



City of Port St. Lucie Public Art Requirements Information Package, Application, and Checklist

Applicability

The public art assessment applies to all private non-residential development projects and all residential development projects with more than 10 units, subdivision plats, new construction, or the renovation or improvement of an existing building where 50% or more of a building is being modified, renovated, expanded, rebuilt or improved by construction. The public art assessment for any single project cannot exceed **\$100,000**.

All applicable private development must elect one of the following assessment methods and submit to the Planning and Zoning Department a completed Public Art Assessment Application and provide a copy of the total construction costs as indicated on the construction contract(s) within 90 days of the issuance of the first building permit or site work permit for a subdivision plat for any portion of the project.

Total Construction Costs means the total cost of the improvements, exclusive of land, approved for a development project, as indicated on the construction contract(s) for the subject improvements.

Option 1	<u>On-site Artwork</u> A. Submit documentation evidencing the escrow of funds for a work of art valued in an amount not less than 1% of the total construction costs. * B. Submit an application for approval of the work of art. C. If a local artist is commissioned, the artwork shall be valued at no less than 90% of 1% of the total construction costs. * D. Local artist means an artist who resides in St. Lucie, Martin, Indian River, or Okeechobee counties.
Option 2	<u>Contribute to the Art in Public Places Fund</u> A. Contribute an amount equal to 80% of the 1% of the total construction costs for deposit to the Art in Public Places fund. *
Option 3	<u>On-Site Artwork and Contribute to Fund</u> A. Submit documentation evidencing the escrow of funds for a work of art valued in an amount not less than one percent (1%) of the total construction costs. B. Contribute 80% of the balance of the 1% of the total construction costs for deposit in the art in public places fund. *
Option 4	<u>Alternative Equivalent Proposal</u> A. Submit an alternative equivalent proposal to the Planning and Zoning Director. B. The proposal may seek a combination of the public art assessment associated with multiple projects into one larger work of art in lieu of several small works of art.

*** If 1% of the total construction costs exceeds \$100,000, the public art assessment is capped at \$100,000, with no further reductions. The cap represents a reduction.**

Location of Public Art

Artwork must be located in an exterior place defined as any place, public or private, outdoor and exterior to buildings or structures and exposed to public view, including, but not limited to, buildings, parks, right-of-way medians, and open spaces.

Definition of Public Art

Art, artwork, or work of art means an original physical work created or produced by an **Artist** including, but not limited to:

- | | | | |
|-------------|---------------|-------------------------------|------------|
| ♦ paintings | ♦ sculptures | ♦ site specific installations | ♦ carvings |
| ♦ statues | ♦ mosaics | ♦ mobiles | ♦ murals |
| ♦ engraving | ♦ bas reliefs | ♦ frescos | ♦ collages |

Artwork may be free-standing or integrated with the work of other design professionals in a building or site. Artwork may be new or may be an existing work of art.

The following **shall not be** considered public art or public works of art:

- Art objects that are mass-produced or are of standard manufacture such as playground equipment, fountains, statuary elements, signage, maps, corporate logos, or other functional elements, unless incorporated into an artwork by an artist commissioned for that purpose.
- Reproductions, by mechanical or other means, of original artwork, except in the case of limited editions controlled by the artist, cast sculpture, film, video, photography, printmaking, or other media arts.
- Works that are decorative, ornamental, or functional elements of the architecture or landscape design; except where designed by a visual artist and/or are an integral part of the artwork by the artist.
- Services or utilities necessary to operate and maintain an artwork over time.

Application and Approval Process

Option 1. *On-site Artwork*

The developer must submit an electronic copy of the application, via Fusion under the associated project number, for onsite artwork and required attachments to the Planning and Zoning Department for distribution to the Public Art Advisory Board for review and recommendation to the City Council. The item will be scheduled for the next available Public Art Advisory Board meeting. Following review by the Public Art Advisory Board, the item will be scheduled for City Council approval.

Applicants will be expected to provide a short presentation before the Public Art Advisory Board and/or City Council explaining the project, public art proposal, and location. Applicants should be prepared to answer any questions about the proposed art, artist, and/or project. It is strongly recommended that the project team and/or individuals knowledgeable about all aspects of the project and the artwork attend these meetings to avoid the item being tabled if additional information is required.

Option 2. *Contribute to Fund*

A contribution in the amount of 80% of 1% of the total construction costs for deposit to the art in public places fund must be paid in full prior to the issuance of a Certificate of Occupancy. For subdivision plats, the fee is due in full at the time of recording of the final plat.

