

MEMORANDUM

TO: JESUS MEREJO, 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: October 13, 2025

SUBJECT: REQUEST FOR ROADWAY TURNOVER –
MARSHALL PARKWAY AT RIVERLAND PARCEL B PHASE 1

City Council and the Public Works Department received a certified letter (attached) and turnover package dated October 6, 2025 from J. Heath Stocton, P.E. of Velcon Construction Management, 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 (Velcon Construction Management, LLC), and Bill of Sale for the roadway. The subject roadway is described below.

- A portion of Marshall Parkway from STA 668+79 to 700+25 described as Marshall Parkway at Riverland Parcel B Phase 1, 3,146 total linear feet of roadway or otherwise described as west of Community Boulevard to the Riverland Parcel B secondary entrance.

Construction Status and Cost: Riverland Development Company, LLC has constructed two lanes of Marshall Parkway from Community Boulevard to the Riveland Parcel B secondary entrance. The Public Works Department inspectors made visual inspections of the work during construction and conducted the final inspections on October 6, 2025. All inspection punch list items have been addressed to the satisfaction of the Engineer of Record and the Public Works Department with the exception of a segment of sidewalk at STA 677+15, which has an unsatisfactory surface treatment. The Engineer of Record / Developer shall replace the unsuitable segment of sidewalk within three (3) months. Based upon the cost breakdown provided by Velcon Construction Management, LLC, the total construction cost for this roadway was \$2,099,120.50.

Plats: Marshall Parkway at Riverland Parcel B Phase 1 was dedicated to the City of Port St. Lucie for ownership and maintenance and recorded in Plat Book 108 Pages 18-21.

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 \$314,900.00 has been provided for this portion of Marshall Parkway. 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 October 7, 2025, a notice needs to be sent to the developer by no later than Thursday, November 20, 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 Clyde Cuffy at ext. 7643.

vd/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 – P21-157