

MEMORANDUM

RTRC
Agenda Item No. 2(C)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: September 9, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the Vizcaya Museum and Gardens 2026 Master Plan in accordance with the First Amended and Restated Operating and Management Agreement between Miami-Dade County and Vizcaya Museum and Gardens Trust, Inc.; authorizing the Commissioner of District 7 to conduct due diligence and negotiate an agreement for the relocation of Villa Serena to Vizcaya Museum and Gardens; delegating to the Commissioner of the District the authority to negotiate necessary amendments to the operating and management agreement to effectuate the relocation and continued maintenance of Villa Serena; authorizing County Mayor to execute such agreement or amendments and to exercise the provisions thereof

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: October 6, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

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**
- _____ **Requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) ____) 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.

RESOLUTION NO. _____

RESOLUTION APPROVING THE VIZCAYA MUSEUM AND GARDENS 2026 MASTER PLAN IN ACCORDANCE WITH THE FIRST AMENDED AND RESTATED OPERATING AND MANAGEMENT AGREEMENT BETWEEN MIAMI-DADE COUNTY AND VIZCAYA MUSEUM AND GARDENS TRUST, INC.; AUTHORIZING THE COMMISSIONER OF DISTRICT 7 TO CONDUCT DUE DILIGENCE AND NEGOTIATE AN AGREEMENT FOR THE RELOCATION OF VILLA SERENA TO VIZCAYA MUSEUM AND GARDENS; DELEGATING TO THE COMMISSIONER OF THE DISTRICT THE AUTHORITY TO NEGOTIATE NECESSARY AMENDMENTS TO THE OPERATING AND MANAGEMENT AGREEMENT TO EFFECTUATE THE RELOCATION AND CONTINUED MAINTENANCE OF VILLA SERENA; AUTHORIZING COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXECUTE SUCH AGREEMENT OR AMENDMENTS AND TO EXERCISE THE PROVISIONS THEREOF

WHEREAS, James Deering’s heirs conveyed Vizcaya Museum and Gardens (“Vizcaya”) to the County, and the County accepted Vizcaya, by Warranty Deeds that expressed the intent to preserve the cultural and artistic characteristics of the estate; and

WHEREAS, Vizcaya is located within County Commission District 7 and is composed of the following lands: 1) That certain real property acquired by the County on November 1, 1952 by Warranty Deed, recorded in the public records of Miami-Dade County at Book 3673, Pages 64-69 (main house and surrounding gardens), subject to certain restrictive covenants; and 2) That certain real property acquired by the County on November 9, 1955 by Warranty Deed, recorded in the public records of Miami-Dade County at Book 4193, Pages 345-351 (Vizcaya Village and surrounding property), subject to certain restrictive covenants; and includes the main house, the gardens and the property across South Miami Avenue on which historic structures are located; and

WHEREAS, in 1994, Vizcaya was designated a National Historic Landmark, the highest distinction granted by the U.S. Secretary of the Interior to historic properties for their exceptional value or quality in interpreting the heritage of the United States; and

WHEREAS, on July 6, 2017, this Board adopted Ordinance No. 17-42, establishing the terms and conditions under which the County authorized the Vizcaya Museum and Gardens Trust, Inc. (“Trust”), a non-profit corporation, to manage Vizcaya on behalf of the County; and

WHEREAS, the terms and conditions of the relationship between the County and the Trust were further outlined in the First Amended and Restated Operating and Management Agreement (“Operating Agreement”), adopted by this Board through Resolution No. R-32-20 on January 22, 2020; and

WHEREAS, under the terms of the Operating Agreement, the County and the Trust formed a public-private partnership, whereby the County retains sole ownership of the grounds, buildings and art collections of Vizcaya; and

WHEREAS, in 2017, this Board adopted a master plan to strengthen Vizcaya’s capacity to meet the evolving needs of our community; and

WHEREAS, the Trust, in partnership with the County, has advanced that master plan and is currently renovating five historic buildings in accordance with the 2017 master plan to provide new spaces for community-based learning, urban-agriculture, hands-on artmaking, a conservation laboratory, exhibits, research, and related institutional functions; and

WHEREAS, the Operating Agreement specified that the Trust shall present to this Board approval any substantive revisions or additions to previous master plan approvals; and

WHEREAS, the goal of the newly drafted master plan (“2026 Master Plan”) is to preserve, revitalize and unite the 50-acre site, maximizing community benefit and enjoyment and advancing the vision for Vizcaya as “A Home for Miami, An Inspiration for All”; and

WHEREAS, the guiding principles of the 2026 Master Plan are to: 1) restore, revitalize and provide free public access to the Village campus of historic architecture and native landscapes; 2) expand educational programs for our community on multidisciplinary topics including art, history and urban agriculture; 3) enhance visitor experience with new stories and amenities, including those revolving around Bahamians and other early settlers who built Vizcaya; 4) respect Vizcaya’s North Coconut Grove neighborhood and support its recreational ecosystem; 5) provide work space for Vizcaya’s professional functions; and 6) ensure financial sustainability through increased revenue opportunities; and

WHEREAS, the 2026 Master Plan calls for the ongoing preservation of existing historic buildings and the development of new sensitively designed structures and landscapes, including a large community-based agricultural space anchoring the Village; and

WHEREAS, the 2026 Master Plan reflects the desire of the Trust, subject to the approval of the County and various regulatory agencies, to work with local philanthropist Kenneth C. Griffin to relocate Villa Serena—the 1913 home of former U.S. Secretary of State William Jennings Bryan—from its nearby site on Brickell Avenue to an undeveloped space in the Vizcaya Village, to be surrounded by a grove of ornamental and fruiting trees; and

WHEREAS, James Deering (1859–1925) and William Jennings Bryan (1860–1925) were influential contemporaries whose ideas, ambitions and worldviews helped define our nation and our city; and

WHEREAS, such relocation would meaningfully situate Vizcaya in broader historical contexts, open Villa Serena to the public for the first time in 112 years, and provide new opportunities for preservation and civic engagement; and

WHEREAS, any relocation of Villa Serena would be fully funded by Mr. Griffin and overseen by nationally recognized preservation professionals; and

WHEREAS, Mr. Griffin has further pledged a separate \$5,000,000.00 endowment to the Trust to support Villa Serena's long-term care, programming and public access upon said relocation; and

WHEREAS, the Trust and Mr. Griffin wish to preserve the historic designation of Villa Serena on local, state and federal levels and are taking appropriate steps to do so; and

WHEREAS, upon County approval of the 2026 Master Plan, the Trust shall be required to secure the necessary regulatory approvals prior to undertaking any renovation, construction or relocation activities contemplated by the 2026 Master Plan from the State Historic Preservation Officer, the City of Miami and all other agencies with jurisdiction; and

WHEREAS, the Trust is in the early stages of a comprehensive fundraising campaign to identify support for unfunded renovation and construction projects; and

WHEREAS, this Board desires to approve and adopt the 2026 Master Plan attached hereto as Exhibit "A" and made a part hereof,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board:

Section 1. Approves and adopts the foregoing recitals as fully set forth herein.

Section 2. Approves the 2026 Master Plan in substantially the form attached hereto as Exhibit “A” and made a part hereof, including the proposed relocation of Villa Serena to Vizcaya Village.

Section 3. Directs the Commissioner of the District to conduct due diligence and negotiate an agreement with Mr. Griffin for the relocation of Villa Serena to Vizcaya Village without the need for further approval by this Board, and upon legal sufficiency review and approval by the County Attorney’s Office, provided there is no cost to the County.

Section 4. Delegates the authority to the Commissioner of the District to negotiate any necessary amendments to the Operating Agreement to effectuate the relocation and ongoing maintenance of Villa Serena, provided there is no cost to the County.

Section 5. Authorizes the County Mayor or County Mayor’s designee to execute the agreement described in section 3, execute any necessary amendments to the Operating Agreement described in section 4, and to exercise the provisions thereof.

The Prime Sponsor of the foregoing resolution is Commissioner Raquel A. Regalado. It 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:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

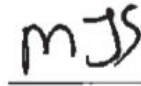
The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of October, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override 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

JUAN FERNANDEZ-BARQUIN, CLERK

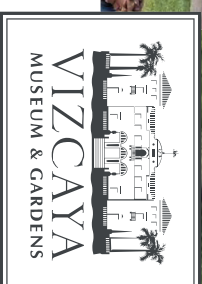
By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Handwritten signature of Melanie J. Spencer in black ink, consisting of the letters 'mjs' in a cursive style, positioned above a horizontal line.

Melanie J. Spencer

EXHIBIT A



Fulfilling Our Vision for Vizcaya:
A Home for Miami, An Inspiration for All

EXECUTIVE SUMMARY

About Vizcaya

Vizcaya Museum and Gardens is a National Historic Landmark and accredited museum owned by Miami-Dade County and operated by the nonprofit Vizcaya Museum and Gardens Trust, Inc. Built by businessman James Deering in 1916 as his winter residence, Vizcaya has belonged to the people of Miami-Dade County for most of its history.

The public-private partnership between Miami-Dade County and Vizcaya Museum and Gardens Trust has resulted in more than \$50 million in capital improvements to the Vizcaya campus in recent decades. Today, we are preserving and enhancing both sides of the property through a wide range of projects. However, significant work remains to be done to realize Vizcaya's full potential.

Vizcaya's Main House and Formal Gardens—between Biscayne Bay and South Miami Avenue—opened to the public in 1953. The lesser-known Vizcaya Village—on the opposite side of South Miami Avenue—historically accommodated a farm and other operations that supported the estate. This agricultural focus reflected Deering's legacy as a manufacturer of farm equipment.