Option 3. *On-site Artwork and Contribute to Fund*

Follow the procedures outlined in Options 1 and 2.

Option 4. *Alternative Equivalent Proposal*

The developer must submit an alternative equivalent proposal to the Planning and Zoning Director. The proposal shall be for the installation of freely accessible work of art on City's public right-of-way, on property owned by other public agencies, or on another property under the control or ownership of the developer. The proposal may seek the combination of the public art assessment associated with multiple projects into one larger work of art in lieu of several small works of art.

Enforcement

Unless an alternative deadline is established in a development order, or a time extension is granted by the Planning and Zoning Director, no Certificate of Occupancy or recording of a subdivision plat for a project subject to the public art assessment will be issued until the artwork is installed and/or the full art assessment has been paid to the city.



Public Art Assessment Application

Complete this application within ninety (90) days of the issuance of the first building permit or site work permit for a plat.

DATE: 7.1.25 BUILDING PERMIT NO.: N/A

APPLICANT: Azlina Goldstein for Riverland/Kennedy II, LLC

OWNER (IF DIFFERENT FROM APPLICANT): _____

ADDRESS: 1600 Sawgrass Corporate Parkway, Suite 150

[STREET]

Sunrise, FL 33323

[CITY / STATE / ZIP]

TEL NO.: (954) 559-0465 CELL NO.: (954) 559-0465

EMAIL: azlina.goldstein@glhomes.com

PROJECT NAME: Riverland Reflection Garden PROJECT NUMBER: P 22-001

PROJECT ADDRESS: TBD

[STREET]

[CITY / STATE / ZIP]

CONSTRUCTION VALUE: \$ 4,365,724.89 DOLLAR AMOUNT OF PUBLIC ART REQUIRED: \$ 1,300,000.00

IF ESCROW: TOTAL ESCROW: \$ N/A

PLEASE INDICATE WHICH PUBLIC ART CONTRIBUTION OPTION YOU HAVE CHOSEN.

1. On-site Artwork

☐

2. Contribute to Fund

☐

3. On-site Artwork and Contribute to Fund

☐

4. Alternative Equivalent Proposal

☒

I certify that the foregoing statements and information are true and that any submitted material, statements or plan designs are correct to the best of my knowledge.

s/Azlina Goldstein

Applicant's Signature

7/14/25

Date



APPLICATION FOR ON-SITE ARTWORK AND CHECKLIST

DATE: _____ BUILDING PERMIT NO.: N/A

APPLICANT: Azlina Goldstein for Riverland/Kennedy II, LLC

OWNER (IF DIFFERENT FROM APPLICANT): _____

OWNER'S ADDRESS: 1600 Sawgrass Corporate Parkway, Suite 150, Sunrise, FL 33323
[STREET] [CITY / STATE / ZIP]

TEL NO.: (954) 559-0465 EMAIL: azlina.goldstein@glhomes.com

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PROJECT ADDRESS: TBD
[STREET] [CITY / STATE / ZIP]

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[ATTACH COST SHEET]

PROPOSED ARTWORK, THE FOLLOWING ITEMS ARE REQUIRED:	CHECKLIST
1. Artist's qualifications, including resume and portfolio establishing the artist's credentials.	X
2. Detailed written description and graphic depiction of the work of art and its location on the site.	X
3. Drawings and renderings of the proposed work of art in terms of size, scale, color, shape, and materials in sufficient detail to provide a clear understanding of the art.	X
4. A copy of the site plan showing the proposed location for public art and a detail or rendering of the proposed location with building and grade elevation showing the placement of the proposed artwork.	X
5. A proposed schedule for the creation, completion and/or installation of the approved art work at the development site and any maintenance requirements.	X
6. Appraisal of the value of the art, such as an artist's price quote or bill of sale.	X
7. Documentation showing that a deposit for public art was made into an escrow account.	N/A
8. Proposed restrictive covenant running with the land that binds the property owner's successors and assigns to retain and maintain the artwork.	TBD
9. Compliance with public accessibility (ADA) requirements.	X
10. A copy of the total construction costs as indicated on the construction contract(s).	X

s/Azlina Goldstein
Applicant/Owner

7/11/25
Date



AFFIDAVIT

Riverland/Kennedy II, LLC

(the Developer) hereby submits to the City of Port St. Lucie, Florida, its election of options with respect to the Art in Public Places Art Assessment application. Developer affirms and certifies that the ordinances, rules, policies and regulations of the City of Port St. Lucie Code of Ordinances will be observed, including but not limited to, Chapter 162 Art in Public Places.

