



# CITY OF PORT ST LUCIE

## COUNCIL AGENDA MEMORANDUM

Agenda Item #: 7H  
Meeting Date: 12/12/16

TO: Mayor and City Council

VIA: Russ Blackburn, City Manager *RB*  
Patricia Roebling, P.E., Assistant City Manager/City Engineer *PR*

FROM: James E. Angstadt, P.E., Public Works Director *JEA*

Agenda Item: Motion: Recommendation to Reject the Request by Verano Development and PGA Village Property Owners Association to Turnover a Portion of Commerce Center Drive

Submittal Date: 12/1/2016

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**STRATEGIC PLAN LINK:** Vision 2030, Principle A, Safe Community, "Developments and infrastructure (streets and sidewalks) designed for safety and crime prevention". Principle G, Convenient Mobility Options, "Well maintained roads connecting the city, activity centers, community destinations and neighborhoods".

**BACKGROUND:** On November 10, 2016 the Public Works Department received a request from Robert W. Lawson, P.E. of Arcadis U.S. Inc on behalf of Verano Development and PGA Village Property Owners Association, Inc. for the turnover of a portion of Commerce Center Drive located between Reserve Boulevard and Crosstown Parkway. Pursuant to Section 156.148 of the Code of Ordinances of the City of Port St. Lucie, the developer shall be notified in writing, via certified mail, of City Council's decision to approve, partially approve, or reject the developer's request no later than forty-five (45) days after receipt of the notice from the developer.

**ANALYSIS:** Roadway repairs are necessary to bring the infrastructure up to City of Port St. Lucie standards prior to the City accepting maintenance of the roadway. Maintenance of the landscaping, irrigation, lighting, and entry feature walls within the road right-of-way shall be the responsibility of the Verano and PGA Village Property Owners Associations. City staff is working with the Property Owners Associations to develop an acceptable Maintenance Agreement.

**FINANCIAL INFORMATION:** N/A

**LEGAL INFORMATION:** N/A

**STAFF RECOMMENDATION:** Staff recommends City Council rejects the request to turnover Commerce Center Drive to the City of Port St Lucie until such time that the roadway repairs are completed to the City's satisfaction and an acceptable Maintenance Agreement is provided.

