

**MEMORANDUM**

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

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

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

**DATE:** April 1, 2026

**SUBJECT:** REQUEST FOR ROADWAY TURNOVER –  
SOUTHERN GROVE PLAT NO. 40 – SW TOM MACKIE BOULEVARD (P21-263)

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City Council and the Public Works Department received a letter (attached) and turnover package dated March 11, 2026 from Jayson R. Harrison, P.E. of Haley Ward, Inc. requesting the City to take over the ownership and maintenance of the roadways and infrastructure described below. The turnover package included stormwater pipe inspection reports, record drawings, approved final plat, certification of completion in conformance with approved plans from the Engineer of Record (Haley Ward, Inc.), and Bill of Sale for the roadway. The subject roadway is described below.

- A portion of SW Tom Mackie Boulevard from STA 60+70.85 to STA 80+00 described as SW Tom Mackier Boulevard Phase III, 1,930 total linear feet of roadway or otherwise described as SW Tom Mackie Boulevard from just south of SW Trade Center Drive to 100 feet south of Destination Way intersection.

**Construction Status and Cost:** Miller Construction Company, LLC has constructed two lanes of SW Tom Mackie Boulevard from south of SW Trade Center Drive intersection to 100 feet south of the Destination Way intersection. The Public Works Department inspectors made visual inspections of the work during construction and conducted the final inspections on October 30, 2025 and November 13, 2025. 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 Haley Ward, Inc., the total construction cost for this roadway was \$4,026,130.00.

**Plats:** Southern Grove Plat No. 26 was dedicated to the City of Port St. Lucie for ownership and maintenance and recorded in Plat Book 84 Pages 35 – 37 and Southern Grove Plat No. 40 was dedicated to the City of Port St. Lucie for ownership and maintenance and recorded in Plat Book 102 Pages 39 - 40.

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 \$603,919.50 has been provided for this portion of SW Tom Mackie Boulevard. 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 11, 2026, a notice needs to be sent to the developer by no later than Saturday, April 25, 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 Diana Spriggs at ext. 7644.

cs/cc  
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 – P21-263