While the east property was conceived as a refined place of leisure for Deering and his guests, the Village was oriented around labor and the land. For many years the Village housed Miami-Dade County park offices and museums unrelated to Vizcaya. Today, we are working toward “*One Vizcaya*” in which Village and east property are reunited.

The Updated Master Plan

Vizcaya has developed an updated master plan for the entire campus. The principal goals of this plan are to preserve, revitalize and unite the extraordinary 50-acre site as “*A Home for Miami, An Inspiration for All.*”

On the east property, the renovation of Vizcaya's subtropical, European-inspired gardens is the highest priority. This work includes new fountain plumbing, lighting and irrigation, along with restoration of the character-defining landscape and architectural features. The plan also anticipates restoration and interpretation of the never-before-public Main House staff quarters, new visitor amenities and a structure to house critical facilities and horticulture operations.

Revitalizing the Village

Plans for the Village will create a dynamic new public space for Miami by restoring and revitalizing historic buildings and landscapes while introducing new programs and experiences.

The northern portion of the Village is dominated by charming buildings reminiscent of those at an Italian country estate and central to Vizcaya's National Historic Landmark designation. These structures are being adaptively reused in accordance with the 2017 master plan approved by the Miami-Dade County Board of County Commissioners to support educational experiences for students and families centered on art, history and the environment, with a strong emphasis on urban agriculture and its connections to wellness, culture and sustainability. Interactive Discovery Trails will activate the site for visitors of all ages.

Thanks to a \$20 million landmark donation, this portion of the Village will be anchored by the *Kenneth C. Griffin Center for Learning and Discovery*, which will include a teaching kitchen, seminar rooms for academic programs, an art-making classroom, an artist's studio and an open conservation lab for facilitated learning.

The master plan proposes significant enhancements to the undeveloped southern portion of the Village, currently a parking lot. A large agricultural "Field" will transform this space, becoming a focal point for arriving visitors, recalling Vizcaya's historic farm and serving as a hub for learning and community activities.

A new Programs & Events Pavilion attached to a screened parking deck will expand Vizcaya's community reach and generate revenue to support expanded operations. Across the Field, new Greenhouses will protect and display living collections and foster horticultural research. Along US-1, an Object Collections Storage facility will catalyze research and conservation of Vizcaya's art collections.

Through the further generosity of Kenneth C. Griffin, Vizcaya is also pursuing the relocation of Villa Serena, the historic home of American statesman and orator William Jennings Bryan, to the site. It is anticipated that Villa Serena will be nestled within a grove of ornamental and fruit trees, accessible to and providing meaningful historical context for Vizcaya's several hundred thousand visitors each year and serving as a public space for civic engagement.

Implementation and Future Investment

This master plan is being presented for approval by the Miami-Dade County Board of County Commissioners and the City of Miami Historic and Environmental Preservation Board. Its successful implementation will require significant additional capital investment.

To support this effort, Vizcaya's leadership is launching a comprehensive campaign to fund future phases of restoration, infrastructure improvements, new program spaces and expanded operations. Plans will advance in phases as resources are identified.

Taken as a whole, the plan represents a once-in-a-generation opportunity to transform a beloved landmark that is part of Miami's collective memory into a dynamic public space whose programs, landscapes and stories will enrich the community for decades to come. Vizcaya Museum and Gardens Trust, Inc. is grateful to Miami-Dade County for its partnership and support in Vizcaya's success

Planning Team

The master planning process was led by Beyer Blinder Belle Architects and Planners and landscape architects Nelson Byrd Woltz. The following consultants also contributed to the development of this vision:

- Amy Kaufman Cultural Planning (cultural facilities)
- Heritage Landscapes (historic landscapes)
- Hoffmann Hayes (urban agriculture)
- JGL Associates (museum shop and food service)
- Kimley-Horn (traffic engineering)
- Sustainable Design Consulting (environmental sustainability)

Vizcaya also acknowledges Richard J. Heisenbottle, LORD Cultural Resources, M.C. Harry & Associates and Quinn Evans Architects for their formative contributions to earlier master plans for the Vizcaya campus.



VIZCAYA'S ORIGINS

- James Deering (1859–1925) built Vizcaya as his winter retreat, spanning 180 acres.
- Major hurricanes in 1926 and 1935 caused severe damage, making preservation costly and difficult.
- In 1945, Deering's heirs conveyed 130 acres of property to Catholic charities, resulting in La Salle H.S., Mercy Hospital and other institutions, as well as Bay Heights.
- In the 1950s, the family conveyed the Main House (with its art and furnishings), the Formal Gardens and the remainder of the Village to the County.
- Vizcaya opened as a public museum in 1953 and was designated a National Historic Landmark in 1994.
- Vizcaya operated as part of the County Park and Recreation Department from 1953–2000 and then as a freestanding County agency until 2017.

VIZCAYA THEN

Was a multifaceted place of work and leisure, with house, gardens and Village integrally connected; the Village accommodated a farm.



VIZCAYA NOW

The east property tells only part of the story and has inadequate space. The Village is disconnected and in need of restoration.



FARM HOUSE PRIOR TO RENOVATION



VIZCAYA CURRENTLY HAS NO CLASSROOMS FOR SCHOOL GROUPS

VIZCAYA IS EVER-EVOLVING

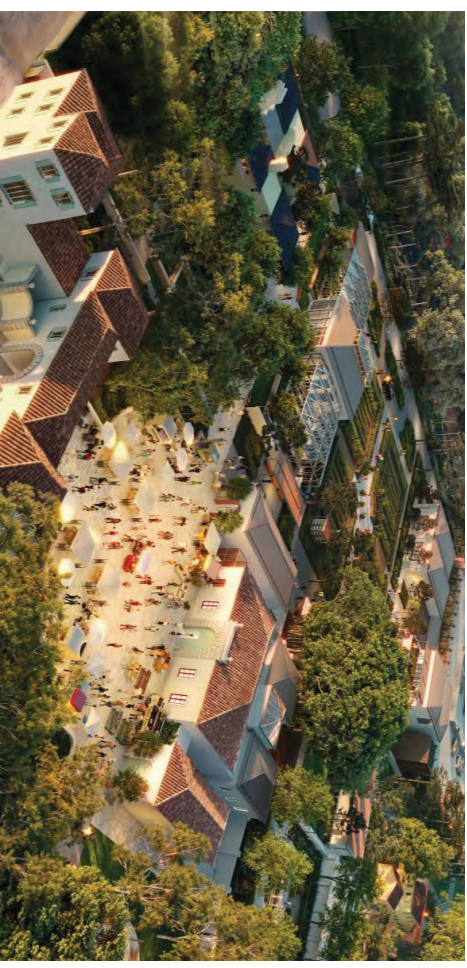
- Successfully managed through non-profit since 2017.
- Annual participation has grown to over **400,000**.
- Thriving organization powered by 115 professionals.
- New interpretation and programs have repositioned Vizcaya as vibrant community hub.
- Ongoing capital improvements advance accessibility, resiliency and preservation.
- Strong partner bonds amplify community identity and civic pride.
- Vizcaya's future centers on restoration of the Village and reunification of the campus.



ONE VIZCAYA

Our Mission: Preserving Vizcaya's cultural and environmental resources to engage people in connecting with the past, understanding the present and shaping the future.

Our Plan: We will preserve and improve the Main House and Formal Gardens, revitalize historic Village buildings and landscapes, and re-unite the estate to maximize community benefit and enjoyment. The Village is key to our future.



OUR GUIDING PRINCIPLES NURTURE BELONGING, CONNECTION, PRIDE AND PLACE

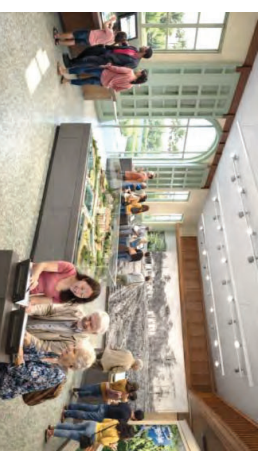
Revitalize Architecture and
Landscapes for Public Enjoyment



Expand Educational Programs
for Our Community



Enhance Visitor Experience with
New Stories and Amenities



Respect Our Neighborhood and
Support Its Recreational Ecosystem



Provide Space for Our Staff to
Perform Professional Activities



Ensure Financial Sustainability
Through Revenue Opportunities



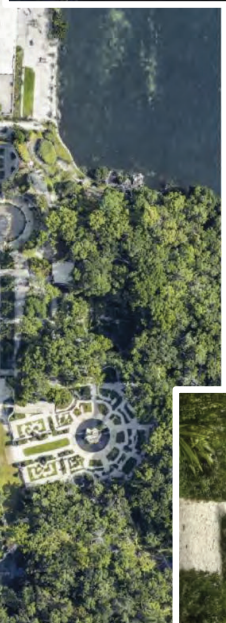
EAST PROPERTY ENHANCEMENTS UNDERWAY

Main House Living Room
floor and **Swimming**

Pool Grotto conservation
(\$1.6M, Save America's
Treasures & MDC)

North Garden flood
barriers (\$1M, FEMA)

Main House impact
windows and doors and
HVAC (\$18M, FEMA &
MDC)

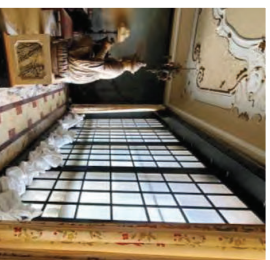


Maze and Theater Gardens
flood barriers and restoration
(\$6M, MDC)

