

Attachment 2: Level of Service and Total Contribution Methodology

Part I: Explanation of Methodology

Determining Key Factors Regarding Desired Public Art Level of Service

Question 1: What is the desired public art level of service in the Activity Centers?

Two past projects, which have a desired level of service of public art provided (or to be provided) by the developer on site were analyzed to determine a planned number of public art pieces for activity centers.

<u>Analysis of Public Art on Cocoplum Village Shops</u>	
Number of Pieces of Art Provided	9
Total Area of Project (acres)	39.97
<i>Roughly 1 piece of Public Art provided every 4.44 acres of Activity Center Area</i>	
<u>Analysis of Experience Living at North Port</u>	
Number of Pieces of Art Provided	4
Total Area of Project (acres)	17.14
<i>Roughly 1 piece of Public Art provided every 4.2 acres of Activity Center Area</i>	

Based on this analysis, the scenario plans to provide for **1 piece of public art for every 5 acres** of Activity Centers land use.

Question 2: What is the average cost for a piece of public art?

Public Art widely varies in costs based on several factors. Art pieces may cost as low as \$1,000, however larger public art projects may cost as high as \$400,000 (Coral Springs Public Art Master Plan 2019-2024). In order to provide for a fair value that will allow for ambitious projects in the future, while not increasing the public art contribution requirements, this Scenario assumes that the average cost of each piece would be **\$25,000**.

Total Costs Required to Achieve the Desired Level of Service

Table 1 below computes the total cost required to achieve the desired public art level of service for each Activity Center based on the total acreage of the Activity Center, providing for 1 piece of public art for every 5 acres at the average rate of \$25,000 per piece.

Table 1: Total amount towards public art for each activity center

Activity Center	Total Area in Acres*	Total Cost to Achieve Desired Public Art Level of Service in Activity Centers
Mediterranea (Activity Center 1)	676.84	\$ 3,384,200.00
Heron Creek (Activity Center 2)	570.98	\$ 2,854,900.00
Gateway (Activity Center 3)	179.7	\$ 898,500.00
Panacea (Activity Center 4)	1552.66	\$ 7,763,300.00
Midway (Activity Center 5)	596.54	\$ 2,982,700.00
The Shire (Activity Center 6)	997.85	\$ 4,989,250.00
The Springs (Activity Center 7)	81.53	\$ 407,650.00
The Gardens (Activity Center 8)	211.56	\$ 1,057,800.00
Central Parc (Activity Center 9)	206.94	\$ 1,034,700.00

**Total area provided excludes Road Rights-of-way and Drainage Rights-of-way.*

Calculation of Contribution for Individual Developments in the Activity Centers

The public art contribution for a development can be calculated as:

Contribution = (area of project / area of Activity Center) x total cost to achieve desired public art level of service for the Activity Center

Part II: Future Projections

Some of the properties in the activity centers have been developed and contributed to the public art fund based on the requirements of the code in effect at the time of approval. Table 2 provides the projected future contribution for public art through the revised program proposed in Scenario 3. It looks at currently vacant non-residential area in the Activity Centers and the contribution they would potentially have towards public art, either installed on site by the developer or paid to the City's public art fund.

Table 2: Potential Earning for Public Art through Revised Program proposed in Scenario 3

Activity Center	Non-residential Vacant Area in Acres**	Expected Future Revenue towards Public Art
Mediterranea (Activity Center 1)	168.2	\$ 504,600.00
Heron Creek (Activity Center 2)	101.16	\$ 303,480.00
Gateway (Activity Center 3)	127.77	\$ 383,310.00
Panacea (Activity Center 4)	59.93	\$ 179,790.00
Midway (Activity Center 5)	270.83	\$ 812,490.00
The Shire (Activity Center 6)	172.05	\$ 516,150.00
The Springs (Activity Center 7)	81.52	\$ 244,560.00
The Gardens (Activity Center 8)	211.56	\$ 634,680.00
Central Parc (Activity Center 9)	31.6	\$ 94,800.00

***Many of the areas included are zoned PCD and may be developed as residential, which could lower the expected future revenues towards public art.*