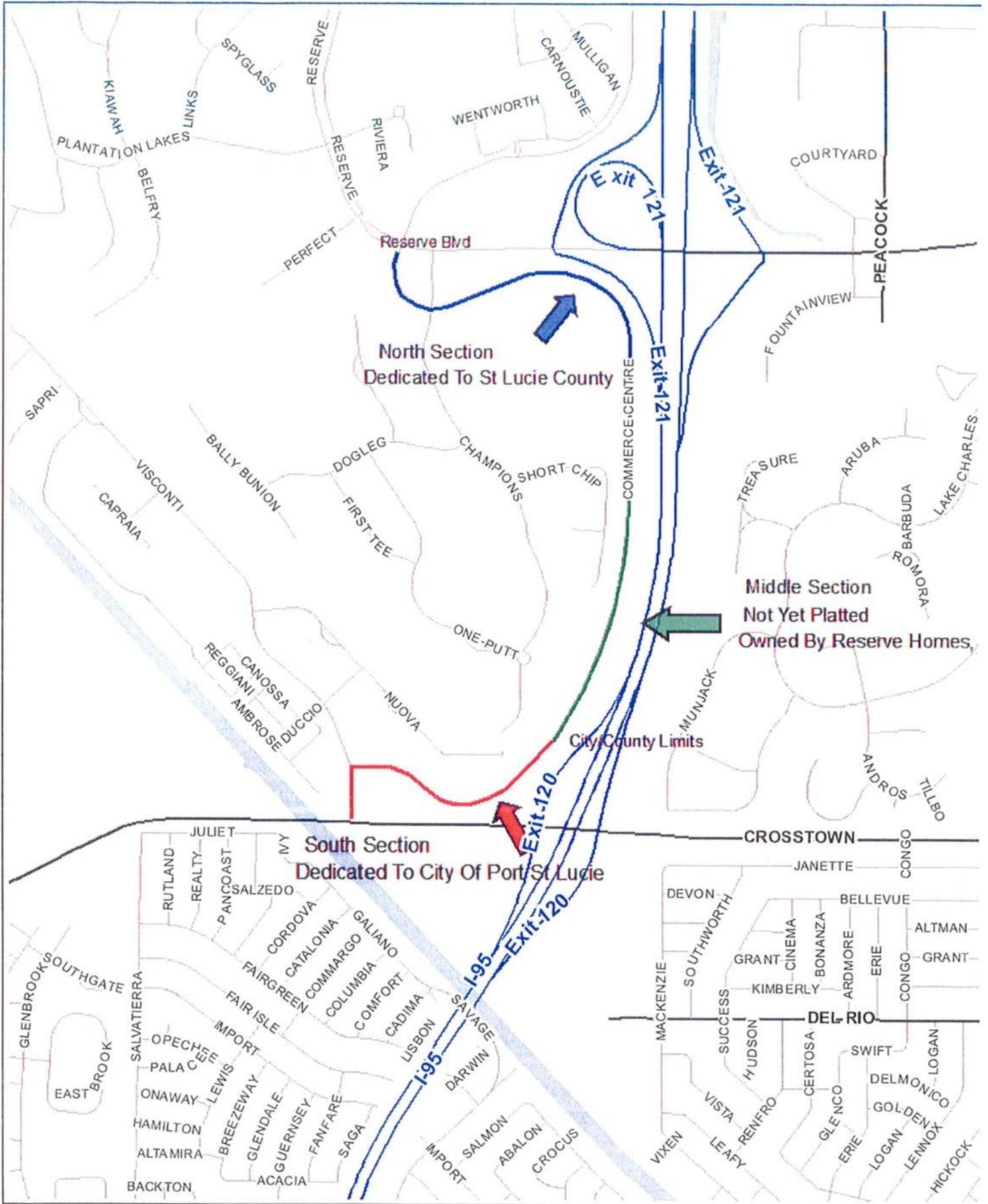
**SPECIAL CONSIDERATION:** N/A

**PRESENTATION INFORMATION:** N/A

**REQUESTED MEETING DATE:** 12/12/2016

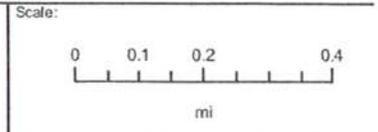
**LOCATION OF PROJECT:** Commerce Center Drive from Reserve Boulevard to Crosstown Parkway

**ATTACHMENTS:** Location Map  
Memorandum from Public Works Director



**Commerce Center Drive**  
Roadway Turnover

Map produced by the City of Port St Lucie City Council Map Generator Website on: 11/30/2016





"A City for All Ages"

# CITY OF PORT ST. LUCIE

Public Works Department

Accredited Agency – American Public Works Association

## MEMORANDUM

To: Russ Blackburn – City Manager

Thru: Patricia R. Roebing, P.E. – Assistant City Manager/City Engineer

From: James E. Angstadt, P.E. – Public Works Director *JEA*

Re: Recommendation to Reject the Request by Verano Development and PGA Village Property Owners Association to Turnover a Portion of Commerce Center Drive

Date: December 1, 2016

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On November 10, 2016 the Public Works Department received a request from Robert W. Lawson, P.E. of Arcadis U.S. Inc on behalf of Verano Development and PGA Village Property Owners Association, Inc. for the turnover of a portion of Commerce Center Drive located between Reserve Boulevard and Crosstown Parkway. A copy of the letter is attached as Exhibit A. Pursuant to Section 156.148 of the Code of Ordinances, the developer shall be notified in writing, via certified mail, of City Council's decision to approve, partially approve, or reject the developer's request no later than forty-five (45) days after receipt of the notice from the developer.

Commerce Center Drive is comprised of three sections and three owners as described below and depicted on the attached map (Exhibit B);

North Section: Approximately 4,700 feet from Reserve Boulevard to the PGA maintenance entrance. This section is platted as Tract R-1 and Tract R-1A of PGA Commerce Center at the Reserve (plat book 37, page 6), dedicated to St Lucie County as a public street and is the maintenance responsibility of the Reserve Association, Inc.

Middle Section: Approximately 3,200 feet of roadway from the PGA maintenance entrance to the City/County limits. This section is not platted and is currently owned and maintained by the Reserve Association, Inc.