Casino interior and exterior
renovation (\$1.6M, State of
Florida & MDC)



Restroom renovations and
Access upgrades (MDC)



VILLAGE ENHANCEMENTS COMPLETED TO DATE



RECLAIMED AND RESTORED 40' NATIVE PINE FOREST PATH AT BAY HEIGHTS BORDER



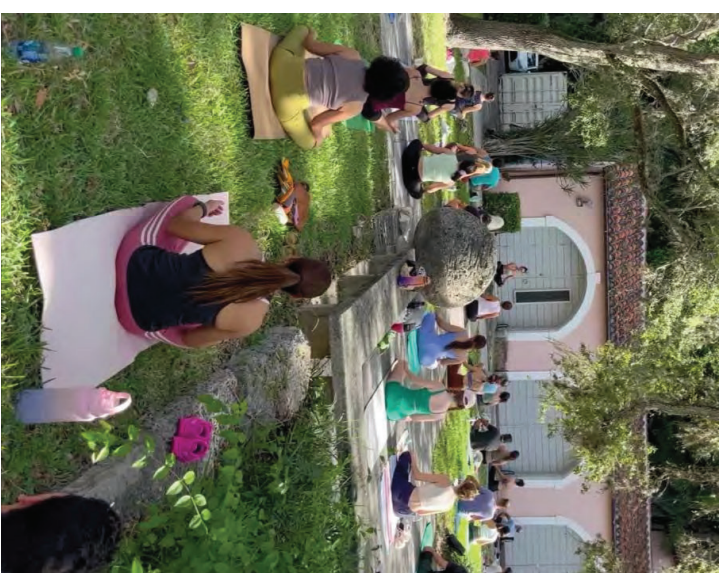
**ON WEEKENDS, WE WELCOME THE PUBLIC TO
EXPLORE OUR CAMPUS OF HISTORIC
ARCHITECTURE AND NATIVE LANDSCAPES**



THE WEEKLY SUNDAY FARMER'S MARKET AND MONTHLY NIGHT MARKET ANCHOR THE VILLAGE



THE VILLAGE ALREADY SERVES AS A COMMUNITY HUB FOR CULTURE AND WELLNESS



NEW EDIBLE GARDENS HOST GROWING ROSTER OF URBAN AGRICULTURE PROGRAMS



ACCESS VIA 32ND ROAD GATE STRENGTHENS CONNECTIONS WITH TRANSIT, THE UNDERLINE AND NEIGHBORS



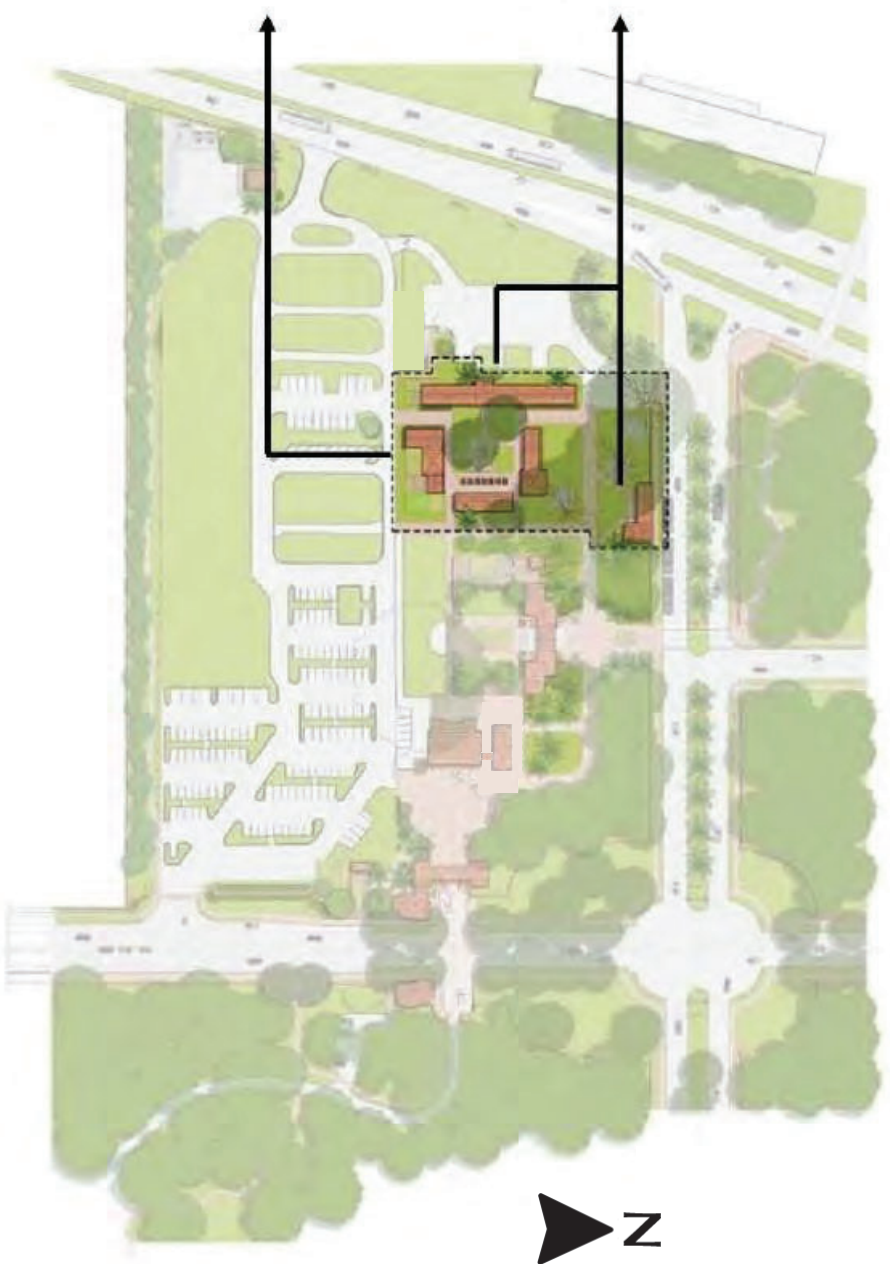
THE VILLAGE CAFÉ IS A HEALTHY DESTINATION AND GATHERING SPACE



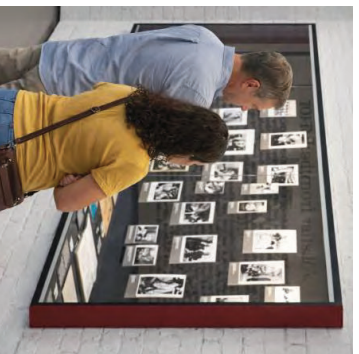
UNDERWAY – COMPLETION EARLY 2027

**Farmhouse and
Chicken House:**
Conservation Lab,
Research Library,
Archival Exhibit Space,
Visiting Artist Studio

**Dairy Barn, Stable &
Wagon Shed:** Hub for
Community Programs



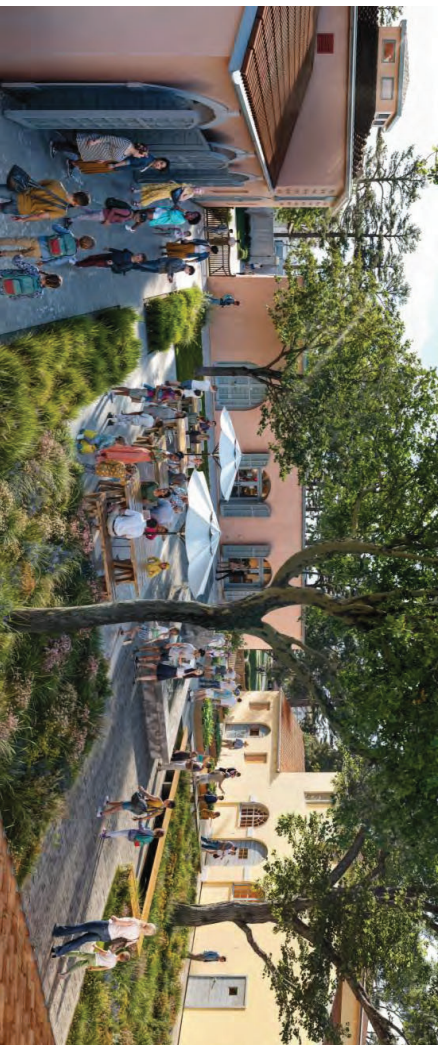
ARCHIVES EXHIBITS AND A READING ROOM WILL DEEPEN CONNECTIONS BETWEEN PAST AND PRESENT IN THE FARMHOUSE



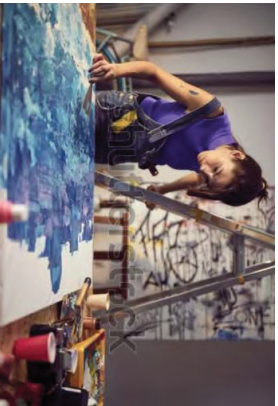
LANDMARK \$20 MILLION GIFT ESTABLISHES KENNETH C. GRIFFIN CENTER FOR LEARNING & DISCOVERY AND LAUNCHES OUR COMPREHENSIVE CAMPAIGN



ART-MAKING AND SEMINAR CLASSROOMS AND A TEACHING KITCHEN WILL OFFER NEW PROGRAMS FOR STUDENTS AND FAMILIES



CREATIVITY AND PRESERVATION WILL THRIVE IN THE CHICKEN HOUSE ARTIST STUDIO AND OPEN CONSERVATION LAB



SITE CIRCULATION AND PARKING

Vizcaya sits between Biscayne Bay and US-1 on opposite sides of South Miami Avenue, with the Main House and Gardens to the east and the Village to the west. Revitalizing and unifying the property has required careful evaluation of circulation and parking.

