



**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	<p><u>On-site Artwork</u></p> <p>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. *</p> <p>B. Submit an application for approval of the work of art.</p> <p>C. If a local artist is commissioned, the artwork shall be valued at no less than 90% of 1% of the total construction costs. *</p> <p>D. Local artist means an artist who resides in St. Lucie, Martin, Indian River, or Okeechobee counties.</p>
Option 2	<p><u>Contribute to the Art in Public Places Fund</u></p> <p>A. Contribute an amount equal to 80% of the 1% of the total construction costs for deposit to the Art in Public Places fund. *</p>
Option 3	<p><u>On-Site Artwork and Contribute to Fund</u></p> <p>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.</p> <p>B. Contribute 80% of the balance of the 1% of the total construction costs for deposit in the art in public places fund. *</p>
Option 4	<p><u>Alternative Equivalent Proposal</u></p> <p>A. Submit an alternative equivalent proposal to the Planning and Zoning Director.</p> <p>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.</p>

* 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: 04.01.26 BUILDING PERMIT NO.: _____

APPLICANT: Midway Glades Developers, LLC

OWNER (IF DIFFERENT FROM APPLICANT): _____

ADDRESS: 7807 Baymeadows Road East, Suite 205

[STREET]

Jacksonville, Florida 32256

[CITY / STATE / ZIP]

TEL NO.: 904.996.2485 CELL NO.: _____

EMAIL: info@greenpointllc.com

PROJECT NAME: Wylder Public Art PROJECT NUMBER: P

PROJECT ADDRESS: 5925 Wylder Parkway Port St. Lucie, Florida 24987

[STREET]

[CITY / STATE / ZIP]

CONSTRUCTION VALUE: \$ 1,638,014.29 DOLLAR AMOUNT OF PUBLIC ART REQUIRED: \$ 1,600,000.00

IF ESCROW: TOTAL ESCROW: \$ _____

PLEASE INDICATE WHICH PUBLIC ART CONTRIBUTION OPTION YOU HAVE CHOSEN.

1. On-site Artwork	<input type="checkbox"/>
2. Contribute to Fund	<input type="checkbox"/>
3. On-site Artwork and Contribute to Fund	<input type="checkbox"/>
4. Alternative Equivalent Proposal	<input checked="" type="checkbox"/>

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.

Steve Sullivan
Applicant's Signature

03.24.26
Date



AFFIDAVIT

Midway Glades Developers, 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.

Signature: [Handwritten Signature]
Print Name: STEVEN J. SULLIVAN
Project Manager
Title

NOTARIZATION AS TO EXECUTION

STATE OF FLORIDA)
) ss
COUNTY OF Martin)

The foregoing instrument was acknowledged before me this 24 day of March, 2026, by Steven Sullivan who is [X] personally known to me or who has [] produced the following identification:

[Handwritten Signature]
Signature of Notary Public
Kathleen Anderson
Print Name of Notary Public



Notary Public, State of Florida
My Commission expires Jan 31, 2030