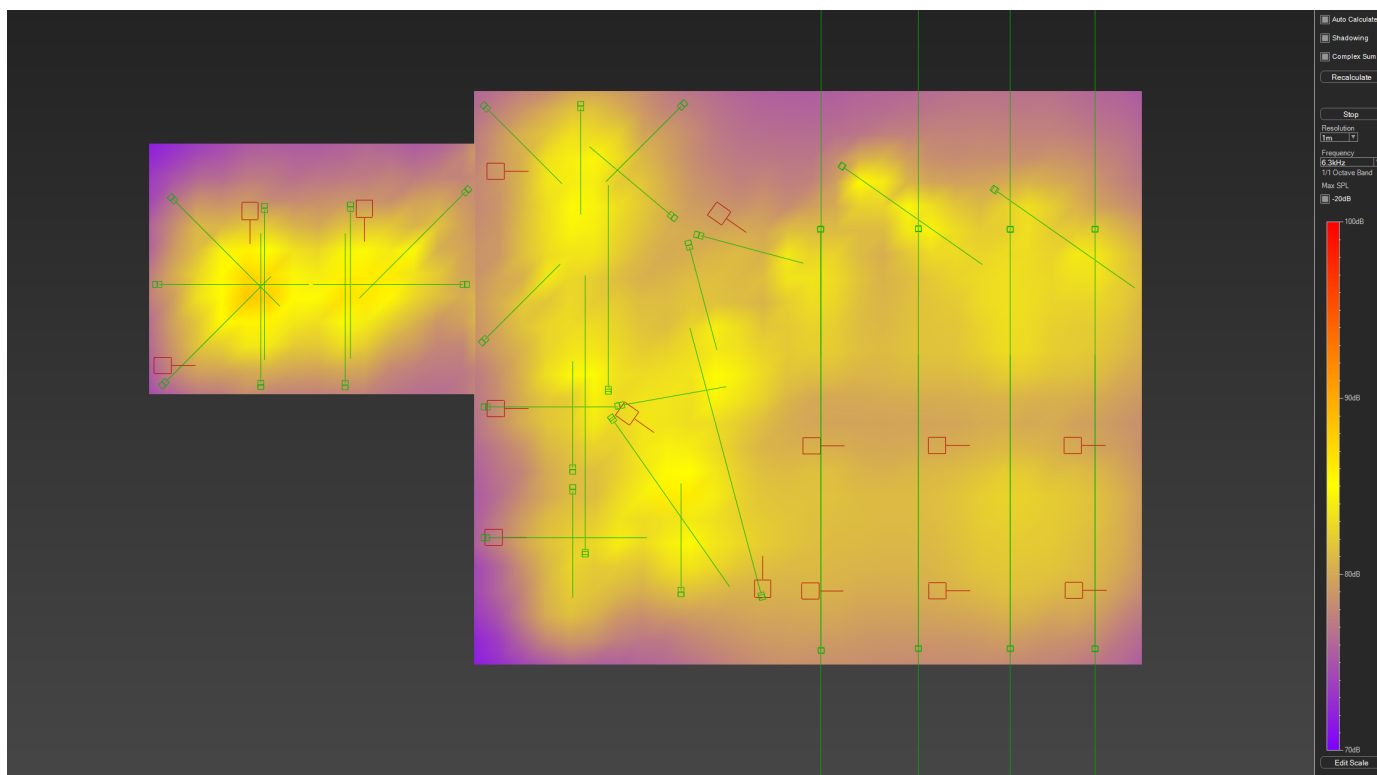


Delano Hotel Miami - Restaurant & Terrace Heat Map

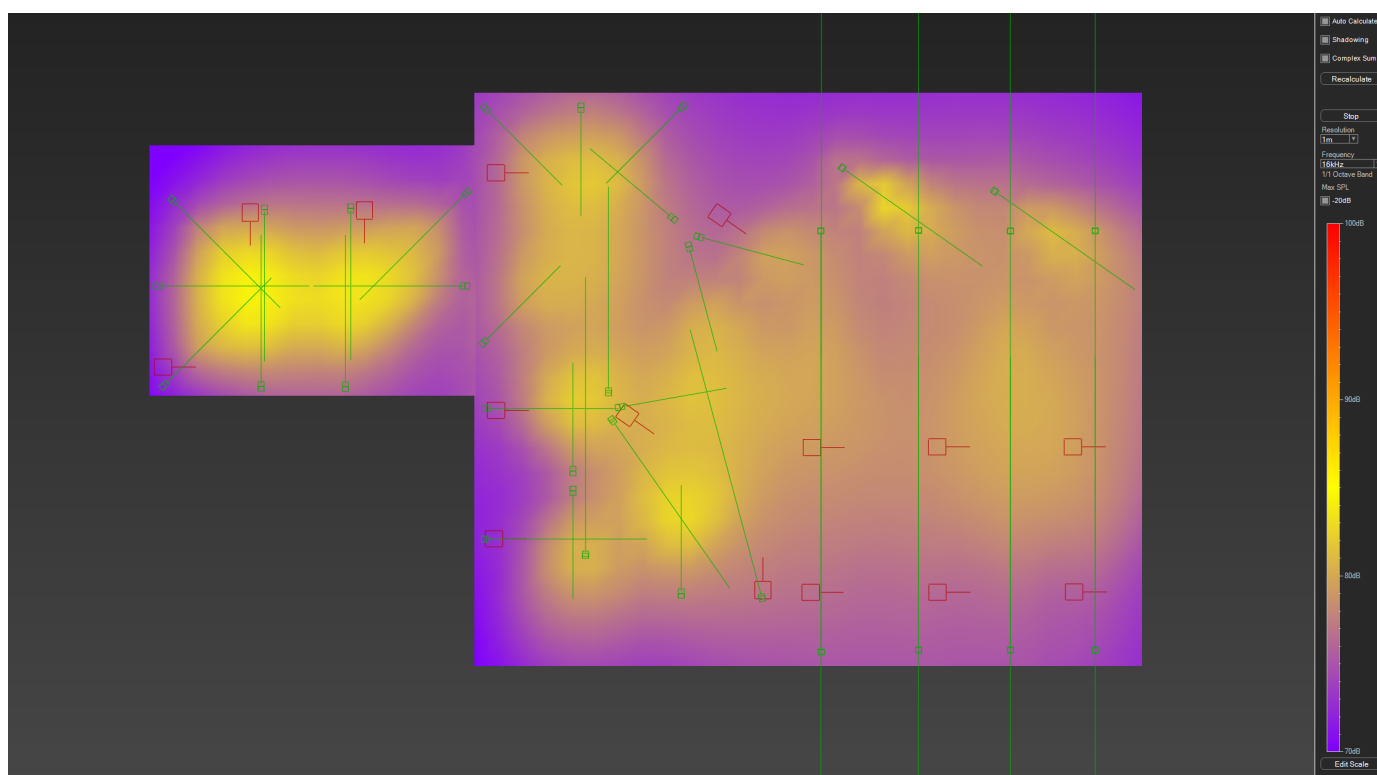
