

# MEMORANDUM

Agenda Item No. 5(C)

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**TO:** Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners

**DATE:** July 8, 2021

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution approving, after a public hearing, significant modification of Building Better Communities General Obligation Bond (Bond) Program Project No. 330 – “Improvements to the Wolfsonian - FIU” as identified in Appendix A to Resolution No. 919-04

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The accompanying resolution was prepared by the Cultural Affairs Department and placed on the agenda at the request of Prime Sponsor Commissioner Eileen Higgins.



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Geri Bonzon-Keenan  
County Attorney

GBK/jp

# Memorandum



**Date:** July 8, 2021

**To:** Honorable Chairman Jose “Pepe” Diaz  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** Significant Modification of BBC-GOB Project No. 330 The Wolfsonian –  
Florida International University

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## **Recommendation**

It is recommended that the Board of County Commissioners (Board) approve, following a public hearing, a significant modification to the Building Better Communities General Obligation Bond (BBC-GOB) Program's Project No. 330 – “Improvements to the Wolfsonian – FIU”, modifying the BBC-GOB project description to focus on the proposed expansion of the Museum’s main campus on Miami Beach.

## **Scope**

The Wolfsonian Museum (Museum) is located on Miami Beach in County Commission District 5, which is represented by Commissioner Eileen Higgins; the Museum’s service area is countywide.

## **Delegation of Authority**

In accordance with Section 2-8.3 of the Miami-Dade Code related to identifying delegation of Board authority, there are no authorities beyond that specified in the resolution which includes authority for the Mayor and Mayor’s designee to execute the eventual grant agreements with the Museum for the BBC-GOB funds and exercise all provisions, including cancellation provisions contained therein.

## **Fiscal Impact/Funding Source**

There is no fiscal impact to the County resulting from this item as there is no change to the existing \$10 million BBC-GOB Program allocation to Project No. 330.

## **Track Record/Monitor**

The entity responsible for implementing this project is the Museum, which has a track record of following Department of Cultural Affairs grant requirements and contractual conditions. Funding support will be allocated through a grant agreement between the Museum and the County to be administered by the Department of Cultural Affairs, with project manager Marie Denis, in consultation with the Office of Management and Budget (OMB), which is responsible for monitoring BBC-GOB funds.

## **Background**

The Building Better Communities General Obligation Bond (BBC-GOB) Program, approved by voters on November 2, 2004, included a \$10 million allocation for improvements to the Museum. On February 2007, the Board approved resolution R-119-07 modifying the BBC-

GOB project scope to include improvements to all three of the Miami Beach buildings that comprised the Museum’s campus: the Headquarter facility at 1001 Washington Avenue; the Annex at 1538 Lenox Avenue; and the Community Cultural and Humanities Center (formerly, the Miami Beach Women's Club) at 2401 Pinetree Drive. This modification provided the Museum with options to accomplish the stated goal for the use of the BBC-GOB allocation, to make more museum space open and available for the public, within its various properties.

Since Resolution R-119-07 was approved by the Board, the Museum has conducted a strategic and master planning process to guide the future operations and expansion of the Museum and to integrate the various facilities more effectively, thereby significantly expanding the amount of space currently available for public access and research, educational and cultural programming. As part of this process, the Community Cultural and Humanities Center (formerly the Miami Beach Women’s Club), which had been severely damaged by fire, was sold and is no longer part of the Museum’s properties.

The planning process has also led to re-focusing the efforts toward reorganizing, renovating and expanding the historic warehouse building that is the Museum’s headquarters on South Beach. On November 3, 2020, Miami Beach voters approved Ballot Question 5, authorizing the City to adopt an ordinance increasing the Floor Area Ratio (“FAR”) from 1.5 to a maximum of 3.25, and a maximum height up to 75 feet, for properties within the proposed Wolfsonian Arts District, generally located at the northeast corner of Washington Avenue and 10th Street and located within the CD-2 zoning district. With the increase in allowable building footprint and height, more spaces can be used and created for public exhibitions, educational programs and visitor amenities. The consolidation of The Wolfsonian expansion program to its existing primary location supports on-going sustainability by focusing the Museum’s primary public operations to a single facility allowing for the most efficient allocation of operational resources.

The original GOB project described new construction of a 25,000 square foot addition to the Headquarter facility. This description was subsequently modified via R-119-07, accomplishing the addition of a minimum of 25,000 square feet of new public space as a result of the reorganization and renovation of 3 existing facilities which consisted of: Headquarter facility for approximately 3,000 square feet; Annex facility of approximately 28,000 square feet; and if funding permitted, a Community Cultural Humanities Center of approximately of 5,000 square feet. This latest modification is for new public space made possible by reorganization, renovation and expansion of the Headquarter facility that will provide a minimum of 25,000 square feet and deliver a net increase in public space of up to 38,555 square feet.

