

Memorandum



Date: May 12, 2026

To: Chair and Members
Art in Public Places Trust

From: Ashlee K. Thomas, Interim Director
Department of Cultural Affairs

Subject: Trust Resolution No. APPT 26-34 / Typoe Studio LLC / Residences at Palm Court / Proposal Services

Trust Resolution No. APPT 26-34

RESOLUTION APPROVING A PROFESSIONAL ARTIST SERVICES AGREEMENT IN SUBSTANTIALLY THE FORM ATTACHED WITH TYPOE STUDIO, LLC (MICHAEL ANDREW GRAN) IN THE AMOUNT OF \$10,000.00 FOR PROPOSAL DEVELOPMENT SERVICES FOR THE RESIDENCES AT PALM COURT HOUSING DEVELOPMENT PROJECT (FROM MIAMI-DADE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND RELATED URBAN PUBLIC ART FUNDS).

Recommendation

It is recommended that the Art in Public Places Trust approve a Proposal Services Agreement in substantially the form attached with Typoe Studio, LLC (Michael Andrew Gran) in the fixed fee amount of \$10,000.00 for proposal development for the Residences at Palm Court Housing Development project.

Background

On July 17, 2017 a PAC meeting was held to review proposals for the new Cruise Terminal "F" at PortMiami. After careful deliberation and a spirited discussion, the PAC unanimously recommended lead artist Michael Andrew Gran, also known as Typoe, and business partner Adrian Aizenstat for the Cruise Terminal "F" commission in the amount of \$100,000.00. The proposal titled "*Bon Voyage*" drew inspiration from confetti-ribbon streamers used at sail-away celebrations in times past, paying homage to the spirit of cruising when crowds gathered together for embarkation to wish passengers farewell. Their proposal included the construction of a screen structure comprised of welded aluminum frames which would support a series of architecturally-scaled, overlapping aluminum ribbons elements. The function of the screen was to mask the provisions area for the new terminal while welcoming all new passengers.

In 2018, with the artist design development well underway, APP was unexpectedly notified of the Seaport cancelling of the Terminal F project due to changing factors affecting the construction of the new terminal and realignment of PortMiami expansion strategy. The artist was fairly compensated for work performed up to the notification date and his contract termination.

Since then, APP staff has been seeking a suitable opportunity to reengage with the artist to create a sculptural installation in his joyful and engaging style. The opportunity has just become available at a new housing development by Miami-Dade County Department of Housing and Community Development and Related Urban known as the Residences at Palm Court. Located at 950 NW 95th Street, Miami FL 33150, this complex of buildings is designed as a multi-generational facility combining 191 units for elderly residents and 125 units for the general population. The facility, already in construction, is expected to be completed and occupied by May of 2027 with the new parking lot following 6 months later.

In conversation with the developer and the project team, APP staff identified a primary opportunity that encompasses a children's playground, a walking path and a dog park; a combined exterior area that abuts the backside of the main building and is fully visible through the floor to ceiling storefront glass in the multi-purpose room. Given Typoe's successful temporary park activation in a segment of The Underline, the artist's growing practice, and the client's interest to have this area ready for the 2027 opening, APP staff suggested to the client team the potential for the Trust to directly commission Typoe for an integrated work of art for this portion of the site.

With the enthusiastic support of the Related Urban team and the confirmed availability of the artist to promptly engage in a proposal development phase that allows for the artwork's structural needs to align with the project's current construction schedule, APP staff recommends approval of Trust Resolution No. APPT 26-34 authorizing a Professional Artist Services Agreement with Typoe Studio, LLC (Michael Andrew Gran) in the amount of \$10,000.00 for proposal development services for an exterior art installation at the Residences at Palm Court Housing Development project. The artist's proposal concepts will be presented at an upcoming Professional Advisory Committee meeting with their recommendation being brought back to the Trust for consideration of the final commission award.