Delano Restaurant & Terrace - 2.5kHz



Delano Restaurant & Terrace - 6.3kHz

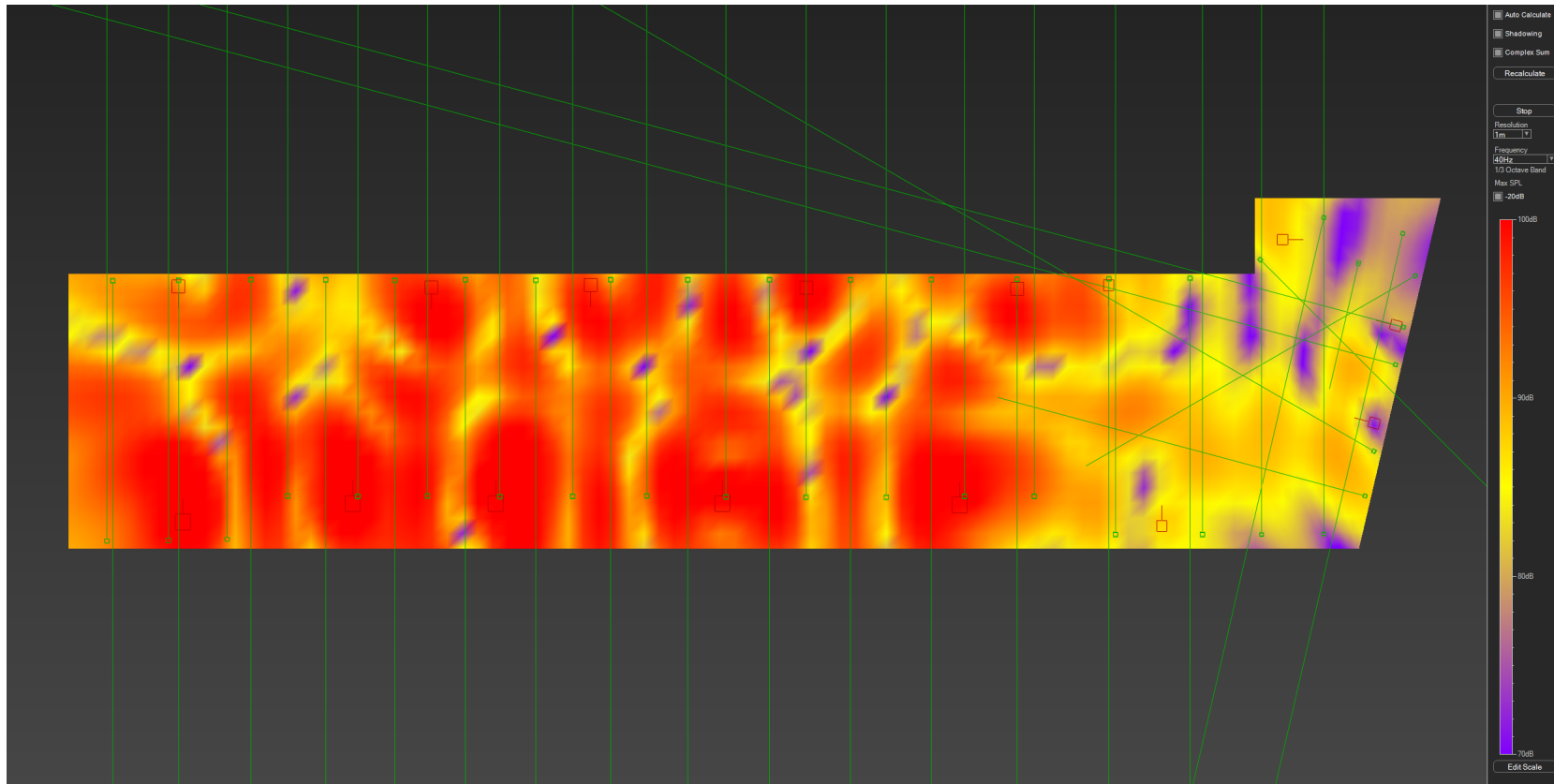


