

	St. Lucie Transportation Planning Organization	Coco Vista Centre 466 SW Port St. Lucie Blvd, Suite 111 Port St. Lucie, Florida 34953 772-462-1593 www.stlucietpo.org
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TECHNICAL ADVISORY COMMITTEE (TAC)

Regular Meeting

Tuesday, September 22, 2026
1:30 pm

Public Participation / Accessibility

Participation in Person: Comments may be provided in person at the meeting. Persons who require special accommodations under the Americans with Disabilities Act (ADA) or persons who require translation services (free of charge) should contact the St. Lucie TPO at 772-462-1593 at least five days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Participation by Webconference (not intended for Committee Members): Using a computer or smartphone, register at <https://attendee.gotowebinar.com/register/6725309563893288032>. After the registration is completed, a confirmation will be emailed containing instructions for joining the webconference. Comments may be provided through the webconference chatbox during the meeting.

Written and Telephone Comments: Comment by email to TPOAdmin@stlucieco.org; by regular mail to the St. Lucie TPO, 466 SW Port St. Lucie Boulevard, Suite 111, Port St. Lucie, Florida 34953; or call 772-462-1593 until 1:00 pm on September 22, 2026.

AGENDA

1. Call to Order
2. Roll Call
3. Comments from the Public
4. Approval of Agenda
5. Approval of Meeting Summary
 - *July 21, 2026 Regular Meeting*
6. Action Items
 - 6a. Amendments #2 and 3 to the FY 2026/27 – FY 2030/31 Transportation Improvement Program (TIP): Reviews of TIP Amendment #2 to add the Regional Signal Connectivity and Advanced Transportation Management System (ATMS) Deployment Project and TIP Amendment #3 to advance the roadway widening project on Kings Highway from Angle Road to Commercial Circle.

Action: Recommend adoption of TIP Amendments #2 and 3, recommend adoption with conditions, or do not recommend adoption.

- 6b. North County Sub-Area Transportation Network Study: Review of the draft Scope of Services for the North County Sub-Area Transportation Network Study.

Action: Recommend approval of the draft Scope of Services for the Transportation Hubs Study, recommend approval with conditions, or do not recommend approval.

- 6c. Park & Stride Lot Plan: Review of the draft Scope of Services for the Park & Stride Lot Plan.

Action: Recommend approval of the draft Scope of Services for the Park & Stride Lot Plan, recommend approval with conditions, or do not recommend approval.

7. Discussion Items

- 7a. Florida Constitutional Amendment #3 Potential Impacts: A presentation of the potential impacts to the local transportation system that may result if Amendment #3 on the November general election ballot is passed.

Action: Discuss and provide comments.

8. Recommendations/Comments by Members

9. Staff Comments

10. Next Meeting: The next St. Lucie TPO TAC meeting is a joint meeting with the Citizens Advisory Committee and the Bicycle-Pedestrian Advisory Committee scheduled for 1:30 pm on Tuesday, November 17, 2026.

11. Adjourn

NOTICES

The St. Lucie TPO satisfies the requirements of various nondiscrimination laws and regulations including Title VI of the Civil Rights Act of 1964. Public participation is welcome without regard to race, color, national origin, age, sex, religion, disability, income, or family status. Persons wishing to express their concerns about nondiscrimination should contact Marceia Lathou, the Title VI/ADA Coordinator of the St. Lucie TPO, at 772-462-1593 or via email at lathoum@stlucieco.org.

Items not included on the agenda may also be heard in consideration of the best interests of the public's health, safety, welfare, and as necessary to protect every person's right of access. If any person decides to appeal any decision made by the St. Lucie TPO Advisory Committees with respect to any matter considered at a meeting, that person shall need a record of the proceedings, and for such a purpose, that person may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based.

Kreyol Ayisyen: Si ou ta renmen resevwa enfòmasyon sa a nan lang Kreyòl Aysiyen, tanpri rele nimewo 772-462-1593.

Español: Si usted desea recibir esta información en español, por favor llame al 772-462-1593.



Coco Vista Centre
466 SW Port St. Lucie Blvd. Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

TECHNICAL ADVISORY COMMITTEE (TAC) REGULAR MEETING

DATE: Tuesday, July 21, 2026

TIME: 1:30 pm

MEETING SUMMARY

1. Call to Order

The meeting was called to order at 1:34 pm.

2. Roll Call

The roll call was conducted via sign-in sheet, and a quorum was confirmed with the following members present:

Members Present

Patrick Dayan, Chairman
Antonio Balestrieri, Vice Chairman
Mary Savage-Dunham
Robert Driscoll

Selena Griffett
Mark Zrallack
Adolfo Covelli
Benjamin Balcer
Capt. Jesse Almand
Chris Suneson

Others Present

Kyle Bowman
Peter Buchwald
Yi Ding
Marceia Lathou
Stephanie Torres

Representing

St. Lucie County Public Works
Port St. Lucie Public Works
Port St. Lucie Planning
Independent Public Transportation
Operator
Fort Pierce Engineering
City of Fort Pierce
St. Lucie County Transit
St. Lucie County Planning
St. Lucie County Fire District
Fort Pierce Planning

Representing

St. Lucie TPO
St. Lucie TPO
St. Lucie TPO
St. Lucie TPO
St. Lucie TPO

Michelle Crews	Recording Specialist
Kathy White	Florida Department of
	Transportation (FDOT)
James Brown	Florida's Turnpike
Kelly Gillen	St. Lucie County
John Frank	St. Lucie County
Frank Watanabe	St. Lucie County
Georgia Vince	Tetra Tech

3. Comments from the Public – None.

4. Approval of Agenda

* MOTION by Mr. Driscoll to approve the agenda.

* * SECONDED by Mr. Suneson Carried UNANIMOUSLY

5. Approval of Meeting Summary
 · May 19, 2026 Regular Meeting

* MOTION by Ms. Savage-Dunham to approve the meeting summary.

* * SECONDED by Vice Chair Balestrieri Carried UNANIMOUSLY

6. Action Items

6a. Vehicle Sharing Study: Review of the draft Vehicle Sharing Study.

Mr. Buchwald introduced Ms. Lathou who explained that vehicle sharing provides on-demand, short-term access to rental cars using a cellphone application. She noted that two national companies, Zipcar and Enterprise Mobility, have expressed interest in locating four rental cars in St. Lucie County and that such a program could bridge public transit gaps in service. She further explained that a host agency, possibly a nonprofit organization, would be needed to guarantee a minimum monthly revenue to the car share provider, and the rental company would provide turn-key service including vehicles, maintenance and rental operations. Ms. Lathou estimated the total annual cost for four vehicles to be \$75,000 for the host agency with any cost offset by usage

revenue. She concluded by comparing car share to other mobility options like traditional car rentals, ART On-Demand and Uber Hourly.

Ms. Savage-Dunham inquired about next steps leading Ms. Lathou to report that a host agency must be identified and suggested that two cars could be stationed in downtown Fort Pierce and two near Walton & One in Port St. Lucie. Mr. Suneson then questioned whether there is sufficient residential density in downtown Fort Pierce to support two rental cars. Ms. Lathou noted the final parking locations would be chosen by the provider based on market research, and Mr. Buchwald opined that downtown Fort Pierce could be a viable market because it has a variety of transit options for users to reach the rental cars.

The members then discussed potential host agencies, density requirements for a successful program and whether it is a prudent time to launch car share as local officials grapple with potential property tax losses from an upcoming ballot amendment.

* MOTION by Mr. Driscoll to recommend acceptance of the Vehicle Sharing Study.

