







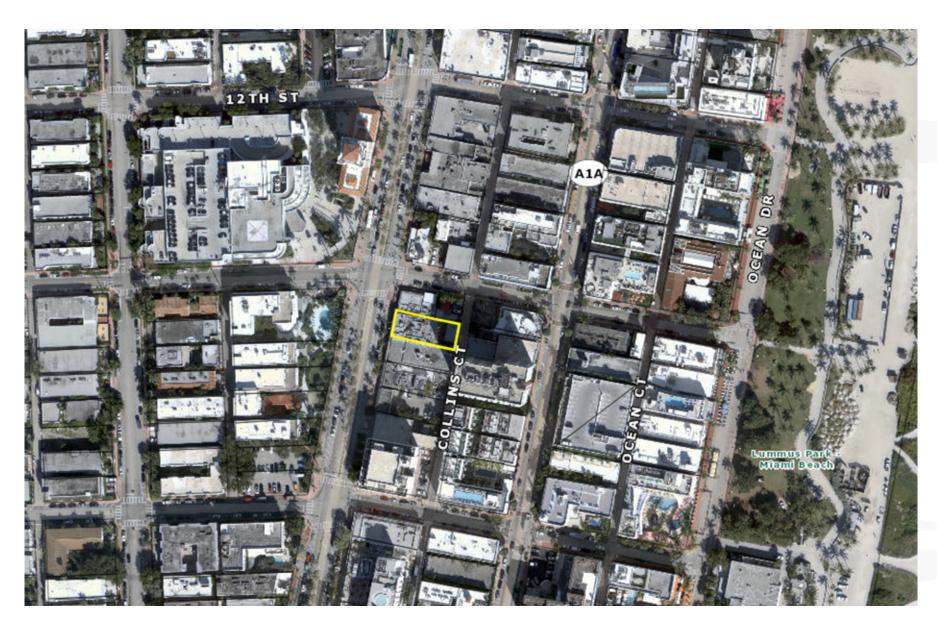
## NEVER A COVER. ALWAYS A GROOVE.



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:**

- 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

CONSULTANT



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



1057 WASHINGTON AVENUE MIAMI BEACH, FL 33139



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### ARCHITECTURE A A C 0 0 1 0 6 2 T 305.559.1250 F 305.551.1740 A R 0 0 1 5 4 1 6

			DWG. TITLE COVER
			SCALE
			N.T.S.
			PROJECT NO.
			2022-XX
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I	NCL. ENCLOSURE .P. ELECTRICAL PANEL BO		O.A. OBS.	OVERALL OBSCURE	VERT.	VERIFY IN FIELD VERTICAL				LAWS ESTABLISHED BY THE I SERVICES."	N TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER E POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE	6 Adjusted grade (Floo		Lot Area (SF):		(	6,500.00
I	Q. EQUAL QPT. EQUIPMENT .S EMERGENCY OVERFLO	A/	O.C. O.D. OFF.	ON CENTER OUTSIDE DIMENSION OFFICE	V.T. VEST. V.B.	VINYL TILE VESTIBULE VAPOR BARRIER				TREATMENT CERTIFICATES AS PROVIDING A COPY FOR THE PE BUILDING PERMIT FILES. THE 1	EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED RSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE REATMENT CERTIFICATE SHALL BE PROVIDE PRODUCT USED	, 7 Lot width (FT):	50' RESTAURANT / BAR	Lot Depth (FT): Proposed use:			130' EXISTING TO REMAIN
I	.W.C. ELECTRIC WATER COOL		opng. op. hd.	OPENING OPPOSITE HAND						TREATED, CHEMICAL USED, PE ESTABLISH A VERIFIABLE RECOF	TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA CENT CONCENTRATION AND NUMBER OF GALLONS USED, TO D OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER ENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE						
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	XT. EXTERIOR		P.L. P.T.	PROPERTY LINE PRESSURE TREATED	W/ W.C. WD	WITH WATER CLOSET WOOD				_		10 Height:	55'	20'	EXISTING TO RE		
	.A. FIRE ALARM .B. FLAT BAR .D. FLOOR DRAIN		PL. P.LAM. PLAS.	PLATE PLASTIC LAMINATE PLASTER	W/O WP.	WITHOUT WATERPROOF	The second second second research the second s		LOCATION MAI			11 Number of Stories: 12 FAR:	N/A 1.50	2.00	EXISTING TO RE EXISTING TO RE		}
I	DN. FOUNDATION .E. FIRE EXTINGUISHER		PLYWD. POL.	PLYWOOD POLISHED	WSCT.	WAINSCOT		STALLED AIA				14 Occupancy load:	557.00	557.00			
I	.E.C. FIRE EXTINGUISHER CA .H.C. FIRE HOSE CABINET IN. FINISH	В.	PR. PT. P.T.D.	PAIR POINT PAPER TOWEL					S S (	GOVERNING ZONING CODE:	APPLICABLE CODES CITY OF MIAMI BEACH, FLORIDA CODE OF ORDINANCE						
I	L. FLOOR LASH. FLASHING		PTN.	DISPENSER PARTITION						BUILDING CODE:	FLORIDA BUILDING CODE 2020	Subterranean:	Setbacks Required	Existing	Proposed		Deficiencies
I	LUOR. FLUORESCENT .O.C. FACE OF CONCRETE		PTR.	PAPER TOWEL RECEPTACLE						EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2020		5'	0.20'	EXISTING TO RE	MAIN	
I	.O.F. FACE OF FINISH .O.S. FACE OF STUDS PRF. FIREPROOF	Q	Q.T.	QUARRY TILE						STRUCTURAL:	FLORIDA BUILDING CODE 2020	16 Side Interior Setback		0.14'	EXISTING TO RE		
	.S. FULL SIZE T. FOOT OR FEET									PLUMBING: MECHANICAL:	FLORIDA BUILDING CODE 2020- PLUMBING FLORIDA BUILDING CODE 2020 - MECHANICAL	17     Side Interior Setback       18     Rear Setback:	د 5' 5'	0.16'	EXISTING TO RE EXISTING TO RE		
I	TG. FOOTING URR. FURRING UT. FUTURE									ELECTRICAL:	FLORIDA BUILDING CODE - 2020 EDITION						
I	.V. FIELD VERIFY .V.C. FIRE VALVE CABINET							AIA		ACCESSIBILITY:	FLORIDA BUILDING CODE 2020 - ACCESIBILITY	l					
										FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 2020 7TH EDITION						
																DWG. 1	TITLE GENERAL NOTES AND
							1057 WAS		AVENUE		, , , , GOME,Z,					SCALE	INDEX
							1057 WASHINGTON AVEN	-									N.T.S

