



April 29, 2026

Ms. Diana Spriggs, P.E.
Regulatory Division Director
City of St. Port Lucie Public Works Department
121 S.W. Port St. Lucie Blvd, Building B
Port St. Lucie, FL 34984

RE: ***Pollo Tropical Parking Analysis
Port St. Lucie, Florida***

Dear Ms. Spriggs:

Kimley-Horn and Associates, Inc. has undertaken the following parking analysis to evaluate anticipated parking demand for a proposed Pollo Tropical quick-service restaurant just northwest of the intersection of SW Alexandria Avenue & SW Port St. Lucie Boulevard in Port St. Lucie, Florida. The subject property will be incorporated into a commercial shopping plaza that includes a fast-food restaurant, an emergency clinic, a grocery store, and other commercial uses. The proposed Pollo Tropical quick-service restaurant will be 2,841 square feet with dual drive through lanes.

Kimley-Horn has prepared this parking analysis to be included as a part of the site plan application to the City of Port St Lucie to determine if adequate parking is provided on-site. The conceptual site plan for the project site is included in **Attachment A**. As shown in the site plan, the restaurant is proposed to provide 20 parking spaces, which is a variance of 18 spaces from the City's code-required parking of 38 spaces (1 space per 75 square feet).

Pollo Tropical Quick-Service Restaurant Parking Calculations

Parking occupancy counts were collected at three nearby Pollo Tropical locations from the hours of 11:00 AM to 2:00 PM to determine an appropriate parking occupancy rate for the proposed site. The following sites were surveyed to determine an appropriate parking demand rate:

- 1365 St. Lucie W Blvd, Port St. Lucie, FL
- 2200 SE Federal Hwy, Stuart, FL
- 1550 W Indiantown Rd, Jupiter, FL

Parking data was collected at these sites from 11:00 AM to 2:00 PM on a typical Thursday. This time period was chosen based on information provided by the applicant which identified the hours serving lunch on Thursday as the highest demand times for restaurant sales. The parking counts considered the total number of vehicles parked on-site at each of the locations surveyed during ten-minute intervals. The collected parking counts are provided in **Attachment B**.

Table 1 summarizes the results of the parking counts and the highest observed parking demand rate in spaces per 1,000 square feet. As shown in **Table 1**, the highest observed parking demand rate was 5.037 Spaces per 1,000 square feet.

Table 2 applies this parking demand rate to the square footage of the proposed restaurant to identify the parking demand and parking supply needed for the proposed restaurant. As summarized in **Table 2**, the proposed restaurant is projected to need 14 spaces based on the parking demand rate determined based on the parking counts collected at the surveyed sites.

Table 1: Parking Demand Rate Based on Parking Occupancy Counts

Location	Restaurant Size (SF)	Highest Observed Parking Demand (Spaces)	Parking Demand Rate (Spaces per KSF)
1365 St. Lucie W Blvd, Port St. Lucie, FL	3,506	16	4.563
2200 SE Federal Hwy, Stuart, FL	3,375	17	5.037
1550 W Indiantown Rd, Jupiter, FL	3,334	12	3.599

Table 2: Parking Demand at Proposed Restaurant

Proposed Restaurant Location	Restaurant Size (SF)	Parking Demand Rate (Spaces per KSF)	Proposed Parking Demand
3201 SW Port St. Lucie Boulevard, Port St. Lucie, FL	2,841	5.037	14 spaces

Conclusion

A parking demand analysis was performed for a proposed Pollo Tropical just northwest of the intersection of SW Alexandria Avenue & SW Port St Lucie Boulevard in Port St. Lucie, Florida. The subject property will be incorporated into a larger commercial development that will include a fast-food restaurant, an emergency clinic, a grocery store, and other commercial uses.

Based upon the parking demand data from the other nearest Pollo Tropical quick-service restaurants, the proposed restaurant needs at least 14 spaces to accommodate parking demand. Therefore, the proposed parking supply of 20 spaces is sufficient to accommodate parking demand.

Please contact us if you have any questions or need additional information.

