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## **VIA E-MAIL SUBMISSION (IN LIEU OF CSS)**

July 25, 2022

Rogelio Madan, Chief of Community Planning &  
Sustainability  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

RE: **Cover Letter to Traffic Letter** – PB22-0545 – Traffic  
Department Acceptance of Traffic Letter in Lieu of Full  
Traffic Study for Proposed Neighborhood Impact  
Establishment located at 1057 Washington Avenue

Dear Mr. Madan:

This law firm represents Two by Two, Inc dba Twist (the "Applicant") the tenant of the property located at 1057 Washington Avenue within the City of Miami Beach ("the Property"). The Applicant is applying for a Conditional Use Permit ("CUP") to allow operation of a Neighborhood Impact Establishment on the above-captioned Property in connection with an existing gay bar and nightclub concept that incorporates music and entertainment in a unique and welcoming atmosphere. Please accept this cover letter in conjunction with the attached traffic letter prepared by Luis Alfredo Cely of Alfka, LLC (the "Traffic Engineer"). See Exhibit A, Traffic Letter. This cover letter provides an explanation for the Traffic Department's acceptance of the attached traffic letter in lieu of a full traffic study.

Description of the Property. The Property, or Twist, is located along Washington Avenue between 10 Street and 11 Street in the City of Miami Beach (the "City"). The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-3234-008-1290. Twist is a gay bar and nightclub that has been at the center of the gay community in Miami Beach for almost three decades. Twist has been a unique and special place for local residents as

well as domestic and international tourists. The building is approximately 3,900 square feet in size and features interior bar areas, 3 dance floors, and an enclosed outdoor area that is not accessible to any adjacent right-of-way.

Traffic Study Requirement. Pursuant to Section 142-1362 of the City Code of Ordinances, in reviewing an application for a neighborhood impact establishment, the planning board must apply supplemental review guidelines criteria. Among the list of criteria, there is a "traffic circulation analysis and plan which details the *impact of projected traffic* on the immediate neighborhood and how this impact is to be mitigated." The Applicant has met with the City Traffic Department to determine the applicability of this code provision to Twist with regard to its CUP application.

Application to Twist. In summary, the Applicant and Traffic Department mutually agreed that a full traffic study will not be necessary for the Applicant's CUP application. Twist is a legally nonconforming existing use which has operated for several decades and the purpose for the CUP application is to allow Twist to become conforming. Moreover, the CUP application is not proposing any new modifications to the establishment, other than the expansion of seating from 80 seats to 86 seats. Twist will continue to exist as is and the occupancy load will also remain the same, pursuant to the Applicant's Business Tax Receipt (BTR). See Exhibit B, BTR. Additionally, during its continued operations, Twist has not provided any internal parking or valet stand. Thus, there is no "impact of projected traffic" when considering these facts, and ultimately, a full traffic study will not be necessary since there are no new additional trips being generated.

Conclusion. Overall, the Applicant's CUP application will not require a full traffic study analysis and the Traffic Department has agreed to instead accept a brief traffic study prepared by Alfka LLC. Accordingly, we look forward to your favorable review of the application. If you have any questions or comments in the interim, you may reach me at 305-377-6236.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Larkin", with a stylized, wavy line for the surname.

Michael Larkin

cc: Joel Stedman  
Shakeyla Flores, Esq.

06/28/2022

Mr. Joel Stedman  
President  
Two by Two, Inc.  
1057 Washington Avenue  
Miami Beach, FL 33139

RE: Traffic Impact Letter for Conditional Use Permit for Twist

Dear Mr. Joel,

The Twist establishment located at 1057 Washington Avenue in the City of Miami Beach Florida functions as a Restaurant/Bar with 80 seats and a Dance Hall with a maximum capacity of 557 occupants as noted in the latest Business Tax Receipt with an area of 3,900 sq.ft.. In support of a Conditional Use Permit to allow for the operation of a Neighborhood Impact Establishment to continue operations up to 5AM an analysis of vehicular trip generation has been completed as summarized in the table below.

ITE Code	Description	Sq. Ft.	Peak Hour Trips	Multimodal Reduction Factor	Adj. Peak Hour Trips	Entry Trips	Exit Trips
975	Drinking Place	3,900	61	20%	49	34	15

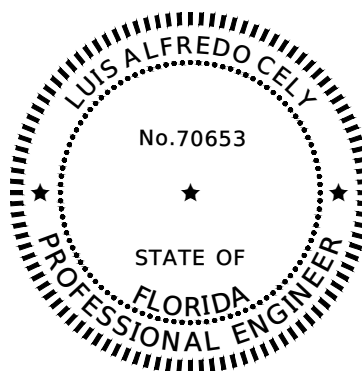
Since the establishment has been in operation for several years, it is not anticipated that the extension of operations up to 5AM will impact current traffic operations.

Please feel free to contact our office if there are any questions regarding our review of the vehicular trip generation for Twist.

