



WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT ANNUAL MEETING

March 12th, 2026

THE WAY WE WERE

https://www.reddit.com/r/Miami/comments/u9f978/how_miami_was_in_the_90s_south_beach_washington/

CALL TO ORDER

Michael Simkins

Andrew Resnick

Marc Lawrence

Proxy Roberto D

Steven Anthony

A solid teal horizontal bar spanning the width of the slide at the bottom.



NEW PARTNERSHIP

MIAMI DADE STATE ATTORNEY

Kathy Rundle Fernandez

HUMAN TRAFFICKING

An innovative trauma-informed law enforcement model for the investigation and prosecution of Human Trafficking.



Community Awareness

Summit - May 8th 10:00 - 2:00 pm

Washington Avenue Human Trafficking Awareness & Prevention Training

1. Business Owner Training (Restaurants, Bars, Retail)

Focus: helping frontline staff recognize suspicious behavior inside businesses.

2. Hotel Staff Training (Critical)

Training for front desk, housekeeping, valet, and security staff to recognize patterns commonly seen in hotels.

3. Nightlife & Club Staff Training

Door staff, bartenders, promoters, and security trained to recognize recruitment activity or coercive behavior inside venues.

4. Resident Awareness Workshops

Brief community sessions to help residents identify suspicious patterns in buildings or short-term rental units.

5. Taxi, Rideshare, and Valet Training

Drivers and parking staff often notice patterns others miss. Simple awareness training could help identify warning signs.

6. Visual Awareness Campaign

Discreet informational materials are placed in appropriate locations, such as hotels, restrooms, and employee areas, with reporting

7. Washington Avenue / Miami Beach Response Network

8. Victim Resource Center

Example 60-Minute Training Structure

- 10 minutes – Understanding human trafficking
- 15 minutes – Signs businesses may observe
- 15 minutes – Hotel and nightlife scenarios
- 10 minutes – What not to do
- 10 minutes – Reporting procedures

Strategic Idea: Washington Avenue Safe District Certification

Businesses that complete the training could receive:

- A window decal
- Certification recognition
- Listing on the BID website

Benefits include:

- Strengthening safety awareness
- Building tourism confidence
- Demonstrating partnership between businesses and the City



AGENDA HIGHLIGHTS



PRESENTATION BY DAVID BERG

Proposed redevelopment
of the former Epicure site
on Alton Road
(approximately 60,000 SF).

Discussion on design,
feasibility, and community
impact.

Alton Ventures Development LLC's proposal to create an "Alton City Center Overlay" within the CD-2 zoning district.

The amendment would allow mixed-use redevelopment with a significant non-transient residential component at properties on Alton Road and West Avenue. The proposal positions itself as:

- Prioritizing long-term residential housing (targeted toward entry-level professionals and young families)
- Increasing non-seasonal pedestrian traffic to support local businesses
- Offering a community-based alternative to Live Local
- Reflecting community engagement and stakeholder outreach

Issue

- Parking
- Traffic

Votes Yes

Michael Simkins

Andrew Resnick

Marc Lawrence

Proxy Roberto D

TOWN HALL



Why We Are Here

Purpose of Tonight's Meeting

- Discuss the future vision for Washington Avenue
- Explore opportunities for residential living
- Balance residents, culture, tourism, and business
- Gather community input

WASHINGTON AVENUE & BROADWAY, WASHINGTON, DC 20001

WHAT DO WE WANT?

Key Point

- The proposed FAR 4.0 with a 100-foot height limit may not be economically viable for redevelopment on Washington Avenue.
- If projects cannot pencil financially, nothing will be built.

Issues

- Property owners are **not willing to sell at a 30–35% discount**.
- Most Washington Avenue properties already carry **high land value expectations**.
- If zoning reduces potential value, **owners will simply hold the property**.

Result

- No assemblage
- No redevelopment
- Stagnation

Voted yes

Michael Simkins

Andrew Resnick

Marc Lawrence

Proxy Roberto D

WHAT DO WE WANT?