It is further certified that the statements, exhibits or plans, and project cost data and affidavits submitted with respect to the Project and the art assessment are true and accurate to the best of the knowledge and belief of the Developer and the required public art, fee in lieu, or combination will be provided before issuance of Certificate of Occupancy for the Project.

The undersigned hereby swears or affirms that the matters contained herein are true and correct to the best knowledge of the Developer. The undersigned hereby swears or affirms that he/she is duly authorized by Developer to make this Affidavit and understands that s/he may be subject to penalty for perjury.

Aslina Goldstein

Signature

Aslina Goldstein

Print Name

VP St. Lucie Entitlements

Title

NOTARIZATION AS TO EXECUTION

STATE OF FLORIDA)

) ss

COUNTY OF St Lucie)



ABIGAIL ZARATIN

Notary Public

State of Florida

Comm# HH210579

Expires 12/21/2025

The foregoing instrument was acknowledged before me this 11 day of July, 2025, by Aslina Goldstein who is ☒ personally known to me or who has ☐ produced the following identification:

Abigail Zaratin

Signature of Notary Public

Abigail Zaratin

Print Name of Notary Public

NOTARY SEAL/STAMP

Notary Public, State of Florida

My Commission expires 12/21/2025



Riverland/Kennedy II, LLC

1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, FL 33323

VIA ONLINE PROJECT FUSION SUBMITTAL

**MARY F. SAVAGE-DUNHAM, AICP, CFM, DIV. DIRECTOR, PLANNING & ZONING
CITY OF PORT ST. LUCIE PLANNING & ZONING DEPARTMENT**

CITY OF PORT ST. LUCIE

121 SW Port St. Lucie Boulevard

Port St. Lucie, FL 34984

July 15, 2025

**RE: Riverland Reflection Garden
Public Art Assessment Application – Alternative Equivalent Proposal**

Dear Ms. Savage-Dunham,

On behalf of Riverland/Kennedy II, LLC, the Developer of the Riverland/Kennedy DRI Property, thank you for your continued guidance and support during our pursuit of Option 4, the Alternative Equivalent Proposal, pursuant to Section 162.08 of the City Code. This proposal is intended to satisfy the public art requirements associated with our currently active development projects – Parcel B, Parcel D, Riverland Center, and Parcel E – as well as additional, future development projects within the Riverland/Kennedy DRI. To date, we have fulfilled the public art obligations for two completed projects: Parcel A through on-site artwork certified in April 2019, and Parcel C, through a \$100,000 contribution to the Art in Public Places Fund in October 2020.

As shared in prior conversations with City Staff and individual councilmembers, we have invested considerable time and resources into the development of a major public art installation our Riverland Town Center. This public art project, “Riverland Reflection Garden” features “Riverland Spiral Reflections,” an interactive prismatic artwork of mirrored steel forms by internationally acclaimed artist Jeppe Hein, which is thoughtfully designed into a landscape of curated plantings, water features, hardscape elements and ambient lighting.

Riverland Reflection Garden represents a holistic public art experience – one that integrates sculpture, space, and sensory engagement into a dynamic community centerpiece. With a projected construction cost of \$4,365,724.89, the project substantially exceeds the minimum public art assessment threshold required under Section 162.08(20(a)-(c) of the City Code. We respectfully request that this singular, installation be approved as an Alternative Equivalent Proposal that will not only satisfy the public art obligations of our current development projects, but also our future development parcels within the Riverland/Kennedy DRI.

For each individual development project that triggers a public art assessment, we will submit the applicable calculation and deduct the appropriate value from the construction cost for Riverland Reflection Garden. The remaining balance will be allocated towards our future buildout of the Riverland/Kennedy DRI Property. This approach ensures transparency and compliance while honoring the City's commitment to civic beauty, cultural enrichment, and place-making.

Below is a list of the documents filed with this letter in Fusion for this project:

1. Riverland Public Art Assessment Application – signed
2. Riverland Public Art Location
- 2a. Riverland Master Plan w. Public Art Location
3. Riverland Public Project Narrative and Artist Statement
4. Riverland Reflection Garden Renderings
- 4a. Riverland Spiral Reflections Individual Lengths
- 4b. Riverland Reflection Garden Conceptual Hardscape Plan w. Details
- 4c. Riverland Reflection Garden Conceptual Landscape Plan
5. Riverland Reflection Garden ADA Compliance Plan
6. Riverland Public Art Cost Estimate
7. Riverland Projects AEP
8. About Jeppe Hein
- 8a. Jeppe Hein Public Projects Content
9. Riverland Reflection Garden Proposed Schedule
10. Riverland Spiral Reflections Maintenance
11. Restrictive Covenants Placeholder Document
12. Escrow Placeholder Document

We appreciate your patience and continued partnership as we finalize our proposal and prepare for its presentation to the Public Art Advisory Board and City Council.

