

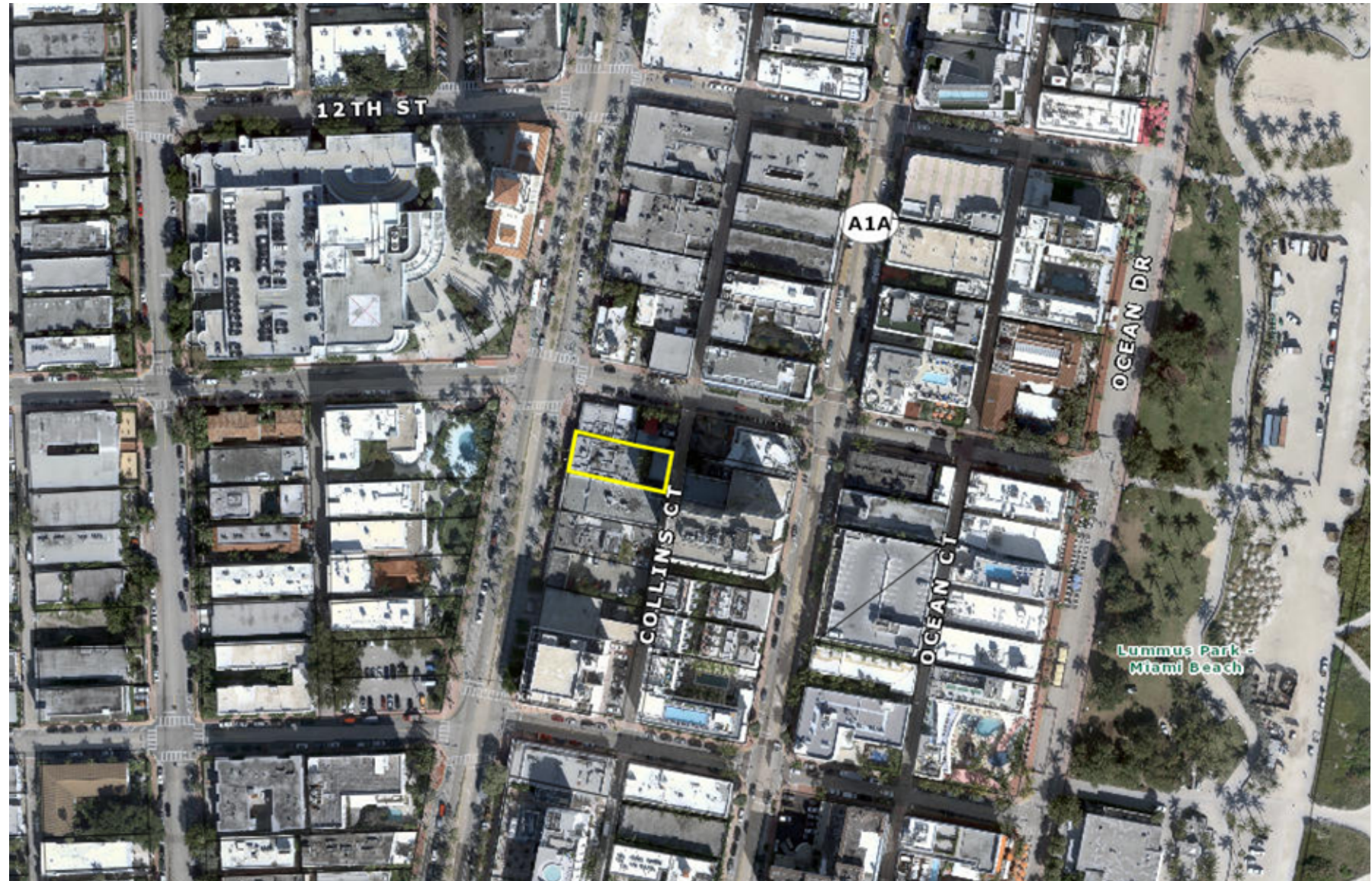


NEVER A COVER. ALWAYS A GROOVE.

1057 Washington Avenue - PB22-0545
Miami Beach Planning Board
September 20, 2022

Twist Location

- 1057 Washington Avenue
- Fronts Washington Avenue and located between 10th Street and 11th Street



About Twist

- Significant cornerstone of the LGBTQ+ community on Miami Beach
- Gay bar and nightclub at the center of the gay community in Miami Beach for almost three decades



Overview of Request:

1. Approval of a Conditional Use Permit for an existing Neighborhood Impact Establishment with 86 seats and an unchanged occupancy load of 557 persons.
2. Minor modification of proposed condition of approval 6(A)(vii).

1. Conditional Use Permit Approval

- Maximum occupancy load is 557 persons and alcohol service is permitted until 5:00 AM
- The establishment currently operates 7 days a week
 - Happy Hour Bar Hours – from 3:00 PM to 9:00 PM
 - Remaining Bar Hours – 9:00PM to 5:00 AM
- No significant modifications or additions to the existing establishment.
- The only request is for an expansion of seating from 80 seats to 86 seats.
- Twist does not have a valet stand or internal parking.
- The occupant load of 557 persons remains the same and is consistent with the Business Tax Receipt.
- Staff is supportive of the CUP application

2. Modification of Proposed Condition 6(A)(vii)

- From:

- vii. Soundproof glass shall be required for all glass doors and window openings, including exits.

- To:

- vii. Soundproof glass shall be required for all glass doors and window openings, including exits, in the rear of the property. Notwithstanding the foregoing, soundproof glass shall not be required for glass windows and glass doors in the front of the property facing Washington Avenue. Moreover, there shall be no soundproof glass required for the windows and doors in the bungalow of the property. The doors to the bungalow shall remain closed at all times except when in use.**

Conclusion

- We would greatly appreciate it if you would approve the conditional use permit and accept the proposed modification to the condition of approval.



Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com



C.U.P. FINAL SUBMITTAL No. PB22-0545
07-25-2022

1057 WASHINGTON AVENUE
1057 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ,
ARCHITECTS P.A.
ARCHITECTURE
AAC001062

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JOSE L. GOMEZ
A R 0 0 1 5 4 1 6

DWG. TITLE		COVER
SCALE		N.T.S.
PROJECT NO.		2022-XX
DATE		07-05-22
SHEET NUMBER		A-000
△ DATE	REVISION	

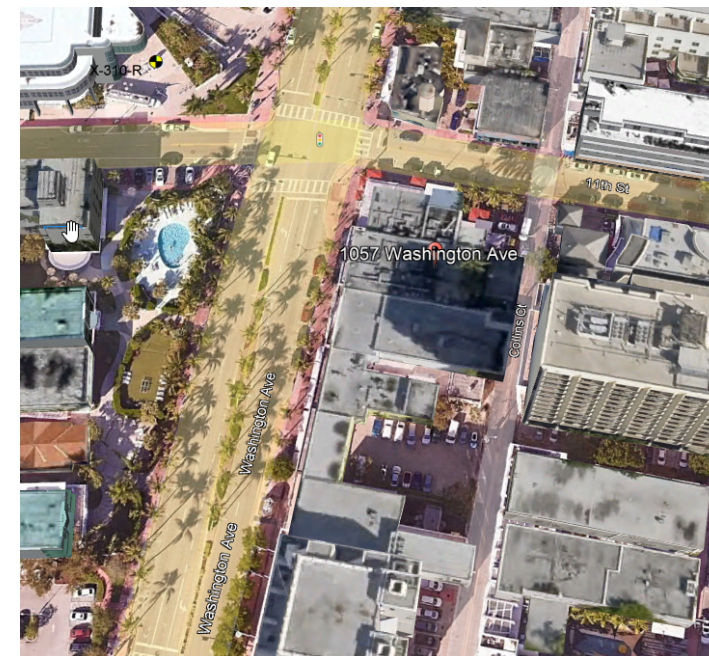
ABBREVIATIONS

A	ACOUS.	ACOUSTICAL	C	GA.	GAUGE	R	R.	RISER
	A.C	AIR CONDITIONING		GALV.	GALVANIZED		RAD.	RADIUS
	A.D.	AREA DRAIN		G.B.	GRAB BAR		R.D.	ROOF DRAIN
	ADJ.	ADJUSTABLE		G.C.	GENERAL CONTRACTOR		REF.	REFERENCE
	AGGR.	AGGREGATE		GL.	GLASS		REFL.	REFLECTED
	AL.	ALUMINUM		GND.	GROUND		REFR.	REFRIGERATOR
	APPROX.	APPROXIMATE		GR.	GRADE		RF.	ROOF
	ARCH.	ARCHITECTURAL		GYP.	GYPSUM		RGTR.	REGISTER
	ASB.	ASBESTOS		G.W.B.	GYPSUM WALLBOARD		REINF.	REINFORCED
	ASPH.	ASPHALT					REQ.	REQUIRED
B	BD.	BOARD	F	H.B.	HOSE BIB	R	RESIL.	RESILIENT
	BITUM.	BITUMINOUS		H.C.	HOLLOW CORE		RM.	ROOM
	BLDG.	BUILDING		HDWD.	HARD WOOD		R.O.	ROUGH OPENING
	BLK.	BLOCK		HDWE.	HARDWARE		RWD.	REDWOOD
	BLKG.	BLOCKING		H.M.	HOLLOW METAL		R.W.L.	RAIN WATER LEADER
	BLKHD.	BULKHEAD		HORIZ.	HORIZONTAL			
	BLT.	BOLT		HST.	HOLE HEIGHT			
	BOT.	BOTTOM						
C	CAB.	CABINET	I	I.D.	INSIDE DIAMETER (DIM.)	S	S.	SOUTH
	CARP.	CARPET		IN.	INCH		SABF	SOUND ATTENUATION FIRE BLANKETS
	C.B.	CATCH BASIN		INSUL.	INSULATION		S.C.	SOLID CORE
	CEM.	CEMENT		INT.	INTERIOR		S.C.D.	SEAT COVER DISPENSER
	CER.	CERAMIC		INV.	INVERT		SCHED.	SCHEDULE
	C.I.	CAST IRON					S.D.	SOAP DISPENSER
	C.G.	CORNER GUARD		JAN.	JANITOR		SECT.	SECTION
	CLG.	CEILING		JST.	JOIST		SH.	SHELF
	CLKG.	CAULKING		JT.	JOINT		SHR.	SHOWER
	CLO.	CLOSET					SHT.	SHEET
CLR.	CLEAR			SIM.	SIMILAR			
C.M.U.	CONCRETE MASONRY UNIT	K	KIT.	KITCHEN	S.N.D.	SANITARY NAPKIN DISPENSER		
C.O.	CASED OPENING				S.N.R.	SANITARY NAPKIN DISPENSER		
COL.	COLUMN				SPEC.	SPECIFICATION		
CONC.	CONCRETE				SQ.	SQUARE		
CONN.	CONNECTION				S.S.T.	STAINLESS STEEL		
CONSTR.	CONSTRUCTION				S.S.K.	SERVICE SINK		
CONT.	CONTINUOUS				STA.	STATION		
CORR.	CORROSION				STD.	STANDARD		
CTSK.	COUNTERSUNK				STL.	STEEL		
CNTR.	COUNTER				STOR.	STORAGE		
C.T.	CERAMIC TILE			STRL.	STRUCTURAL			
CTR.	CENTER			SUSP.	SUSPEND			
				SYM.	SYMMETRICAL			
D	DBL.	DOUBLE	M	MAX.	MAXIMUM	T	TRD.	TREAD
	DEPT.	DEPARTMENT		M.C.	MEDICINE CABINET		T.B.	TOWEL BAR
	D.F.	DRINKING FOUNTAIN		MACH.	MACHINE		T.C.	TOP OF CURB
	DET.	DETAIL		MECH.	MECHANICAL		TEL.	TELEPHONE
	DIA.	DIAMETER		MEMB.	MEMBRANE		TEMP.	TEMPERED