South Section: Approximately 3,200 feet of roadway from the City/County limits to Crosstown Parkway. This section is platted as Tracts A, B, and C of Verano, PUD No 1 (plat book 56, page 11), dedicated to the City of Port St Lucie. A maintenance easement over Tracts A, B, and C is dedicated to the Verano Property Owners Association, Inc for landscaping, street lighting, and entry feature walls.

The Public Works Department and Verano Development have begun performing inspections of the roadway and infrastructure to develop a repair punch list. A preliminary review of the roadway reveals the following;

1. Final lift of asphalt pavement is needed on the north and middle sections,
2. The middle section needs to be platted and dedicated to the City of Port St. Lucie,

3. Ownership of the north section needs to be transferred from St. Lucie County to the City of Port St. Lucie. (this may be accomplished by including the north section with the plat of the middle section)
4. Any additional repair items identified on the repair punch list will have to be addressed.

A draft Maintenance Agreement between the Property Owners Association and the City has been submitted by the developer for review. The maintenance agreement needs to be acceptable to the City of Port St. Lucie and the Property Owners Association before the City takes ownership and maintenance of the roadway.

Based upon the items submitted, the need for an acceptable Maintenance Agreement, and the completion of the repair items, the Public Works Department recommends City Council rejects the developer's request until all items listed above are addressed.

We respectfully request that this item is placed on the December 12, 2016 City Council agenda for review and consideration by the Council.

If you have any questions or require additional information, please do not hesitate to contact me.

/s/

Attachments

C: Reggie Osenton - City Attorney  
Roxanne Chesser, P.E. - Assistant Public Works Director  
Colt Schwerdt, P.E. - Regulatory Manager  
Clyde Cuffy - Project Coordinator

## Exhibit A



NOV 6 4 21

CITY MANAGER'S OFFICE

RECEIVED  
NOV 10 2016  
PUBLIC WORKS

Patricia Roebing, P.E.  
City Engineer/Assistant City Manager  
City of Port St Lucie  
121 S.W. Port St Lucie Blvd. Building B  
Port St Lucie, FL 34984

Arcadis U.S., Inc.  
1500 Gateway Boulevard  
Suite 200  
Roynton Bessie  
Florida 32426  
Tel 561 697 7000  
Fax 561 697 7751  
www.arcadis.com

Subject:  
South Commerce Park Drive  
Reserve Boulevard Roundabout to Crosstown Parkway

INFRASTRUCTURE

Dear Ms. Roebing:

Date:  
November 8, 2016

The Developer or Verano has requested that we initiate discussions with respect to turning over South Commerce Park Drive to a public entity for operation and maintenance. Research with respect to the ownership of the right of way indicates that there are three owners as shown on the attached sketch.

Contact  
Robert W. Lawson, P.E.

**North Section** – Approximately 4,700 feet from the Reserve Boulevard roundabout, to just south of the PGA Learning Center. This section of right of way was dedicated to St Lucie County by plat as shown in Plat Book 37 beginning at Page 6. This section of roadway was completed, including first and second lift asphalt, and was certified to SFWMD as complete in 2009.

Phone:  
561-697-7002

Email:  
rlawson@arcadis.com

**Center Section** – Approximately 3,200 feet from the southern limit of the PGA Learning Center, to the Port St Lucie City limits. This section of right of way is still owned by Reserve Homes, LTD, LP. The first lift of asphalt was completed and the water management aspects of the project were certified to SFWMD in 2009. The roadway has been in use with one lift of asphalt since it was completed.