Overall Visitor Access and Circulation Strategy

- The updated approach encourages visitors to park on either side of the campus depending on their plans.
- As Village programming and visitation increase, some visitors will move between the two sides by car while others will cross South Miami Avenue on foot. Plans include enhanced crossings.

East Property Circulation

- The plan proposes limiting entry through the main gate to automobiles and creating a new entry and exit for buses and trucks aligned with the signalized intersection at Samana Drive.
- These changes will improve safety and traffic flow, protect historic features and provide a suitable route for larger vehicles.
- A new path along the entrance drive will improve pedestrian safety and visitor experience.

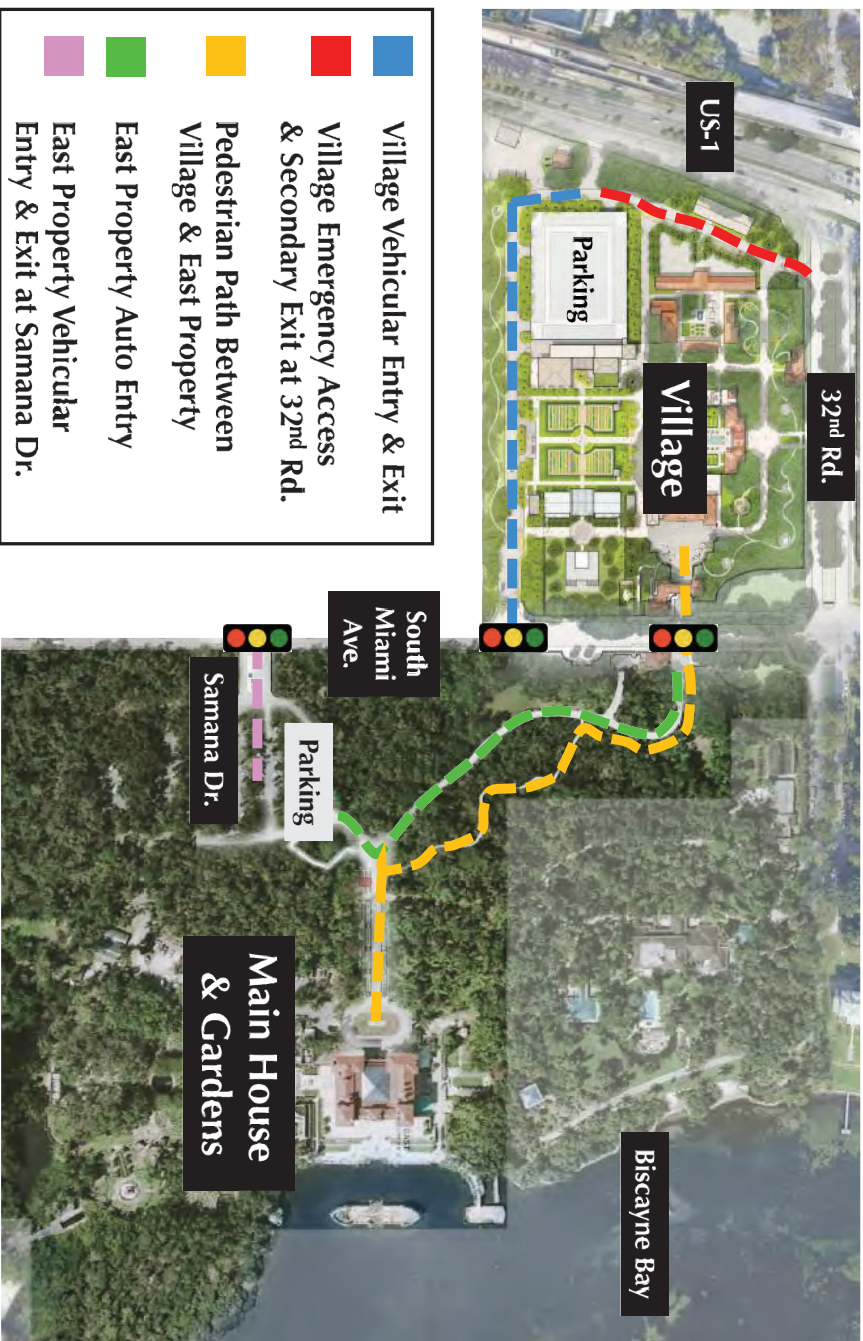
Village Circulation

- The plan envisions a single entrance and exit roadway along the Pine Forest Path near the southern edge of the Village, with the potential for a future traffic signal.
- This roadway will accommodate visitor drop-off and pick-up and lead to a low-rise parking structure with rooftop parking designed to meet demand while preserving green space.
- Existing service access at SW 32nd Road near US-1 will be retained for emergency use and secondary egress.

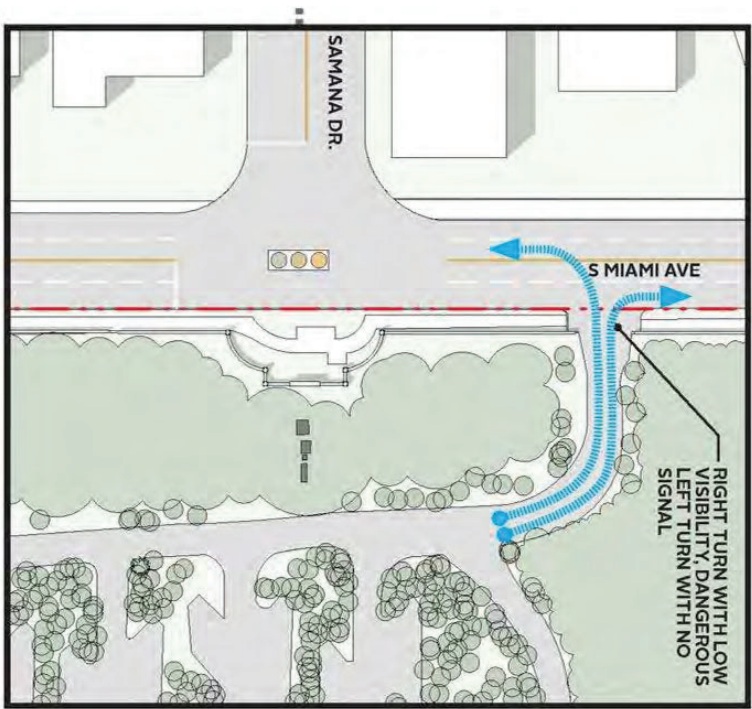
Crossing South Miami Avenue

- After careful study, the planning team concluded that a bridge over a roadway the scale of South Miami Avenue would likely see limited use, require substantial ramps, negatively impact the landscape and introduce significant long-term maintenance obligations.
- Space has been reserved to accommodate a bridge in the future; however, the plan prioritizes flexible arrival patterns and improved at-grade crossings aligned with the Commodore Trail initiative.

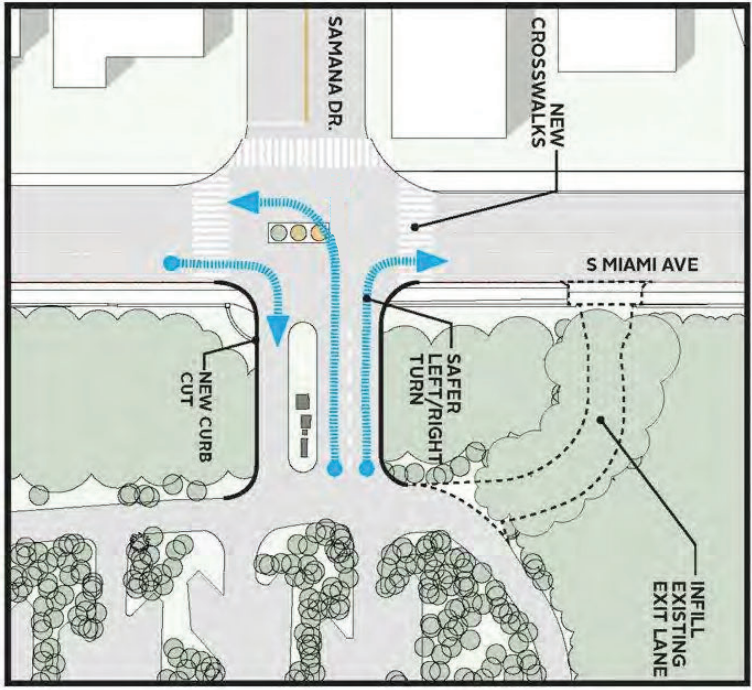
SITE CIRCULATION AND PARKING



EAST PROPERTY CIRCULATION AND SAFETY IMPROVEMENTS AT SAMANA DR. WITH SIGNAL AND CROSSWALKS



Detail of current east property exit



Detail of proposed traffic circulation

BUILDING AND LANDSCAPE ENHANCEMENTS

The updated master plan anticipates critical improvements on both sides of the campus. On the east property, the goal is to finish ongoing restoration efforts in the Main House and Gardens. In the Village, remaining historic buildings and landscapes will be revitalized while the southern portion of the site will be transformed with welcoming amenities that realize Vizcaya's role as a Home for Miami, an Inspiration for All.