Sincerely,

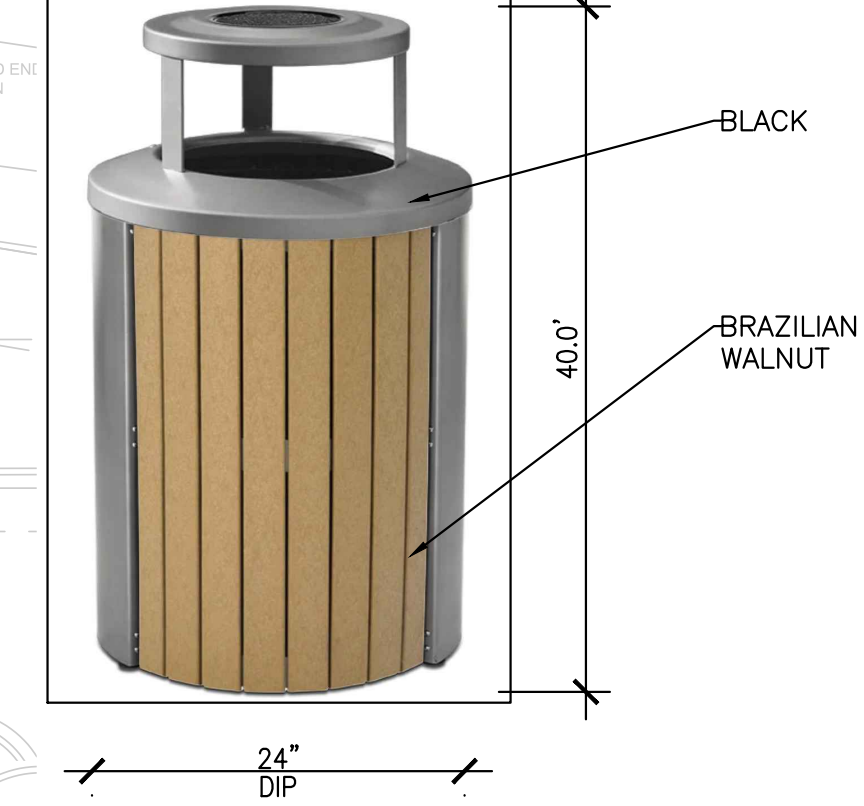
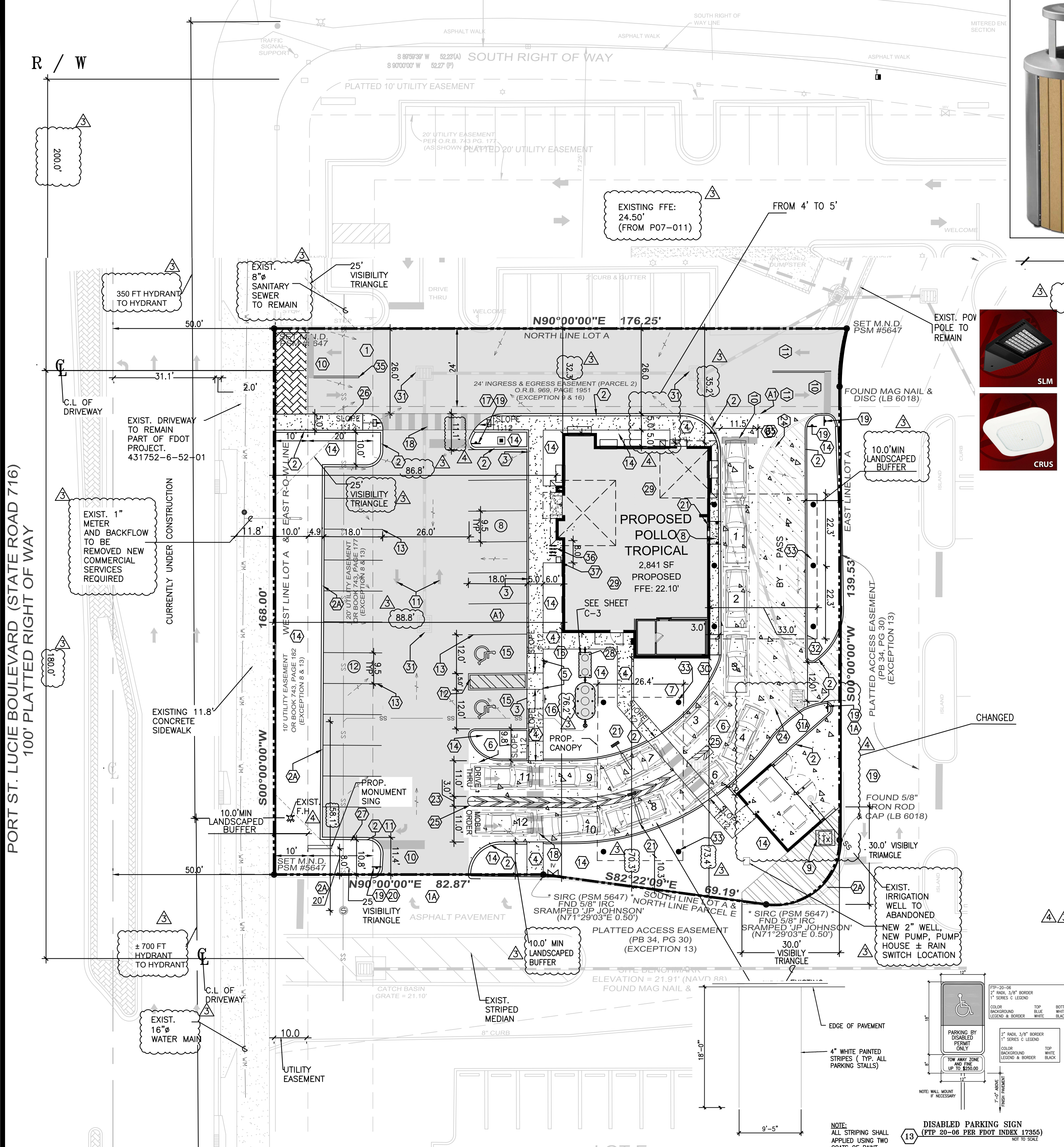
KIMLEY-HORN AND ASSOCIATES, INC.