Our ref:  
PL883

Florida License Numbers

Engineering  
7917

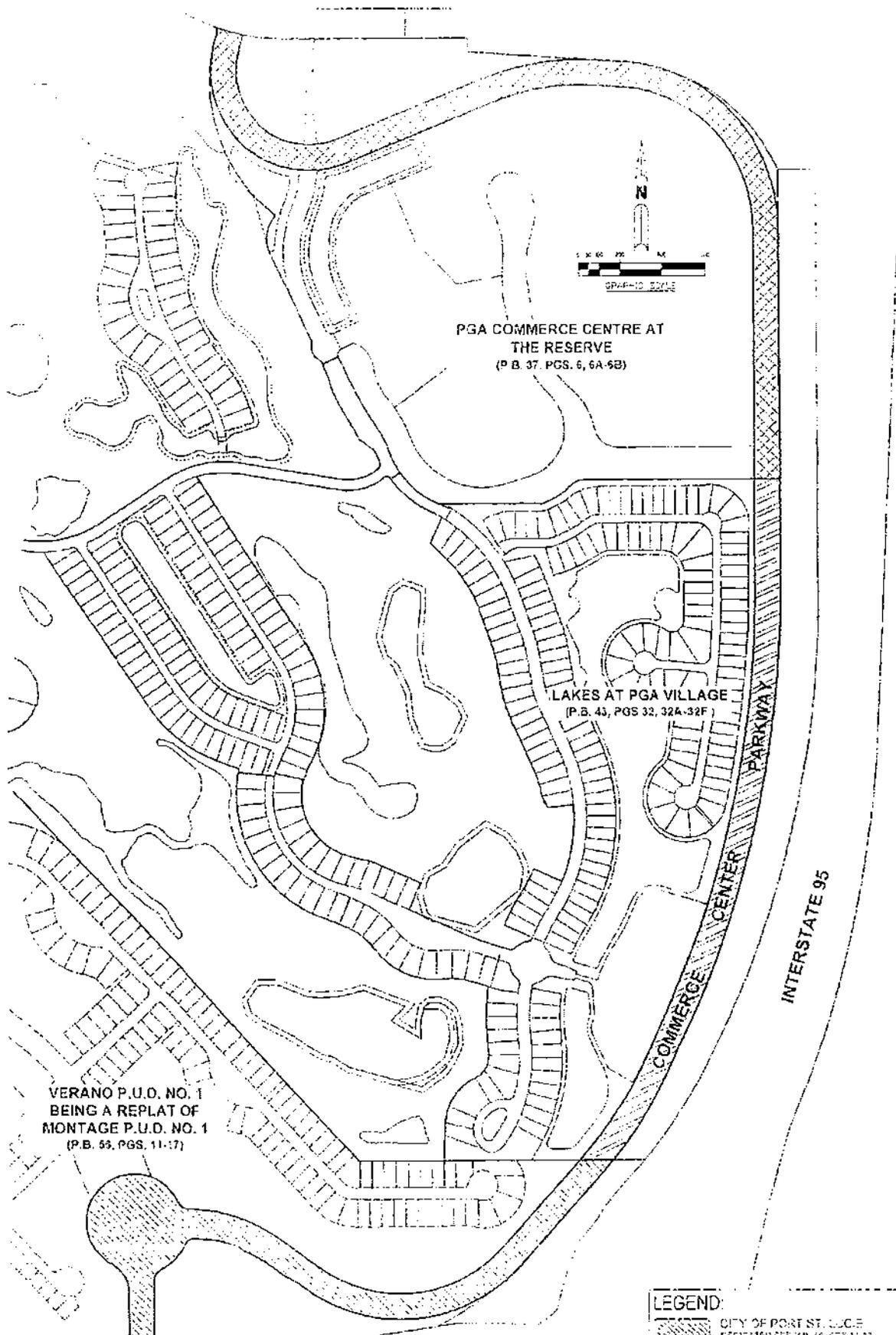
Geology  
GB564

Surveying  
LB7062

**South Section** – Approximately 3,200 feet from the City Limit, to Crosstown Parkway including the roundabout at the Verano Development entrance. This section of roadway was constructed in two parts with the northern portion completed in 2009 along with the center section, and the connection from the roundabout to the Crosstown Parkway being completed in 2011 as a part of Crosstown Parkway Section 6. This section of roadway has final lift asphalt installed



## Exhibit B



PGA COMMERCE CENTRE AT  
THE RESERVE  
(P.B. 37, PGS. 6, 6A-6B)

LAKES AT PGA VILLAGE  
(P.B. 43, PGS 32, 32A-32F)

VERANO P.U.D. NO. 1  
BEING A REPLAT OF  
MONTAGE P.U.D. NO. 1  
(P.B. 53, PGS. 11-17)

CROSTOWN PARKWAY

**LEGEND:**

- CITY OF PORT ST. LUCIE  
RECORDED PERMIT NO. PGS 11-17
- RESERVE HOMES LTD LP  
NOT YET DESIGNATED
- ST. LUCIE COUNTY  
LOCAL ORDER NO. 10-01-01-01-01-01