

MEMORANDUM

TO: Cody Sisk, Planning & Zoning

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

DATE: June 25, 2026

SUBJECT: P26-025 Pollo Tropical – Darwin Square Special Exception Use
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by Kimley Horn & Associates dated June 22, 2026 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed project is anticipated to generate 1,273 Average Daily, 122 AM Peak Hour and 149 PM Peak Hour driveway trips. Only 598 daily, 61 AM and 83 PM Peak hour trips are considered Net New External Peak hour trips for the surrounding roadway network. With the number of access points for the plaza and the work already done as a part of the recent Port St. Lucie Blvd improvement project, no additional improvements are required as part of this project within the public right of way.

The queuing analysis provided data from 3 similar size and demographic existing locations. The worse case scenario during peak hours is 9 vehicles in queue from the pickup window. This site is providing space for 12 vehicles before effecting the site circulation so nothing additional is required to accommodate the request at this time.