	DIM.	DIMENSION		MET.	METAL		T. & G.	TONGUE AND GROOVE
	DISP.	DISPENSER		MFR.	MANUFACTURER		THK.	THICK
	DN.	DOWN		MH.	MANHOLE		TOIL.	TOILET
	D.O.	DOOR OPENING		MIN.	MINIMUM		T.P.	TOP OF PAVEMENT
	DR.	DOOR		MIR.	MIRROR		T.P.D.	TOILET PAPER DISPENSER
DWR.	DRAWER			T.V.	TELEVISION			
DS.	DOWN SPOUT			T.W.	TOP OF WALL			
D.S.P.	DRY STANDPIPE			TYP.	TYPICAL			
DWG.	DRAWING			T.O.B.	TOP OF BEAM			
				T.O.C.	TOP OF CONCRETE			
				T.O.S.	TOP OF SLAB			
E	E.	EAST	N	N.	NORTH	U	UNF.	UNFINISHED
	EA.	EACH		N.I.C.	NOT IN CONTRACT		U.O.N.	UNLESS OTHERWISE NOTED
	E.J.	EXPANSION JOINT		NO. OR #	NUMBER		UR.	URINAL
	EL.	ELEVATION		NOM.	NOMINAL			UNDERWRITERS LAB
	ELEC.	ELECTRICAL		N.T.S.	NOT TO SCALE			
	ELEV.	ELEVATOR						
	EMER.	EMERGENCY						
	ENCL.	ENCLOSURE						
	E.P.	ELECTRICAL PANEL BOARD						
	EQ.	EQUAL						
EQPT.	EQUIPMENT	O	O.A.	OVERALL	V	V.I.F.	VERIFY IN FIELD	
	EMERGENCY OVERFLOW		OBS.	OBSCURE		VERT.	VERTICAL	
	SCUPPER		O.C.	ON CENTER		V.T.	VINYL TILE	
	ELECTRIC WATER COOLER		O.D.	OUTSIDE DIMENSION		VEST.	VESTIBULE	
	EXISTING		OFF.	OFFICE		V.B.	VAPOR BARRIER	
	EXP0.		OPNG.	OPENING				
	EXP.		OP. HD.	OPPOSITE HAND				
	EXT.		OPP.	OPPOSITE				
F	F.A.	FIRE ALARM	P	PRCST.	PRE-CAST	W	W.	WEST
	F.B.	FLAT BAR		P.L.	PROPERTY LINE		WT.	WEIGHT
	F.D.	FLOOR DRAIN		P.T.	PRESSURE TREATED		W/	WITH
	FDN.	FOUNDATION		PL.	PLATE		W.C.	WATER CLOSET
	F.E.	FIRE EXTINGUISHER		P.LAM.	PLASTIC LAMINATE		WD.	WOOD
	F.E.C.	FIRE EXTINGUISHER CAB.		PLAS.	PLASTER		W/O	WITHOUT
	F.H.C.	FIRE HOSE CABINET		PLYWD.	PLYWOOD		WP.	WATERPROOF
	FIN.	FINISH		POL.	POLISHED		WSC.	WAINSCOT
	FL.	FLOOR		PR.	PAIR			
	FLASH.	FLASHING		PT.	POINT			
FLUOR.	FLUORESCENT	P.T.D.	PAPER TOWEL DISPENSER					
F.O.C.	FACE OF CONCRETE							
F.O.F.	FACE OF FINISH							
F.O.S.	FACE OF STUDS							
FPRF.	FIREPROOF							
F.S.	FULL SIZE							
FT.	FOOT OR FEET							
FTG.	FOOTING							
FURR.	FURRING							
FUT.	FUTURE							
F.V.	FIELD VERIFY							
F.V.C.	FIRE VALVE CABINET							



11th STREET

LOCATION MAP
NOT TO SCALE



PROPERTY ADDRESS: 1057 WASHINGTON AVE., MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION: LOT FIFTEEN (15), BLOCK THIRTY (30) OF OCEAN BEACH, FLORIDA, ADDITION #2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.

8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.









10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

11)ELEVATIONS BASED OFF OF BM# X-310-R LOC# 3225 SW ELEV.8.12'

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES
IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 2 PG: 56

BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

 = CONCRETE  = CONC. BLOCK WALL  = WOOD DECK  = COVERED AREA  = ASPHALT  = CHAIN LINK FENCE (CLF)  = WOOD FENCE (WF)  = IRON FENCE (IF) A = ARC DISTANCE L= LENGTH Δ= CENTRAL ANGLE / DELTA R = RADIUS T = TANGENT P.T. = POINT OF TANGENCY P.C. = POINT OF CURVATURE P.C.C. = POINT OF COMPOUND CURVE C.B. = CATCH BASIN CATV = CABLE UTILITY BOX	B.C. = BLOCK CORNER P = PROPERTY LINE C = CENTER LINE M = MONUMENT LINE CALC. = CALCULATED M. = FIELD MEASURED P. = PER PLAT TYP. = TYPICAL P.R.M. = PERMANENT REFERENCE MONUMENT P.C.P. = PERMANENT CONTROL POINT FD. NAIL = FOUND NAIL FD. D/H = FOUND DRILL HOLE FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER C.M. = CONCRETE MONUMENT W.M. = WATER METER R/W = RIGHT OF WAY	U.E. = UTILITY EASEMENT A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT ENCR. = ENCROACHMENT F.F. ELEV. = FINISHED FLOOR ELEVATION N.T.S. = NOT TO SCALE P.B. = PLAT BOOK O.R.B. = OFFICIAL RECORD BOOK M.H. = MAN HOLE C.B.S. = CONCRETE BLOCK STRUCTURE BLDG = BUILDING O.H.L. = OVERHEAD UTILITY LINES TEL. = TELEPHONE FACILITIES	P.R.C. = POINT OF REVERSE CURVE CH = CHORD CH. BRG. = CHORD BEARING B.M. = BENCH MARK B.R. = BEARING REFERENCE P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING T.B.M. = TEMPORARY BENCH MARK P.O.B. = POINT OF BEGINNING T.B.M. = TEMPORARY BENCH MARK FD. I.R. = FOUND IRON REBAR FD. P.K.NAIL = FOUND PARKER-KALON NAIL P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER A/C = AIR CONDITIONER PAD TX= TRANSFORMER P.P. = POWER POLE D.M.E.= DRAINAGE & MAINTENANCE EASEMENT + 0.0' = EXISTING ELEVATION
---	---	---	---

ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987

SINCE 1987
BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141

(305) 865-1200

Email: blancosurveyorsinc@yahoo.com

Fax: (305) 865-7810

FLOOD_ZONE:AE

PANEL: 0317

DATE: 07/01/22

SCALE:
1" = 20'

SUFFIX: L FEMA DATE: 09 / 11 / 09 BASE: 8'

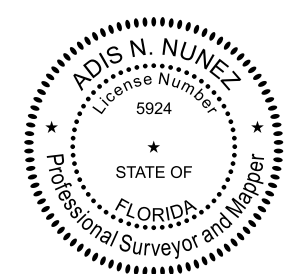
COMMUNITY # 120651

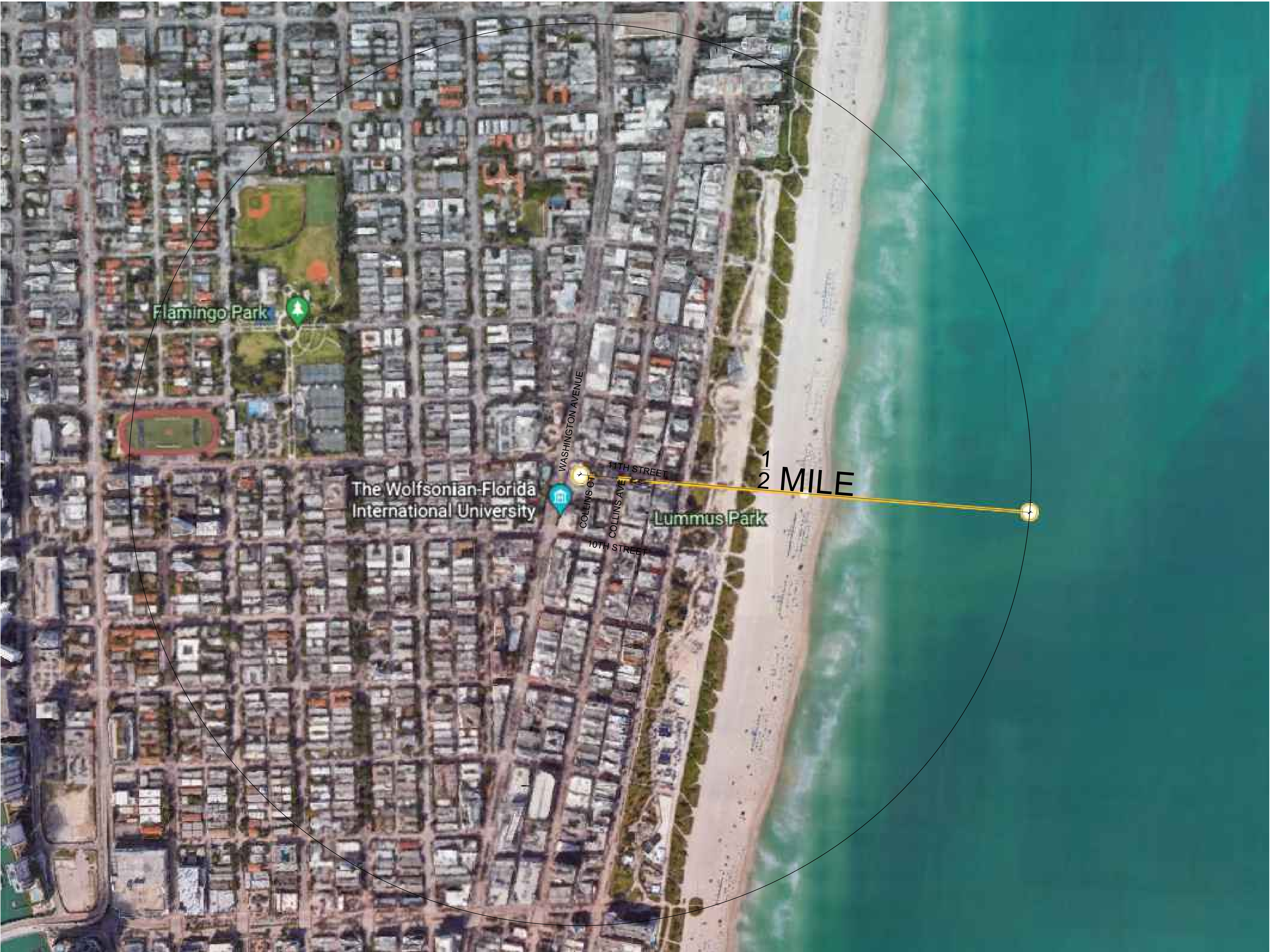
COMMON	
DWN. BY:	
	R

MA DATE: 09 / 11 / 09 BASE: 8'