East Property Enhancements

- Vizcaya will restore and open the historic **Staff Quarters** in the Main House, revealing new spaces and stories for the first time.
- The balance of the **Gardens** will be restored to fulfill its promise as a place of wonder and learning; this includes new fountain plumbing and filtration, irrigation, lighting, site drainage, plantings and restoration of architectural elements.
- A new **Admissions Booth** and **Covered Shelter** will greatly improve the visitor arrival experience.
- Behind the scenes, a new **Operations & Storage Structure** will support maintenance and horticulture staff and equipment.

Village Enhancements (Historic Northern Portion)

- The historic **Garage** will become an interpretive exhibition space and the **Mechanic's Shop** will house a mission-appropriate **Village Shop**. The Garage will be sensitively expanded with a small **Welcome Center** and a restroom/storage facility.
- Experiential **Discovery Trails** and **Demonstration Gardens** will activate the Village as a place of learning for visitors of all ages.
- A new **Covered Gathering Space** and an **Outdoor Kitchen** in the historic laundry yard will foster vibrant community activities.

Village Enhancements (Southern Portion)

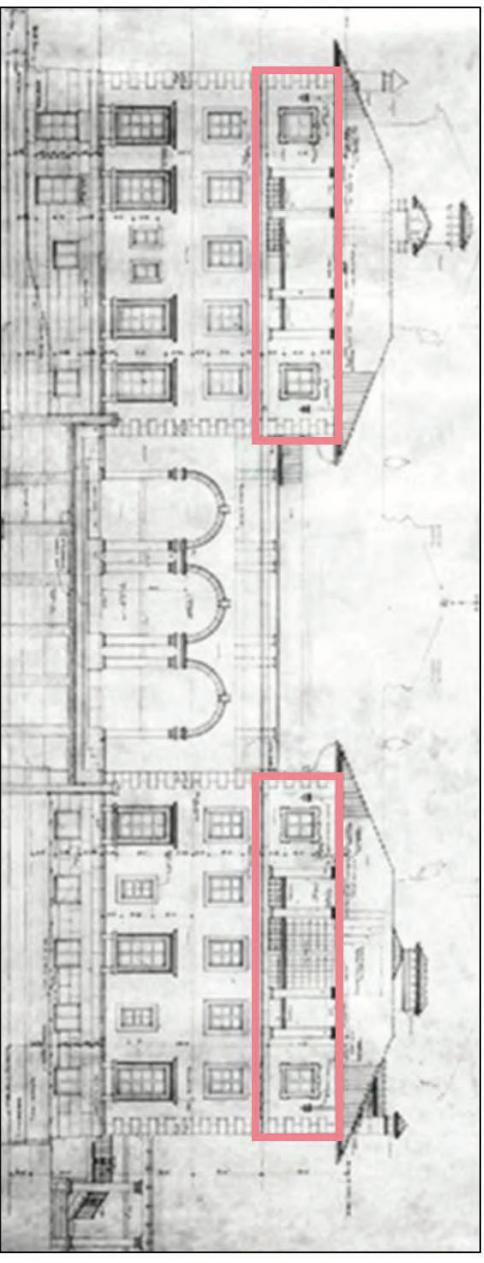
- The agricultural **Field** will anchor the site and cultivate community through programs on food culture, wellness and sustainability.
- Historic **Villa Serena**, the former home of William Jennings Bryan, will provide a public space for civic engagement.
- A new **Program & Events Pavilion** will host programs and exhibitions with partner cultural organizations while generating meaningful event-rental revenue for operations.
- **Greenhouses** and **Object Collections Storage** will create much-needed space for Vizcaya's extraordinary cultural resources.

VISION FOR THE FUTURE OF THE EAST PROPERTY



- 1** Restore & Interpret Main House
Historic Staff Quarters
- 2** Replace Gardens Infrastructure and
Restore Historic Features
- 3** Permanent Admissions Booth
- 4** Covered Shelter for Arrival/Assembly
- 5** New Samana Drive Entry/Exit
- 6** New Operations & Storage Structure

RESTORED HISTORIC SPACES AND NEW STORYTELLING INTRODUCE VISITORS TO STAFF LIFE FOR THE FIRST TIME



GARDEN UPGRADES INCLUDE REPLACING FOUNTAIN PLUMBING; ADDING IRRIGATION, DRAINAGE AND LIGHTING; RESTORING ARCHITECTURAL FEATURES AND PLANTINGS



MDC039



Phasing

Estimated to Cost \$30M+.

ADMISSIONS BOOTH AND COVERED SHELTER IMPROVE VISITOR ARRIVAL AND EXPERIENCE

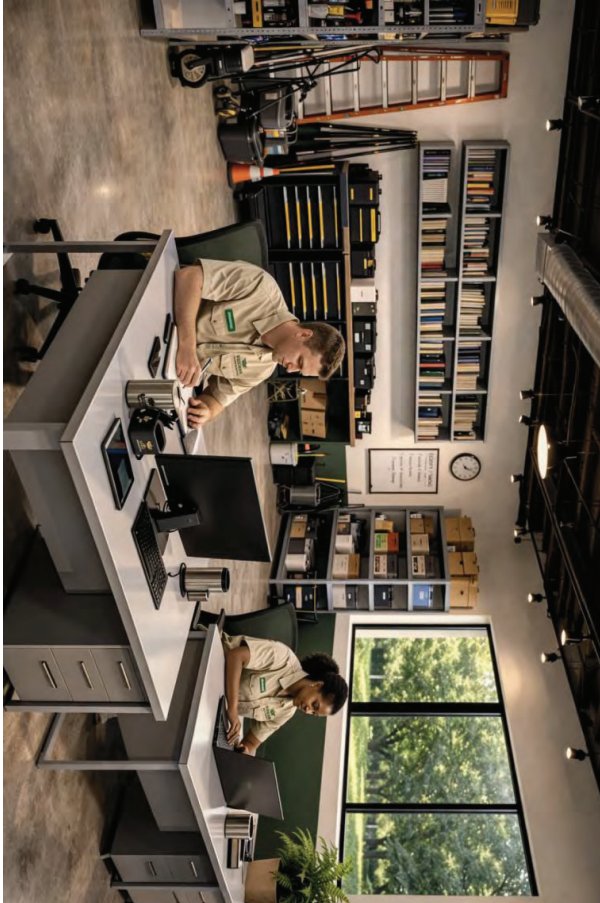
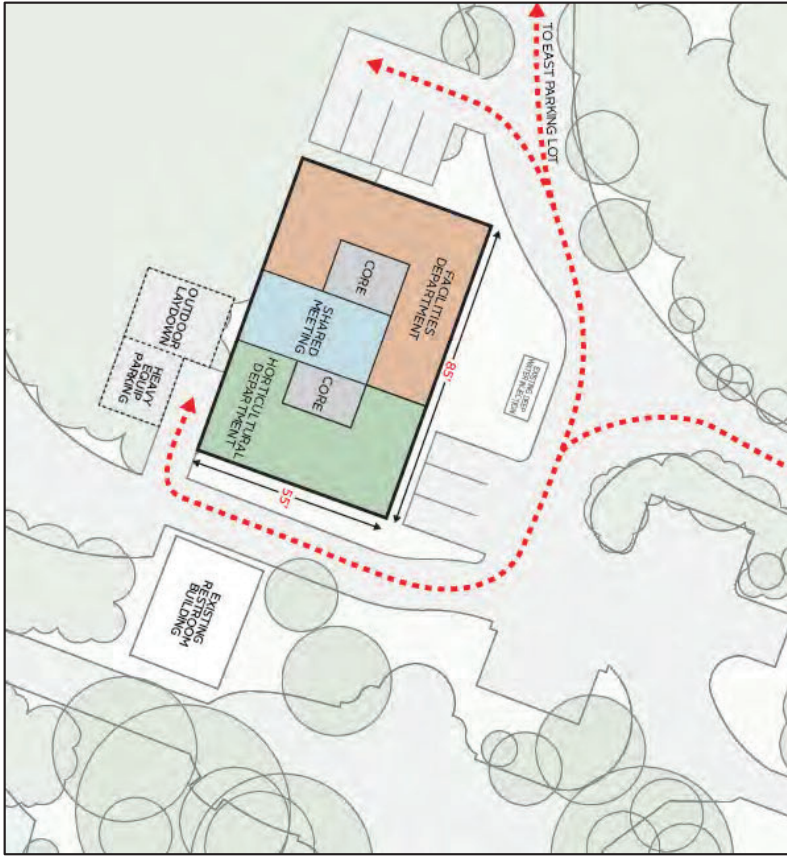