Parking Constraint

Parking- deal-breaker.

- Where does the parking go?
- How many spaces are required?

If parking requirements remain strict, they can **consume too much of the FAR**, making residential development unrealistic.

WHAT DO WE WANT?

Over-Regulation Concern

Issues often raised:

- excessive design review
- multiple board approvals
- unpredictable timelines
- historic restrictions
- neighborhood opposition

If the process becomes **too difficult**, developers go elsewhere.

Miami has many easier locations.

WHAT DO WE WANT?

Predictability and return.

Possible incentives

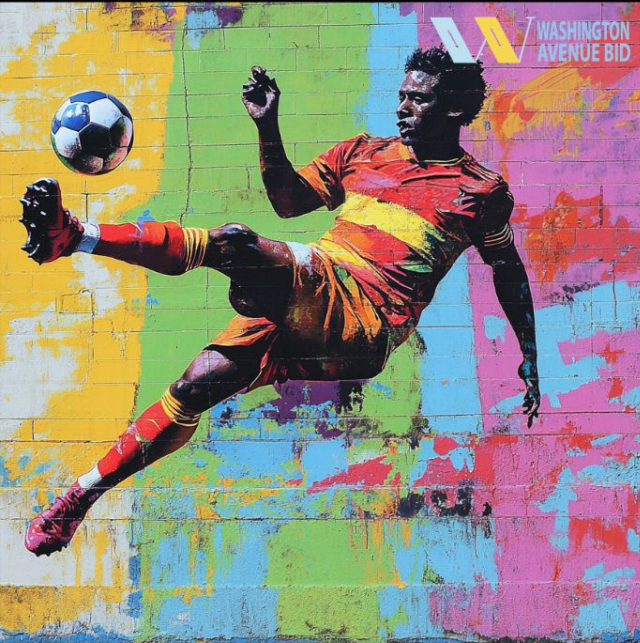
- Height flexibility (ex: 150 ft)
- Parking
- Density bonuses for workforce housing
- Expedited permitting
- Tax abatements or fee reductions
- Mixed-use flexibility (hotel/residential/retail)

Without incentives, the corridor competes poorly against:

- Edgewater
- Wynwood
- Downtown Miami
- North Beach redevelopment areas.

“We support thoughtful residential development on Washington Avenue. However, if the economics do not work for property owners or developers, the corridor will remain unchanged. Our responsibility is to ensure the policy creates realistic redevelopment, not unintended stagnation.”