51	JOB No.
	22-327

SURVEYOR'S SEAL





1057 WASHINGTON AVENUE

1057 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

AAC001062

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T 305.559.1250 F 305.551.1740

JOSE L. GOMEZ

ARCHITECT

07-05-22

DWG. TITLE

LOCATION MAP

SCALE

N.T.S.

PROJECT NO.

2022-XX

DATE

07-05-22

SHEET NUMBER

A-002

DATE

REVISION

CONSULTANT

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01



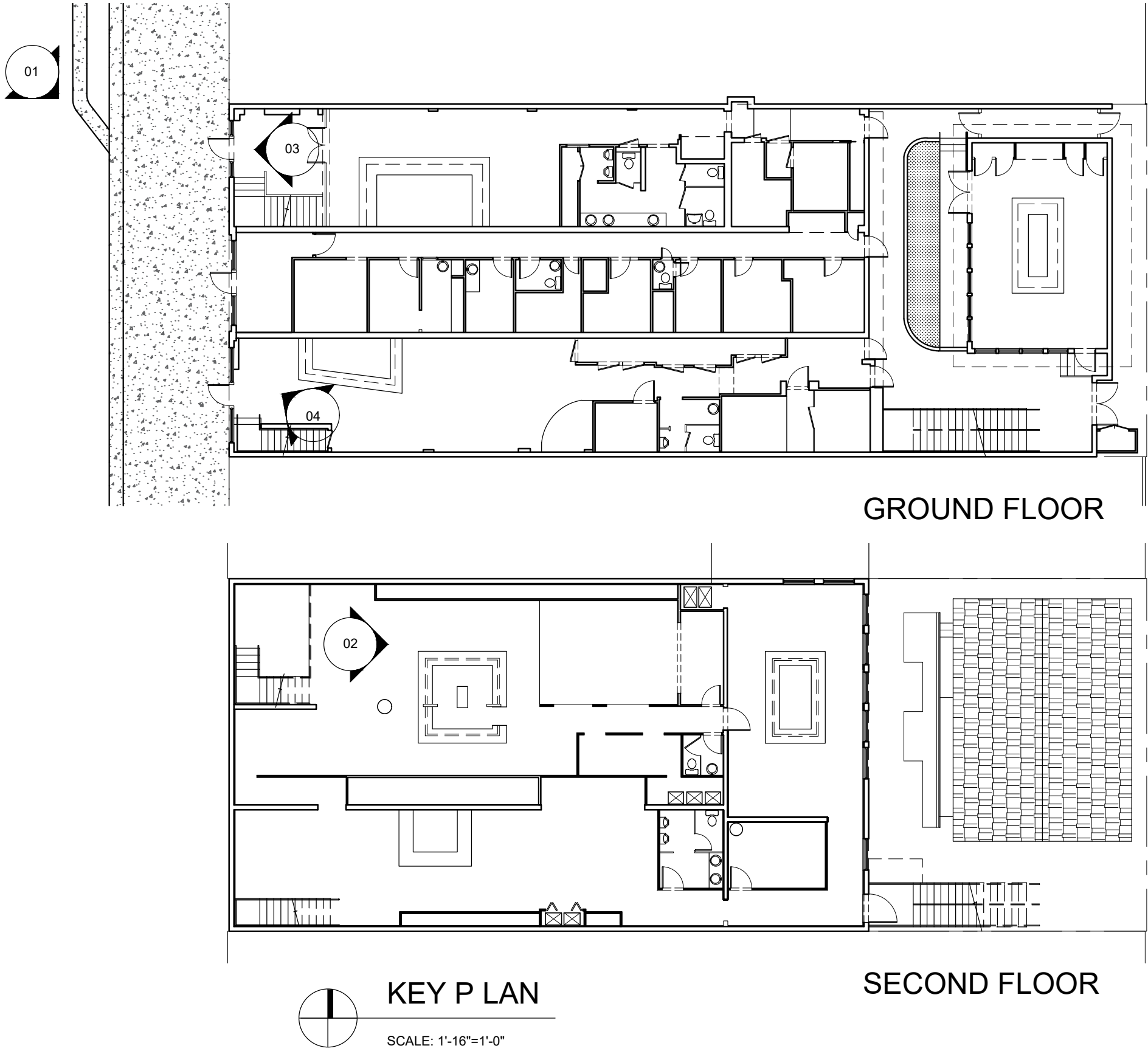
02



03



04



1057 WASHINGTON AVENUE

1057 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

BEILINSON
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JOSE L. GOMEZ

DWG. TITLE

SITE PHOTOS

SCALE

N.T.S.

PROJECT NO.