Consistent with the original GOB project description and subsequent modifications, the current project will make available a minimum of 25,000 square feet of new space that will include the expansion of public galleries and meeting spaces, classrooms and teaching spaces, visitor access to the library, etc. Other project elements that also will benefit from renovations and expansion include: museum storage, library holdings and collections, elevator access, entrances, pedestrian and vehicular circulation, and facility infrastructure systems such as climate control, security, etc. The Museum’s programming and collections continue to increase

significantly and the reorganization, renovation and expansion of the spaces within the Wolfsonian Cultural Arts District will increase the Museum’s capacity and efficiency to deliver increased public access to the Museum’s collections, programming and activities and provide for future needs.

The Museum’s strategic approach to the improvement and expansion of its headquarters facility will maximize the public benefits of the BBC-GOB funding. The proposed improvements will:

- Enhance accessibility to the Museum’s collection by tripling the programmatic space and substantially increasing the number of artworks on view at any one time;
- Create a visionary new street and lobby presence that eases potential barriers to entry and better integrates the museum into the neighborhood;
- Open exciting new avenues into educational and behind-the-scenes experiences by way of state-of-the-art classrooms, studio environments, and a Knight Digital Lab; and
- Improve the Museum facilities to protect and preserve collection objects.

The following chart outlines the key factors of the original allocation, the previously approved and currently proposed modifications:

<b>Item</b>	<b>Original GOB Project</b>	<b>Modified Project via R-119-07</b>	<b>Requested Modification</b>
Project Name	Improvements to the Wolfsonian – FIU	No change	No change
Project Number	330	No change	No change
Project Description	Construct an approximately 25,000 square foot addition to the museum’s headquarter facility at 1001 Washington Avenue, Miami Beach including: Additional storage and public access to its library; public galleries; a 300-seat auditorium; lecture hall; classrooms and teaching spaces; an additional elevator; and a visitor-friendly entrance and other pedestrian-access improvements.	Improve the museum by reorganizing and consolidating the program functions of all three of the Miami Beach buildings that comprise The Wolfsonian’s campus: the headquarter facility at 1001 Washington Avenue; the Annex at 1538 Lenox Avenue; and the Community Cultural and Humanities Center (Formerly The Miami Beach Women’s Club) at 2401 Pinetree Drive.	Improve the museum by reorganizing, consolidating, and expanding its public program functions within the Wolfsonian Cultural Arts District, anchored by the headquarter facility at 1001 Washington Avenue.
Amount of Bond funding allocation	\$10 million	No change	No change

Total project costs are estimated at \$17.5 million, which includes the \$10 million BBC-GOB allocation, and \$7.5 million from a combination of state and federal grants and Museum fundraising from individuals, corporations and foundations. The Wolfsonian - FIU will have the funding responsibility beyond the \$10 million of BBC-GOB allocation for this project. A solicitation for architectural and engineering services is scheduled to be issued by the end of 2021 once all administrative approvals are completed (i.e., Board approval of this significant modification, Miami Beach referendum implementing ordinance, FIU Board of Trustees project review and approval, etc.). Schematic design, selection of a construction management entity, final design, permitting, and construction are scheduled to be completed during 2022-2026, with a grand opening by the end of 2026. The Museum’s capital campaign is underway, and several grants have been applied for and/or awarded. Project milestones are contingent on successfully completing the fundraising targets and BBC-GOB funds will be used for the construction of the project, ensuring that the project will be adequately funded.

This recommendation was reviewed and approved by the BBC-GOB Citizens’ Advisory Committee (“CAC”) on April 16, 2021.



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Morris Copeland  
Chief Community Services Officer



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners

**DATE:** July 8, 2021

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 5(C)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5(C)  
7-8-21

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING, AFTER A PUBLIC HEARING, SIGNIFICANT MODIFICATION OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND (BOND) PROGRAM PROJECT NO. 330 – “IMPROVEMENTS TO THE WOLFSONIAN - FIU” AS IDENTIFIED IN APPENDIX A TO RESOLUTION NO. 919-04

**WHEREAS**, the Building Better Communities General Obligation Bond Program Citizens’ Advisory Committee considered this item at its meeting on April 7, 2021 and gave a favorable recommendation; and

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board, following a public hearing, approves the significant modification to Building Better Communities General Obligation Bond (“Bond”) Program Project No. 330 – “Improvements to Wolfsonian - FIU” identified in Appendix A to Resolution No. R-919-04 to change the project description to “Improve the museum by reorganizing, consolidating, and expanding its public program functions within the Wolfsonian Cultural Arts District, anchored by the headquarter facility at 1001 Washington Avenue.”

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Jose "Pepe" Diaz, Chairman

Oliver G. Gilbert, III, Vice-Chairman

Sen. René García

Sally A. Heyman

Eileen Higgins

Kionne L. McGhee

Raquel A. Regalado

Sen. Javier D. Souto

Keon Hardemon

Danielle Cohen Higgins

Joe A. Martinez

Jean Monestime

Rebeca Sosa

The Chairperson thereupon declared this resolution duly passed and adopted this 8<sup>th</sup> day of July, 2021. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Monica Rizo Perez