Delano Restaurant & Terrace - 16kHz

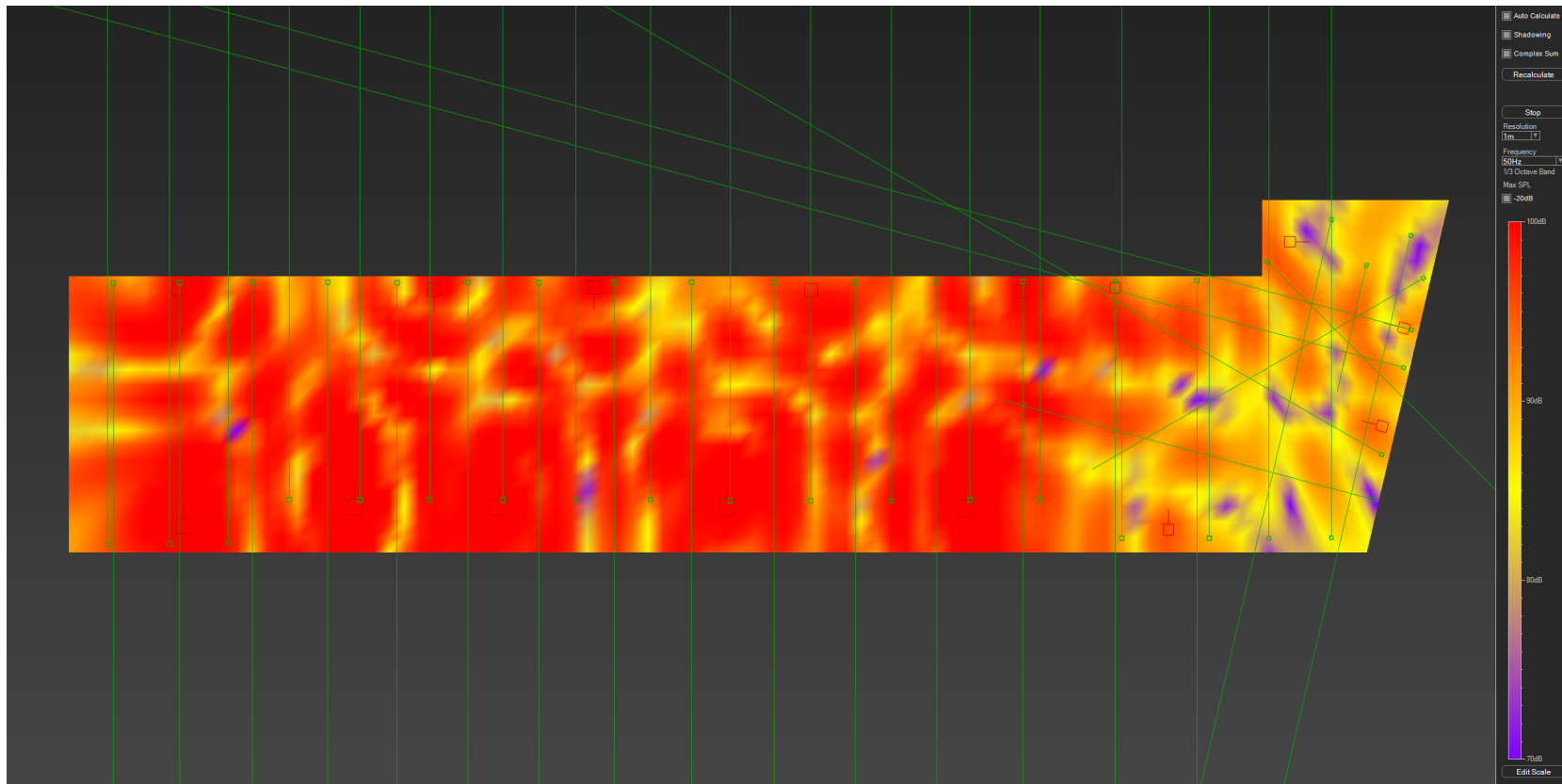


Delano Hotel Miami - Beachclub Heat Map

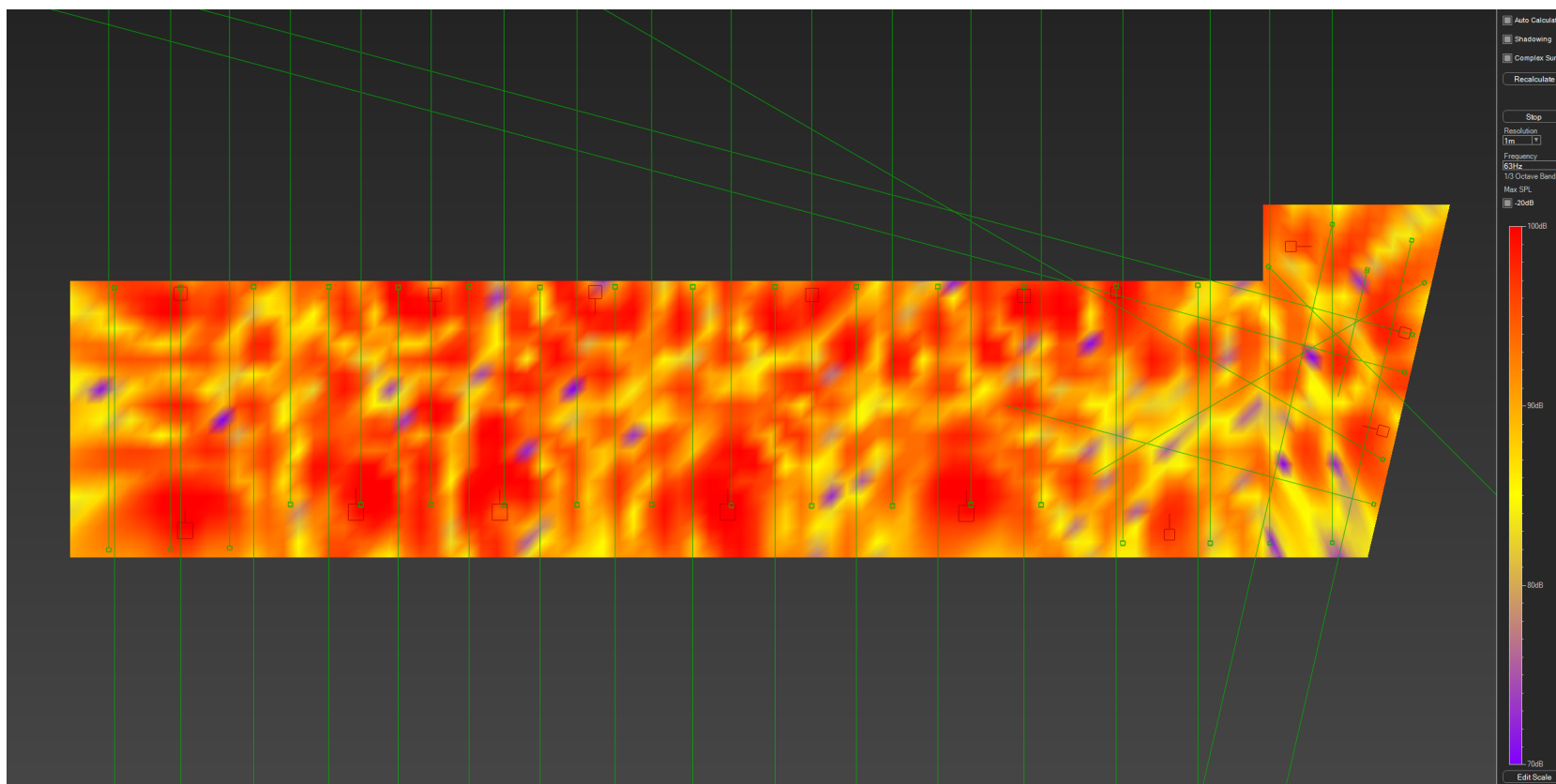
Delano Beachclub - 40Hz



Delano Beachclub - 50Hz