* * SECONDED by Mr. Zrallack Carried UNANIMOUSLY

6b. Transportation Hubs Study Scope of Services: Review of the draft Scope of Services for the Transportation Hubs Study.

Mr. Buchwald invited Ms. Lathou to present the item. She explained that a transportation hub like the Gatlin Boulevard Jobs Express Park and Ride connects various forms of travel, and two additional hubs are needed in eastern Port St. Lucie and in Fort Pierce. She indicated that Benesch Consultants is proposed to complete the Study for \$60,000 to analyze three potential sites for the two hubs and estimate the costs of construction. She further indicated that the hubs would be located on government-owned property, and three potential sites for the two hubs have been identified at Okeechobee Road and Florida's Turnpike and in Port St. Lucie across from the proposed Walton & One Center.

Ms. Savage-Dunham reported that the Port St. Lucie parcel might be reserved for a higher economic development use given its location prompting Mr. Buchwald to inquire what other potential sites could be available. Ms. Griffett mentioned Oleander Avenue as a possibility, with Mr. Covelli opining that the sites on the Turnpike would be ideal because large buses like Greyhound prefer to stay close to major highways. When members questioned how residents can access the hubs,

Mr. Covelli reported that Area Regional Transit could expand its on-demand pickup zones to include the chosen sites.

- * MOTION by Mr. Suneson to recommend approval of the Transportation Hubs Study Scope of Services.

* * SECONDED by Mr. Driscoll Carried UNANIMOUSLY

7. Discussion Items

7a. Transportation Asset/Service Vulnerability Assessment Update: A presentation by St. Lucie County on the Transportation Asset/Service Vulnerability Assessment.

Mr. Buchwald introduced Ms. Torres who, after describing the background of the Assessment, introduced Ms. Vince who summarized the Assessment which evaluated current and future risks to critical infrastructure from such hazards as flooding, sea level rise, storm surge, extreme heat, coastal erosion, drought, wildfire and high winds. She indicated that for all of the climate hazards, engineers looked at the present-day conditions and projected them into 2040, 2070, and 2100 to determine the key vulnerabilities and how best to mitigate the effects. She explained that the Assessment translates risk into actionable strategies to reduce the present day and future hazards and protect public safety, infrastructure, and economic stability. She noted that high-priority transportation assets most susceptible to damage included specific roadways, evacuation routes, bridges and boat dock ramps. She advised that upgrading stormwater systems will reduce potential flooding in many areas and that the plan offers a phased approach for the County and Cities to address chief concerns first. She concluded by sharing that the plans may be viewed online at ResilientStLucie.com.

Mr. Zrallack noted that the City of Fort Pierce is also undergoing a resiliency study and questioned whether the elevation listed for the North Causeway Bridge refers to the current or previous bridge. Ms. Vince responded that she was unsure but that any data could be altered to reflect the current conditions.

- 8. Recommendations/Comments by Members – None.
- 9. Staff Comments – Mr. Buchwald thanked the members for their participation.

10. Next Meeting: The next St. Lucie TPO TAC meeting is a regular meeting scheduled for 1:30 pm on Tuesday, September 15, 2026.
11. Adjourn – The meeting was adjourned at 2:36 pm.

Respectfully submitted:

Approved by:

Teresa Lane
Recording Specialist

Patrick Dayan
Chairman



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 Port St. Lucie, Florida 34953
 772-462-1593 www.stlucietpo.org

AGENDA ITEM SUMMARY

Board / Committee:	Technical Advisory Committee (TAC)
Meeting Date:	September 22, 2026
Item Number:	6a
Item Title:	Amendments #2 and 3 to the FY 2026/27 – FY 2030/31 Transportation Improvement Program (TIP)
Item Origination:	Florida Department of Transportation (FDOT) District 4
UPWP Reference:	Task 3.3 – TIP
Requested Action:	Recommend adoption of TIP Amendments #2 and 3, recommend adoption with conditions, or do not recommend adoption.
Staff Recommendation:	Because the proposed TIP amendments are consistent with the Reimagine Mobility 2050 Long Range Transportation Plan and do not impact the fiscal constraint of the TIP, it is recommended that the proposed TIP amendments be recommended to the TPO Board for adoption.

Attachments

- Staff Report
- TIP Amendment #2 Request Letter
- New TIP Project Page for Amendment #2
- TIP Amendment #3 Request Letter
- Revised and Original TIP Project Pages for Amendment #3



Coco Vista Centre
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Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

MEMORANDUM

TO: Technical Advisory Committee (TAC)

THROUGH: Peter Buchwald
Executive Director

FROM: Yi Ding
Transportation Systems Manager

DATE: September 15, 2026

SUBJECT: Amendments #2 and 3 to the FY 2026/27 – FY 2030/31
Transportation Improvement Program (TIP)

BACKGROUND

The FY 2026/27 – FY 2030/31 TIP was adopted by the TPO Board on June 3, 2026. Florida Department of Transportation (FDOT) District 4 recently added a new project and advanced the Kings Highway from Angle Road to Commercial Circle Project in its Work Program subsequent to the TPO's adoption of the TIP and requests amendments to the TIP to reflect those changes in the Work Program.

ANALYSIS

As summarized in the attached request letter from FDOT District 4 for TIP Amendment #2, the proposed TIP amendment will add a new project for Regional Signal Connectivity and Advanced Transportation Management System (ATMS) Deployment. This project will deploy signal connectivity at 36 traffic signal locations within the St. Lucie TPO area that currently do not have such connectivity and integrate 187 traffic signals onto the Regional Mobility Platform.

This project was identified through the TPO's ATMS Master Plan Update and was recently added to the 2026/27 List of Priority Projects (LOPP). Both documents were reviewed and recommended for adoption by the Advisory Committees at their May 2026 meetings.

Because additional funding will be added to the TIP that equals the cost of the new project, the amendment will not impact the fiscal constraint of the TIP. The amendment is consistent with the TPO's Reimagine Mobility 2050 Long Range Transportation Plan (LRTP) because the project is an ATMS Master Plan Project that is included in the LRTP Cost Feasible Plan. The new TIP page for Amendment #2 is attached for reference.

As summarized in the attached request letter from FDOT District 4 for TIP Amendment #3, the proposed TIP amendment will advance the roadway widening project on Kings Highway from Angle Road to Commercial Circle from FY 2030/31 to FY 2026/27. In addition, the Amendment will update the funding sources of the project.

The amendment is consistent with the TPO's Reimagine Mobility 2050 LRTP because the project is included in the 2050 LRTP. Because the funding sources will be updated in the TIP, the amendment will not impact the fiscal constraint of the TIP. The revised and original TIP pages are attached for reference.

RECOMMENDATION

Because the proposed TIP amendments are consistent with the Reimagine Mobility 2050 LRTP and do not impact the fiscal constraint of the TIP, it is recommended that the proposed TIP amendments be recommended to the TPO Board for adoption.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

September 4, 2026

Mr. Peter Buchwald, AICP
Executive Director
St. Lucie Transportation Planning Organization
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953

**SUBJECT: St. Lucie Transportation Planning Organization
TIP Amendment Request FY 2026/27 – 2030/31
458726-1 REGIONAL SIGNAL CONNECTIVITY AND ATMS DEPLOYMENT**

Dear Mr. Buchwald:

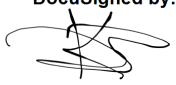
Pursuant to *Part IV – Chapter 5: Statewide and Local Transportation Improvement Programs (STIP and TIP) of the Work Program Instructions*, the Florida Department of Transportation (FDOT) requests your processing and approval of the attached amendment to the FY 2026/27 – 2030/31 Transportation Improvement Program.