2022-XX

DATE

07-05-22

SHEET NUMBER

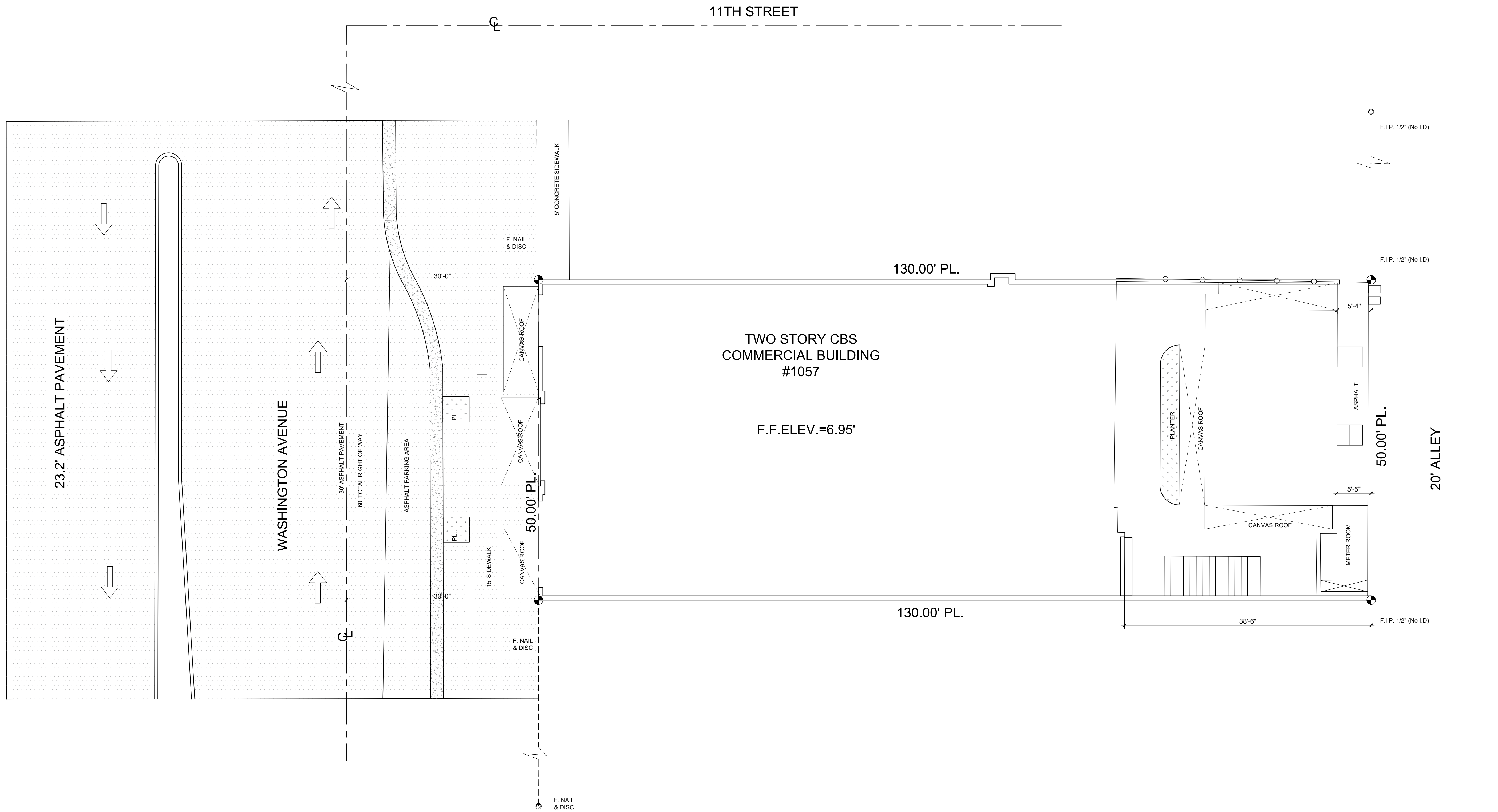
A-003

△ DATE

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1057 WASHINGTON AVENUE

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MIAMI BEACH, FL 33139

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JOSE L. GOMEZ

ARCHITECT

ARCHITECT

DWG. TITLE

SITE PLAN

SCALE

1/8"=1'-0"

PROJECT NO.

2022-XX

DATE

07-05-22

SHEET NUMBER

SP-101

DATE

REVISION

CONSULTANT

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OCCUPANT LOAD CALCULATION

NOTE:
BASED ON: NFPA 101 2018, F.F.P.C. 2020 7th ED TBL. 7.3.1.2 AND 2020 F.B.C. TABLE 1004.5
HIGHEST OCCUPANCY FACTOR WAS USED TO DETERMINED HIGHEST OCCUPANCY LOAD