ADMISSIONS



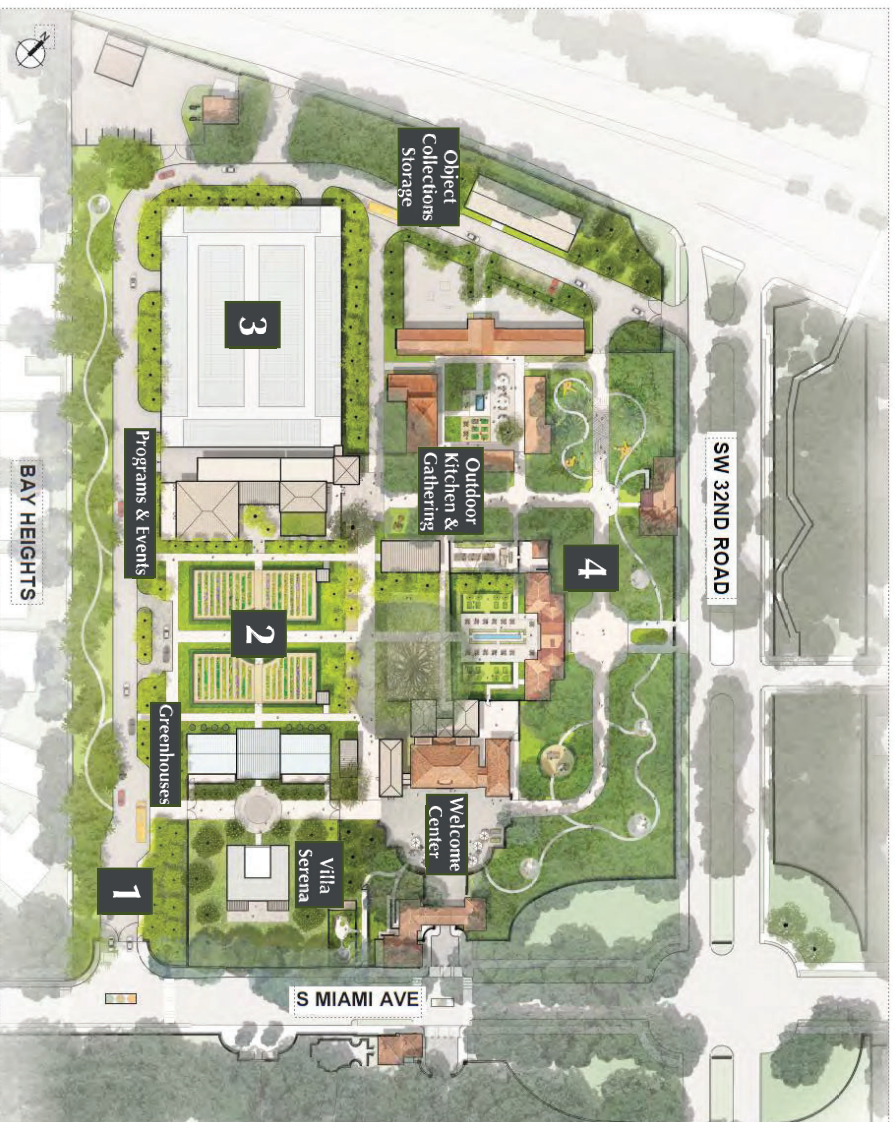
ARRIVAL SHELTER

A NEW STRUCTURE PROVIDES CRITICALLY NEEDED SPACE FOR OPERATIONS AND STORAGE



FACILITIES MANAGEMENT

VISION FOR THE FUTURE OF THE VILLAGE



1 Visitor Arrival & Circulation

Visitors may arrive on either side of campus. New Village entry/exit road at southern edge. New traffic light proposed at South Miami Ave.

2 Agricultural Focus

Southern portion of the site is dominated physically, symbolically and programmatically by the Field—recalling James Deering's historic farm.

3 Village Parking

Low parking structure maximizes public green space. To be concealed by buildings and landscape.

4 Historic Northern Portion

Garage complex is expanded to become Welcome Center with interpretive exhibition and retail shop. Discovery Trails and Demonstration Gardens activate site. Outdoor Kitchen and Gathering Space support programs.

5 Key New Structures

Program & Events Pavilion and Greenhouses look out onto either side of the Field. Villa Serena sits in a Grove to the east. Object Collections Storage is located along US-1.

VILLA SERENA, FORMER HOME OF WILLIAM JENNINGS BRYAN, CREATES A PUBLIC SPACE FOR CIVIC ENGAGEMENT



- Deering (1859–1925) and Bryan (1860–1925) were contemporaries.
- Vizcaya and Villa Serena were neighbors—built one lot apart—and together offer insight into the history of Miami’s Millionaires’ Row.
- Villa Serena will provide Vizcaya with valuable context and space for civic programs.
- Vizcaya will make Villa Serena accessible to hundreds of thousands of visitors each year.
- Vizcaya has the expertise to preserve and interpret Villa Serena.
- Kenneth Griffin will fund the relocation of Villa Serena and a \$5 million operating endowment.

INSPIRED BY DEERING'S FARM, THE FIELD ANCHORS THE VILLAGE AND NURTURES COMMUNITY CONNECTIONS



COLOR AND CHARACTER



URBAN AGRICULTURAL FIELDS

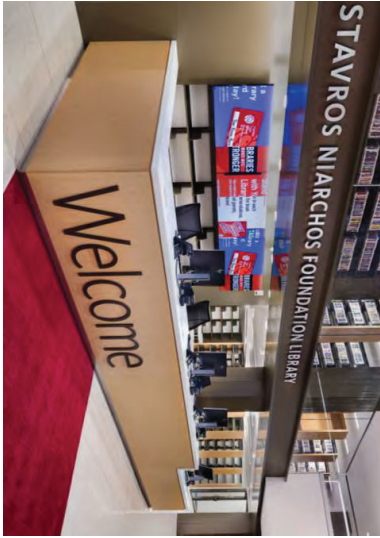
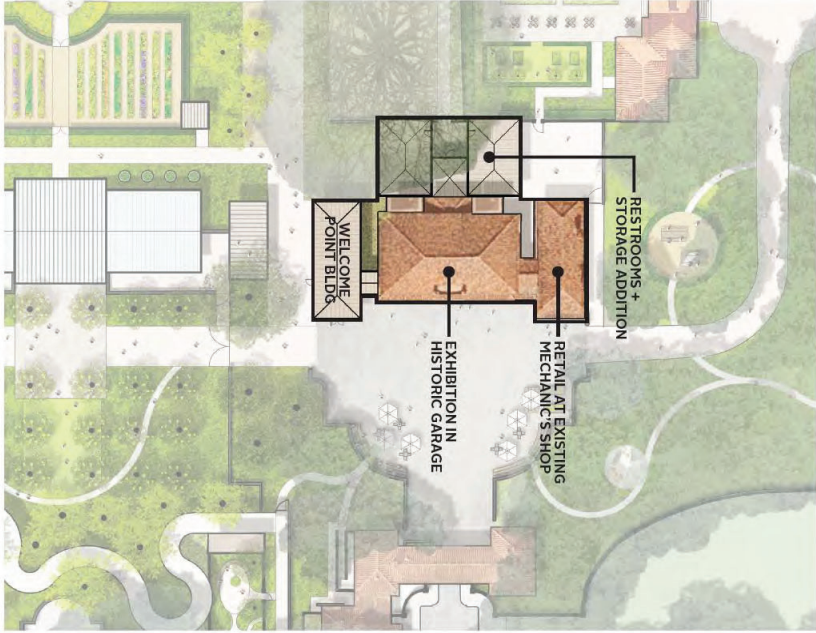