This amendment is required because a new project has been added to the work program and needs to be reflected in the TIP.

This project is consistent with the goals of the St. Lucie Transportation Planning Organization's Long-Range Transportation Plan. The TIP remains financially constrained. A State Transportation Improvement Program (STIP) Amendment is required. The TIP amendment is in Table 1 on page 2.

If you have any questions or need additional information, please contact me on (954) 777-4365.

Sincerely,

DocuSigned by:

DB46206B47964C2...

Kelly Budhu
MPO Liaison
FDOT – District 4

Table I

STATUS	FPN	PROJECT NAME	PROJECT LENGTH (miles)	PHASE	FUND	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
PROPOSED	458726-1	REGIONAL SIGNAL CONNECTIVITY AND ATMS DEPLOYMENT	0	CAP	ACSU	\$546,000	\$0	\$0	\$0	\$0	\$546,000
											\$0
											\$0
											\$0
											\$0
											\$0
											\$0
				TOTAL		\$546,000	\$0	\$0	\$0	\$0	\$546,000

REGIONAL SIGNAL CONNECTIVITY AND ATMS DEPLOYMENT
4587261 Non-SIS

Project Description: TRAFFIC CONTROL DEVICES/ATMS
Extra Description: REGIONAL SIGNAL CONNECTIVITY AND ATMS DEPLOYMENT
Lead Agency: MANAGED BY FDOT **From:**
County: ST. LUCIE **To:**
Length:
Phase Group: CAPITAL

Phase	Fund Code	2027	2028	2029	2030	2031	Total
CAP	ACSU	546,000	0	0	0	0	546,000
		546,000					546,000

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 546,000
LRTP: Page 14



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

September 15, 2026

Mr. Peter Buchwald, AICP
Executive Director
St. Lucie Transportation Planning Organization
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953

**SUBJECT: St. Lucie Transportation Planning Organization
TIP Amendment Request FY 2026/27 – 2030/31
438379-5 SR-713/KINGS HIGHWAY SOUTH OF ANGLE ROAD TO NORTH OF
COMMERCIAL CIR**

Dear Mr. Buchwald:

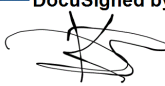
Pursuant to *Part IV – Chapter 5: Statewide and Local Transportation Improvement Programs (STIP and TIP) of the Work Program Instructions*, the Florida Department of Transportation (FDOT) requests your processing and approval of the attached amendment to the FY 2026/27 – 2030/31 Transportation Improvement Program.

This amendment is required because of funding reallocation or cost changes and needs to be reflected in the TIP. This project was advanced to be let together with 438379-4 in March 2027. In the FY27–31 TIP, the funding was originally programmed for FY31 but will now be advanced to FY27.

This project is consistent with the goals of the St. Lucie Transportation Planning Organization's Long-Range Transportation Plan. The TIP remains financially constrained. A State Transportation Improvement Program (STIP) Amendment is required. The TIP amendment is in Table 1 on page 2.

If you have any questions or need additional information, please contact me on (954) 777-4365.

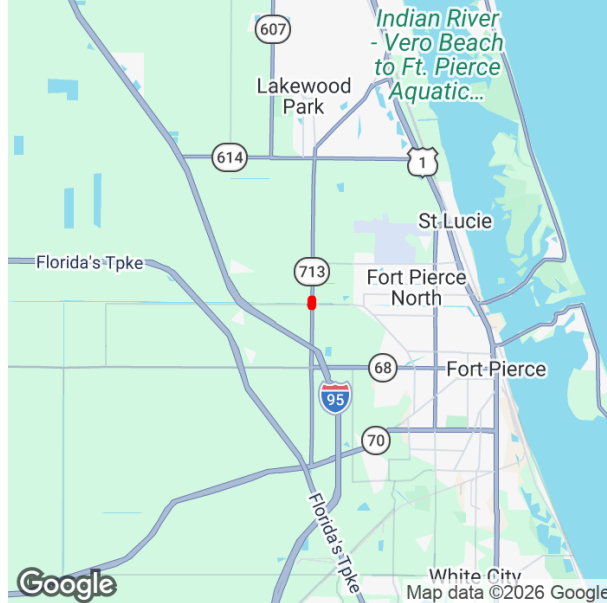
Sincerely,

DocuSigned by:

DB46206B47964C2...

Kelly Budhu
MPO Liaison
FDOT – District 4

Table I

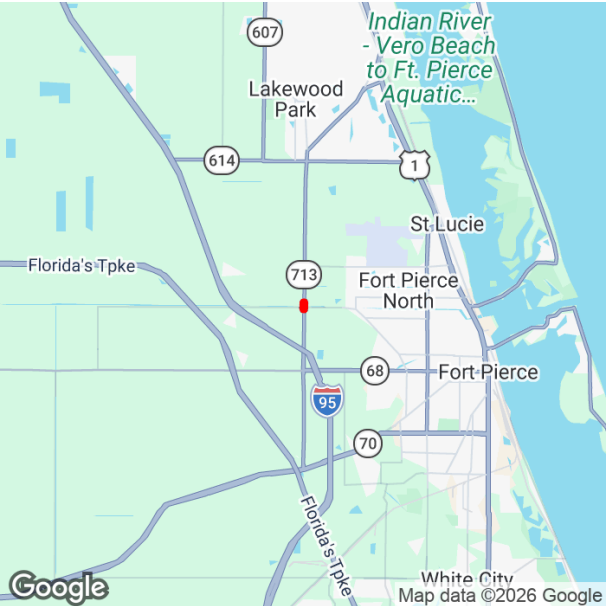
STATUS	FPN	PROJECT NAME	PROJECT LENGTH (miles)	PHASE	FUND	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
EXISTING	438379-5	KINGS HWY FROM SOUTH OF ANGLE RD TO NORTH OF COMMERCIAL CIRCLE	0.595	CST	ACSU	\$0	\$0	\$0	\$0	\$1,507,261	\$1,507,261
				CST	DDR	\$0	\$0	\$0	\$0	\$27,657,398	\$27,657,398
				CST	DS	\$0	\$0	\$0	\$0	\$26,546,529	\$26,546,529
				COX	DIOH					\$1,735,267	\$1,735,267
				COX	DIOH	\$0	\$0	\$0	\$0	\$91,074	\$91,074
					TOTAL	\$0	\$0	\$0	\$0	\$57,537,529	57,537,529
STATUS	FPN	PROJECT NAME	PROJECT LENGTH (miles)	PHASE	FUND	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
PROPOSED	438379-5	SR-713/KINGS HIGHWAY SOUTH OF ANGLE ROAD TO NORTH OF COMMERCIAL CIR	0.595	ENV	DS	\$5,000	\$0	\$0	\$0	\$0	\$5,000
				ENV	DIOH	\$323	\$0	\$0	\$0	\$0	\$323
				CST	ACSA	\$10,000,000	\$0	\$0	\$0	\$0	\$10,000,000
				CST	ACSU	\$2,745,956	\$0	\$0	\$0	\$0	\$2,745,956
				CST	DDR	\$19,263,526	\$0	\$0	\$0	\$0	\$19,263,526
				CST	DS	\$10,786,720	\$0	\$0	\$0	\$0	\$10,786,720
				CST	LF	\$3,361,021	\$0	\$0	\$0	\$0	\$3,361,021
				CST	DIOH	\$1,567,703	\$0	\$0	\$0	\$0	\$1,567,703
				TOTAL		\$47,730,249	\$0	\$0	\$0	\$0	\$47,730,249