Stephanie A. Guerra, P.E.
Transportation Engineer

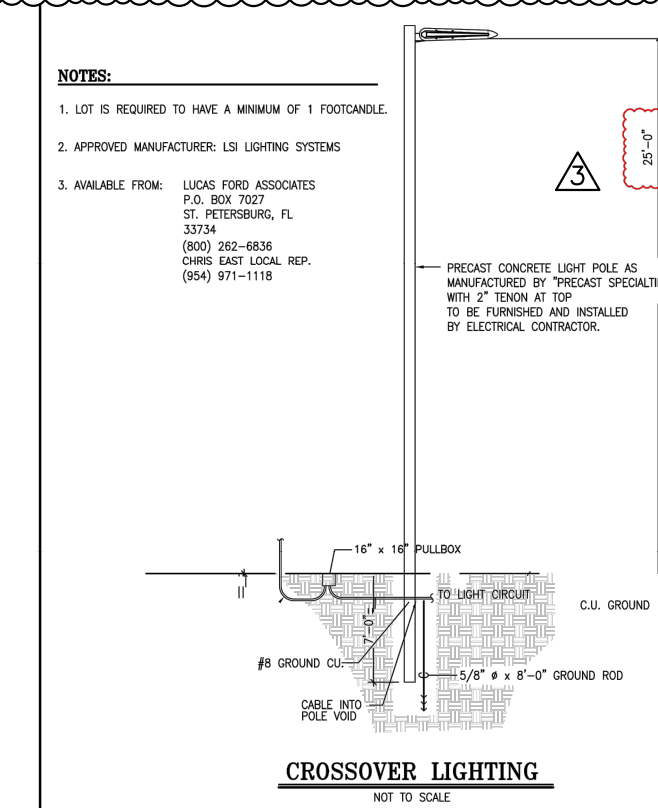
Florida Registration Number: 84302

Attachments: Site Plan
Pollo Tropical Parking Data

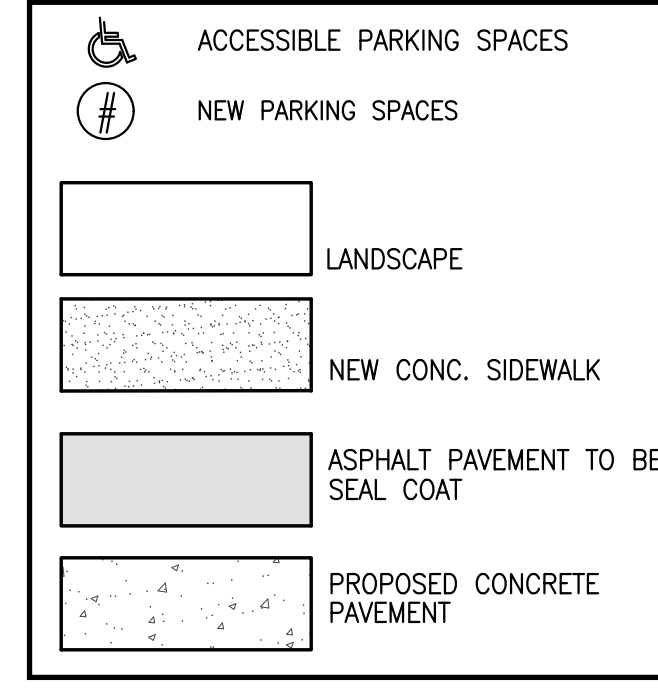
ATTACHMENT A
Site Plan



TRASH CONTAINER



LEGEND



GENERAL NOTES

- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATION.
- ALL LANDSCAPE AREAS ADJACENT TO HIGHWAYS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
- ALL BUILDING, PARKING AND VEHICULAR USE AREAS SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- LANDSCAPING SHALL BE ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 153 OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE.
- NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND MINIMUM 18" BELOW CITY MAINS.(ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE.)
- NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS THE INTENDED OPERATION AND MAINTENANCE OF MANY EXISTING UTILITIES.
- SIGNS ARE NOT PART OF THIS REVIEW AND SHALL BE PERMITTED SEPARATELY FROM THIS APPLICATION. (SEE CHAPTER 155(SIGN CODE) CITY OF PORT ST. LUCIE LAND DEVELOPMENT REGULATIONS.)
- THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDED PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECTS LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM EDGE PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE,SECTION 41.08 (G)