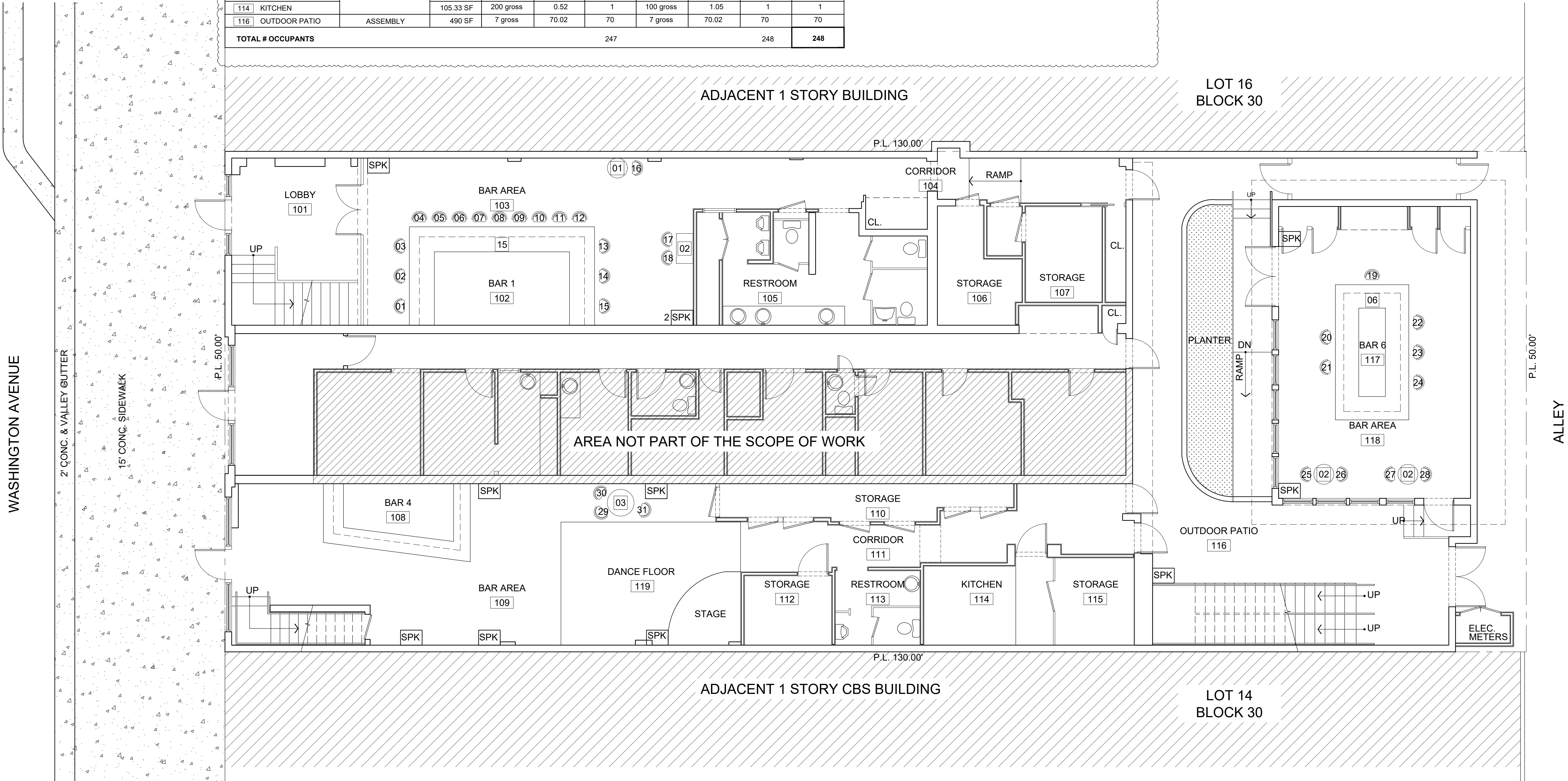
GROUND FLOOR									
ROOM NAME	FUNCTION OF SPACE as per table 1004.5 F.B.C.	AREA	2020 F.B.C.			F.F.P.C 2020 7TH ED. N.F.P.A 101 2018			TOTAL PROPOSED OCCUPANTS
			FLOOR AREA IN S.F. PER OCCUPANT	# OF OCCUPANTS	TOTAL # OF OCCUPANTS	FLOOR AREA IN S.F. PER OCCUPANT	# OF OCCUPANTS	TOTAL # OF OCCUPANTS	
101 LOBBY	ASSEMBLY	183.63 SF	7 net	26.23	26	7 net	26.23	26	26
103 BAR AREA		367.93 SF	15 net	24.52	25	15 net	24.52	25	25
118 BAR AREA		460.02 SF	15 net	30.66	31	15 net	30.66	31	31
109 BAR AREA		430.89 SF	7 net	61.55	62	7 net	61.55	62	62
119 DANCE FLOOR		176.72 SF	7 net	25.24	25	7 net	25.24	25	25
106 107 STORAGE	STORAGE	174.72 SF	300 gross	0.58	1	500 gross	0.34	1	1
110 STORAGE		94.48 SF	300 gross	0.31	1	500 gross	0.18	1	1
112 STORAGE		59.94 SF	300 gross	0.19	1	500 gross	0.11	1	1
115 STORAGE		68.94 SF	300 gross	0.22	1	500 gross	0.13	1	1
102 BAR 1		145.75 SF	200 gross	0.72	1	100 gross	1.45	2	2
117 BAR 6	KITCHEN	67.05 SF	200 gross	0.33	1	100 gross	0.67	1	1
108 BAR 4		73.88 SF	200 gross	0.36	1	100 gross	0.73	1	1
114 KITCHEN		105.33 SF	200 gross	0.52	1	100 gross	1.05	1	1
116 OUTDOOR PATIO		490 SF	7 gross	70.02	70	7 gross	70.02	70	70
TOTAL # OCCUPANTS					247			248	248