KINGS HWY FROM SOUTH OF ANGLE RD TO NORTH OF COMMERCIAL CIRCLE**4383795 Non-SIS****Prior Year Cost: 41,108,643****Future Year Cost: 0****Total Project Cost: 152,799,761****LRTP: Page 30****Project Description:** ADD LANES & RECONSTRUCT**Extra Description:** 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES, PD&E UNDER 230256-5, DESIGN & ROW UNDER FM# 438379.1**Lead Agency:** MANAGED BY FDOT**From:** SOUTH OF ANGLE RD**County:** ST. LUCIE**To:** NORTH OF COMMERCIAL CIRCLE**Length:** 0.498**Phase Group:** CONSTRUCTION, CONSTRUCTION - IND SUPP, CONST SUPPORT - IND SUPP

Phase	Fund Code	2027	2028	2029	2030	2031	Total
ENV	DS	5,000	0	0	0	0	5,000
ENV	DIOH	323	0	0	0	0	323
CST	ACSA	10,000,000	0	0	0	0	10,000,000
CST	ACSU	2,745,956	0	0	0	0	2,745,956
CST	DDR	19,263,526	0	0	0	0	19,263,526
CST	DS	10,786,720	0	0	0	0	10,786,720
CST	LF	3,361,021	0	0	0	0	3,361,021
CST	DIOH	1,567,703	0	0	0	0	1,567,703
		47,730,249					47,730,249

KINGS HWY FROM SOUTH OF ANGLE RD TO NORTH OF COMMERCIAL CIRCLE

4383795 Non-SIS



Prior Year Cost: 41,108,643

Future Year Cost: 0

Total Project Cost: 152,799,761

LRTP: Page 30

Project Description: ADD LANES & RECONSTRUCT

Extra Description: 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES, PD&E UNDER 230256-5, DESIGN & ROW UNDER FM# 438379.1

Lead Agency: MANAGED BY FDOT

County: ST. LUCIE

Length: 0.498

Phase Group: CONSTRUCTION, CONSTRUCTION - IND SUPP, CONST SUPPORT - IND SUPP

From: SOUTH OF ANGLE RD

To: NORTH OF COMMERCIAL CIRCLE

Phase	Fund Code	2027	2028	2029	2030	2031	Total
CST	ACSU	0	0	0	0	1,507,261	1,507,261
CST	DDR	0	0	0	0	27,657,398	27,657,398
CST	DS	0	0	0	0	26,546,529	26,546,529
COX	DIOH	0	0	0	0	1,735,267	1,735,267
CSX	DIOH	0	0	0	0	91,074	91,074
						57,537,529	57,537,529



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AGENDA ITEM SUMMARY

Board / Committee:	Technical Advisory Committee (TAC)
Meeting Date:	September 22, 2026
Item Number:	6b
Item Title:	North County Sub-Area Transportation Network Study
Item Origination:	Unified Planning Work Program (UPWP)
UPWP Reference:	Task 3.1 - Long Range Transportation Planning
Requested Action:	Recommend approval of the draft Scope of Services for the North County Sub-Area Transportation Network Study, recommend approval with conditions, or do not recommend approval.
Staff Recommendation:	Because the tasks, activities, schedule, and cost are consistent with Task 3.1 of the UPWP, it is recommended that the draft Scope of Services for the North County Sub-Area Transportation Network Study be recommended for approval by the TPO Board.

Attachments

- Staff Report
- North County Sub-Area Transportation Network Study Draft Scope of Services



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MEMORANDUM

TO: Technical Advisory Committee (TAC)

THROUGH: Peter Buchwald
Executive Director

FROM: Yi Ding
Transportation Systems Manager

DATE: September 15, 2026

SUBJECT: North County Sub-Area Transportation Network Study

BACKGROUND

The St. Lucie TPO area is experiencing rapid growth with more than 300,000 additional residents projected over the next 25 years which is driving significant development activity, particularly around the Indrio Road and the I-95 interchange. To assess the potential traffic impacts on the area west of the interchange, a North County Sub-Area Transportation Network Study is programmed under Task 3.1, Long Range Transportation Plan, of the FY 2026/27–2027/28 Unified Planning Work Program (UPWP). The study will evaluate the cumulative transportation impacts of approved and proposed developments, assess whether planned roadway capacities will be adequate to accommodate future demand, and identify needed transportation improvements and the associated potential costs.

ANALYSIS

The attached draft Scope of Services for the North County Sub-Area Transportation Network Study was prepared by The Corradino Group, one of the TPO's General Planning Consultants. The draft Scope of Services includes the following tasks/activities:

- Research and gather the approved developments data and prepare the database and maps

- Develop the revised 2050 Traffic Analysis Zone (TAZ) data and 2035 Existing Plus Committed TAZ dataset in the Treasure Coast Regional Planning Model (TCRPM6) format
- Develop existing plus committed 2035 and 2050 networks for testing
- Perform TCRPM6 model runs and capacity analyses
- Identify roadway capacity needs and cost estimates

The North County Sub-Area Transportation Network Study is expected to be completed by October 2027 at a proposed cost of \$80,000 across Fiscal Years 2026/27 and 2027/28 which is consistent with Task 3.1 of the UPWP.

RECOMMENDATION

Because the tasks, activities, schedule, and cost are consistent with Task 3.1 of the UPWP, it is recommended that the draft Scope of Services for the North County Sub-Area Transportation Network Study be recommended for approval by the TPO Board.

St. Lucie North County Subarea Transportation Network Study

Scope of Services

Prepared by The Corradino Group, Inc.

September 2026

BACKGROUND AND PURPOSE

St. Lucie County is fast-growing, with projections of over 300,000 additional population in the next 25 years. Various parts of the county are attractive to the new developments. One such highly sought-after area is the vicinity of Indrio Road and the I-95 corridor, which has concurrent applications for land use changes and/or site plans. Some applications have reached final approval, and others are moving through the process. St. Lucie County is preparing to assess the cumulative impact of these developments on transportation infrastructure. Most of the activity has been on the east side of I-95; however, several large-tract landowners west of I-95 have also met with staff to obtain guidance regarding the future road network. The County's right-of-way (ROW) protection plan offers guidance, but it is important to add whether the roads shown will be adequate. The layout of corridors west of I-95 can also provide ancillary benefits to the airport connector road and the northern connector.

The Corradino Group (Consultant) has been retained to conduct this important study. The purpose of this study is to estimate the intensities of all the committed/approved developments and the development applications in the pipeline, and assess the traffic impact on St. Lucie County's Roadway infrastructure. The study will determine whether the planned roadways' carrying capacities are sufficient, using FDOT's generalized level-of-service volumes. In addition, the Consultant will identify the roadway needs in coordination with the TPO and county staff, and provide potential cost estimates for those needs. The Consultant will review and consider the FDOT Indrio Road Corridor Study, as available, in this analysis.

CORRADINO EXPERIENCE:

The Corradino Group (Corradino) is the prime consultant developing the TCRPM model. Corradino has extensive experience in developing travel-demand/land-use models. Corradino developed the original 2045 TAZ data for the TPO, in partnership with the TPO and other firms. Corradino also developed the 2050 land-use data and the TCRPM6 travel-demand model. Corradino conducted the 2050 LRTP for the TPO and has extensive technical and consensus-building skills working with the TPO and partnering agencies.

Srin Varanasi will be the Project Manager (PM). Srin is a Vice President in Corradino's nationwide transportation systems planning practice. He has 22 years of experience in corridor/subarea modeling, area-wide transportation planning, travel demand forecasting, model applications, and GIS database development.