## 1057 WASHINGTON AVENUE MIAMI BEACH, FL 33139

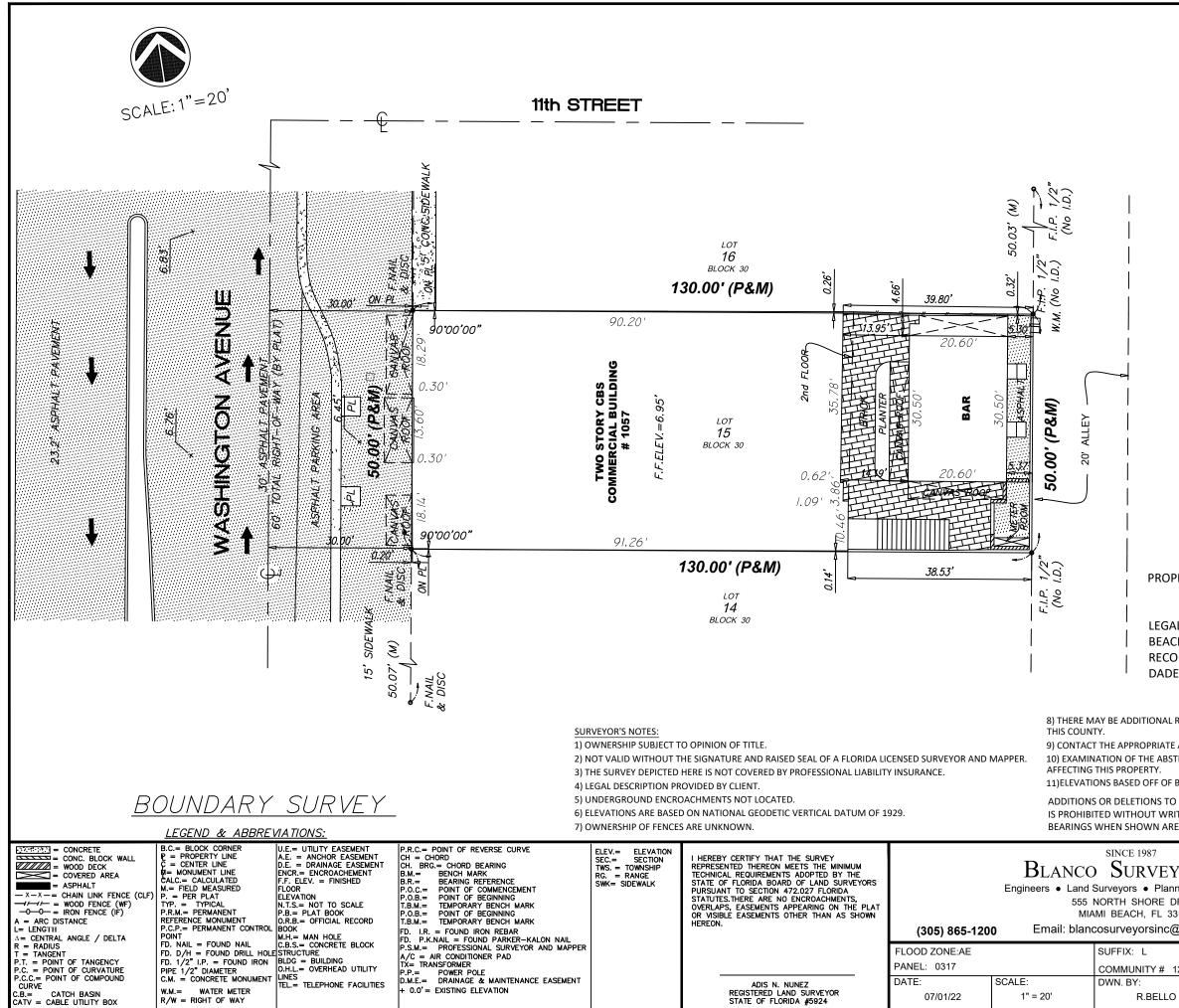


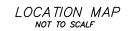
Copyright 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILINSON GOMEZ ARCHITECTS P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

