



August 4, 2021
Revised August 16, 2021
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Ms. Rosangela DeMello
Area Construction Manager
McDonald's USA, LLC - Florida Region
10150 Highland Manor Drive, Suite 470
Tampa, FL 33610

**RE: McDonald's – Port St. Lucie Boulevard
Parking Statement
Port St. Lucie, Florida**

Dear Rosangela:

Kimley-Horn and Associates, Inc. has undertaken the following review and analysis to evaluate the existing and future parking requirements for the proposed modifications to the McDonald's site located at 3199 SW Port St. Lucie Boulevard in Port St. Lucie, Florida. The proposed modification to the site consists of the conversion from a single lane drive through to a side-by-side drive through. No modifications to the existing square footage are proposed.

Below is a summary of the code-required parking for the site, a summary of site-specific conditions that are anticipated to contribute to lower general parking demand for the site, and existing parking data for the site demonstrating that actual parking requirement for the site is lower than the rates defined in the Port St. Lucie code.

Code Parking Requirements

The existing restaurant is proposed to remain 3,313 SF. The City of Port St. Lucie Code defines the parking requirements for restaurant developments in the City of Port St. Lucie. Based upon these requirements, the site parking requirements were calculated as summarized in *Table 1*.

Table 1: Port St. Lucie Required Parking

Land Use	Intensity	Port St. Lucie Parking Rate	Required Parking
Restaurant	3,313 SF	1 Spaces / 75 SF	45
Total Code-Required Parking			45

Application of the City's code parking requirements identified a code-required parking supply of 45 parking spaces. The existing site has a total of 45 parking spaces within the site. The proposed redevelopment calls for a reduction in parking to a total of 37 parking spaces to make room to convert the existing single lane drive through into a side-by-side drive through. The parking rate with 37 spaces and 3,313 SF is 11.47 spaces/1,000 SF, less than the required 1 spaces/75 SF. However, the following justification demonstrates that the on-site parking demand justifies the relief requested from the City's parking requirements.

Data Evaluation at McDonald’s Site

Kimley-Horn has undertaken a review and evaluation of on-site parking data to evaluate the anticipated parking requirements for a McDonald’s in Port St. Lucie in comparison to the requirements defined in the Port St. Lucie Code.

Following is a summary of the local study that was undertaken.

Data Collection

Weekday parking counts were collected between 7:00 AM and 7:00 PM on Saturday, July 31, 2021 and Wednesday, January 28, 2021 at the existing McDonald’s site.

Parking Demand Determination

A parking demand rate was then calculated based on the observed demand at the count site. *Table 2* summarizes the demand calculations.

Instead of using the average of the weekday and weekend rates, the higher of the two 90th percentile weekday and weekend parking demand rates was then applied to the proposed redeveloped McDonald’s site to determine the maximum projected demand. This 90th percentile means that 10% of the time, the expected parking demand will exceed this value. For the purposes of determining a supply requirement, a buffer of 10% was applied to ensure that additional spaces will be available on site, resulting in a recommended parking supply of 17 spaces. The proposed parking supply for the Port St. Lucie McDonalds is 37 spaces. *Table 3* compares the proposed parking supply with the recommended parking based on the local rate.

Table 2: Existing Parking Counts on Site

	Weekday	Weekend
Gross Floor Area (SF)	3,313	3,313
Observed Parking Demand (90 th Percentile)	13	15
Parking Demand Rate (per KSF)	3.92	4.53

Table 3: Recommended Parking per 90th Percentile Localized Rate

Intensity	Local Parking Demand Rate (Peak)	Required Parking
3,313 SF	4.53 Spaces / 1,000 SF	15
	Parking + 10% Buffer	17

Conclusion

Therefore, as demonstrated in this summary, a reduced parking requirement is appropriate for application at this site. The documentation contained herein demonstrates that it is appropriate to implement a variance from City code parking requirements based upon site-specific unique conditions. Furthermore, rates calculated from data collected at the project site was used to determine an accurate parking demand rate for this proposed redevelopment site. This evaluation demonstrated that the actual parking supply required for this site will be adequately met under the proposed site plan. Therefore, it has been demonstrated that the proposed supply of 37 spaces will adequately accommodate the parking requirements for this site. Should you have any questions, please contact me via e-mail at stephanie.kinlen@kimley-horn.com or via phone at (561) 840-0852.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Stephanie A. Kinlen, P.E.
Transportation Engineer

Florida Registration
Number 84302
Certificate of Authorization
Number 696

Attachments

k:\wpb_tpto\kinlen\mcdonalds darwin psl\2021-8-4 mcdonalds darwin-parking.docx

McDonalds Parking Count 3199 SW Port St. Lucie Boulevard, Port St. Lucie, FL			
Time	Weekday Demand	Time	Weekend Demand
7:00 AM	5	7:00 AM	6
7:15 AM	4	7:15 AM	5
7:30 AM	7	7:30 AM	7
7:45 AM	6	7:45 AM	8
8:00 AM	8	8:00 AM	9
8:15 AM	6	8:15 AM	11
8:30 AM	8	8:30 AM	9
8:45 AM	8	8:45 AM	8
9:00 AM	8	9:00 AM	9
9:15 AM	8	9:15 AM	12
9:30 AM	7	9:30 AM	15
9:45 AM	7	9:45 AM	14
10:00 AM	8	10:00 AM	16
10:15 AM	9	10:15 AM	13
10:30 AM	9	10:30 AM	17
10:45 AM	11	10:45 AM	16
11:00 AM	12	11:00 AM	17
11:15 AM	7	11:15 AM	12
11:30 AM	7	11:30 AM	12
11:45 AM	8	11:45 AM	11
12:00 PM	11	12:00 PM	12
12:15 PM	14	12:15 PM	10
12:30 PM	15	12:30 PM	12
12:45 PM	12	12:45 PM	13
1:00 PM	12	1:00 PM	15
1:15 PM	13	1:15 PM	18
1:30 PM	14	1:30 PM	12
1:45 PM	8	1:45 PM	13
2:00 PM	10	2:00 PM	13
2:15 PM	13	2:15 PM	12
2:30 PM	19	2:30 PM	9
2:45 PM	13	2:45 PM	6
3:00 PM	10	3:00 PM	5
3:15 PM	13	3:15 PM	5
3:30 PM	9	3:30 PM	6
3:45 PM	13	3:45 PM	3
4:00 PM	10	4:00 PM	5
4:15 PM	11	4:15 PM	8
4:30 PM	7	4:30 PM	5
4:45 PM	8	4:45 PM	4
5:00 PM	11	5:00 PM	6
5:15 PM	13	5:15 PM	2
5:30 PM	9	5:30 PM	4
5:45 PM	7	5:45 PM	7
6:00 PM	6	6:00 PM	6
6:15 PM	8	6:15 PM	6
6:30 PM	9	6:30 PM	2
6:45 PM	5	6:45 PM	2
7:00 PM	4	7:00 PM	6
90th Percentile	13	90th Percentile	15