As always, please do not hesitate to contact me if you have any questions or require additional information.

Warm Regards,
RIVERLAND/KENNEDY II, LLC



Azlina Goldstein, Authorized Signatory
Email: Azlina.Goldstein@glhomes.com

Project Narrative

“Riverland Reflection Garden”

The Riverland Reflection Garden at Riverland Town Center is a multi-sensory landscape of presence, reflection, and community. Conceived not as a singular object but as a choreographed environment, it redefines how art lives within public space—layering sculpture, nature, light, and movement into one integrated experience.

At the core, "Riverland Spiral Reflections," is a sculptural installation by internationally acclaimed artist Jeppe Hein. Composed of immersive, mirrored prismatic steel forms specifically designed and placed to both reflect and dissolve the surrounding landscape. These forms are anything but passive—they subtly distort perception and invite interaction. As visitors move through and around them, they experience themselves and others from new and shifting vantage points. The art installation transforms observers into participants, awakening a deeper awareness of space, time, and self.

Yet the public art experience extends far beyond the prismatic artwork. Every element— the lush landscaping, custom hardscape, tranquil water features, ambient lighting, and sculptural seating— has been intentionally co-designed with Jeppe to elevate sensory connection and engagement. Shade trees dance with light, polished concrete contrasts with soft grass, and pathways emerge between benches while breezes move along their curves. This whole, built environment amplifies Jeppe’s concept of “presence” and mindfulness, and ensures that this public art site at the Riverland Town Center is experienced as one coherent artistic expression.

The experience is dynamic. By day, the mirror columns shimmer with sunlight and sky; by night, they softly glow amid carefully programmed lighting, offering a meditative, almost celestial ambiance. This rhythm of changing light expands the artwork's reach, making it active and alive across every hour and season.

In alignment with Port St. Lucie’s public art mission, the Riverland Reflection Garden featuring "Riverland Spiral Reflections," by Jeppe affirms that art does not need to be isolated to be impactful. It is a unified field of design, where every detail—from plant selection to paving to lighting and seating—is part of a deliberate creative composition. More than a setting for art, it is an experience of being present within art itself.

The art installation by Jeppe invites people to linger, to connect, and to reflect. It creates a shared space that celebrates beauty, embodiment, and the everyday magic of being present. As a legacy project for the Riverland community, “Riverland Reflection Garden” exemplifies how public art can inspire and center a place—transforming a plaza of a commercial center into a soul space.

Artist Statement
"Riverland Spiral Reflections"
By Jeppe Hein

Presence is the invisible force that connects us—to each other, to our environment, and most importantly, to ourselves. In both my life and my art, I strive to cultivate that awareness through encounters with space and reflection. The artwork, "Riverland Spiral Reflections" conceived for Riverland Center is not a singular object, but an invitation into a layered experience of mirrored sculptural steel pieces, where nature, architecture, light, and self-awareness converge.

The entire installation of the artwork with the curated design and placement of the water features, landscaping, hardscape and spatial interventions amplifies the experience and encourages visitors to engage as active participants. Through subtle distortions and reflective surfaces, the work disrupts routine perception and opens new dimensions of awareness—of place, of others, and of the moment. Visitors move from spectators to performers, shaping the space even as they are shaped by it.

The prismatic form of the individual mirror steel pieces further dissolves views of the environment, creating a shifting interplay of reflections. This juxtaposition of light, shadow, and nature allows visitors to see themselves and others from multiple perspectives simultaneously. It opens up a new understanding of the relationship between the viewer, the surrounding, and of what lies in between.

The surrounding landscape and hardscape elements are inseparable from the experience. Lush plantings, dappled lighting, polished stonework, and thoughtful seating invite moments of stillness and discovery. As one journeys through this area of Riverland Center, they encounter shifting vignettes of sky and sun, shadow and breeze—each one a gentle interruption, a mirror of the senses, a reminder to be here, now.

This work is a call to presence. To slow down. To see yourself in your surroundings. To rediscover connection—not only through art, but through the landscape, the architecture, and each other.