PRO	DJECT	TEAM
TERPRISES ROJO INC 55 WASHINGTON AVE		



	REVISION	A-001
1 07-18-22	COMMENTS RESPONSE	SHEET NUMBER
		07-21-22
		DATE
		2022-XX
		PROJECT NO.
		SCALE
		_ GENERAL NOTES AND INDEX
		DWG. TITLE GENERAL NOTES AND







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.

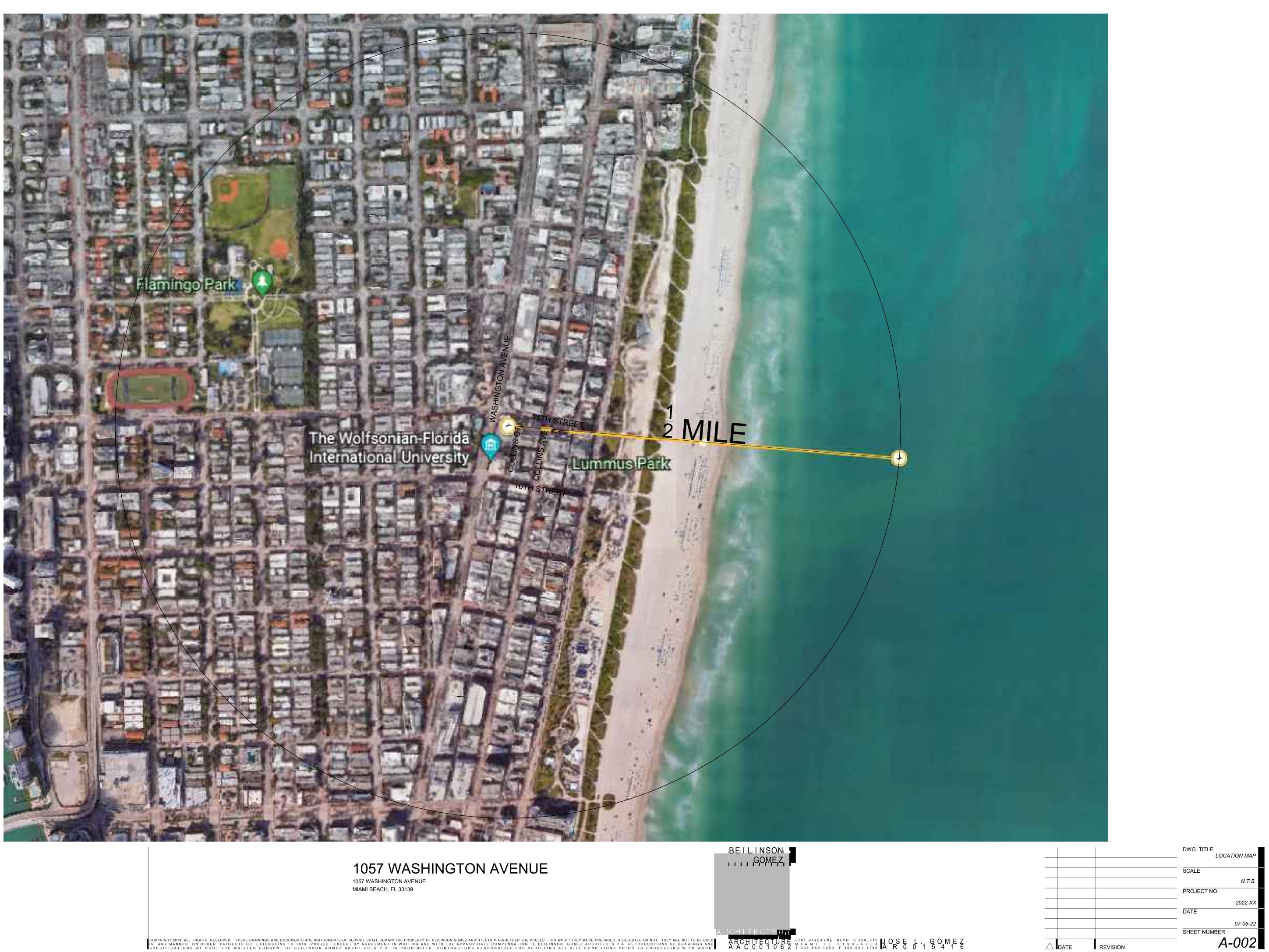
8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF

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,

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

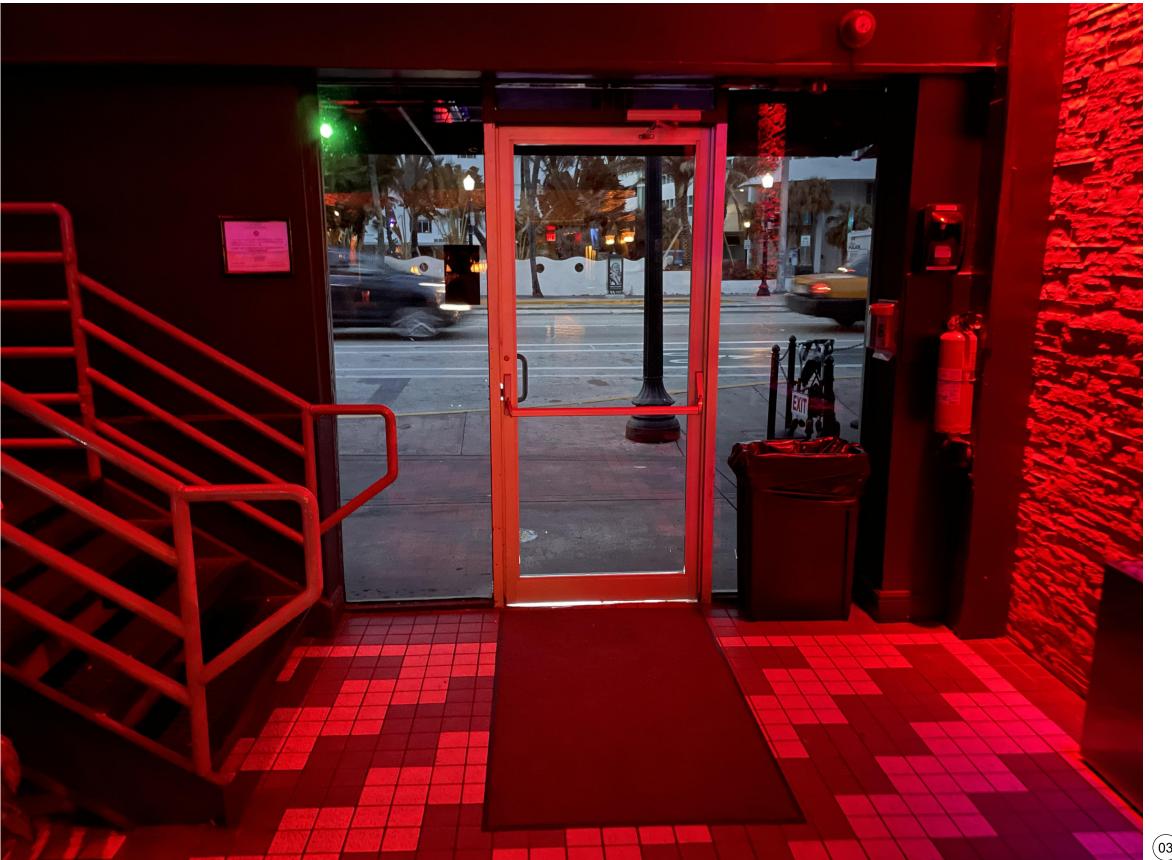
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNNG PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 2 PG: 56