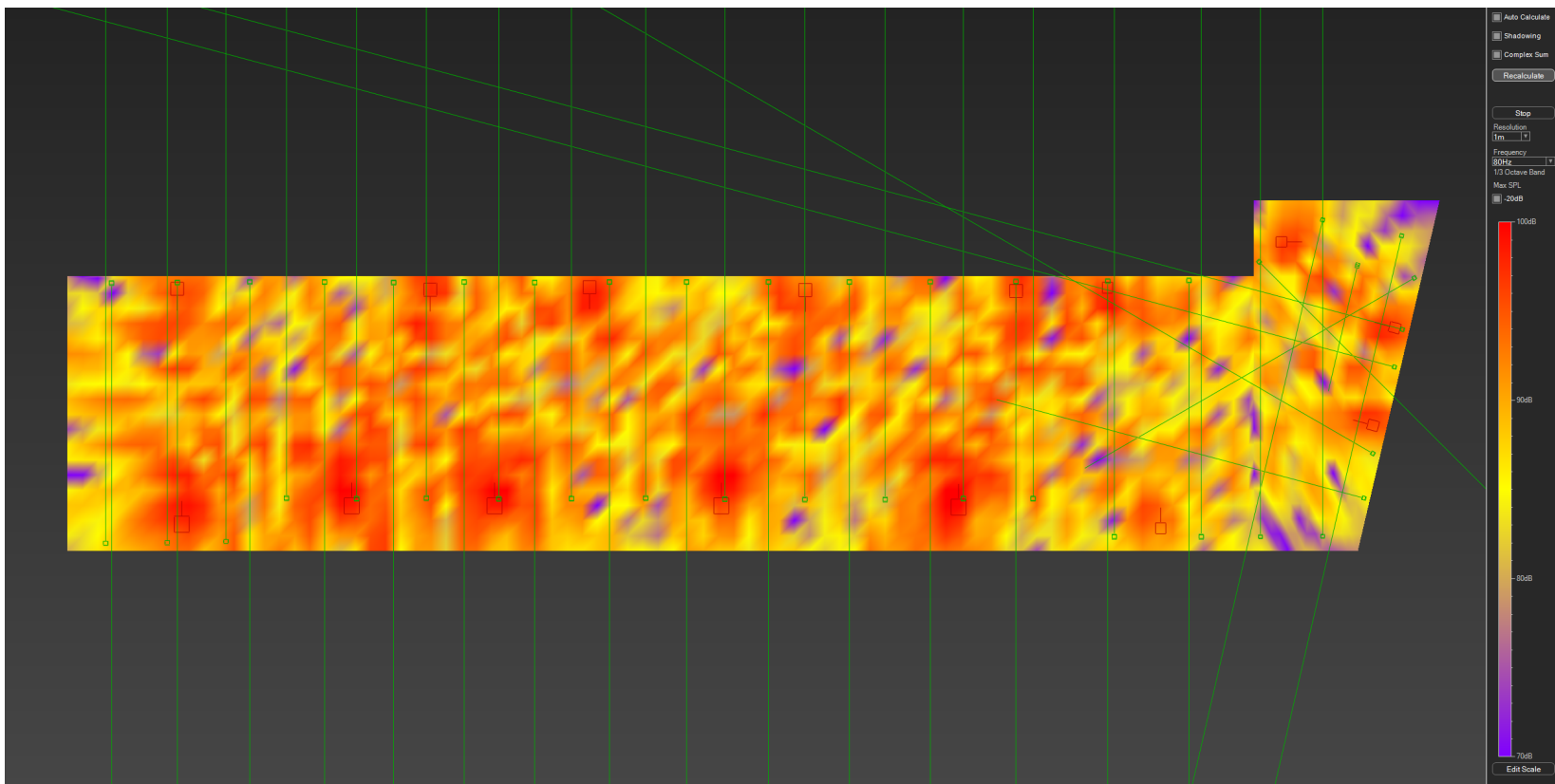


Delano Beachclub - 63Hz

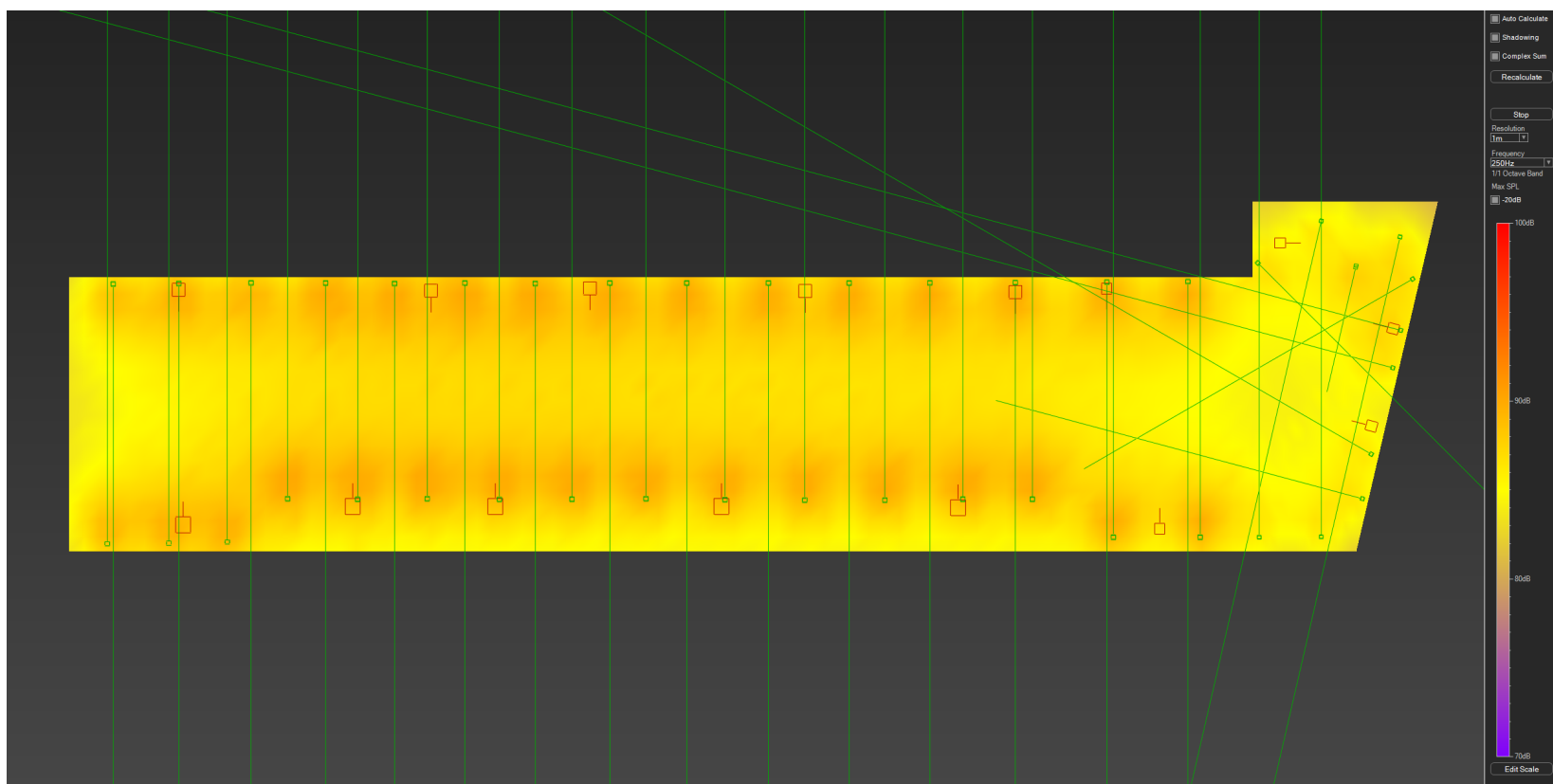