It's Okay to Be Great

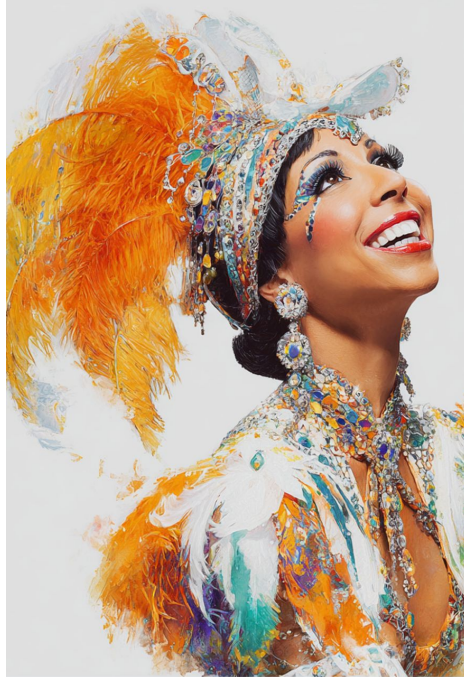


WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT



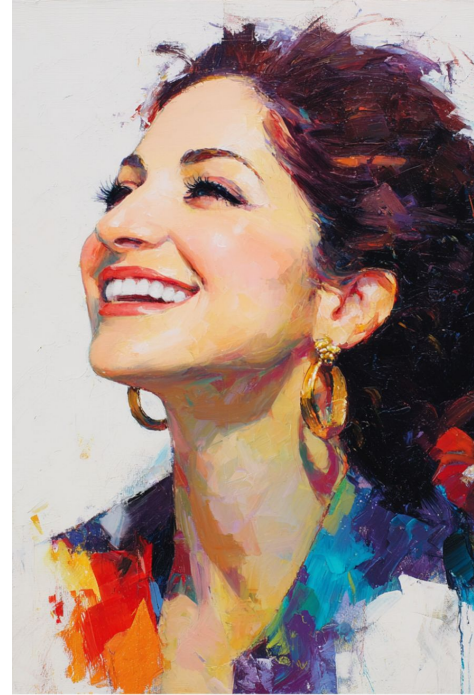
**“WHEN I SING, I WANT
YOU TO BE HAPPY.”**

**CELIA CRUZ
MIAMI BEACH**



**“THE SECRET TO THE FOUNTAIN
OF YOUTH IS TO THINK YOUTHFUL
THOUGHTS.”**

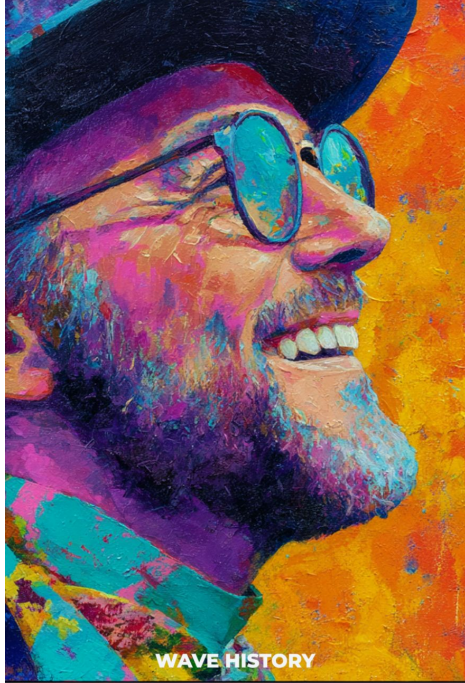
**JOSEPHINE BAKER
MIAMI BEACH**



**“THE KEY TO HAPPINESS
IS HAVING DREAMS”**

**GLORIA ESTEFAN
MIAMI BEACH**





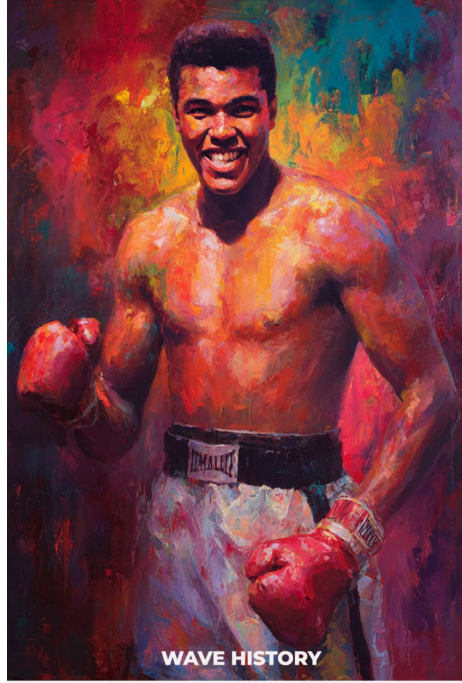
WAVE HISTORY

"THERE'S NEVER TO MUCH JOY."