Ken Kaltenbach, PE, with over 52 years of experience, will serve as the principal advisor. Ken is a Senior Vice President at Corradino.

Nizamul Mojumder, PhD, with 8 years of experience, will serve as the transportation planner, assisting with land-use data allocation and leading data analysis.

Ranga Sai Chimbili, MSCS, with 5 years of experience, will serve as the transportation data scientist, assisting with data processing and related analysis.

The following tasks will be undertaken as part of this study:

- Task 1. Research and gather the approved developments data, and prepare the database and maps
- Task 2. Develop the revised 2050 TAZ data and 2035 Existing Plus Committed TAZ dataset in TCRPM format
- Task 3. Develop existing plus committed 2035 and 2050 networks for testing
- Task 4. Perform Treasure Coast Regional Planning Model (TCRPM6) model runs and capacity analysis
- Task 5. Identify roadway capacity needs and cost estimates

TASKS

Task 1. Research and gather the approved developments data, and prepare the database

Corradino, through the TPO, will coordinate and gather the approved major development data from the cities of Port St. Lucie and Fort Pierce, and from St. Lucie County, that will impact the study area. The Developments data will be assessed to estimate preliminary population and employment figures by major categories, which will then be overlaid on the current 2050 data using GIS mapping techniques. TAZ-level population and employment comparisons will be made for TAZs encompassing all approved and planned developments. The database will be divided into developments committed to construction by 2035 and by 2050. Corradino will conduct coordination meetings with the TPO, the cities of Port St. Lucie and Fort Pierce, and St. Lucie County to understand the locations and intensities of development. As part of this task, a project area of influence will be refined. The initial area of influence includes the Indian River County line to the north, Orange Avenue to the south, Florida's Turnpike to the west, and King's Highway to the east.

In addition, Corradino will organize the collected development information by jurisdiction, development status, anticipated build-out horizon, land use type and intensity, and available access or roadway information. The GIS/database review will be used to associate developments with the appropriate TAZs and identify where multiple projects may have cumulative impacts on the same corridors. Findings from this review and agency coordination will be used to confirm or refine the area of influence and establish consistent assumptions for the subsequent land-use and network analyses.

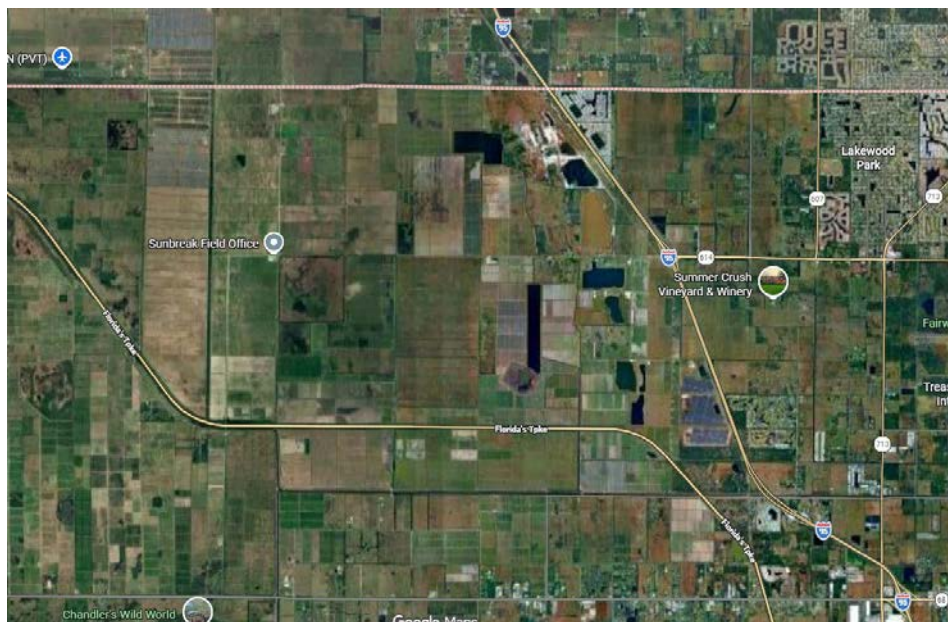


Figure 1: Project Study Area

Meetings: 1 TPO staff virtual meeting
 Workshop1: First Workshop with the TPO, County, and the Cities to discuss the initial findings
 Product: Workshop materials, database of projects

Task 2. Develop the revised 2050 TAZ data and 2035 Existing plus committed TAZ dataset in TCRPM format

Based on the findings of Task 1, Corradino will develop and finalize a database of all new developments, including their population/employment summaries and geographic locations. Corradino will develop the data in TCRPM6 format.

Using the finalized development information, Corradino will translate the development assumptions into the socioeconomic inputs required by TCRPM6 for the 2035 Existing Plus Committed and 2050 scenarios. Population and employment associated with the identified developments will be assigned to the appropriate TAZs while maintaining consistency with the model's data structure and scenario assumptions. The resulting datasets will be reviewed for completeness and reasonableness before being incorporated into the model.

Meetings: 1 meeting with the TPO and, as needed, with the County
 Product: The finalized 2035 and 2050 data

Task 3. Develop existing plus committed 2035 and 2050 networks for testing

The Consultant will develop potential committed networks reflecting 2035 and 2050 conditions. Assumptions regarding lane geometry, facility type, area type, posted/design speeds, and number of lanes/capacities will be made, and network coding will be made. These networks will serve as the baseline for evaluating potential needs.

The network development will incorporate committed and planned transportation improvements for each analysis year and reflect the roadway characteristics required by TCRPM6. Corradino will review the coding for connectivity and key roadway attributes and coordinate assumptions with TPO and County staff, including improvements relevant to the County's ROW protection plan and potential east-west and north-south connections in the study area. This will provide a consistent network basis for testing the cumulative effects of development.

Meetings: 1 meeting with the TPO and, as needed, with the County
 Product: 2035 and 2050 baseline networks

Task 4. Perform TCRPM6 model runs and capacity analysis

Corradino will develop the 2035 and 2050 model setup and perform TCRPM6 model runs. Model results will be used to evaluate how the 2035 and 2050 development scenarios affect travel demand and roadway conditions within the study area. Corradino will review assigned traffic volumes and planning-level capacity conditions on key corridors, identify locations where projected demand approaches or exceeds available roadway capacity, and summarize the results through model output tables and

capacity-deficiency maps. The analysis will focus on identifying system-level effects to carry forward into the roadway needs assessment.

Meetings: 1 meeting with the TPO and, as needed, with the County
 Products: Model outputs, capacity deficiency maps

Task 5. Identify roadway capacity needs and cost estimates.

Corradino will evaluate the traffic volumes from the model and will develop 2050 AADT projections. These will be compared with the planning-level capacities as per the County's/FDOT standards. The Consultant will identify the mitigation measures for the roadways that will be highly congested. In addition, the Consultant will identify additional network connectivity opportunities in coordination with the TPO. In addition, the Consultant will develop planning-level cost estimates for potential improvements.

Planning-level cost estimates will be prepared for the identified improvements using available unit-cost information and reasonable conceptual assumptions; these estimates are intended for planning and programming purposes rather than final design.

Meetings: 1 Progress meeting and workshop 2
 Public Presentations: 1) St. Lucie TPO Citizens' Advisory Committee (CAC)
 2) St. Lucie TPO Technical Advisory Committee (TAC)
 3) St. Lucie TPO Bicycle and Pedestrian Advisory Committee (BPAC)
 4) St. Lucie TPO Board
 Products: Project needs maps/tables

TABLE 1: PROJECT SCHEDULE

The project is expected to be completed in FY 2028.