Delano Hotel Miami - Beachclub Heat Map

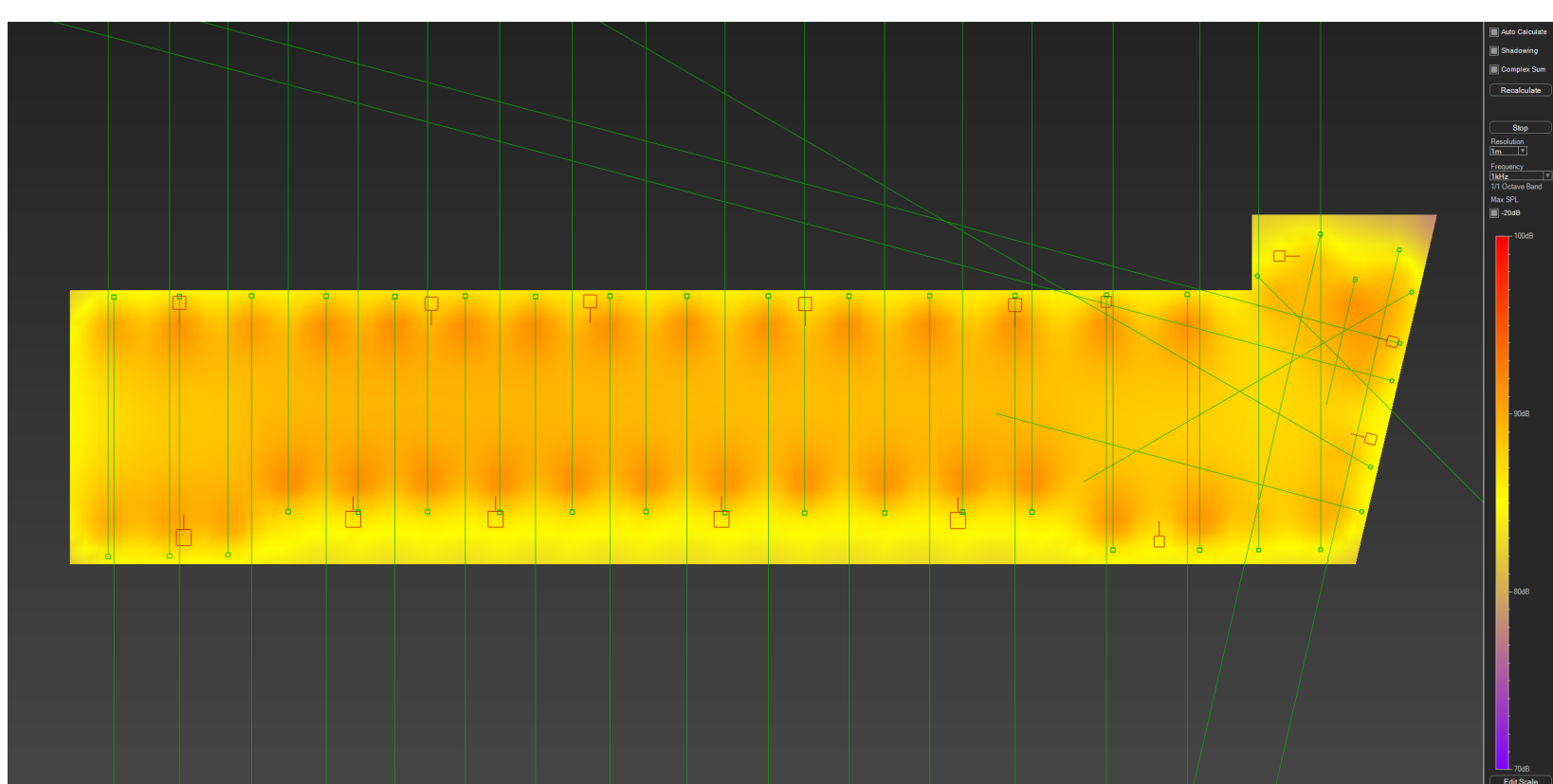
Delano Beachclub - 80Hz



Delano Beachclub - 250Hz

