

# Memorandum



**Date:** November 12, 2025  
**To:** Chair and Members  
 Art in Public Places Trust  
**From:** Ashlee K. Thomas, Interim Director  
 Department of Cultural Affairs  
**Subject:** Trust Resolution No. APPT 25-55 / Francisco Maso – Caribbean Isles Garage /  
 Professional Artist Services Agreement

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## Trust Resolution No. APPT 25-55

RESOLUTION APPROVING A PROFESSIONAL ARTIST SERVICES AGREEMENT IN SUBSTANTIALLY THE FORM ATTACHED WITH FRANCISCO MASO IN THE FIXED FEE AMOUNT OF \$67,000.00 FOR PHASE I – DESIGN AND PHASE II – FABRICATION AND INSTALLATION SERVICES OF THE GARAGE ARTWORK PROJECT FOR THE CARIBBEAN ISLES HOUSING DEVELOPMENT PROJECT (FROM MIAMI-DADE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND PINNACLE COMMUNITIES PUBLIC ART FUNDS)

### Recommendation

It is recommended that the Art in Public Places Trust approve a Professional Artist Services Agreement in substantially the form attached with Francisco Maso in the fixed fee amount of \$67,000.00 for Phase I-Design and Phase II – Fabrication and Installation Services of the garage artwork project for the Caribbean Isles Housing Development Project.

### Background

A meeting of the Professional Advisory Committee (PAC) was held on October 30, 2025 to review design proposals from a group of six (6) artists shortlisted from the Housing Artists Registry for public art opportunities for the Caribbean Isles housing development project, a public-private partnership between the Miami-Dade Department of Housing and Community Development and Pinnacle Communities, LLC. This housing development is being built in two separate phases with the garage portion being prioritized to include approximately 231 spaces of which 150 parking stalls are dedicated to Miami-Dade Department of Transportation and Public Works for its park and ride program along the South Dade Corridor busway. The balance of parking spaces will be dedicated to the residents of the senior housing portion of the project breaking ground in December 2025.

The opportunity for public art for the garage portion includes applications of paint or applied durable materials such as metal or tile work for a grouping of eleven (11) rectangular large-scale panels on the façade of the garage. These framed areas have excellent visibility facing Caribbean Boulevard. It is intended that the artist's budget also cover the artwork lighting. The development team is facilitating as part of the garage construction budget, the running of conduit to various stub up locations for the future installation of electrical service and lighting fixtures. The funding for the garage commission in the amount of \$268,000.00 combines APP funds from the construction of both the residential and garage projects of the development.

The PAC unanimously recommended commissioning Homestead-based artist Francisco Maso for his concept Caribbean Archipelago. Maso's proposal featured cement tiles known as "Cuban tile" in patterns reminiscent of colonial Cuban vernacular and his grandparents' home in Matanzas, Cuba. The work will transform personal memory into a shared spatial experience and connect passers-by to a Caribbean cultural foundation. The patterns will be executed in specific hues of aqua, navy blue, and orange which would be treated with a phosphorescent compound to further illuminate the artwork in the evening. Maso also proposed to customize the areas of tiling to suit the architecture, creating a more cohesive visual experience.

Given the two separate phases of construction with differing funding timelines, APP staff recommends the initial project budget allocation of \$67,000.00 for design development services and approval of Trust Resolution No. APPT 25-55 authorizing a Professional Artist Services agreement in substantially the form attached with Francisco Maso in the fixed amount of \$67,000.00 for Phase I-Design and Phase II- Fabrication and Installation Services of the artwork project for the garage of the Caribbean Isles housing Development project.