COST and SCHEDULE													
Task No.	Task Description	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Oct-27
Task 1.	Research and gather the approved developments data and prepare database and maps		★										
Task 2.	Develop the revised 2050 TAZ data and 2035 Existing plus committed TAZ dataset in TCRPM format												
Task 3.	Develop existing plus committed 2035 and 2050 networks for testing												
Task 4.	Perform TCRPM6 model runs and capacity analysis												
Task 5.	Identify roadway capacity needs and cost estimates												
	St. Lucie TPO Advisory Committee Public Meetings	★											
	St. Lucie TPO Board Meeting	★											
	Project Advisory Committee Workshops	★											

TABLE 2: PROJECT COST SUMMARY

Task No.	Task Description	Cost
Task 1.	Research and gather the approved developments data and prepare the database and maps	15,000
Task 2.	Develop the revised 2050 TAZ data and 2035 Existing plus committed TAZ dataset in TCRPM format	12,500
Task 3.	Develop existing plus committed 2035 and 2050 networks for testing	12,500
Task 4.	Perform TCRPM6 model runs and capacity analysis	20,000
Task 5.	Identify roadway capacity needs and cost estimates	20,000
	Total Cost	80,000



Coco Vista Centre
 466 SW Port St. Lucie Blvd, Suite 111
 Port St. Lucie, Florida 34953
 772-462-1593 www.stlucietpo.org

AGENDA ITEM SUMMARY

Board / Committee:	Technical Advisory Committee (TAC)
Meeting Date:	September 22, 2026
Item Number:	6c
Item Title:	Park & Stride Lot Plan
Item Origination:	FY 2026/2027 – FY 2027/2028 Unified Planning Work Program (UPWP)
UPWP Reference:	Task 3.5 – Bicycle-Pedestrian Planning
Requested Action:	Recommend approval of the draft Scope of Services for the Park & Stride Lot Plan, recommend approval with conditions, or do not recommend approval.
Staff Recommendation:	Because the tasks, activities, schedule, and cost are consistent with Task 3.5 of the UPWP, it is recommended that the draft Scope of Services for the Park & Stride Lot Plan be recommended for approval by the TPO Board.

Attachments

- Staff Report
- Park & Stride Lot Plan Draft Scope of Services



Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

MEMORANDUM

TO: Technical Advisory Committee (TAC)

THROUGH: Peter Buchwald
Executive Director

FROM: Stephanie M. Torres, CPM
Bicycle Pedestrian Program Manager

DATE: September 15, 2026

SUBJECT: Park & Stride Lot Plan

BACKGROUND

Programmed in Task 3.5, Bicycle-Pedestrian Planning, of the FY 2026/27 - FY 2027/28 Unified Planning Work Program (UPWP), the Park & Stride Lot Plan supports the continued implementation of the St. Lucie TPO's multimodal transportation network. The Park and Stride Lot Plan will identify publicly accessible locations where residents and visitors can park vehicles and safely access nearby sidewalks, trails, and shared-use paths to enjoy walking, bicycling, or other forms of active transportation. The Plan is intended to support the TPO's ongoing coordinating efforts for the provision and use of bicycle, pedestrian, and greenway facilities.

ANALYSIS

The draft Scope of Services was developed by Marlin Engineering, Inc., now IMEG, which is one of the TPO's General Planning Consultants. The Scope of Services consists of six primary tasks: Project Management; Data Collection and Existing Conditions Review; Field Visits and Recommendations; GIS Map/Geodatabase; Public Engagement; and Documentation.

As part of the Data Collection and Existing Conditions Review, the consultant will establish minimum requirements for Park & Stride locations and collect relevant existing data including roadway, sidewalk, trail, bicycle, shared-use path, transit, land-use, parcel and property information. Based on the data

collected, up to twelve potential Park & Stride locations will be identified and evaluated through a desktop review. Based on the desktop review, up to six locations will be identified as preferred sites and will undergo further evaluation through field reviews.

The field reviews will evaluate site conditions, pedestrian and bicycle connections, existing amenities, accessibility, safety, and other characteristics that may affect the suitability of each location. The results of the field reviews will be documented in a GIS map and geodatabase that can be incorporated into future planning efforts and used to support the recommendations developed by the Plan. In addition, potential funding sources will be identified.

As part of the Public Engagement, the consultant will develop outreach materials, conduct a community survey, and participate in a community engagement event intended to increase awareness of the Park & Stride Lot concept and obtain feedback regarding potential locations and amenities. Input also will be obtained from the TPO's Advisory Committees and Board before the Plan is finalized.

The Park & Stride Lot Plan is expected to be completed by June 2027 at a proposed cost of \$40,000 which is consistent with Task 3.5 of the UPWP.

RECOMMENDATION

Because the tasks, activities, schedule, and cost are consistent with Task 3.5 of the UPWP, it is recommended that the draft Scope of Services for the Park & Stride Lot Plan be recommended for approval by the TPO Board.



ST. LUCIE TRANSPORTATION PLANNING ORGANIZATION (TPO) PARK AND STRIDE PLAN

Scope of Services

MARLIN Engineering Inc. (Consultant) will support the St. Lucie TPO Bicycle-Pedestrian/Complete Streets Planning and the St. Lucie Walk-Bike Network, through building upon previous planning efforts, and continue the ongoing coordination efforts which support the provision of bicycle, pedestrian, and greenway facilities. The St. Lucie Park & Stride Plan will focus on identifying, mapping, and promoting accessible Walkable destinations in St. Lucie County.

Project Description

The St. Lucie TPO wants to identify publicly accessible parking locations that allow residents and visitors to park their vehicles and safely access nearby sidewalks, trails and shared use paths to enjoy walking, bicycling, or other forms of active transportation. The Consultant will research potential locations and create an inventory of up to 12 potential Park & Stride destinations in St. Lucie County. The Park & Stride inventory will then be mapped, and an aerial review will be conducted of each site. Once the inventory and mapping tasks are completed, the Consultant shall work with the St. Lucie TPO to identify which locations meet minimum standards to designate as a Park & Stride location. The Consultant shall then perform a field visit to the selected sites to identify existing conditions, site features, and amenities for up to six (6) locations. The Consultant shall engage with the St. Lucie public to share information and gain feedback through a community survey and attendance to a community event. The results of the Plan will be presented to the St. Lucie TPO Committees and Board and documented in a Final Report.

Project Scope

Task 1.0: Project Management

The consultant shall meet virtually with TPO staff on an as-needed basis throughout the project to discuss project progress deliverables, coordination, outreach and stakeholder meetings, and other project related matters. The Consultant shall provide up to six (6) total hours of virtual meeting time over the duration of the project.

The Consultant shall participate in virtual meetings with project stakeholders on an as-needed basis throughout the project. Up to four (4) total hours of stakeholder meeting time are anticipated over the duration of the project and may be divided among multiple meetings, as determined in coordination with TPO staff.

This includes meeting agendas, preparation and notes for all meetings under Task 1.

- 1.1 Kick-off Meeting:** The consultant shall meet with the client for a virtual one-hour kick-off meeting to discuss the scope, schedule, deliverables, and protocols.
- 1.2 Project Management Meetings:** The consultant shall meet virtually with the client once a month for six (6) months to discuss the updates, next steps, and findings.
- 1.3 Meetings with Stakeholders:** The consultant shall meet virtually with any stakeholders, including city staff, county staff, and any other relevant agency stakeholders to discuss the project for one hour up to four (4) one-hour meetings.

