

**MEMORANDUM**

**TO:** JESUS MERJO, ICMA-CM – CITY MANAGER

**THRU:** KEVIN MATYJASZEK – UTILITY SYSTEMS DIRECTOR AND SPECIAL ASSISTANT TO THE CITY MANAGER

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

**DATE:** March 11, 2026

**SUBJECT:** REQUEST FOR ROADWAY TURNOVER –  
CROSTOWN PARKWAY EXTENSION SEGMENT 2A  
FROM VILLAGE PARKWAY TO SUNDANCE VISTA BOULEVARD

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City Council and the Public Works Department received a certified letter (attached) and turnover package dated February 10, 2026 from James Harvey of DK Central Park, 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 (MacKenzie Engineering & Planning, Inc.), and Bill of Sale for the roadway. The subject roadway is described below.

- A portion of Crosstown Parkway from STA 145+91 to 251+60 described as Crosstown Parkway Extension, Segment 2A, 10,569 total linear feet of roadway or otherwise described as Crosstown Parkway Extension.

**Construction Status and Cost:** DK Central Park, LLC has constructed four (4) lanes of Crosstown Parkway Extension from just east of Village Parkway, west to Sundance Vista Boulevard. The Public Works Department inspectors made visual inspections of the work during construction and conducted the final inspections on February 18, 2026. 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 MacKenzie Engineering & Planning, Inc., the total construction cost for this roadway was \$15,304,388.17.

**Plats:** Crosstown Parkway Extension Segment 2A was dedicated to the City of Port St. Lucie for ownership and maintenance and recorded in Plat Book 115 Pages 13 to 18.

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. Following the recent wave of cold fronts and freeze warnings, some landscaping has been impacted. The developer proposes to monitor the landscaping for one (1) to two (2) months to replace any that do not recover from the freeze damage and follow up with a one (1) year warranty on all landscaping. Public Works recommend the roadway is accepted for ownership and maintenance by the City, the developer replaces any landscaping that does not recover from the freeze following the initial two (2) month monitoring period, and the maintenance period is observed for at least one (1) year following acceptance of the roadway.

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 \$2,295,658.23 has been provided for this portion of Crosstown Parkway Extension. 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 February 10, 2026, a notice needs to be sent to the developer by no later than Friday, March 27, 2026.

**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 Clyde Cuffy at ext. 7643 .

cac  
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 – P22-020

**MEMORANDUM**

**TO:** JESUS MEREJO, ICMA-CM – CITY MANAGER

**THRU:** KEVIN MATYJASZEK – UTILITY SYSTEMS DIRECTOR AND SPECIAL ASSISTANT TO THE CITY MANAGER

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

**DATE:** March 11, 2026

**SUBJECT:** SUBSTANTIAL COMPLETION INSPECTIONS FOR ROADWAY TURNOVER –  
CROSTOWN PARKWAY EXTENSION SEGMENT 2A (P22-020)  
FROM VILLAGE PARKWAY TO SUNDANCE VISTA BOULEVARD

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City Council and Public Works Department received a certified letter and turn-over package dated February 10, 2026 from James Harvey of DK Central Park, LLC. The turnover package included compaction and density test results, record drawings, approved final plat, certification of completion and conformance with approved plans from the Engineer of Record.

**Construction Inspection Status:** Prior to the roadway turnover request, Crosstown Parkway Extension Segment 2A had a final inspection on September 29, 2025 where a punch list of items was created. A follow up final inspection was conducted on February 18, 2026 at which point all punch list items were confirmed as satisfied. Public Works Environmental Division completed inspection on February 13, 2026 and found some landscaping was impacted by the recent freeze that occurred in January and February, 2026. The developer proposes to monitor the landscaping for one (1) to two (2) months to replace any plantings that do not recover from the freeze damage and follow up with a one (1) year warranty on all landscaping.

Should you have any questions or need further information, please do not hesitate to contact me or Clyde Cuffy at ext. 7643.

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