

Final Notice and Public Explanation of a Proposed Activity in a Federal Flood Risk Management Standard Designated Floodplain

To: All interested Agencies, Groups and Individuals

This is to give notice that North Miami under 24 CFR Part 58 has conducted an evaluation as required by Executive Order(s) 11988, as amended by Executive Order 13690 and Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The proposed activity is eligible for funding using CPF grant funds.

The extent of the FFRMS floodplain was determined using the 500-year floodplain approach. Data was not available for the preferred method, Climate-Informed Science Approach.

Project Details

Project Name: North Miami Museum of Contemporary Arts Improvements

Project Summary: This project will include multiple activities that will improve the facility. This includes back bar renovation to create temporary classrooms and programmable space, establishment of an art storage addition, and critical building repairs that include HVAC, fire suppression, security, stucco repair, impact window installation, and block glass window repair.

FFRMS Details: The entirety of the property is located within a floodplain.

Designation: Non-Critical

Grant Information: CPF

The City has been determined that there is no practicable alternative to locating this project in a floodplain. This is due to:

- 1) the static nature of floodplain
- 2) the static nature of the facility
- 3) the restrictions placed on CPF funding
- 4) the need for improvements to the Museum of Contemporary Arts

This project will comply with all local, state, and federal floodplain procedures.

Floodplains provide a wide range of benefits to the ecosystem and community that include: flood storage and erosion control; water quality maintenance – reducing sediment loads, filtering nutrients and impurities, and moderating water temperature; biological productivity and habitat for a variety of fish and wildlife; as well as recreational opportunities and open space. Potential impacts to these benefits were weighed and analyzed throughout the 8-Step Decision Making Process and these impacts will either be negligible or more than adequately mitigated against, and in some instances the mitigation measures will improve the capacity of the floodplain over its pre-impact state.

The proposed project is not expected to have any impact on the floodplain. It is suitable for carrying out the mission of the United States Department of Urban Development (HUD) by providing necessary affordable housing to the community. Therefore, the proposed projects will not result in a negative impact to the interests of the surrounding population, the value of the watershed, or the ecological benefits of the floodplain.

The recommendation to proceed with the proposed activities was made based on the fact that no appropriate alternatives were identified, no public comments regarding the floodplain were

received, and the proposed actions are to be conducted in accordance with applicable local, state, and federal guidelines. In addition, the proposed activities ensure, to the maximum extent practicable, the preservation of the natural and beneficial functions and values attributable to on-site floodplain.

There are three primary purposes for this notice. First, people who may be affected by activities in **floodplains** and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the **floodplain**, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about **floodplains**, can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in **floodplains**, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City through the following contact information by June 22, 2025, beginning June 16, 2025, to:

Alberte Bazile, MBA
Housing and Social Services Director
305-895-9895
776 NE 125th Street
North Miami, FL 33161
hssadmin@northmiamifl.gov

A full description of the project may also be reviewed from Monday-Friday 9:00 am to 4:00 pm at the above address, on the City website at Public <https://northmiamifl.gov/331/Public-Notices> or by contacting Director Bazile at 305-895-9895 or hssadmin@northmiamifl.gov.

IF REQUESTED, THIS DOCUMENT CAN BE PROVIDED IN AN ALTERNATIVE FORMAT.



Project Name: MOCA North Miami Enhancements

Project Scope

The Museum of Contemporary Art (MOCA) in North Miami is set to undergo significant enhancements to its 26-year-old building, designed by Gwathmey Siegel Architects. Located at 770 NE 125th Street, North Miami, FL 33161-5354, the project aims to strengthen MOCA's impact on the community, education, economy, and quality of life. The strategic plan, approved by the Board of Trustees, includes a goal to triple MOCA's attendance through the expansion of its programmable space to better serve the residents of North Miami and beyond through exhibitions, education, and public programs.

Funded Activities: The funded activities include major renovations and repairs to the 26-year-old building and the transformation of the back storage space into a flexible area for educational programming, special events, and exhibitions. These enhancements will involve developing a comprehensive architectural concept and design, completing necessary contract forms and approvals, executing major renovations and repairs, transforming the back storage space, and adding additional art collection storage.