**MAURICE GIBB
MIAMI BEACH**



**@MIAMIBEACHWAVE
WASHAVEMB.COM**



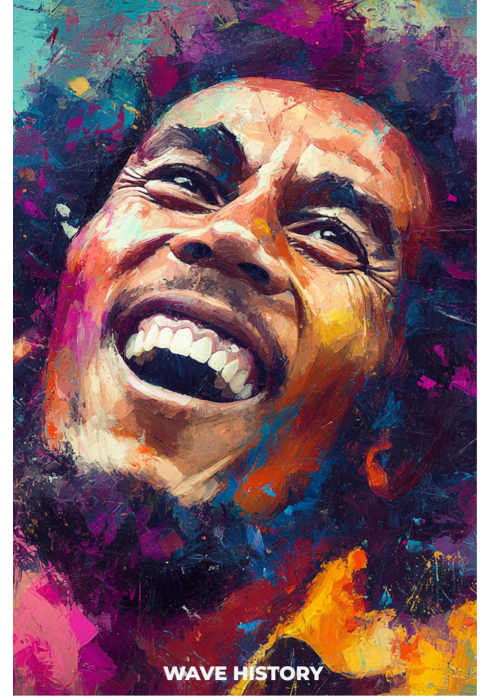
WAVE HISTORY

**"LET YOUR SMILE CHANGE THE
WORLD, BUT DONT LET THE
WORLD CHANGE YOUR SMILE."**

**MUHAMMAD ALI
MIAMI BEACH**



**@MIAMIBEACHWAVE
WASHAVEMB.COM**



WAVE HISTORY

**"LET YOUR SMILE CHANGE THE
WORLD, BUT DONT LET THE
WORLD CHANGE YOUR SMILE."**

**BOB MARLEY
MIAMI BEACH**



**@MIAMIBEACHWAVE
WASHAVEMB.COM**



the

INCOME STATEMENT		Feb 2026
Revenue		
Assessments		\$126,085
Gross Profit		\$126,085
Expenses		
General & Administrative		
Bank Charges & Fees		\$70
Dues & subscriptions		\$327
Legal & Professional Services		\$1,015
Meals & Entertainment		
Business Breakfast		\$130
Meals & Entertainment		\$295
Total Meals & Entertainment		\$425
Membership		\$733
Merchant Fees		\$3
Office Equipment		\$21
Office Supplies & Software		\$864
Rent & Lease		\$2,621
Travel		\$324
Utilities		
Cable & Internet		\$75
Utilities		\$332
Total Utilities		\$407
Total General & Administrative		\$6,809
Payroll Expenses		
Taxes		\$765
Wages		\$10,000
Total Payroll Expenses		\$10,765
Program Services		
Program & Community Events		
Advertising/Promotional		\$500
Executive Networking		\$70
Event Supplies		\$10
Advertising & Marketing		\$652
Contractors		\$2,658
Total Program & Community Events		\$3,890
Total Program Services		\$3,890
Total Expenses		\$21,464
Operating Profit		\$104,621
Net Income		\$104,621

APPROVED

Michael Simkins
Andrew Resnick
Marc Lawrence
Proxy Roberto D

ANNUAL MEETING
THURSDAY - JULY 9, 2026

100 FREE SANDWICHES

MARCH 21ST 6PM
MIAMI BEACH



酥脆
鸡柳

功夫鸡



One per person, first come first served.



