

MEMORANDUM

TO: JESUS MEREJO, ICMA-CM – CITY MANAGER

THRU: TERESA LAMAR-SARNO, AICP, ICMA-CM – CHIEF ASSISTANT CITY MANAGER

FROM: COLT SCHWERDT, P.E. – PUBLIC WORKS DIRECTOR & CITY ENGINEER

DATE: SEPTEMBER 10, 2025

SUBJECT: REQUEST FOR ROADWAY TURNOVER –
BECKER ROAD WEST - PHASE 2

Public Works Department received a letter (attached) via email on August 14, 2025, and turnover package items since that date from Mr. Stefan K. Matthes, P.E. of Culpepper & Terpening, Inc. requesting the City to take over the ownership and maintenance of the roadway and infrastructure described below. The turnover package included compaction and density test results, record drawings, Bill of Sale, Warranty, Engineer's Certification of Completion, and the Maintenance Bond. The subject roadway is described below.

- A portion of Becker Road from STA 122+91.83 to STA 184+40.00 described as Becker Road West Phase 2, 6,148 total linear feet of roadway or otherwise described as from west of Community Blvd. intersection to approximately 30 feet west of the Village Parkway intersection turn lanes.

Construction Status and Cost: Mattamy Palm Beach, LLC has constructed two lanes of Becker Road from just west of the intersection with Community Blvd. to approximately 30 feet west of the start of the turn lanes for the Village Parkway intersection. The Public Works Department inspectors made visual inspections of the work during construction and conducted the final inspection on April 10, 2025. Inspections from our traffic division resulted in additional punch list items that were deemed as addressed to the satisfaction of the Engineer of Record and the Public Works Department on September 4, 2025. Based upon the cost breakdown provided by Caulfield & Wheeler, Inc., the total construction cost the City would have paid to construct this portion of roadway was \$6,057,117.50.

Plats: Becker Road Phase 2 was dedicated to the City of Port St. Lucie for ownership and maintenance and recorded in Plat Book 122 Page 25.

Recommendation of Public Works Department: Based upon the Public Works Department review of the turnover documentation, the Mattamy Becker Road Intersection Construction Agreement and our files, it appears that the roadway has been constructed in conformance with the approved plans and to City standards. For this reason, we recommend that the roadway is accepted for ownership and maintenance by the City.

A maintenance guarantee for one year is typical for this type of facility and has been provided. Per City Code 156.146, the value of the maintenance guarantee is a value up to 15% of the total construction cost. A Maintenance bond in the amount of \$908,567.62 has been provided for this portion of Becker Road. Public Works recommends a maintenance period of one year from the date of City Council's conditional acceptance.

Requested Action: We respectfully request that this issue is placed on the next available City Council agenda for review and consideration by the Council. In accordance with the City Code 156.148 (E), *...the City Council shall either approve, partially approve, or reject the improvements on the basis of the report of the City Engineer, and shall notify the developer in writing, by certified mail, of the contents of the report and the action not later than forty-five (45) days after receipt of the notice from the developer of the completion of the improvements. Failure of the governing body to send or provide such notification to the developer within forty-five (45) days shall be deemed to constitute approval of the improvements, and the obligor and surety, if any, shall be released from all liability pursuant to such performance guarantee for such improvements.* Based upon a receipt date of August 14, 2025, a notice needs to be sent to the developer by no later than Saturday, September 28, 2025.

Resolution: Attached is a copy of a resolution prepared by staff and reviewed and accepted by the Legal Department in fulfillment of City Code 156.150 requirement for a resolution.

Should you have any questions or need further information, please do not hesitate to contact me or Diana Spriggs at ext. 7644.

/ds

Enclosure

Cc: Richard Berrios – City Attorney
Diana Spriggs, P.E. – Assistant Public Works Director
John Dunton – Deputy Director of Public Works
Clyde Cuffy, P.E. – Regulatory Division Director
John Kwasnicki – Inspections Manager
File – P23-067