



April 9, 2026

VIA DIGITAL DELIVERY

Ms. Bethany Grubbs, AICP, Senior Planner / Public Art Program
Planning & Zoning Department
City of Port St Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

**RE: Ladybug Hideaway – Alternative Equivalent Proposal Request
City Project Number: P23-132**

Dear Ms. Grubbs:

On behalf of GreenPointe, Midway Glades Developers, LLC, we are resubmitting the request for an Alternative Equivalent Proposal (Option 4) of the Public Art Ordinance specific to the proposed Wylder Ladybug Hideaway sculptures (P22-278).

The original concept for the public art envisioned two art plazas, mirroring each other, and on each side of Wylder Parkway. The location of each was to afford a link with the future commercial development to these two art plazas.

Issues started to arise late in 2024 and throughout last year when we focused on commercial development, primarily, car and truck access to both commercial plazas and in turn looking at how pedestrian access would function. While working with public works, it was determined that the primary vehicular movements would be occurring south of the proposed plazas, not to the north as we originally assumed, creating an intersection for pedestrians to navigate before arriving at the art and again as they left to return home.

In addition to the significant addition of navigating an intersection with high volumes of commercial traffic, we also started to realize that although the commercial centers will be nicely done and will maintain aesthetic oversight and consistency with Wylder, there will be little control or ability to dictate that out-parcels and commercial buildings engage with the plazas. Thus, creating two art plazas surrounded by commercial parking lot, Wylder Parkway and commercial traffic. This clearly paints a much different picture than our original vision. With all of that, and the initial fact that we had two plazas separated by a parkway and no convenient way to connect them, we pivoted back to one of our original locations and concepts.

Our new/old concept provides the opportunity to combine the original layout, two plazas, into a single experience, where the visitor can walk along a nature path and engage the art panels in a linear experience and adjacent to one of the largest wetland preserves within the Wylder property. This location also provides the public and residents with the benefit of the entirety of the art being installed at once and not in two phases and two separate locations.

This new, preferred location, is central to the entire Wylder community and more importantly leverages the Wylder Parkway multi-use system, encouraging residents to 'go outside' and reconnect with nature. The art itself, a series of grass blades of varying heights with ladybugs hiding throughout, has not changed, the art has been fabricated and awaiting its final home.

We have spent a large amount of time collaborating with artist Mark Fuller, to curate a meaningful linear pathway experience winding through the Ladybug Hideaway - a space where all ages can immerse themselves, find a quiet respite, and enjoy art and nature.

Again, our plan is to submit our amended public art proposal on April 15th to begin the formal process.

Please Note: We submitted notification last year requesting an extension of our original approval and time certain commitments and justifications for the reasons behind the relocation.

Enclosed with this letter, please find the following related materials:

2. Owners Authorization
3. Warranty Deed
4. Location Map
5. Art Submittal
6. Creditable Public Art Value
7. Opinion of Probable Cost
8. Site and Fire Hydrants Locations
9. Site Plan
10. Landscape Plan
11. Hardscape Plan
12. ADA Compliance Plan
13. Public Art Application
14. Artist Mark Fuller Portfolio
15. Sculpture – Material and Maintenance
16. Public Art Escrow
17. Restrictive Covenant
18. Construction Documents
19. Opinion of Probable Cost for Surety Bond
20. Proof Of Ownership
21. Utility Projection Information Form
22. Water Meter Sizing Calculations

Project Narrative:

Inspired by the tranquility found in vast fields of tall grass, Artist Mark Fuller envisions a space where individuals can escape the hustle and bustle of city life. The installation is composed of giant blades or leaves of grass evoking a sense of awe and wonder fostering a connection with the

natural world. Throughout the towering grass blades, 19 species of ladybugs are hiding within the leaves to entice exploring the installation and fostering a connection between individuals and the environment.

On behalf of GreenPointe, Midway Glades Developers, LLC, and Artis Mark Fuller, we are proud to make this application request and look forward to bringing to the residents of Wylder and the citizens of Port St. Lucie an iconic piece of public art and innovative public space.

Should you have any questions or need additional information, please feel free to contact me directly at (772)220-2100.

Sincerely,

Steven J. Sullivan
Lucido & Associates