ABBREVIATION LEGEND:

- C/L; c - CENTERLINE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- ORB - OFFICIAL RECORDS BOOK
- NT - NON-TANGENT
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- INV. - INVERT
- C - CHORD
- CB - CHORD BEARING
- EP - EDGE OF PAVEMENT
- (C) - CALCULATED
- (P) - PLAT
- (A) - ACTUAL
- (D) - DEED
- (TYP) - TYPICAL
- T37S - TOWNSHIP 37 SOUTH
- R40E - RANGE 40 EAST
- ELEC - ELECTRIC
- PGS - PAGES
- PG - PAGE
- PB - PLAT BOOK
- BWF - BARBED WIRE FENCE
- CLF - CHAIN LINK FENCE
- WPF - WOOD POST FENCE
- HWF - HOG WIRE FENCE
- COR - CORNER
- CI - CATCH INLET
- FGI - FLAT GRATE INLET
- TSB - TRAFFIC SIGNAL BOX
- MH - MANHOLE
- FF - FINISH FLOOR
- GOV'T - GOVERNMENT
- DEPT. - DEPARTMENT
- BLK - BLOCK
- APPROX - APPROXIMATE
- TELE - TELEPHONE
- W/ - WITH
- FP&L - FLUOROPOLYMER POWER AND LIGHT
- FND - FOUND
- IR - IRON ROD
- CONC. - CONCRETE
- IP - IRON PIPE
- PVC - POLYVINYL CHLORIDE PIPE
- RCP - REINFORCED CONCRETE PIPE
- CPP - CORRUGATED PLASTIC PIPE
- CMP - CORRUGATED METAL PIPE
- MES - MITERED END SECTION
- ELEV - ELEVATION
- IR&C - IRON REBAR & CAP
- N&D - NAIL & DISK
- LB - LICENSED BUSINESS
- ELLIP - ELLIPTICAL
- R/W - RIGHT-OF-WAY
- BLDG. - BUILDING
- IRR. - IRRIGATION
- S/W - SIDEWALK
- SMH - SANITARY SEWER MANHOLE
- STMH - STORM DRAINAGE MANHOLE
- E BOX - ELECTRIC BOX

CONSTRUCTION NOTES:

- EXISTING ASPHALT PAVEMENT TO REMAIN
- SAWCUT EXISTING PAVEMENT. NEW PAVEMENT TO MATCH EXIST.
- PROPOSED 6" P.C.C. TYPE 'D' CURB AS PER DETAIL.
- EXISTING 6" P.C.C. TYPE 'D' CURB TO REMAIN
- P.C.C. CURB EDGE SIDEWALK AS PER DETAIL.
- P.C.C. CONCRETE SIDEWALK AS PER DETAIL
- P.C.C. HANDICAP RAMP - MAX SLOPE 1:12.
- 6" THICK P.C.C. PAD W/ 6"x6" - 6/8 W.W.M. OVER CRUSHED AGGREGATE OR GRAVEL BASE. CONSTRUCTION JOINTS AT 10 FEET ON CENTER.
- TRASH ENCLOSURE AS PER DETAIL.
- STEEL BOLLARD AS PER DETAIL.
- PROPOSED TRANSFORMER PAD - COORDINATE WITH FPL
- 24" STOP BAR WHITE (THERMOPLASTIC)
- TRAFFIC ARROWS PAINTED WHITE.
- 6" WHITE STRIPES AT 60" (PER FDOT INDEX No. 17346)
- PROPOSED 4" WHITE STRIPES (TYPICAL AT PARKING SPACES)
- LANDSCAPE AREA.
- HANDICAP PARKING AS PER DETAIL.
- HANDICAP SIGN 7'-0" A.F.P.
- PEDESTRIAN CROSSING "SIGN WITH TEXT." STOP FOR PEDESTRIANS IN CROSSWALK." ALSO CONTAINING SMALL RED CIRCLE STOP SIGN SYMBOL (DOUBLE SIDING)
- PEDESTRIAN CROSSING (5' WIDE-12" WHITE @ 3' c/c) 5% MAX SLOPE; 2% MAX CROSS SLOPE
- STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN. R1-1 (30"x30")
- STANDARD F.D.O.T. "RIGHT TURN ONLY" SIGN R3-5R (36"x30")
- SENSOR LOOP AT MENU & D/T WINDOW
- MENU BOARD AND ORDER POINT
- PAVEMENT MARKERS
- 6" WHITE STRIPES AT 45" - 3' C.C.
- 6" YELLOW STRIPE
- WALKWAY CONNECTION TO PORT ST. LUCIE BOULEVARD
- PROPOSED MONUMENT SIGN.
- PROPOSED GREASE INTERCEPTOR LOCATION.
- ALL ROOF MOUNTED EQUIPMENT AND ACCESSORIES SHALL BE SCREENED FROM VIEW BY PARAPET
- ELECTRIC METER - COORDINATE WITH FPL.
- EXISTING CATCH BASIN TO REMAIN.
- PROP. CATCH BASIN.
- PROPOSED CANOPY.
- PROPOSED STRUCTURAL COLUMN BY CANOPY MANUFACTURER
- STANDARD F.D.O.T. "DO NOT ENTER" SIGN (R5-1) (30"x30")
- 12"-DOUBLE 6" YELLOW STRIPE
- PROPOSED BICYCLE RACK.
- OUTDOOR TRASH CONTAINER ANOVA .MADISON 35 GALS. WITH BONNET ASH TOP MODEL # TR 35 BTA. 40" H X 24" DIA. COLOR BLACK W / BRAZILIAN WALNUT "TRASH" TEXT 5" HIGH MAXIMUM.



LOCATION MAP

LEGAL DESCRIPTION:

PARCEL 1 LOT A OF DARWIN SQUARE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AND FILED IN PLAT BOOK 34, PAGES 30 AND 30A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2 EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH AND DESCRIBED IN THE SHOPPING CENTER EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1114, PAGE 2764, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PROPOSED POLLO TROPICAL:

SITE DATA:

ZONING: CG - PSL

LAND USE: COMMERCIAL GENERAL

TOTAL LAND AREA: 29,695.09 SQ. FT. (0.68± ACRES)

BUILDING AREA: 2,841 SQ. FT. (9.57 %)

BUILDING HEIGHT: 29'-0" PROPOSED 35'-0" -MAX ALLOWED.

TOTAL LANDSCAPED AREA: 7,664.09 SQ. FT. (25.81 %)

TOTAL PAVED AREA & WALKS: 19,190.00 SQ. FT. (64.72 %)

PERVIOUS AREA: 7,664.09 SQ. FT. (25.81 %) (0.18± AC)

IMPERVIOUS AREA: 22,031.00 SQ. FT. (74.19 %) (0.50± AC)

PARKING SPACES:

PARKING SPACES	REQUIRED	PROVIDED
1 PARKING SPACE PER 75 SF GROSS BUILDING AREA	38 SPACES	20 SPACES
	STANDARD 36 SPACES	18 SPACES
	HANDICAP 2 SPACES	2 SPACES
	REQUIRED BY VARIANCE	18 SPACES
18 SPACES REQUIRED BY VARIANCE		

DRAINAGE STATEMENT:

THE STORM WATER SYSTEM FOR THIS PROJECT IS A LIGHT MODIFICATION OF THE EXISTING SYSTEM FOR THE BACK OCCUPYING. THE PROPOSED MODIFICATION FOR THE RESTAURANT REDUCES THE AMOUNT OF IMPERVIOUS AREA FOR 16.58 PERCENT TO 14.19 PERCENT. THIS MODIFICATION DOES NOT IMPACT THE EXISTING DRAINAGE FOR THE SITE AND ADJACENT PARCELS. THE SITE IS GRADED WITH SLOPES TOWARDS 4 CATCH BASIN WITH A CONNECTION TO THE MASTER DRAINAGE SYSTEM FOR DARWIN PLAZA. THE EXISTING OVERALL MASTER STORM WATER SYSTEM FOR THE SITE WAS TO ACCOMMODATE , THIS SITE UNDER SFWD PERMIT # 56-00332-S