NEW LOUNGE NEXT TO WILLIES



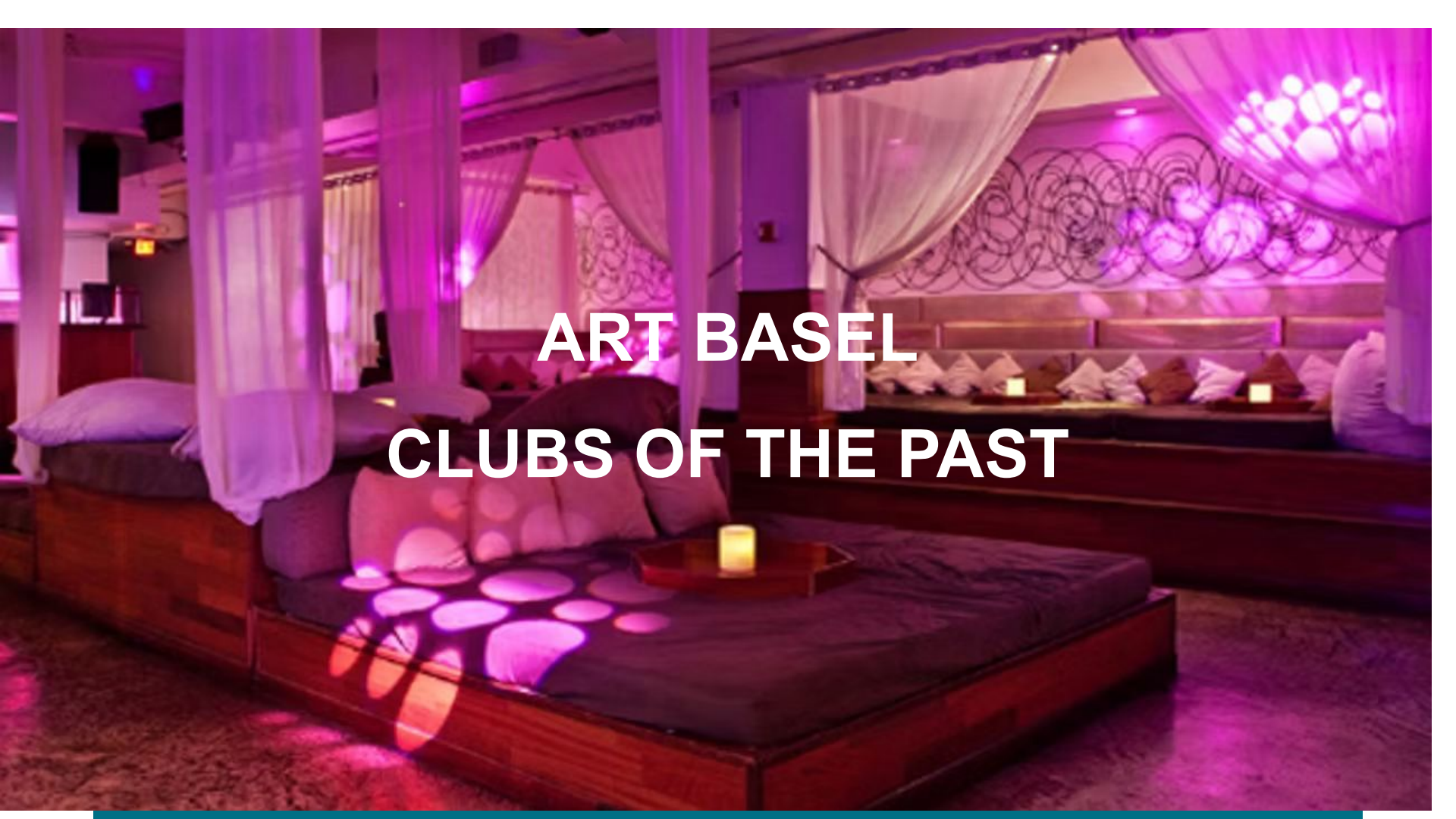
FIFA WORLD CUP

UNITED STATES - CANADA - MEXICO

A hand is pouring a clear, bubbly liquid from a silver can into a glass filled with ice cubes and a slice of lime. The background is dark with colorful bokeh lights in shades of blue, green, and yellow. The word "BARLOOZA" is written in large, bold, white capital letters at the bottom of the image.

BARLOOZA

become america's best bartender
Washington Avenue - Miami Beach
October 2026

The image shows a room with a large wooden bed frame and a canopy made of sheer white fabric. The room is bathed in a deep purple light. On the bed, there are several pillows and a small tray with a lit candle. A patterned rug is on the floor. In the background, there is a decorative wall sculpture and another similar bed setup. The overall atmosphere is intimate and artistic.

ART BASEL CLUBS OF THE PAST

OPTIMISTIC 2026!