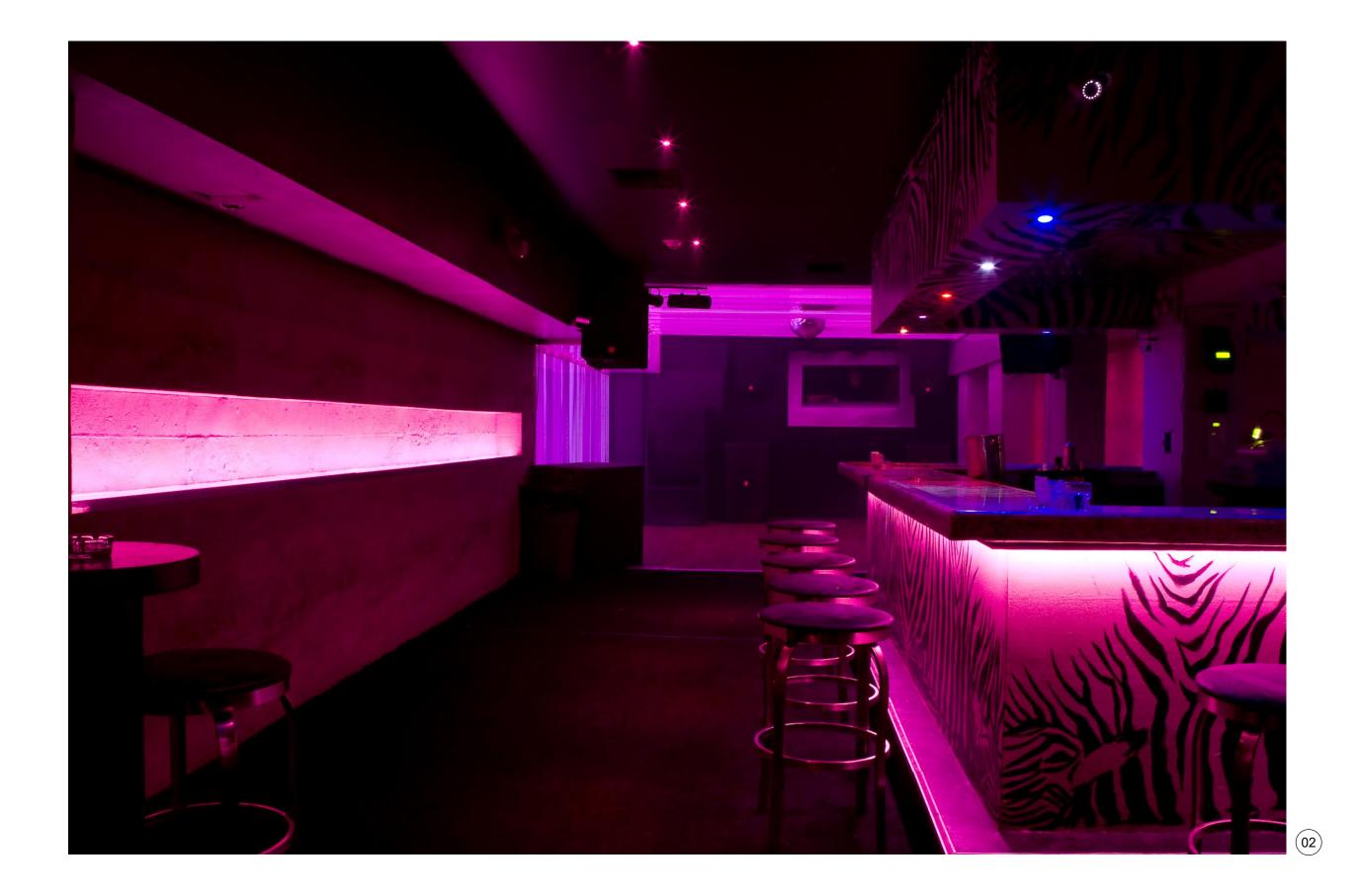
YORS INC. ners • LB # 0007059 DRIVE 3141 @yahoo.com Fax: (305) 865-7810	SURVEYOR'S SEAL
FEMA DATE: 09 / 11 / 09 BASE: 8'	STATE OF
120651	3500-74/Surveyor 80
JOB No.	Sonal Surveyor
22-327	**********



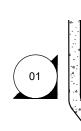












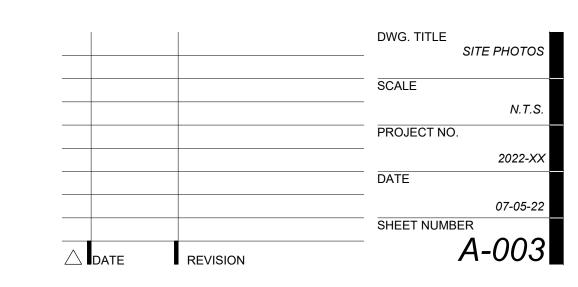
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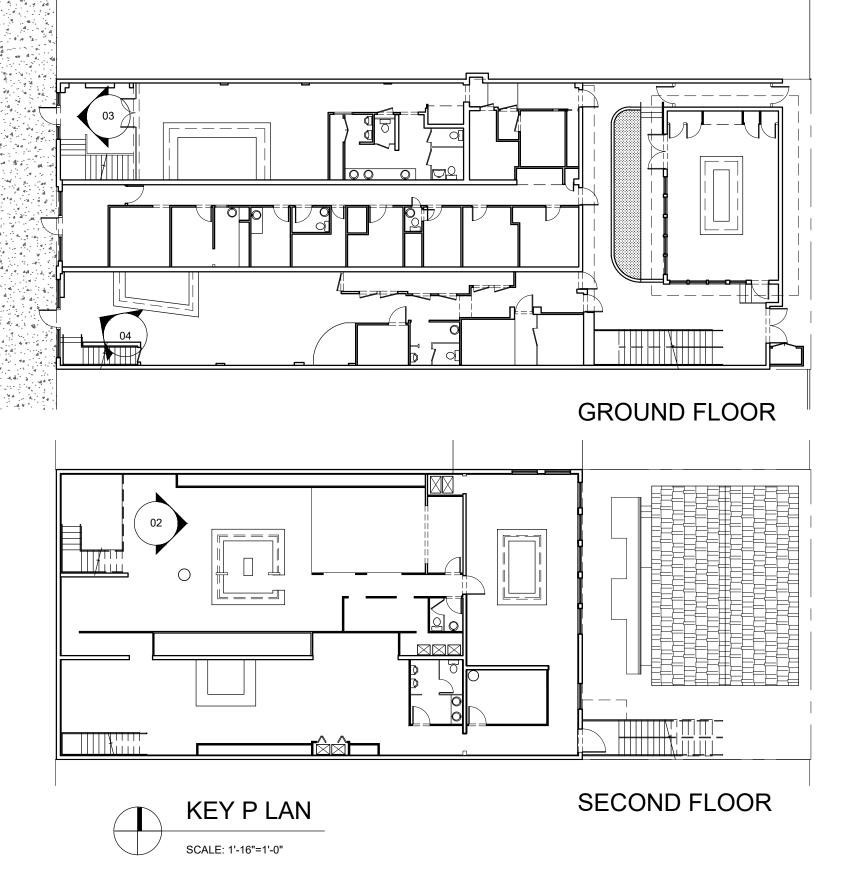