Entire Project Overview: The revitalization of downtown North Miami and the surrounding area promises higher residential density and an increased need for cultural and educational experiences. MOCA, North Miami's premiere cultural asset for 29 years, requires improvements and reconfiguration to continue its growth as a civic and cultural center. The entire project encompasses a comprehensive architectural concept and design, contract forms, permits, and approvals, operational system repairs, renovation of the bathrooms, renovation of the back storage space, renovation of the front lobby and pavilion, and the addition of an art collection storage space.

Grouping of Activities: Project activities will be grouped together based on geographical or functional relationships, or both. Geographically, all activities will occur within the MOCA building and surrounding area. Functionally, the activities include renovations, repairs, and space transformation to better serve the community.

Environmental Review Information: The project will include detailed environmental impact assessments and mitigation plans for any negative impacts. This ensures compliance with regulatory requirements and supports the environmental review process.

Timeline: The timeline for the project includes the architectural concept and design phase, contract forms, permits, and approvals from May 2025 to 2026. Repairs focusing on operational systems will begin in 2026, followed by the bathroom renovation and renovation of the back storage space from 2027 to 2028 to create a flexible space for educational programming, special events, and exhibitions.

Funding and Collaboration: Funding will be secured to support the enhancements, allowing MOCA to increase the amount of programmable space. The project will involve collaboration with local contractors and service providers to ensure compliance with regulatory requirements and successful completion. The deliverables include detailed architectural plans



and designs, approved contract forms, completed operational system repairs, art collection storage, and a renovated flexible space ready for use.

Goals: The project aims to increase attendance, enhance public spaces to accommodate larger audiences and diverse programming, and improve building efficiency and resiliency, including hurricane impact windows and green initiatives. Compliance with Section 3 requirements will ensure economic opportunities for low- and very low-income persons, while adherence to Buy American, Build America (BABA) requirements will be maintained in all construction and renovation activities.

This plan for museum renovations and repairs has been approved by the Board of Trustees, and the preliminary architectural concept and design phase has been initiated. Collaboration with the architecture firm, contractors, and service providers anticipates that project completion and compliance with all regulatory requirements in a 3-5 year timeline.

Project Description

The Museum of Contemporary Art (MOCA) connects audiences by providing a welcoming place to encounter new ideas and voices and nurturing a lifelong love of the arts. Funding from the US Department of Housing and Urban Development (HUD) will allow MOCA to increase the amount of programmable space to best serve the residents of North Miami and beyond through the museum's exhibitions, education, and public programs. With a goal of tripling its attendance over the next five years, MOCA needs to expand its public spaces to best serve the residents of North Miami and beyond through the museum's exhibitions, education, and public programs.

Phase 1: Architectural Concept and Design (May 2025 to 2026)

In this phase, MOCA will develop a comprehensive architectural concept and design. This includes completing necessary contract forms, permits, and approvals. The goal is to create detailed architectural plans and designs that will guide the subsequent renovation and repair work.

Phase 2: Major Repairs (2026)

This phase focuses on executing major renovations and repairs of operational systems. These critical updates will ensure the building's infrastructure is modernized and compliant with current safety standards.

Phase 3: Renovation of bathroom and Back Storage Space. Building of an additional art collection storage (2027 to 2028)

The final phase involves transforming the back storage space into a flexible area for educational programming, special events, and exhibitions. This renovation will create a versatile space that can adapt to various community needs and enhance MOCA's ability to offer diverse programming.

Project Goals

Develop a comprehensive architectural concept and design.
Complete necessary contract forms and approvals.



Execute major renovations and repairs, including facility operational systems.

Renovate the front bathrooms.

Transform the back storage space into a flexible area for educational programming, special events, and exhibitions.

Project Deliverables

Detailed architectural plans and designs.

Approved contract forms.

Completed HVAC and fire suppression system repairs.

Renovated flexible space ready for use.

Impact and Benefits

The planned enhancements to MOCA's facility will not only address the immediate needs of the aging building but also position the museum to better serve the North Miami community and beyond. By developing a comprehensive architectural concept and design, completing necessary contract forms and approvals, executing major renovations and repairs, and transforming the back storage space into a flexible public area for educational programming, special events, and exhibitions, MOCA will continue to deliver an innovative lineup of high-quality programming. These improvements will ensure that MOCA remains a vital cultural and educational resource, enriching the lives of its visitors and strengthening its impact on the region's community, education, economy, and quality of life.