

MEMORANDUM

TO: JESUS MERJO, ICMA-CM – CITY MANAGER

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

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

DATE: April 4, 2025

SUBJECT: REQUEST FOR ROADWAY TURNOVER –
TRADITION PARKWAY PHASES 1 & 2 (P20-143) AND PHASE 3 (P21-171)
FERNLAKE DRIVE (P20-196)

City Council and the Public Works Department received a certified letter (attached) and turnover package dated March 13, 2025 from Karl Albertson of Mattamy Palm Beach, LLC requesting the City to take over the ownership and maintenance of the roadways and infrastructure described below. The turnover package included compaction and density test results, record drawings, approved final plat, certification of completion in conformance with approved plans from the Engineer of Record (Kimley-Horn and Associates, Inc.), and Bill of Sale for the roadway. The subject roadway is described below.

- A portion of Tradition Parkway from STA 86+00 to STA 152+00 described as Tradition Parkway Phases 1, 2 and 3, totaling 6,600 linear feet together with a portion of Fernlake Drive from STA 1+62 to STA 12+77 described as Fernlake Drive, totaling 1,115 linear feet of roadway or otherwise described as Tradition Parkway from the Renaissance Charter School driveway to 100 linear feet west of the Cadence and Seville round-a-bout together with Fernlake Drive from the Tradition Parkway round-a-bout to approximately 177 linear feet north of the Emry emergency entrance.

Construction Status and Cost: Mattamy Palm Beach, LLC has constructed four lanes of Tradition Parkway from the Renaissance Charter School driveway to just west of the Tradition Parkway and N/S A intersection where they transitioned to two lanes of Tradition Parkway until 100 linear feet west of the Cadence and Seville round-a-bout together with Fernlake Drive from the Tradition Parkway round-a-bout to approximately 177 linear feet north of the Emry emergency entrance. The Public Works Department inspectors made visual inspections of the work during construction and conducted the final inspections on August 6, 2024. All inspection punch list items have been addressed to the satisfaction of the Engineer of Record and the Public Works Department. Based upon the cost breakdown provided by Kimley-Horn and Associates, Inc., the total construction cost for this roadway was \$14,176,799.91.

Plats: Tradition Parkway and Fernlake Drive were dedicated to the City of Port St. Lucie for ownership and maintenance and recorded in Plat Book 66, Page 37 (Tradition Parkway Ph 1), Plat Book 96, Page 15 (a portion of Tradition Parkway Ph 1 and Fernlake Drive), Plat Book 100, Page 20 (Tradition Parkway Ph 2), and Plat Book 101, Page 1 (Tradition Parkway Ph 3) of the Public Records of St. Lucie County, Florida.

Recommendation of Public Works Department: Based upon the Public Works Department review of the turnover documentation, our files, and the certification of the Engineer of Record, it appears that the roadways have 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 \$2,126,519.99 have been provided for this portion of Tradition Parkway Phases 1, 2 & 3, and Fernlake Drive. Public Works recommends a maintenance period of one year from the date of City Council's 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 March 14, 2025, a notice needs to be sent to the developer by no later than Monday, April 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 at 344-4363 or Clyde Cuffy at 871-7643.

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 – P20-143