Sincerely,



Luis Alfredo Cely, PE  
Senior Engineer



THIS ITEM HAS BEEN DIGITALLY  
SIGNED AND SEALED BY  
**Luis Alfredo Cely**

SignNow e-signature ID: 73608ecb60...  
06/28/2022 18:25:32 UTC

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE  
NOT CONSIDERED SIGNED AND SEALED  
AND THE SIGNATURE MUST BE VERIFIED  
ON ANY ELECTRONIC COPIES

ALFKA, LLC  
100 SOUTH ASHLEY DRIVE, SUITE 600.  
TAMPA, FL 33602  
LUIS ALFREDO CELY, P.E. NO. 70653

- Encl.: (1) Copy of Recent Business Tax Receipt  
(2) Copy of Floor Plan  
(3) Copy of Institute of Transportation Engineers Trip Generation Data

**CITY OF MIAMI BEACH**  
**CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: TWIST C/O GALE AVIATION SERVICES INC  
DBA: TWIST  
IN CARE OF: S DAN BUONOCORE  
ADDRESS: 8707 Nw 19 St  
PEMBROKE PINES, FL 33024

LICENSE NUMBER: RL-93181537  
Beginning: 10/01/2022  
Expires: 09/30/2023  
Parcel No: 0232340081290

TRADE ADDRESS: 1057 Washington Ave

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to opening of the new location.

Additional Information

Storage Locations

Code	Business Type
95016400	RESTAURANT / BARS
03005825	NIGHT CLUB LOAD FEE
95000701	ALCOHOL BEV. (NO LATER THAN 5AM)
95005805	DANCE HALL/ENTERT. W/ALCOHOL

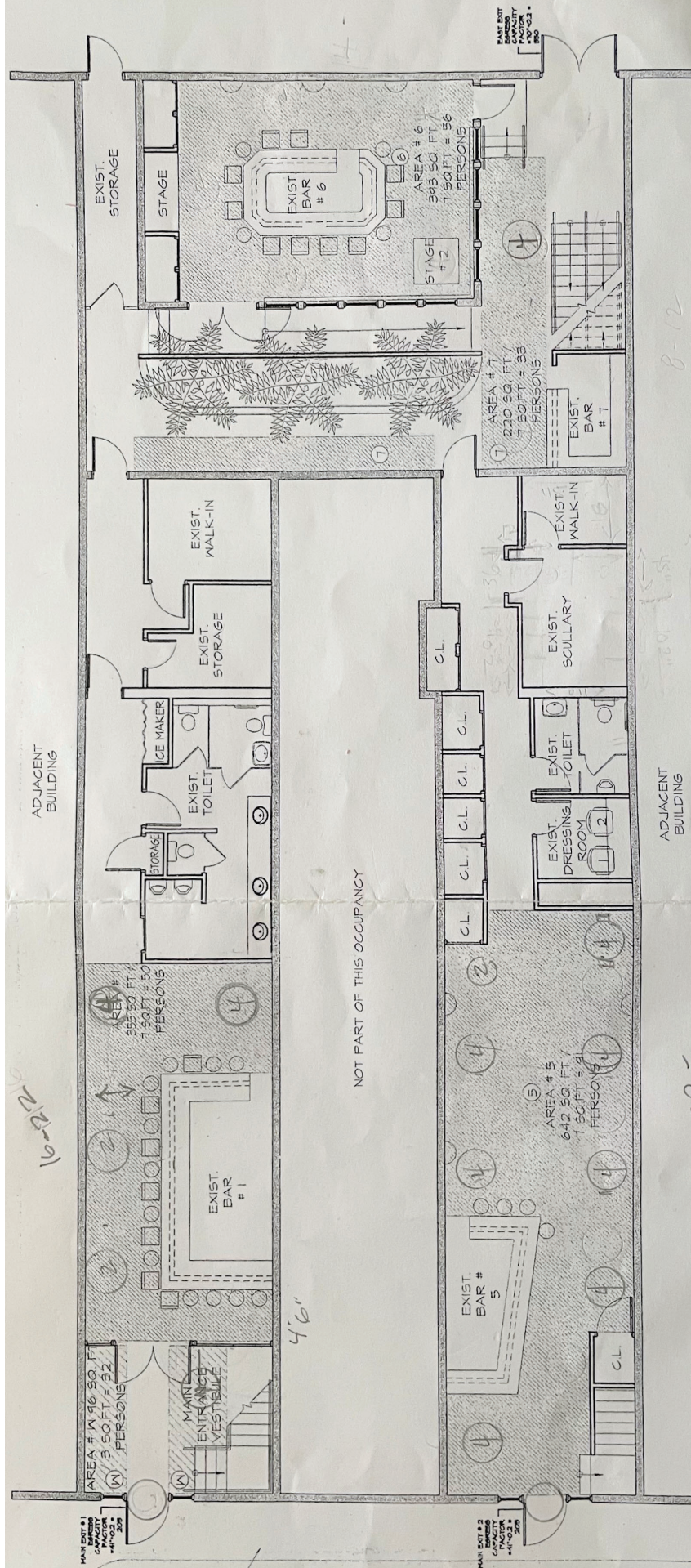
Dance Hall: Alcohol Served	Yes
Dance Hall: #Occupants	557
Restaurants/Bars: #Chairs	80

FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

PRESORTED  
FIRST CLASS  
U.S. POSTAGE  
PAID  
MIAMI BEACH, FL  
PERMIT No 1525

TWIST C/O GALE AVIATION SERVICES INC  
1057 Washington Ave  
MIAMI BEACH, FL 33139-5017





# Land Use: 975

## Drinking Place

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### Description

A drinking place contains a bar, where alcoholic beverages and food are sold, and possibly some type of entertainment, such as music, television screens, video games, or pool tables. Establishments that specialize in serving food but also have bars are not included in this land use.

