

MEMORANDUM

TO: Marissa Da Breo-Latchman, Environmental Planner II, Planning & Zoning

FROM: Diana Spriggs, P.E. – Assistant Public Works Director

DATE: August 23, 2024

SUBJECT: P24-017 Eastport Plaza – Starbucks SEU
Traffic Generation, Stacking & Circulation Approval

This application and Drive-through Queueing Analysis prepared by Pinder Troutman Consulting, Inc. dated March 15, 2024 has been reviewed by the Public Works Department.

The Queueing Analysis provided for the proposed Starbucks Restaurant provides the peak vehicle queue that was recorded at two existing Starbucks Restaurants within the Treasure Coast area. Per the analysis, a maximum queue demand of thirteen (13) vehicles was observed at these two locations during the peak hour. The conceptual site plan submitted for the proposed restaurant provides drive-through queueing for up to fourteen (14) vehicles; therefore, the plan is consistent with the direction and policies of the Commercial Development Review for Traffic Generation, Stacking and Circulation.

No significant traffic impact is proposed based on the conceptual site plan and drive-through queueing analysis submitted.