Deliverables: Meeting agendas and notes

Task 2.0: Data Collection & Existing Conditions Review

The Consultant shall research and review applicable federal, state, regional and local standards, guidelines, plans and best practices related to Park & Stride facilities, trailheads, bicycle and pedestrian access, parking facilities, accessibility, connectivity, safety, and other relevant site considerations. This review shall include, as applicable, guidance and standards from the Florida Department of Transportation (FDOT), Florida Department of Environmental Protection (FDEP), Office of Greenways and Trails (OGT), local jurisdictions, and other appropriate agencies and organizations.

Based on the review the Consultant shall work with TPO staff to develop a recommended Park & Stride standards and site feasibility criteria specific to St. Lucie County. The criteria shall be used to determine whether a potential location is suitable for designation. If there is no criteria standards, the Consultant shall work with the TPO to develop standards and best practices for these facilities.

The Consultant will gather publicly available data, including sidewalk, trail, and other relevant data to identify potential Park & Stride Destinations in St. Lucie County. The TPO will provide all existing GIS information for the socio-economic, land use, right-of-way, parcel, facilities, utilities, destinations, park and ride information, future projects and environmental data available.

- 2.1 Data Collection:** The Consultant shall work with the client in collecting all relevant data to identify candidate sites. This includes mapping and preparing data provided or collected on public sites.
 - o Existing relevant State, County, and City data. Including available Sidewalk, Bike, and Shared Use Path layers.
 - o Existing Trail information. Including SUN Trail and Office of Greenways & Trails data.
 - o Client provides local data. City and County property data, right-of-way, parks, transit, schools, land use, utilities, future projects, and any other available data relevant to the study.



2.2 Identify and Inventory: Up to 12 potential Park & Stride locations using available data. Utilizing the data collected and provided by the client, the Consultant shall identify up to 12 potential Park & Stride locations.

- o Consider all publicly owned parking lots.
- o Map potential locations.

2.3 Aerial Review: The Consultant shall conduct an aerial desktop review of identified sites, including:

- o Sidewalk / Bike / Trail Connections
- o Transit Routes and Access
- o Destinations (within a ¼-mile)
- o Site features

Deliverables: Summary of Existing Conditions and Potential Sites

Task 3.0: Field Visits & Recommendations

The field visits will include an inventory and inspection of each site to identify whether the sites meet the minimum requirements for designation. Once the field visits are completed, the Consultant shall provide an inventory of each site, summary of the site, and recommended improvements for Park & Stride designation. The St. Lucie TPO will provide data for future projects that may be considered for designation.

4.1 Park & Stride Designation: The Consultant shall work with the client and stakeholders to identify standards for the Park & Stride designation.

4.2 Field Visits: The Consultant shall perform up to six (6) field visits of each identified site. The field visit will include a site inventory and inspection to verify existing conditions, including safety, security, amenities, parking, and other relevant features identified by the client.

4.3 Summary of Findings and Recommendations: The Consultant shall utilize the information and data collected to summarize findings and develop recommendations for the sites to be Park & Stride ready, this includes:

- o Identification of the top three (3) best candidate sites for accessing the St. Lucie Walk/Bike Network, including SUN Trail access points (preferably geographically distributed throughout the county).
- o Recommendations for each site included in the field visits. General recommendations for the other sites identified.
- o Identify potential funding sources.

Deliverable: Summary of findings, recommendations and inventory of site features and amenities for the selected six sites.



Task 4.0 – GIS Map / Geodatabase

The Consultant shall develop a map of all identified locations for Park & Stride, including potential future sites using the data provided by the client and the analysis of previous tasks. The Consultant shall develop a geodatabase of the inventory of sites for future use and incorporation into the TPO's public map and database.

4.1 Park & Stride Map: The Consultant shall develop a GIS map of identified locations, the map shall also feature walk and bike facilities, parks, conservation areas, schools, transit, commercial land uses, community centers, and recreational features.

4.2 Geodatabase: The Consultant shall develop a geodatabase of the Park & Stride designated sites and potential sites. The Consultant shall work with the client to identify attributes to include in the geodatabase.

Deliverable: Stand-alone GIS map and Geodatabase.

Task 5.0 – Public Engagement

The Consultant shall work with the client to engage the public and stakeholders in the project. The Consultant shall work with the client in identifying a community event to attend and table. The Consultant shall work with the client on developing materials for the event, including a community survey. The client will post all relevant information on the TPO website and work with stakeholders to post information about community engagement. A summary of public and stakeholder engagement will be included in the final report, in addition to the results of the community event and survey. The Consultant shall prepare a presentation and attend one round of meetings before the St. Lucie TPO Committees and Board to share the results and recommendations of this study. The Consultant shall develop relevant materials, including a flyer, survey, map, boards, comment cards, and project information.

5.1 Community Event: Once the Park & Stride designated sites have been identified and field visits conducted, the Consultant shall work with the client to identify a community event to attend meant to build awareness about the Park & Stride Study and gain feedback from the public about St. Lucie Park & Stride facilities. The Consultant shall provide up to two (2) team members for up to eight (8) hours and one flyer for the project. The Consultant shall provide up to three (3) boards for the event. The Consultant shall work with the client to identify information to be displayed on the boards.

5.2 Community Survey: A virtual survey (of up to 10 questions) will be developed with the client. The Consultant will work with the TPO to identify relevant organizations and groups to distribute the survey. The survey will be showcased at the above-mentioned community event. The survey will gather data for approximately 60 to 90 days and close 45 days prior to the first presentation to the TPO Committees & Board. The Consultant will gather, organize, and share the results in the Final Draft Report.

o **Potential Community Partners:**

- State, County, and City Park staff
- St. Lucie TPO Bicycle & Pedestrian Advisory Committee (BPAC)
- Local Walking clubs
- Local Walking school buses



- Local Educational Institutions
- Local Hospitals & Medical Centers
- AARP and/or Council on Aging

5.3 Summaries of the Public Event and Surveys will be included in the Final Report.

5.4 Results, Findings, and Recommendations will be presented through one-round of meetings to the St. Lucie TPO Citizen Advisory Committee (CAC), Technical Advisory Committee (TAC), Bicycle and Pedestrian Advisory Committee (BPAC), Local Coordinating Board for the Transportation Disadvantaged (LCB), and Board.

Deliverables: Public event summary, community survey findings, presentation for TPO Committees and Board.

Task 6.0 – Documentation

To conclude the project, the Consultant shall develop and submit a final Draft Report to the client. The Draft Report will summarize the background of the project, organize all previously stated deliverables and include final recommendations and next steps.

6.1 Draft Report: The Draft Report will be submitted to the client for one round of comments. The report will include:

- An executive summary.
- An introduction with a general project description, project background, purpose and need statements.
- Data collection findings.
- Park & Stride designation standards.
- Field visit inventory and inspection results.
- Recommendations.
- Park & Stride map.
- Summary of public engagement and findings.
- Conclusion and next steps.

6.2 Final Report: A PDF of the Final Report will be submitted electronically and include all working files and the final geodatabase. The Final Report will include any relevant feedback received from the TPO Committees and Board.

Deliverables: Draft and Final Report, Park & Stride Map, Geodatabase.

Method of Compensation

Services for this task work order will be provided on a percent complete basis. The fee estimate for the work effort is contained in Attachment A.

Schedule

The Consultant shall prepare the final report within 12 months of receiving the Notice to Proceed (NTP).