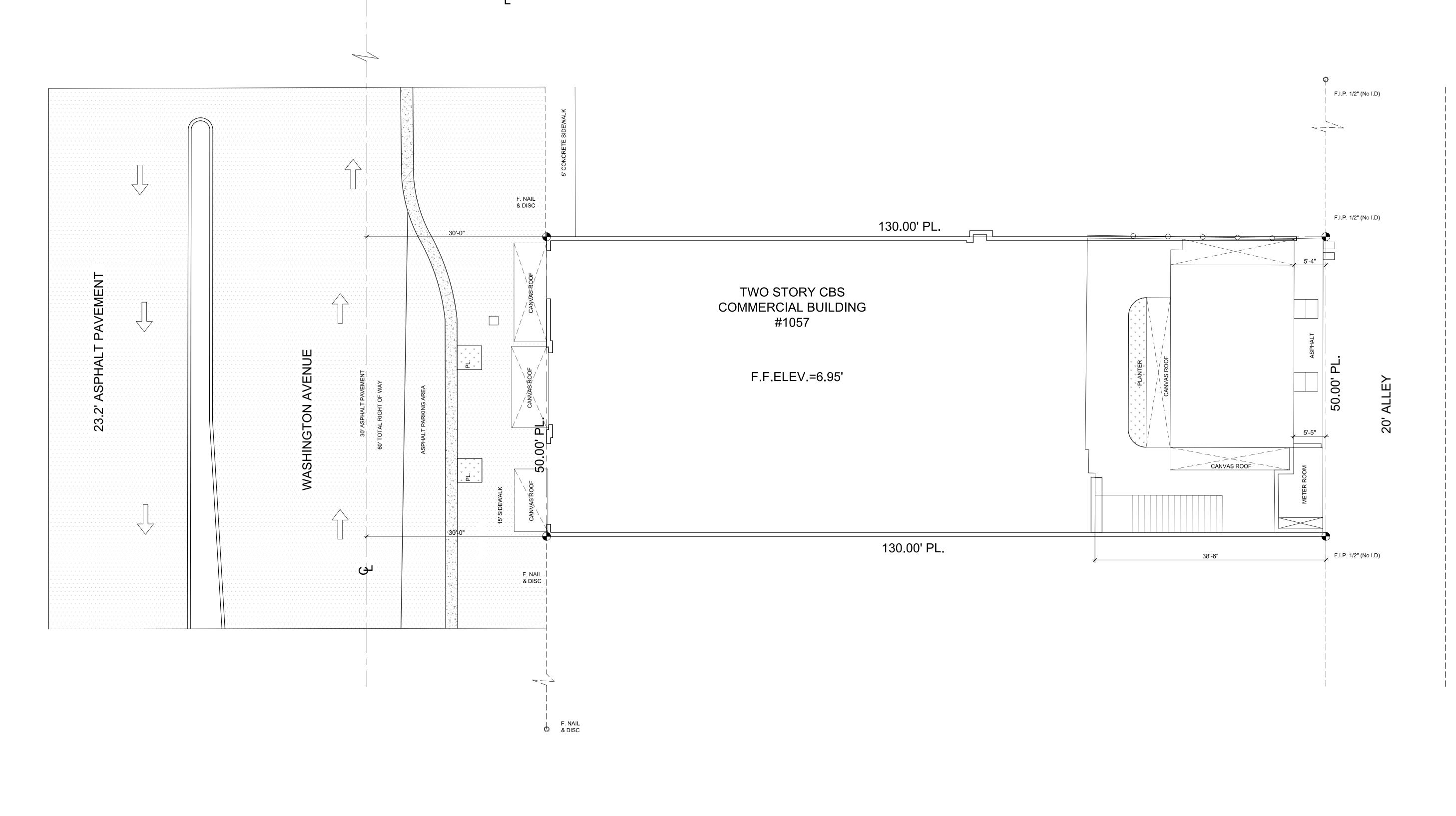


1057 WASHINGTON AVENUE MIAMI BEACH, FL 33139



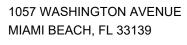




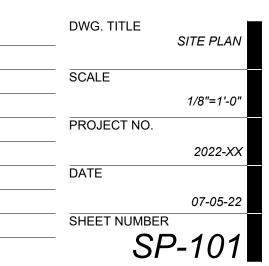


11TH STREET