ENVIRONMENTAL ASSESSMENT

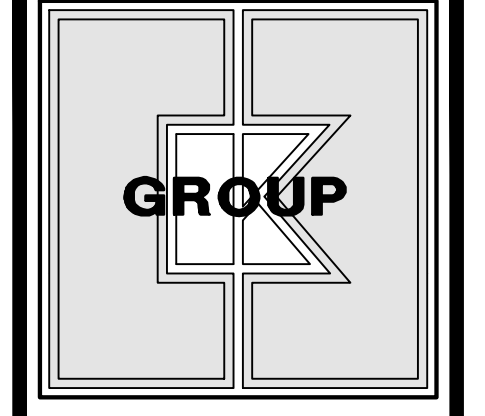
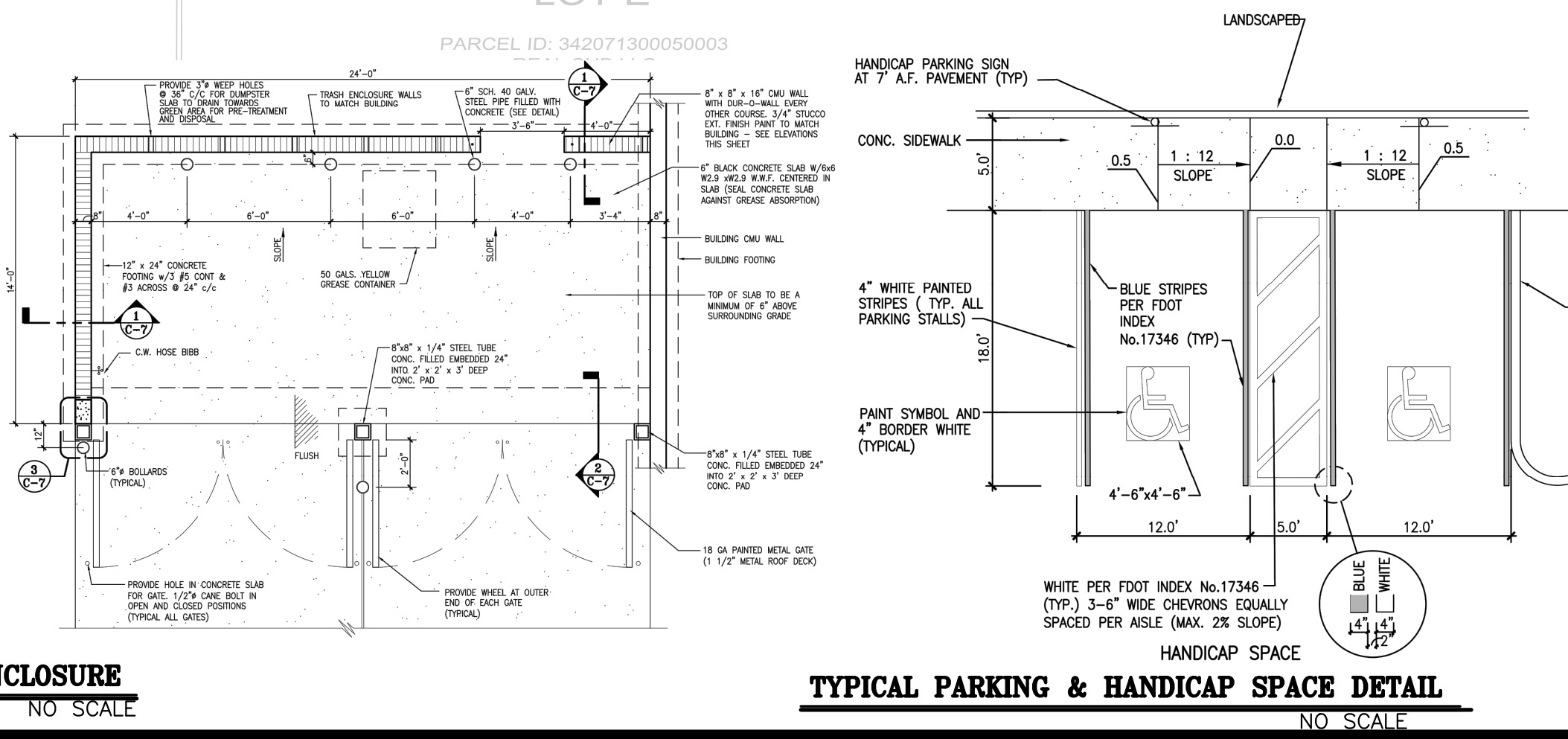
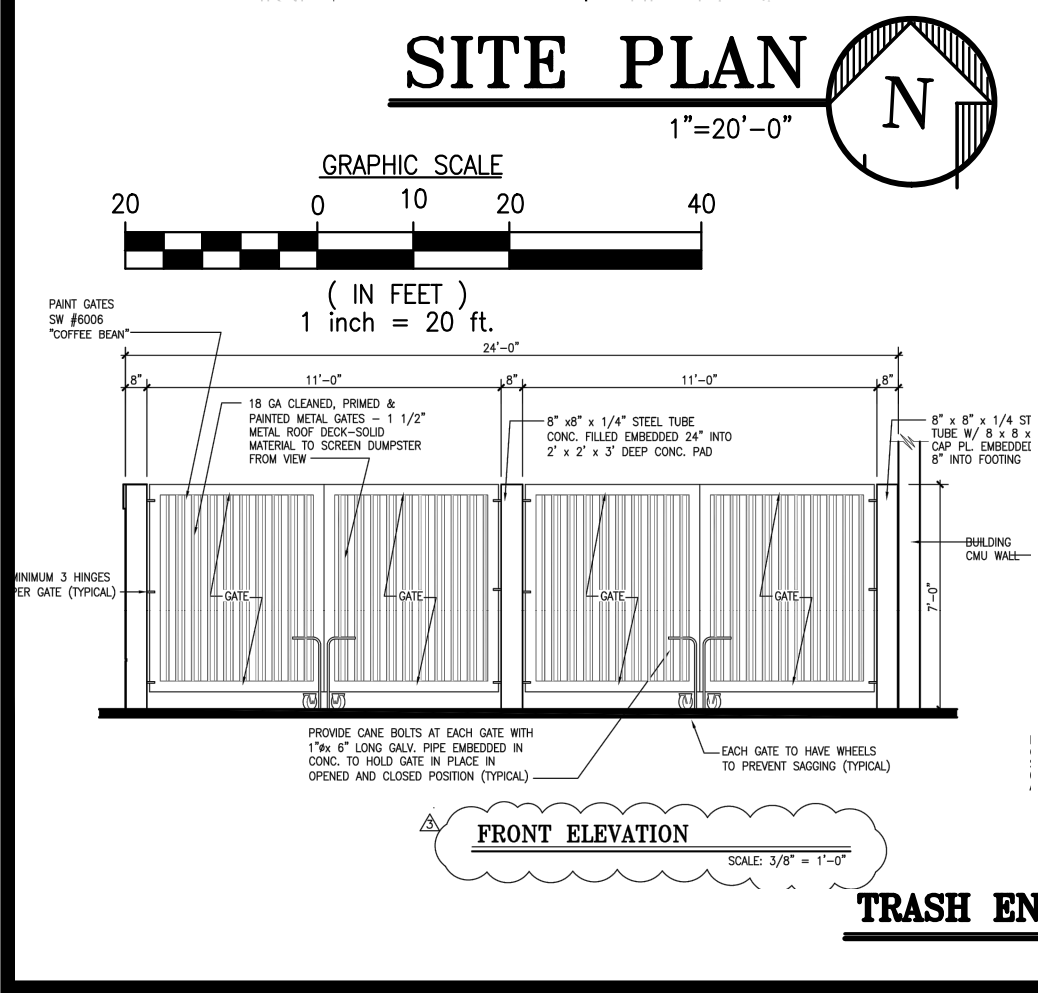
THE SITE IS A FULLY DEVELOPED SITE OCCUPIED BY A BANK. ASBESTOS SURVEY CONDUCTED OF THE BUILDING UREALS THAT ASBESTOS WAS DETECTED. IN AMOUNT GREATERS THAN 1 PERCENT. THERE ARE NO WETLANDS, RARE HABITATS, THREATED OR ENDANGERED SPECIES OR INVASIVE /EXOTIC VEGETATION. NO ENVIRONMENTAL ASSESSMENT IS REQUIRED.

