

Art In Public Places

September 17, 2025

Public Art Plan

Poinciana Project –

MARC House

# **AIPP KEYWEST PUBLIC ART PLAN**

The Public Art Plan shall include the following:

1. Artist name and CV/resume as defined in subsection 2-487(b)
2. Description of proposed artwork- please include dimensions, materials and method of construction
3. Detailed drawings, sketches or photographs of the proposed artwork
4. Detailed drawings, architect rendering or photographs of the specific site where artwork will be located. Details of utilities, proposed landscaping, parking, etc. is helpful
5. Location of plaque for artwork - to be determined with Public Art Administrator when artwork is complete
6. Statement on how maintenance and conservation will be handled
7. Total construction cost as calculated by the City's Building Department to determine 1% eligible for public art program
8. Itemized public art budget and signed contract with the proposed artist(s)
9. Any other information as requested by staff or the board

For additional information or questions:

Elizabeth S. Young  
Public Art Administrator  
City of Key West Art in Public Places Program  
[Director@keysarts.com](mailto:Director@keysarts.com)  
305-295 -4369 or 305-304-281 2

**Jane Carper**  
1306 Angela  
Street Key West,  
Fl 33040  
(305) 942-9080  
[www.keywestjane.com](http://www.keywestjane.com)

Jane Carper has lived in Key West since 1996 and loves creating one-of-a-kind mosaics for homes and/or businesses. Jane produces mosaics for installation, on panels for independent hanging, or on mesh to be installed on location. Jane created the 14' X 18' mosaic "A New Dawn" for the exterior of the Aids Help Poinciana Royale building in 2011. She has also created mosaics on display at Front and Duval Streets. Part of that project was an Arts in Public Places creation. Jane created and installed the 9' X 12' mosaic "Our Island Neighborhood," that faces Wall Street. Jane also created the mosaics that surround that building on the second floor balcony for CVS. Jane has designed and fabricated the three-story mosaic on the exterior of the AIDS Help Marty's Place in 2020. Also, in 2024 Jane has designed and fabricated 28 mosaic panels (each 10' X 2') for the columns in Building A for the Bahama Loft's Project. Jane has created many private bathrooms, kitchen, and pool area mosaics. Jane Carper has an MA in Art History and holds an MFA from Illinois State University.

## **Art in Public Places - Public Art Plan**

Poinciana Project – MARC House

### **Project Description**

#### **“Welcome Home”**

Plans are, with the help of the artist, Jane Carper, and MARC Executive Director, Diana Flenard, to have the Marc house art students (the residents who will live in the building) create drawings of things that make them happy in their home, and then these images will be selected by the artist to be created into a mosaic design in four separate sections on the entrance walls. Each section will be approximately 3.5 feet by 3 feet. Examples of their art have been used for this public art plan, but the actual art images will change once classes have been held.

### **Conservation and Maintenance**

No maintenance is required once the mosaics are installed. If any damage is done to the mosaics A.H. of Monroe County, Inc., company will pay the artist for repairs.

## **Proposal for Art in Public Places**

### **August 29, 2025**

This Agreement is made by and between **A.H. of Monroe County, Inc.**, a Florida corporation (the “Developer”), and **Jane Carper** (the “Artist”), in connection with the requirements of the **Art in Public Places Program** (the “AIPP Program”) established under City of Key West Ordinance Sec. 2-481 through 2-487, related to the development of the **Poinciana Project – MARC House** (the “Project”).

### **1. Purpose**

Developer and Artist enter into this Agreement for the purpose of fulfilling the AIPP Program requirement. Developer hereby commissions Artist to create and implement an Art in Public Places plan (the “Plan”).

The Artist has developed a project entitled “*Welcome Home*”, attached hereto as **Exhibit A**. The Plan includes a tiled mosaic artwork created by residents of the MARC House Adult Day Program to be installed at the main entrance of the building located at 1620 Truesdale Court. Developer has approved the preliminary design, and Artist agrees to pursue final approval from the Art in Public Places Advisory Board (the “AIPP Advisory Board”).

### **2. Compensation**

Developer agrees to pay Artist a total fee of **\$20,000** (the “Fee”), representing one percent (1%) of the estimated construction costs of the Project, in accordance with the AIPP Program requirement. The breakdown of the Fee is set forth in **Exhibit B** attached hereto.

If the estimated construction costs are subsequently adjusted by the Chief Building Official of the City of Key West, the Fee shall be adjusted upward or downward so that it remains equal to one percent (1%) of the approved estimated construction costs, in compliance with the AIPP Program.

Payment shall be made in two equal installments:

- Fifty percent (50%) of the Fee shall be due prior to commencement of the Art Project; and
- Fifty percent (50%) of the Fee shall be due upon receipt of a written declaration from the City’s Planning Director, Chief Building Official, and Finance Director confirming that the Art Project is “Complete and Compliant.”

### **3. Artist Responsibilities**

The Artist agrees to:

- Provide a **two-year warranty** on the installation of the Art placed at the exterior front entrance of the building.

- Maintain all required insurance coverage for the Artist, as well as any staff or subcontractors, and add the Developer as both a certificate holder and additional insured.
- Diligently pursue completion of the Art Project in a timely manner, ensuring no delay in the Developer's ability to obtain a certificate of occupancy for the Project.

A handwritten signature in blue ink that reads "Jane Cooper". The signature is fluid and cursive, with the first name "Jane" and last name "Cooper" clearly distinguishable.

---

Artist

---

Developer

Exhibit A



1 MARC HOUSE



Exhibit B

Budget  
Art in Public Places  
Poinciana Project – MARC HOUSE

## MARC House Project Budget

<b><u>Expense</u></b>	<b><u>Cost</u></b>
Studio Rent	\$1,200
Installation	\$2,900
Supplies	\$850
Insurance	\$1,700
Tile	\$3,500
Lift Equipment	\$1,000
Design	\$2,000
Fabrication	<u>\$7,000</u>
Total	\$20,150