**1057 WASHINGTON AVENUE** 

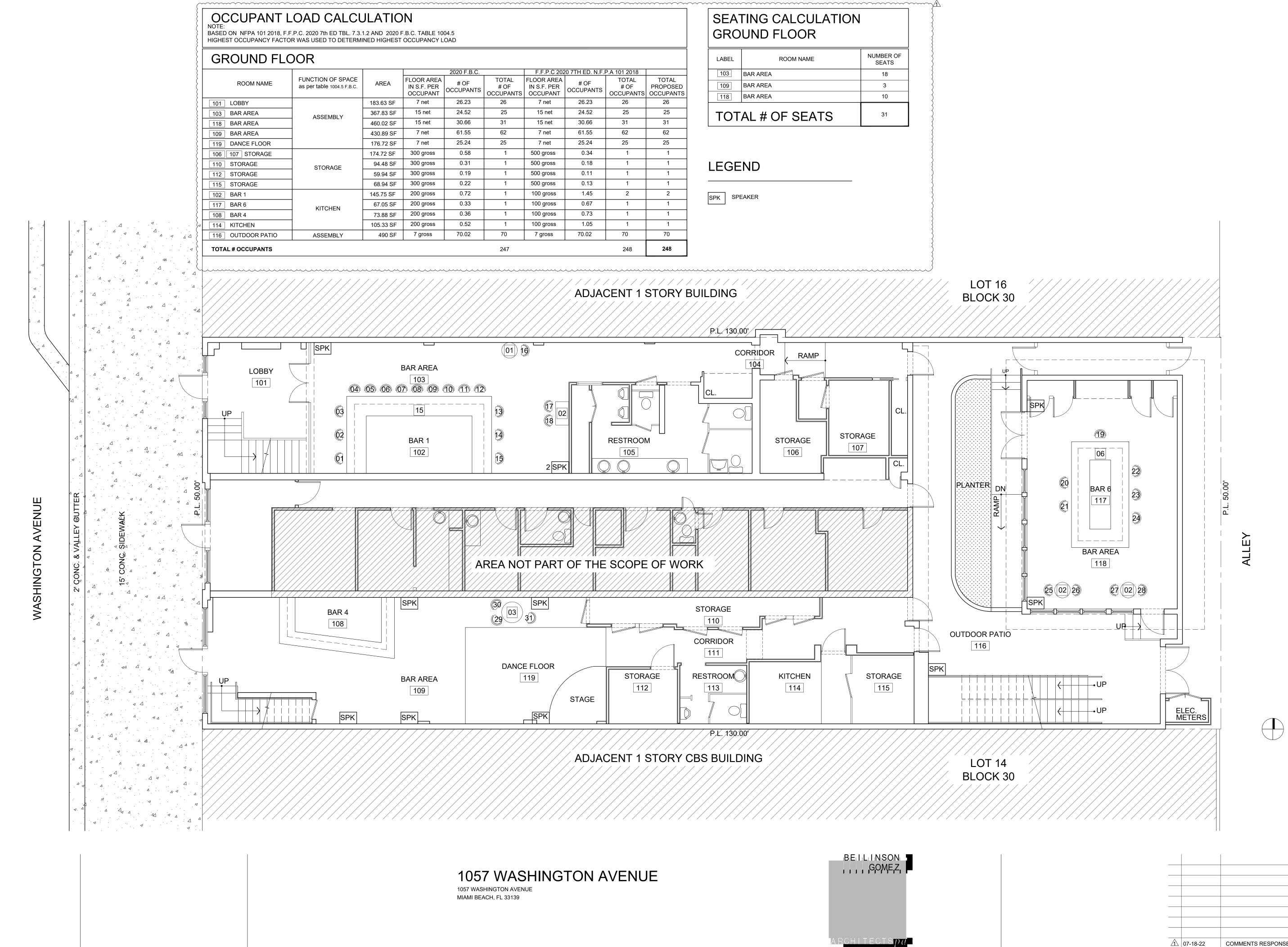


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### ARCHITECTURE A A C 0 0 1 0 6 2 T 305.559.1250 F 305.551.1740 A R 0 0 1 5 4 1 6