TRAFFIC STATEMENT

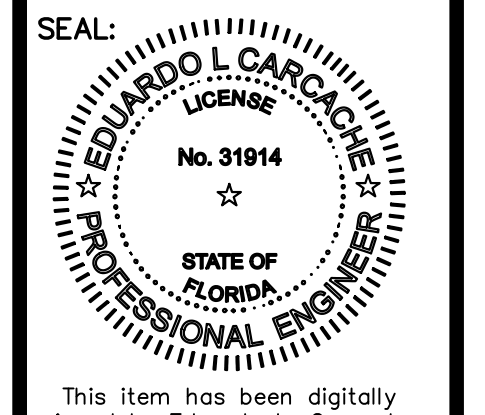
PER TRAFFIC STUDY PROVIDED BY KIMLEY.HORN, THE TRIP GENERATION POTENTIAL FOR THE PROPOSED DEVELOPMENT WAS CALCULATED. USING TRIP GENERATION RATES, AND BY ITE IS TRIP GENERATION MANUAL, 12TH EDITION, THE STUDY ANTICIPATE A REDUCTION OF 86 DAILY TRIPS. (19 IN BOUND & 19 OUTBOUND) AND ARE INCREASE OF 37 NEW PM PEAK HOURS TRIP(19 IN BOUND AND 18 OUTBOUND) ARE COMPARISON TO THE EXISTING ARE THE SITE.

PSLUSD NOTES

THE MINIMUM SEPARATION BETWEEN PSLUSD MAINS AND OTHER UTILITIES, AS MEASURED FROM THE OUTSIDE OF EACH PIPE, SHALL BE AS FOLLOWS: WATER MAINS SHALL BE LOCATED A MINIMUM OF 10' FROM A GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER MAIN. THE VERTICAL SEPARATION SHALL BE AT LEAST 18" WITH THE WATER MAIN CROSSING OVER THEOTHER PIPES. ALL PSLUSD PIPES SHALL HAVE MINIMUM HORIZONTAL SEPARATION OF 5' FROM ALL OTHER UNDERGROUND UTILITIES INCLUDING LIGHT POLES AND A VERTICAL SEPARATION OF AT LEAST 18" INCLUDING FOOTERS. (USM PAGE 16, LINE 5)



CKE GROUP, INC.
 engineering • architecture
 17190 ROYAL PALM BLVD.
 SUITE #2
 WESTON, FLORIDA 33326
 PH 305.558.4124
 FX 305.826.0619



This item has been digitally signed by Eduardo L. Carcache on the date adjacent to the seal. Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.

EDUARDO L. CARCACHE, PE 31914
 MICHAEL E. CARCACHE, PE
 ARCHITECT-AR 103661
 STATE OF FLORIDA
 CKE GROUP, INC COA-4432

NO.	DATE	REMARKS
04-29-26		
03-13-26		
12-17-25		
09-16-25		

POLLO TROPICAL RESTAURANT

3201 SW PORT ST. LUCIE BLVD.
 PORT ST. LUCIE,
 ST. LUCIE COUNTY, FL.

PROJECT NO:
 DATE: 08.20.2025

C-1

SITE PLAN

SITE PLAN: P26-024
 SPECIAL EXCEPTION: P26-025
 PSLUSD: #11-219-00
 CHECKED: E.C. DRAWN: F.S.

ATTACHMENT B
Pollo Tropical Parking Data

Location: 1365 St Lucie W Blvd
Date: 1/15/2026
Time: 11:00a - 2:00p



Total capacity 19

	Total
	Spaces Occupied
11:00 AM	6
11:15 AM	6
11:30 AM	8
11:45 AM	8
12:00 PM	9
12:15 PM	11
12:30 PM	12
12:45 PM	16
1:00 PM	14
1:15 PM	12
1:30 PM	12
1:45 PM	10
2:00 PM	9

Location: 2200 SE Federal Hwy

Date: 1/15/2026

Time: 11:00a - 2:00p



Total capacity 43

	Total
Spaces	Spaces Occupied
11:00 AM	7
11:15 AM	8
11:30 AM	11
11:45 AM	13
12:00 PM	13
12:15 PM	12
12:30 PM	14
12:45 PM	14
1:00 PM	14
1:15 PM	13
1:30 PM	13
1:45 PM	17
2:00 PM	12

Location: 1550 W Indiantown Road

Date: 1/15/2026

Time: 11:00a - 2:00p



Total capacity 31

	Total
Spaces	Spaces Occupied
11:00 AM	7
11:15 AM	8
11:30 AM	10
11:45 AM	10
12:00 PM	11
12:15 PM	11
12:30 PM	11
12:45 PM	10
1:00 PM	12
1:15 PM	10
1:30 PM	10
1:45 PM	7
2:00 PM	6