ORNAMENTAL PLANTING BEDS



GATHERING SPACE/ORCHARD

A NEW WELCOME CENTER OFFERS EXHIBITIONS, MUSEUM SHOP AND VISITOR AMENITIES



WELCOME CENTER



EXHIBITION

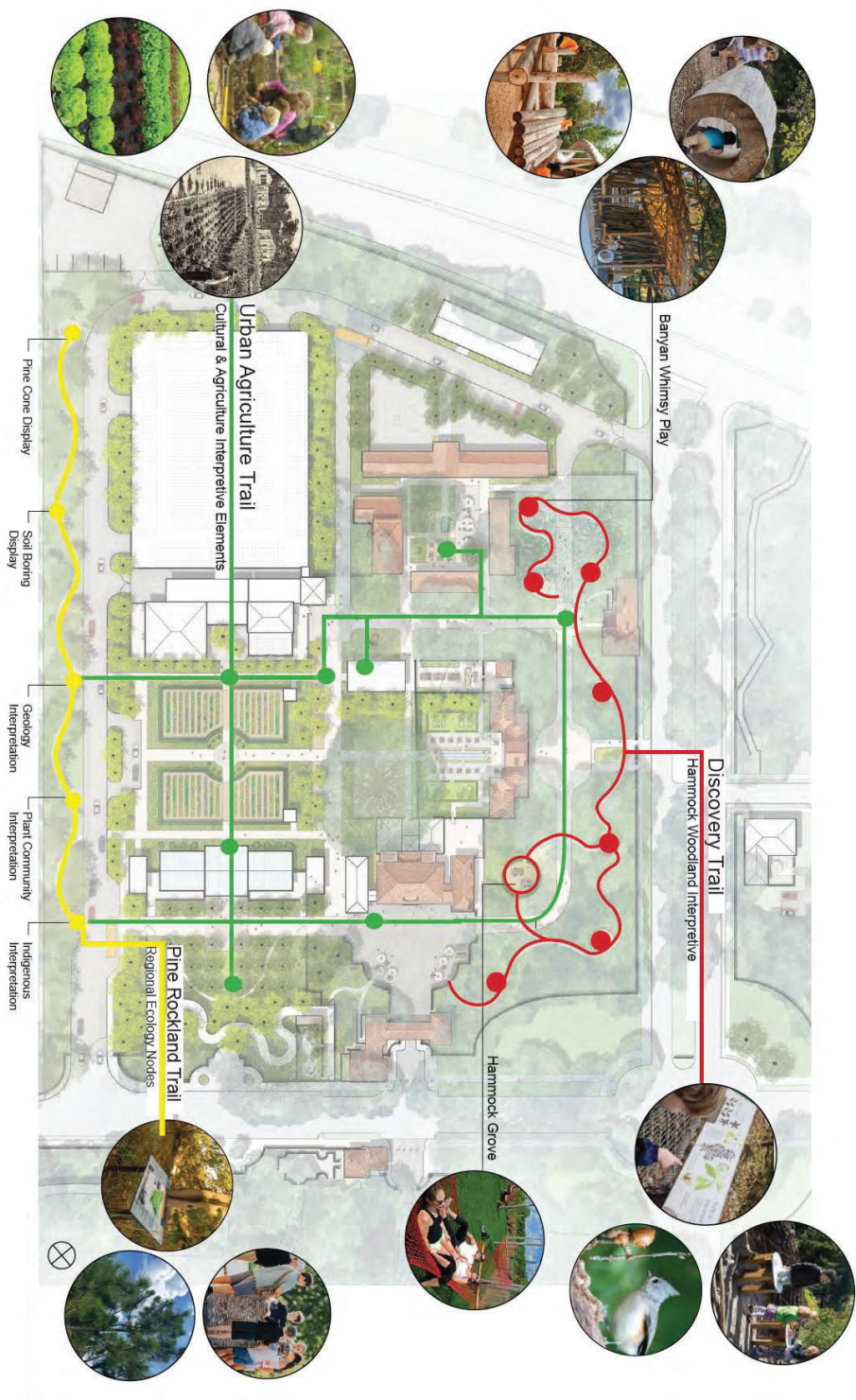


WELCOME CENTER & RETAIL

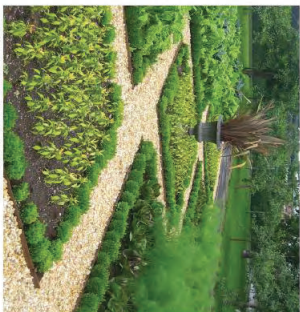
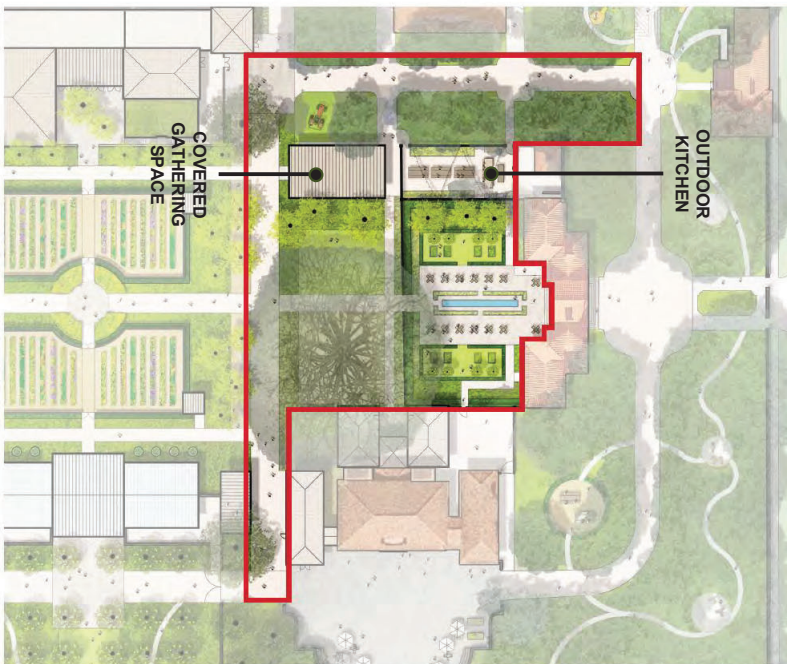


RETAIL

DISCOVERY TRAILS ACTIVATE SENSORY EXPERIENCES



INTIMATE OUTDOOR SPACES EXTEND OPPORTUNITIES FOR LEARNING, GATHERING AND MAKING MEMORIES



ORNAMENTAL HORTICULTURE



FARMERS MARKET SPACES



OUTDOOR KITCHEN



OUTDOOR DINING

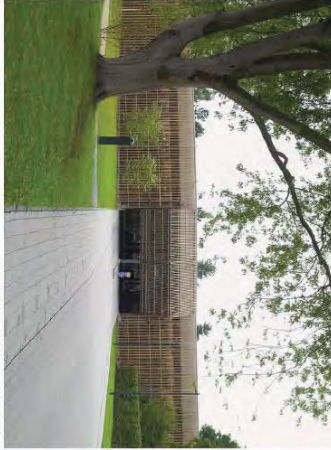
GREEN SPACE IS MAXIMIZED WITH SCREENED PARKING DECK



SCREENING BUFFER TREES TO OBSCURE GARAGE



DENSE PLANTING AND VEGETATED SCREEN WALLS

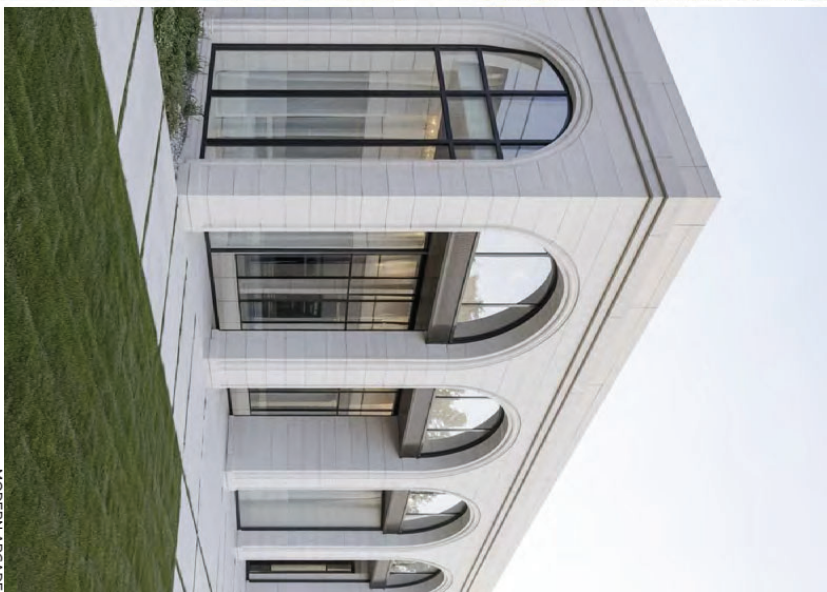
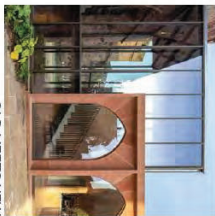
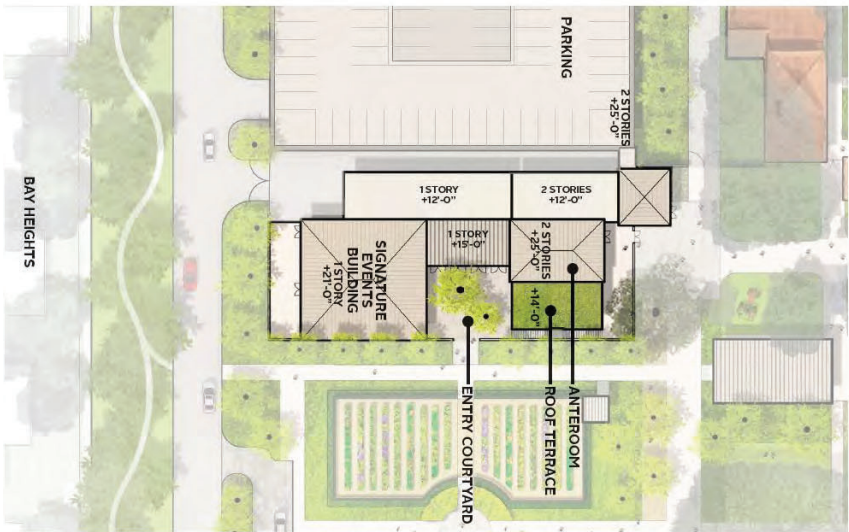


SCREEN VIEW FROM AFAR

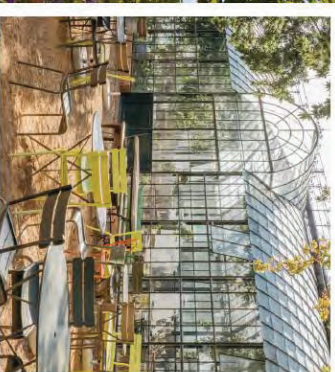
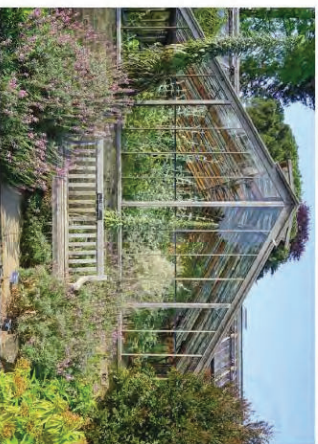
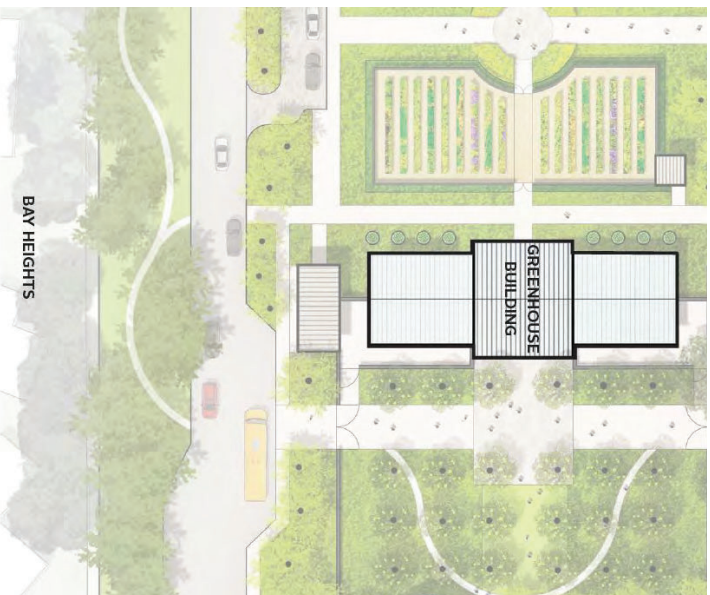


