



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> - 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. * - Submit an application for approval of the work of art. - If a local artist is commissioned, the artwork shall be valued at no less than 90% of 1% of the total construction costs. * - 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> 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> - 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. - 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> - Submit an alternative equivalent proposal to the Planning and Zoning Director. - 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

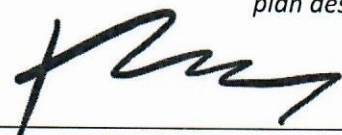
Complete this application within ninety (90) days of the issuance of the first building permit or site work permit for a plat.

DATE:	09/10/2025	BUILDING PERMIT NO.:	
APPLICANT:	StoryBook Development Services, LLC (Jose Chaves, P.E.)		
OWNER (IF DIFFERENT FROM APPLICANT):	Greco Park 18, LLC		
ADDRESS:	800 SE 4th Ave. Suite 804		
	[STREET]		
	Hallandale Beach, FL 33009		
	[CITY / STATE / ZIP]		
TEL NO.:	321-246-8811	CELL NO.:	
EMAIL:	Jose@StoryBookTeam.com		
PROJECT NAME:	Greco Park	PROJECT NUMBER:	P 23-071
PROJECT ADDRESS:	719 SW Port St. Lucie Blvd, Port St. Lucie, FL 34953		
	[STREET]	[CITY / STATE / ZIP]	
CONSTRUCTION VALUE:	\$ 60,000.00	DOLLAR AMOUNT OF PUBLIC ART REQUIRED:	\$
IF ESCROW: TOTAL ESCROW:	\$		

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.


Applicant's Signature

9/10/25
Date



APPLICATION FOR ON-SITE ARTWORK AND CHECKLIST

DATE: 09/10/2025 BUILDING PERMIT NO.: _____

APPLICANT: StoryBook Development Services, LLC

OWNER (IF DIFFERENT FROM APPLICANT): Greco Park 18, LLC

OWNER'S ADDRESS: 719 SW Port St. Lucie Blvd, Port St. Lucie FL 34953

[STREET] [CITY / STATE / ZIP]

TEL NO.: 321-246-8811 EMAIL: Jose@StoryBookTeam.com

PROJECT NAME: Greco Park PROJECT NUMBER: P 23-071

PROJECT ADDRESS: 719 SW Port St. Lucie Blvd, Port St. Lucie, FL 34953

[STREET] [CITY / STATE / ZIP]

CONSTRUCTION VALUE: \$ 60,000.00 DOLLAR AMOUNT OF PUBLIC ART REQUIRED: \$ _____

[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.	
8. Proposed restrictive covenant running with the land that binds the property owner's successors and assigns to retain and maintain the artwork.	X
9. Compliance with public accessibility (ADA) requirements.	x
10. A copy of the total construction costs as indicated on the construction contract(s).	

[Signature]
Applicant/Owner

9/10/25
Date



AFFIDAVIT

Greco Park 18, 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

F. BOULTON

Print Name

MANAGER

Title

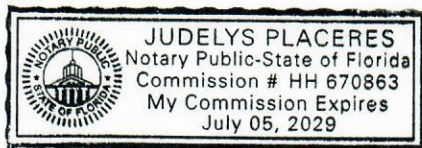
NOTARIZATION AS TO EXECUTION

STATE OF FLORIDA)

) ss

COUNTY OF Broward)

The foregoing instrument was acknowledged before me this 10 day of August, 2025 by Freddy Boulton who is ☒ personally known to me or who has ☐ produced the following identification:



NOTARY SEAL/STAMP

Signature of Notary Public

Judylys Placeres

Print Name of Notary Public

Notary Public, State of Florida

My Commission expires 7/5/2029