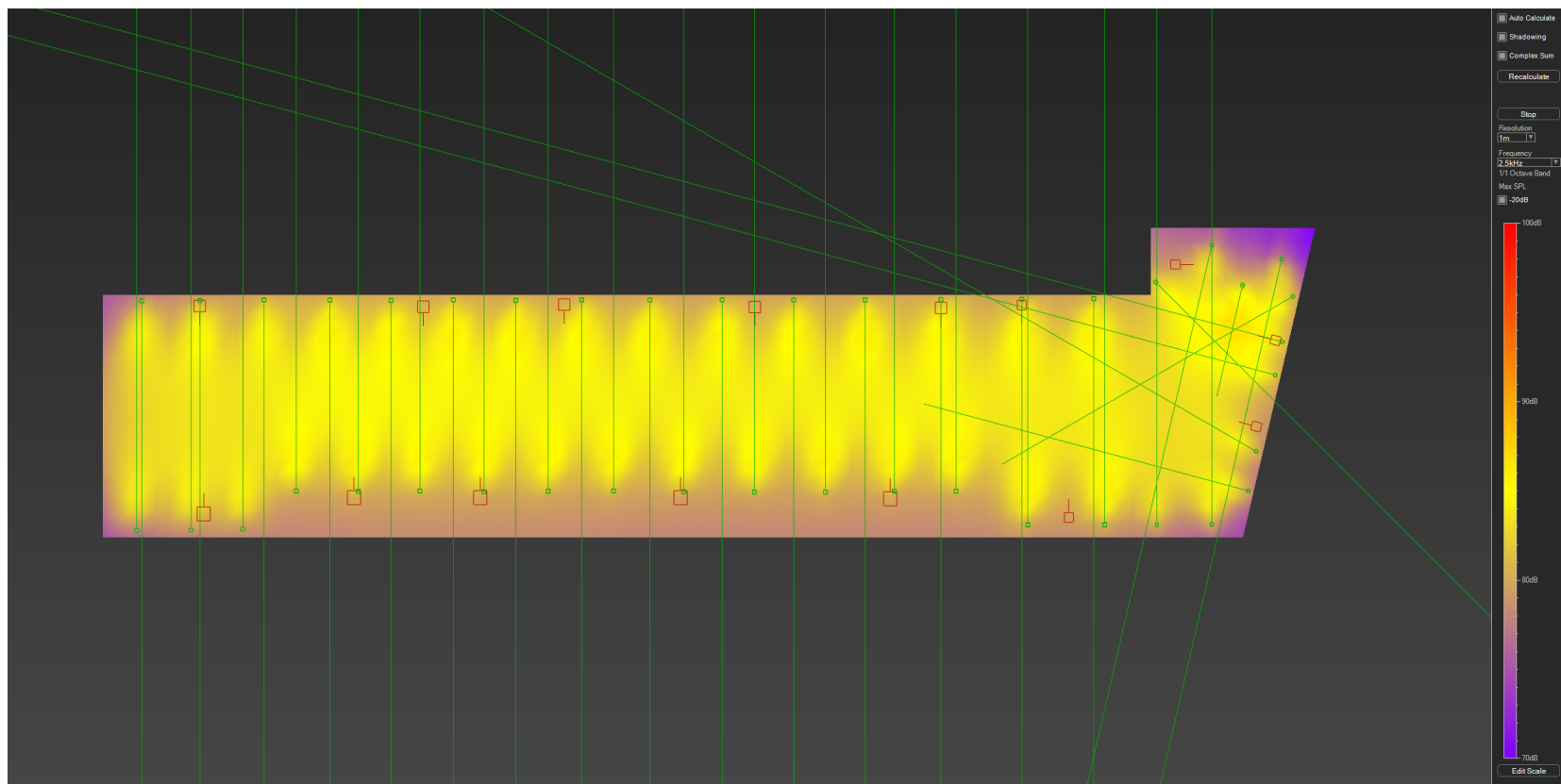


Delano Beachclub - 1kHz

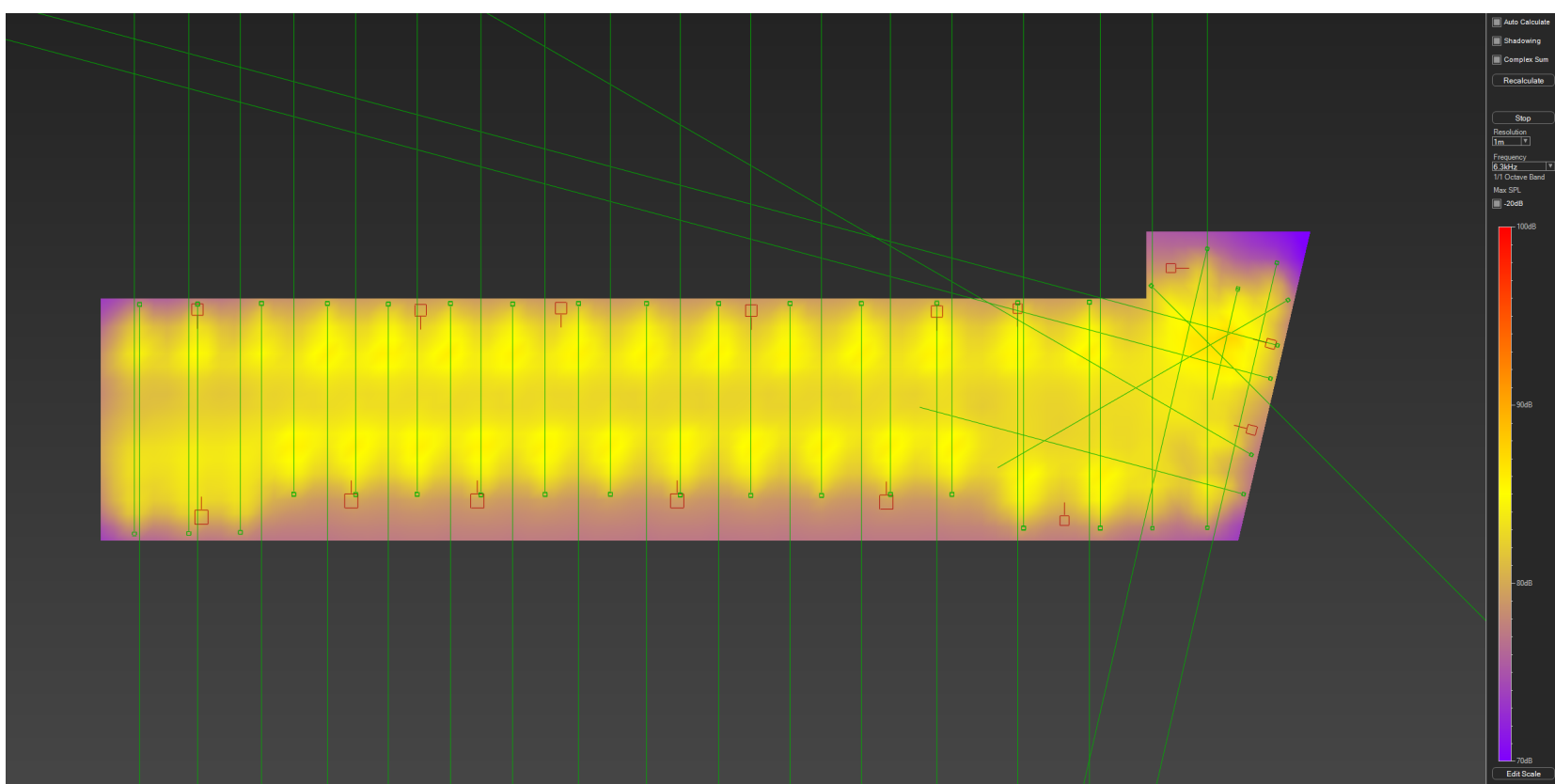


Delano Hotel Miami - Beachclub Heat Map

Delano Beachclub - 2.5kHz



Delano Beachclub - 6.3kHz



Delano Beachclub - 16kHz