SCREENING PATTERN AND MATERIAL

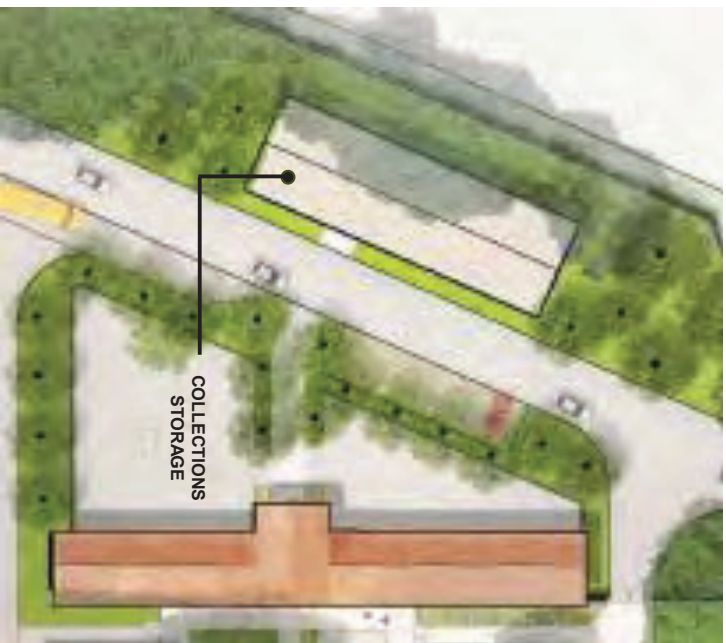
PROGRAMS & EVENTS PAVILION EXPANDS COMMUNITY REACH AND REVENUES

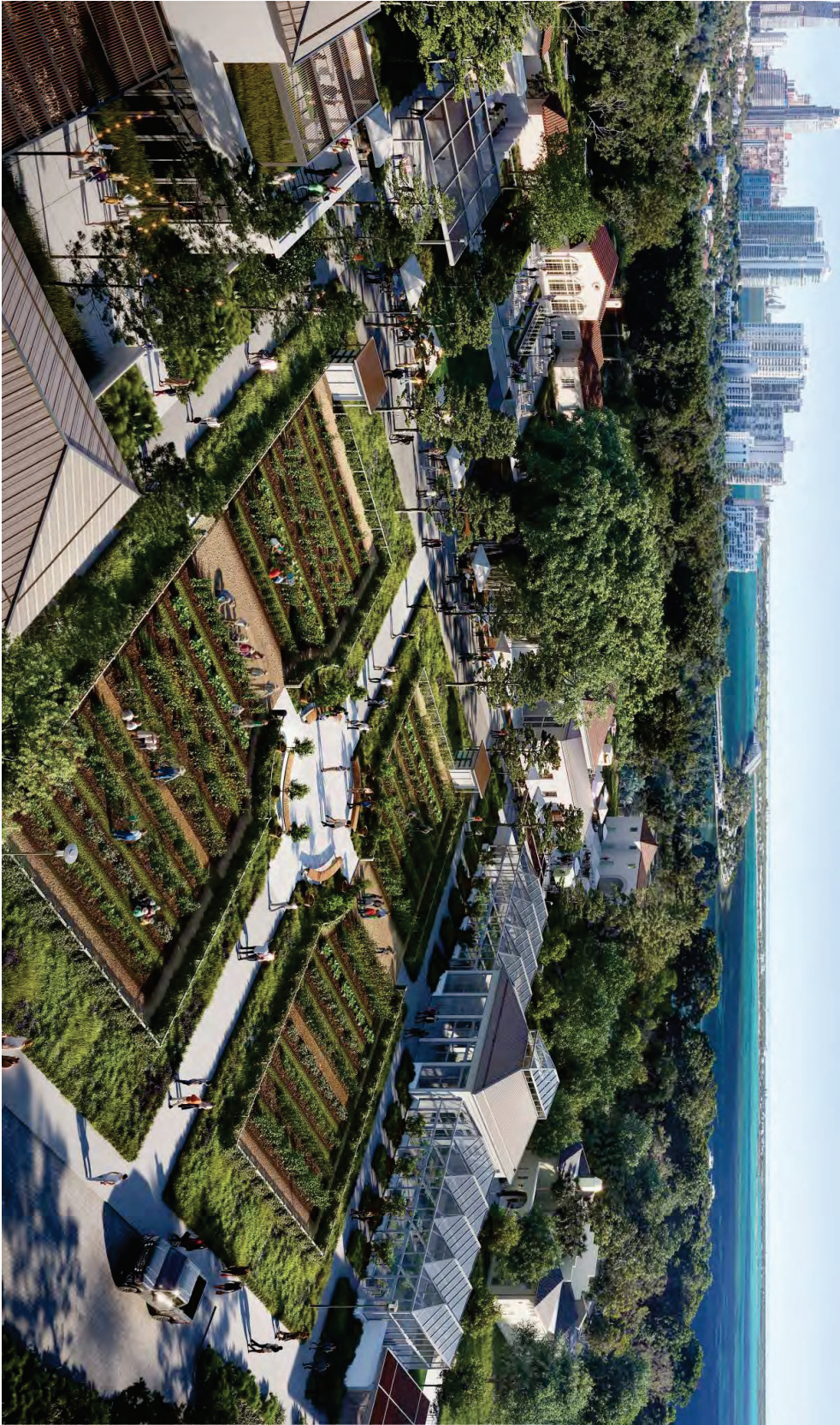


NEW GREENHOUSES PROTECT AND DISPLAY LIVING COLLECTIONS AND FOSTER RESEARCH



ONSITE COLLECTIONS STORAGE CATALYZES RESEARCH AND CONSERVATION







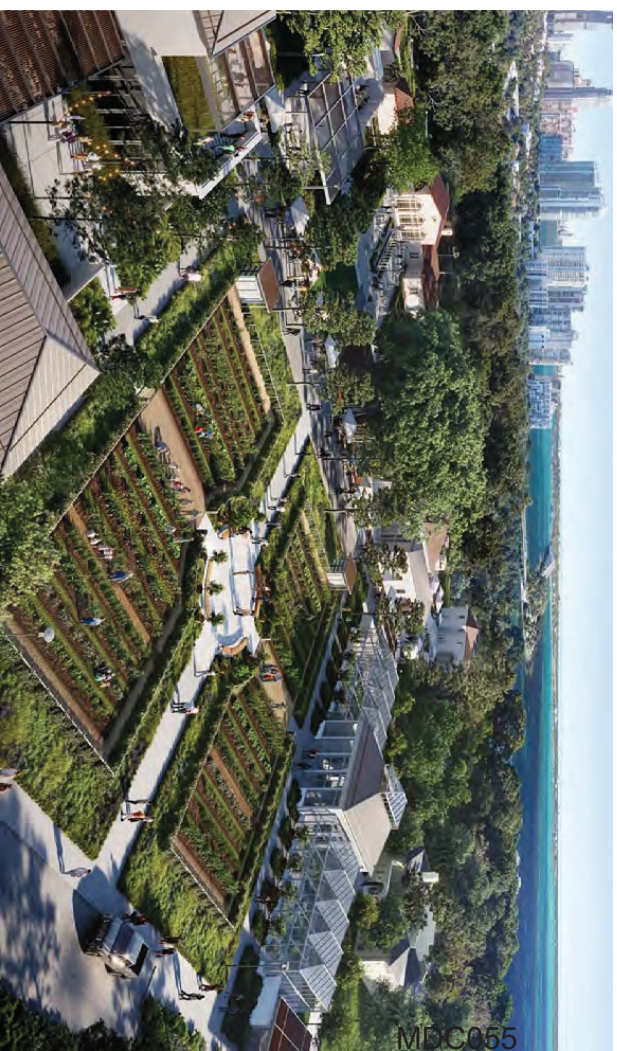


A HOME FOR MIAMI, AN INSPIRATION FOR ALL

The Village is key to our future.

It needs to be reclaimed, restored and reunited with the east property to realize Vizcaya's potential.

- Adaptive reuse of historic buildings and native landscapes honor Miami's past.
- A revitalized campus is a vibrant community hub celebrating culture, wellness and natural vitality.
- Neighborhood connectivity activates safe and sustainable transportation modes.
- New structures accommodate phased growth and revenue opportunities.



REALIZING ONE VIZCAYA

- Miami-Dade County, State and Federal grants in excess of \$40 million support projects underway.
- Vizcaya has begun a 10-year business planning process (Amy Kaufman Cultural Planning).
- Vizcaya has launched a comprehensive campaign feasibility study (Huron Associates).
- Kenneth C. Griffin has committed \$20 million to advance the master plan, funding for the relocation of Villa Serena and a \$5 million endowment to operate it.
- Total outstanding needs exceed \$100 million.



THANK YOU FOR YOUR INTEREST IN VIZCAYA!

Become a Member: Vizcaya.org/membership

Join the Newsletter: Vizcaya.org/news

Volunteer with Us: Vizcaya.org/volunteer

Donate Online: Vizcaya.org/donate

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