Attachment A	Marlin Engineering								
Task/Subtask	PM	Senior Designer / Chief Planner	Sr. Planner	Planner	GIS Specilaist	Traffic Analyst	Sr Eng Tech	Graphic Designer	Totals
Rates	\$235.83	\$275.10	\$149.34	\$133.64	\$154.34	\$135.70	\$104.64	\$110.68	
Task 1.0 Project Management									
1.1 Kick Off Meeting	2		2						4
1.2 Project Management Meetings (up to 5)	7.5		5						12.5
1.3 Stakeholder Meetings (up to 4)	6		4						10
Task Total Hours	15.5	0	11	0	0	0	0	0	26.5
Task Total Fee	\$3,655.37	\$0.00	\$1,642.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,298.11
Task 2.0 Existing Conditions & Data Collection									
2.1 Data Collection			2		4				6
2.2 Identify & Inventory			2	2	8				12
2.3 Aerial Review	2		2				12		16
Task Total Hours	2	0	6	2	12	0	12	0	34
Task Total Fee	\$471.66	\$0.00	\$896.04	\$267.28	\$1,852.08	\$0.00	\$1,255.68	\$0.00	\$4,742.74
Task 3.0 Field Visits & Recommendations									
3.1 Park & Stride Designation	1		2				3		6
3.2 Field Visits (up to 6):	1		4	8			16		29
3.3 Summarize Findings & Recommendations	1		4	12					17
Task Total Hours	3	0	10	20	0	0	19	0	52
Task Total Fee	\$707.49	\$0.00	\$1,493.40	\$2,672.80	\$0.00	\$0.00	\$1,988.16	\$0.00	\$6,861.85
Task 4.0 GIS Map / Geodatabase									
4.1 Park & Stride Map	2				6				8
4.2 Park & Stride Geodatabase	2			4	20	4			30
Task Total Hours	4	0	0	4	26	4	0	0	38
Task Total Fee	\$943.32	\$0.00	\$0.00	\$534.56	\$4,012.84	\$542.80	\$0.00	\$0.00	\$6,033.52
Task 5.0 Public Engagement									
5.1 Community Event	4		8	8	4			2	26
5.2 Community Survey	2		2	4				2	10
5.3 Summary of Event & Survey	2		2	8					12
5.4 Presentation & Attendance to TPO Committees & Board	8			2				2	12
Task Total Hours	16	0	12	22	4	0	0	6	60
Task Total Fee	\$3,773.28	\$0.00	\$1,792.08	\$2,940.08	\$617.36	\$0.00	\$0.00	\$664.08	\$9,786.88
Task 6.0 Documentation									
6.1 Draft Report	4	2	8	8	4	4	2	4	36
6.2 Final Report	2		2	4			2	2	12
Task Total Hours	6	2	10	12	4	4	4	6	48
Task Total Fee	\$1,414.98	\$550.20	\$1,493.40	\$1,603.68	\$617.36	\$542.80	\$418.56	\$664.08	\$7,305.06
Total Hours	46.5	2	49	60	46	8	35	12	258.5
Total Fee	\$10,966.10	\$550.20	\$7,317.66	\$8,018.40	\$7,099.64	\$1,085.60	\$3,662.40	\$1,328.16	\$40,000.00
Percentage of Fee Total	27%	1%	18%	20%	18%	3%	9%	3%	100%



AGENDA ITEM SUMMARY

Board / Committee: Technical Advisory Committee (TAC)

Meeting Date: September 22, 2026

Item Number: 7a

Item Title: Florida Constitutional Amendment #3 Potential Impacts

Item Origination: St. Lucie TPO Board

UPWP Reference: Task 1.1: Program Management

Requested Action: Discuss and provide comments

Staff Recommendation: It is recommended that the potential impacts to the local transportation system if Amendment #3 is passed are discussed and comments are provided.

Attachments

- Staff Report



MEMORANDUM

TO: Technical Advisory Committee (TAC)

FROM: Peter Buchwald
Executive Director

DATE: September 15, 2026

SUBJECT: Florida Constitutional Amendment #3 Potential Impacts

BACKGROUND

Florida Constitutional Amendment #3 is an initiative by the Florida State Legislature that is included on the November 3rd general election ballot. If approved by at least 60 percent of the voters, it will enact significant property tax cuts across Florida by expanding homestead exemptions, lowering commercial property tax assessment caps, and placing strict limits on how local governments can spend their tax revenues. If passed, the amendment will take effect on January 1, 2027.

To briefly summarize the proposed amendment, one of the tax cuts will be accomplished by increasing the portion of a primary residence's value that is exempt from non-school property taxes, also known as a homestead exemption, from the current \$25,000 to \$150,000 in 2027 and from \$150,000 to \$250,000 in 2028. Subsequently, the \$250,000 exemption will automatically increase annually to keep pace with inflation and uniform procedures may be created by the Florida Legislature to increase exemptions up to 100 percent which would entirely phase out non-school homestead property taxes.

Another tax cut that will be implemented if Amendment #3 passes is a reduction in the cap from 10 percent to 5 percent on the annual growth on property tax assessments for non-homestead properties such as commercial buildings, rental homes, and vacation properties. New residents to Florida after December 31, 2026, will initially receive only the pre-existing homestead exemption of \$25,000 and will be required to live in the State for

five consecutive years before qualifying for the \$150,000 exemption and subsequent increases of the homestead exemption.

Amendment #3 also dictates that local municipalities shall be limited to spending ad valorem tax dollars on State-defined core services such as:

- Public safety (police, fire, and emergency medical services);
- Public education and schools;
- Critical infrastructure and road projects;
- Natural resources and flood control;
- Government bond debt service and employee retirement benefits; and,
- Basic local government operations and administration.

At the meeting on August 5th, the TPO Board requested that staff prepare a presentation of the potential impacts to the local transportation system that may result from the passage of Amendment #3. The presentation is being provided initially to the TPO Advisory Committees for discussion and comments.

ANALYSIS

According to reports from the local governments in the St. Lucie TPO area, local news sources, and the Florida Association of Counties, the TPO area may face the most severe financial impact in Florida if Amendment #3 is passed because of the large proportion of homesteaded properties compared to non-homesteaded properties. As approximately 70 percent of the residential properties are homesteaded in the TPO area, the local governments are projected to lose the following amounts of revenue if Amendment #3 passes:

- St. Lucie County: \$63 million in 2027 and \$105 million in 2028.
- City of Port St. Lucie: \$48 million across 2027 and 2028.
- City of Fort Pierce: \$3.5 million in 2027.

Because of the significant reductions in revenue to the local governments, the public services and programs provided by the local governments will be considerably affected. If Amendment #3 passes, the local governments will need to consider the extent to which each of the public services and programs that they provide to the residents, such as law enforcement, fire rescue, roadway maintenance, libraries, and parks, will be affected.

Consequently, local governments likely will be unable to contribute local funding to the transportation improvements and services identified in the TPO's Transportation Improvement Program (TIP) and their respective

Capital Improvement Programs (CIPs) which are also identified in the TIP. These improvements are intended to address congestion and safety issues and increase mobility in the TPO area. Without these improvements and services, the local transportation system will be significantly impacted, and the residents of the TPO area will experience increased congestion and safety issues and reduced mobility. The extent of the potential impacts to the local transportation system is being quantified by evaluating the potential impacts to the TPO's TIP and the local CIPs. The results of the evaluation will be presented to the TPO Advisory Committees for discussion.

RECOMMENDATION

It is recommended that the potential impacts to the local transportation system if Amendment #3 is passed are discussed and comments are provided.