### Additional Data

All data for this land use were collected on Mondays through Thursdays.

The sites were surveyed in the 1980s, the 1990s, and the 2010s in Colorado, Florida, Oregon, Pennsylvania, and South Dakota.

### Source Numbers

291, 358, 583, 1020, 1053

## Drinking Place (975)

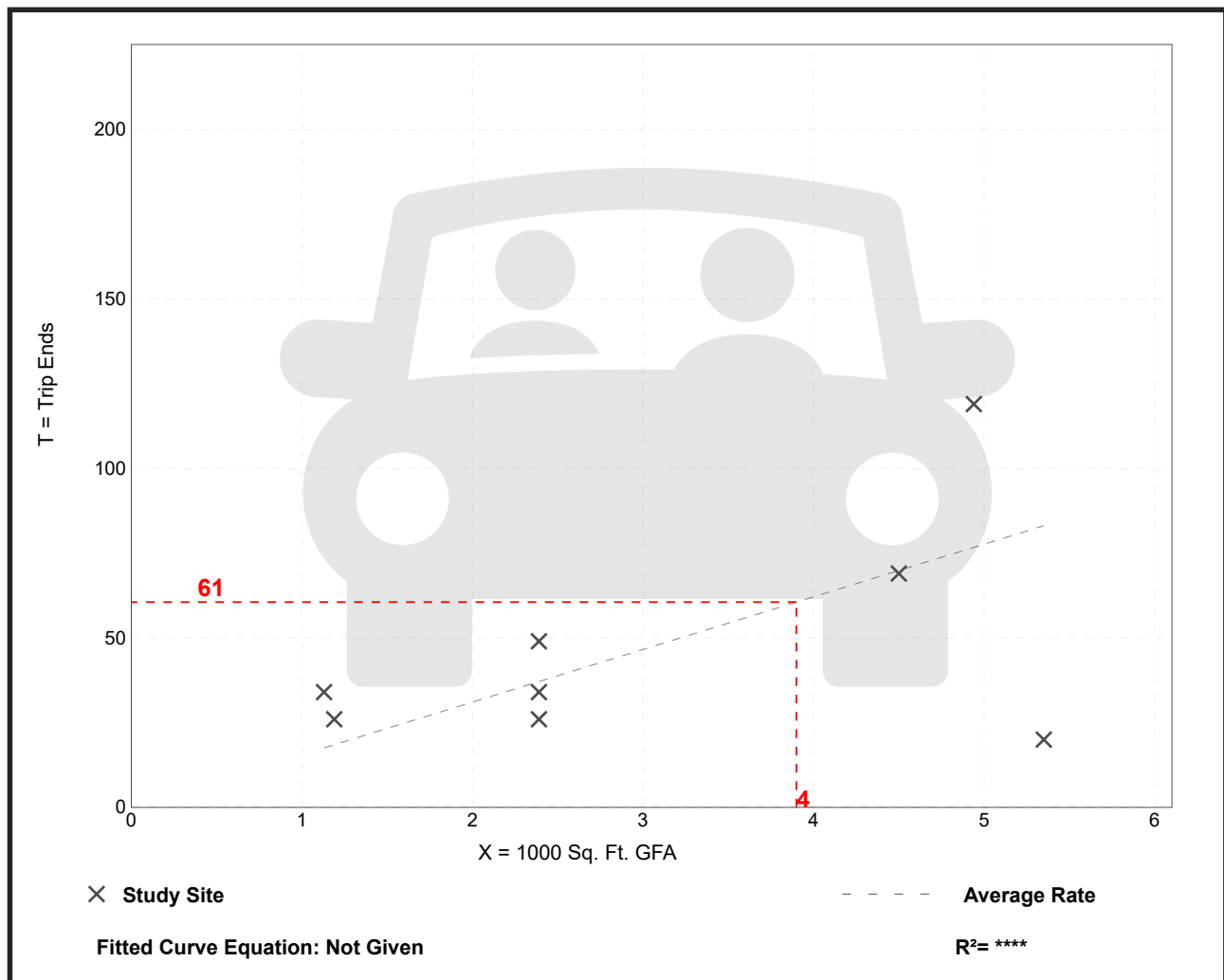
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 8  
 Avg. 1000 Sq. Ft. GFA: 3  
 Directional Distribution: 68% entering, 32% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
15.53	3.74 - 30.09	8.42

### Data Plot and Equation



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