REVISION



CONSULTANT

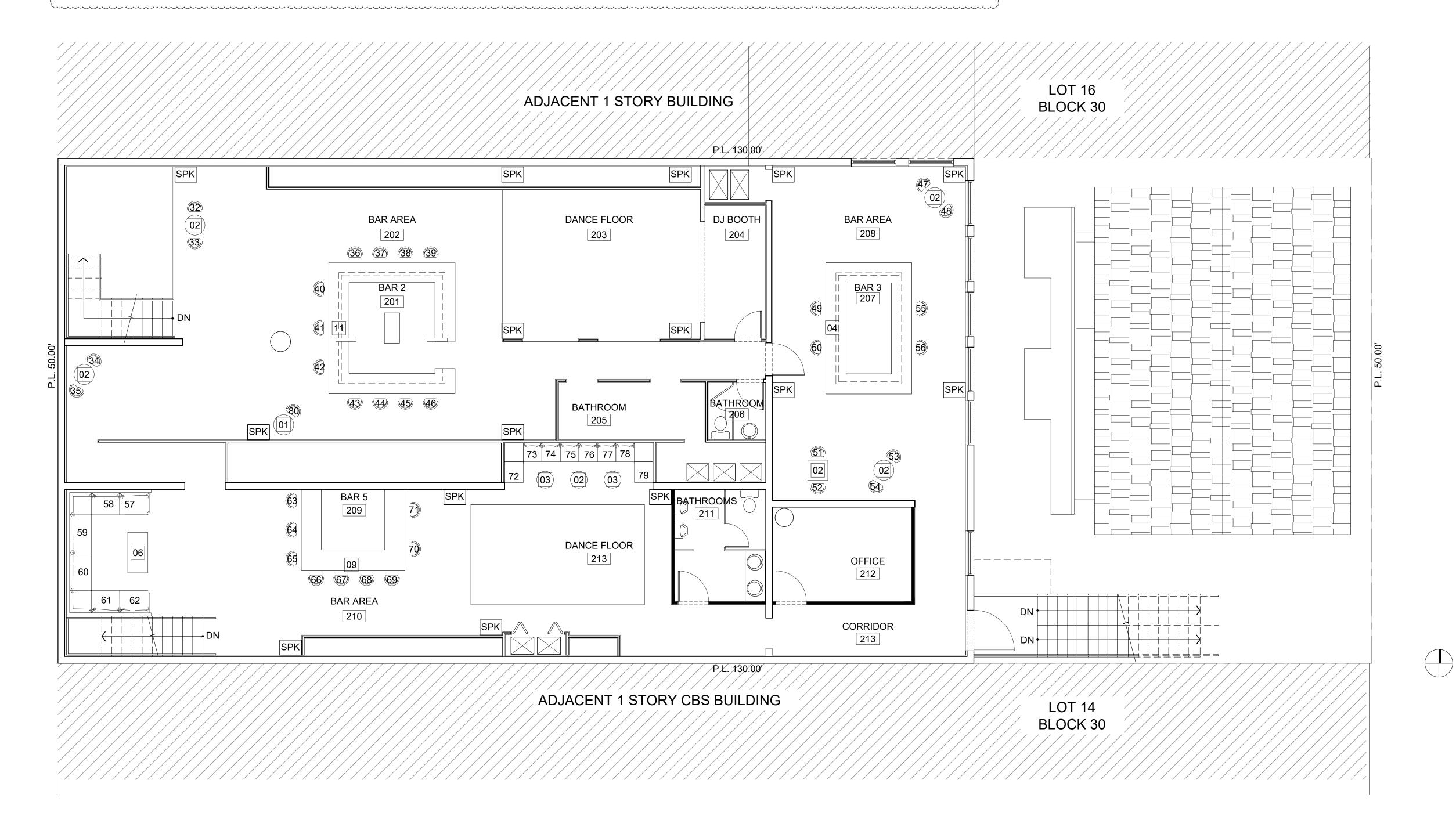
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	2020 F.B.C. F.F.P.C 2020 7TH ED. N.F.P.A 101 2018								
R AREA	2020 F.B.C.	TOTAL	F.F.P.C 202 FLOOR AREA	U / IH ED. N.F.F	TOTAL	TOTAL			
T. PER JPANT	# OF OCCUPANTS	# OF OCCUPANTS	IN S.F. PER OCCUPANT	# OF OCCUPANTS	# OF OCCUPANTS	PROPOSED OCCUPANTS			
net	26.23	26	7 net	26.23	26	26			
net	24.52	25	15 net	24.52	25	25			
net	30.66	31	15 net	30.66	31	31			
net	61.55	62	7 net	61.55	62	62			
net	25.24	25	7 net	25.24	25	25			
gross	0.58	1	500 gross	0.34	1	1			
gross	0.31	1	500 gross	0.18	1	1			
gross	0.19	1	500 gross	0.11	1	1			
gross	0.22	1	500 gross	0.13	1	1			
gross	0.72	1	100 gross	1.45	2	2			
gross	0.33	1	100 gross	0.67	1	1			
gross	0.36	1	100 gross	0.73	1	1			
gross	0.52	1	100 gross	1.05	1	1			
ross	70.02	70	7 gross	70.02	70	70			
		247			248	248			

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

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

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 FLC	DOR								
				2020 F.B.C.		F.F.P.C 202	0 7TH ED. N.F.I	P.A 101 2018	
ROOM NAME	FUNCTION OF SPACE as per table 1004.5 F.B.C.	AREA	FLOOR AREA IN S.F. PER OCCUPANT	# OF OCCUPANTS	TOTAL # OF OCCUPANTS	FLOOR AREA IN S.F. PER OCCUPANT	# OF OCCUPANTS	TOTAL # OF OCCUPANTS	TOTAL PROPOSED OCCUPANTS
202 BAR AREA		816.17 SF	7 net	116.59	117	7 net	116.59	117	117
203 DANCE FLOOR	ASSEMBLY	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		115.5 SF	200 gross	0.57	1	100 gross	1.15	1	1
207 BAR 3	KITCHEN	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
тот	49	

### LEGEND

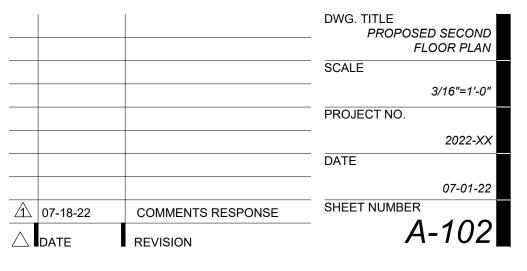
SPK SPEAKER

## **1057 WASHINGTON AVENUE**

1057 WASHINGTON AVENUE MIAMI BEACH, FL 33139

BEILLINSON GOMEZ

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