Memorandum

MIAMI-DADE COUNTY

Date: October 13, 2026

To: Chair and Members
Art in Public Places Trust

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

Subject: Trust Resolution No. APPT 26-71 / Typoe Studio, LLC / Residences at Palm Court / Professional Artist Services Agreement

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Trust Resolution No. APPT 26-71

RESOLUTION APPROVING A PROFESSIONAL ARTIST SERVICES AGREEMENT IN SUBSTANTIALLY THE FORM ATTACHED WITH TYPOE STUDIO, LLC (LEAD ARTIST MICHAEL ANDREW GRAN) IN THE FIXED AMOUNT OF $300,000.00 FOR DESIGN, FABRICATION, AND INSTALLATION OF THE EXTERIOR ARTWORK PROJECT FOR THE RESIDENCES AT PALM COURT DEVELOPMENT (FROM MIAMI-DADE HOUSING AND COMMUNITY DEVELOPMENT AND RELATED URBAN 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 Typoe Studio, LLC (lead artist Michael Andrew Gran) in the fixed amount of $300,000.00 for Design, Fabrication, and Installation of the exterior artwork project for the Residences at Palm Court 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 canceling 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 abutts 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, APP staff recommended the Trust approval on May 26, 2026 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.

On September 28, 2026, the artist's proposal concepts, in-depth research and results of consultation with a specified vendor were successfully presented and well received by the Related Urban team which recommended that the artist be commissioned as quick as possible to allow for coordination and performance of the artwork's underground work in tandem with ongoing construction of the building tower and ensure proper scheduling of the artwork installation given access limitations once the construction is complete.

The work will be implemented in three sections: 1) the Children's playground will include a field of independent forms — cube portal with the raven, arch, wave, tunnel and stump steps in colored ADA-rated benches to frame the play area; 2) the walking path will feature two large sculptures with colored benches along the way, creating continuity with the playground; 3) A dog park will include an enclosed lawn around an existing tree, with a gated entry (fence furnished by construction budget not artist budget) and colored benches using the park's palette.

The artist's proposed fabrication and installation consultant, Cr8Play by Playmore, advises using the material DuraSculpt GFRC, an industry standard material engineered for sculptural play equipment, with a durable finish for high-use public space and the saturated color requested by the artist. The scope will include foundations, surfacing, benches and site furniture. Safety and accessibility concerns will be addressed by the consultant. Cre8Play is a Minneapolis-based creative playground design and manufacturing company known for producing custom, immersive, and highly original play environments across the United States. Their small, art-driven team focuses on inclusive, multigenerational designs that go beyond traditional playground concepts, delivering unique play products and community-centered experiences.

APP staff recommends approval of Trust Resolution No. APPT 26-71 authorizing a Professional Artist Services Agreement with Typoe Studio, LLC (lead artist Michael Andrew Gran) in the amount of $300,000.00 for design, fabrication, and installation of the exterior artwork project for the Residences at Palm Court Housing Development.