SEATING CALCULATION
GROUND FLOOR

LABEL	ROOM NAME	NUMBER OF SEATS
103	BAR AREA	18
109	BAR AREA	3
118	BAR AREA	10
TOTAL # OF SEATS		31

LEGEND

SPK SPEAKER



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MIAMI BEACH, FL 33139

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ROSE L. GOMEZ

DWG. TITLE	PROPOSED GROUND FLOOR PLAN
SCALE	3/16"=1'-0"
PROJECT NO.	2022-XX
DATE	07-01-22
SHEET NUMBER	A-101

07-18-22	COMMENTS RESPONSE
DATE	REVISION

CONSULTANT

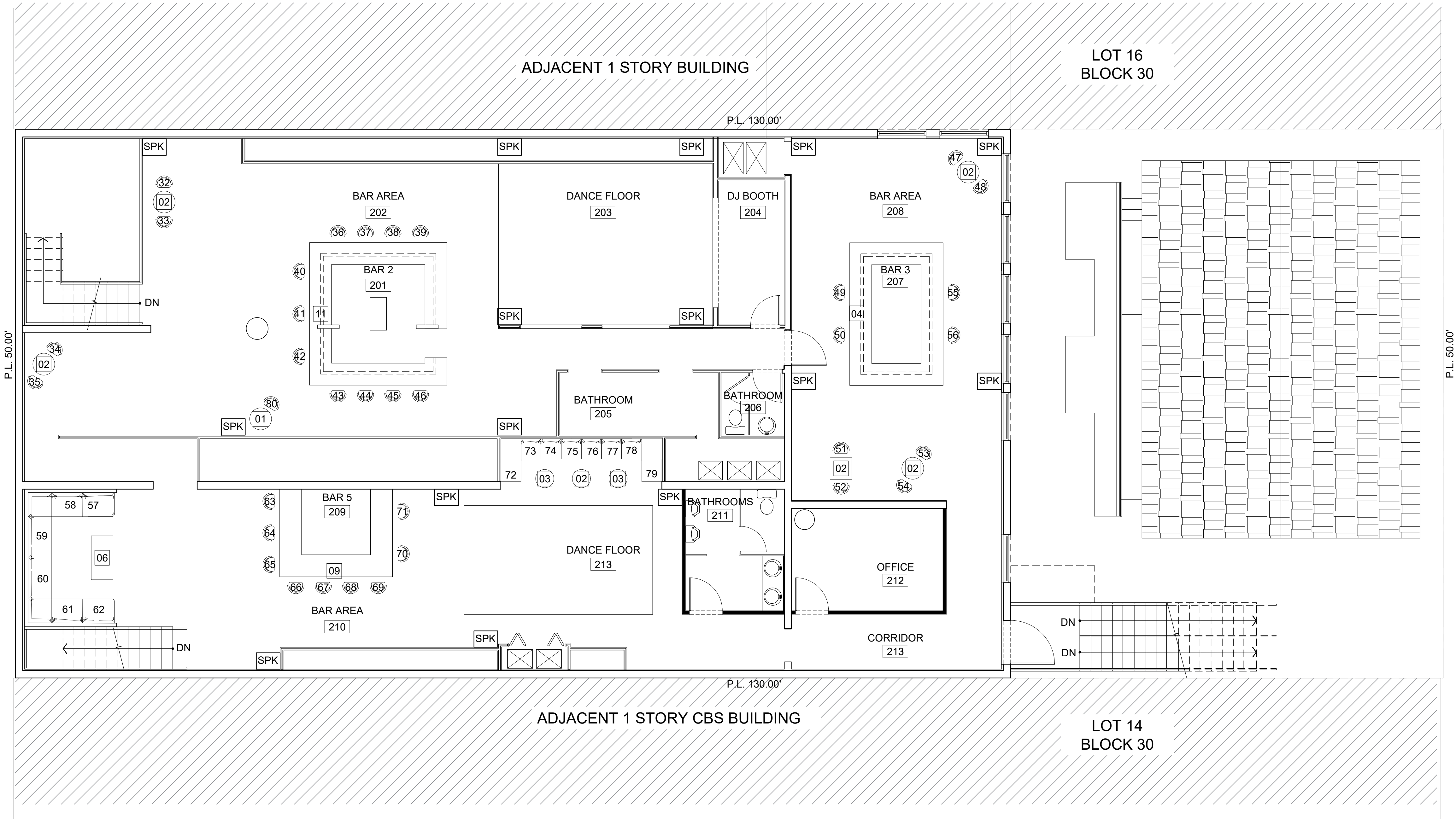
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OCCUPANT LOAD CALCULATION									
NOTE: BASED ON NFPA 101 2018, F.F.P.C. 2020 7th ED TBL. 7.3.1.2 AND 2020 F.B.C. TABLE 1004.5 HIGHEST OCCUPANCY FACTOR WAS USED TO DETERMINED HIGHEST OCCUPANCY LOAD									
SECOND FLOOR									
ROOM NAME	FUNCTION OF SPACE as per table 1004.5 F.B.C.	AREA	2020 F.B.C.			F.F.P.C 2020 7TH ED. N.F.P.A 101 2018			TOTAL PROPOSED OCCUPANTS
			FLOOR AREA IN S.F. PER OCCUPANT	# OF OCCUPANTS	TOTAL # OF OCCUPANTS	FLOOR AREA IN S.F. PER OCCUPANT	# OF OCCUPANTS	TOTAL # OF OCCUPANTS	
202 BAR AREA	ASSEMBLY	816.17 SF	7 net	116.59	117	7 net	116.59	117	117
203 DANCE FLOOR		292.3 SF	7 net	41.75	42	7 net	41.75	42	42
208 BAR AREA		528.9 SF	7 net	75.55	76	7 net	75.55	76	76
210 BAR AREA		685.27 SF	15 net	45.68	46	15 net	45.68	46	46
213 DANCE FLOOR		170.40 SF	7 net	24.34	24	7 net	24.34	24	24
201 BAR 2	KITCHEN	115.5 SF	200 gross	0.57	1	100 gross	1.15	1	1
207 BAR 3		71.5 SF	200 gross	0.35	1	100 gross	0.71	1	1
209 BAR 5		57.74 SF	200 gross	0.28	1	100 gross	0.57	1	1
212 OFFICE	BUSINESS	128.64 SF	150 gross	0.85	1	150 gross	0.85	1	1
TOTAL # OCCUPANTS					309			309	309

SEATING CALCULATION SECOND FLOOR		
LABEL	ROOM NAME	NUMBER OF SEATS
202	BAR AREA	16
208	BAR AREA	10
210	BAR AREA	23
TOTAL # OF SEATS		49

LEGEND

SPK SPEAKER



1057 WASHINGTON AVENUE

1057 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

BEILINSON
GOMEZ

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