

April 2, 2025  
Revised May 6, 2025

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: SG-7B- Chipotle Queuing Analysis  
Port St. Lucie, Florida**

Dear Ms. Spriggs:

Kimley-Horn and Associates, Inc. has undertaken the following queuing analysis to evaluate anticipated drive-through queues for a proposed Chipotle just south of the intersection of SW Becker Road & SW Anthony F. Sansone Sr. Blvd in Port St. Lucie, Florida. The subject property will be incorporated into a larger mixed-use development that will include multifamily dwelling units, a gas station, a car dealership, and other commercial uses. The proposed Chipotle fast-food restaurant will be approximately 2,519 square feet with a drive through lane.

Kimley-Horn has prepared this stacking analysis to be included as a part of the site plan application to the City of Port St Lucie to determine if adequate stacking is provided on-site. The conceptual site plan for the project site is included in **Attachment A**.

### Chipotle Drive-Through Queuing Calculations

Queuing counts were collected at three nearby Chipotle locations from the hours of 11:00AM to 2:00PM. Data collection occurred on Tuesday, March 25, 2025. The queuing counts considered the number of vehicles in the drive-through during five-minute intervals. The total number of queued cars were counted. Data from the other Chipotle's in the area include the addresses of 5545 Okeechobee Rd, 10830 SW Traditional Pkwy, and 2421 NW Federal Hwy. The collected queuing counts are provided in **Attachment B**.

### Proposed Chipotle

For this analysis, customer demand at the Chipotle drive-through was evaluated to determine a conservative queue that could form upon buildout. The capacity of the proposed drive-through design was evaluated for adequacy to provide for the highest 95<sup>th</sup> percentile queuing demand across the three sites. As shown in **Table 1** below, the maximum observed 95<sup>th</sup> percentile queue across the three sites was six (6) vehicles. The proposed Chipotle drive-through includes space for 11 vehicles, providing enough stacking to adequately handle the highest observed 95<sup>th</sup> percentile queuing demand.

**Table 1 – 95<sup>th</sup> Percentile Observed Queues and Proposed Stacking Area**

Provided On-Site Drive-Through Vehicle Queuing (TOTAL)	Site 1: 95th Percentile Queuing Demand (TOTAL)	Site 2: 95th Percentile Queuing Demand (TOTAL)	Site 3: 95th Percentile Queuing Demand (TOTAL)	Highest Observed 95th Percentile Queue (TOTAL)	Adequate Queuing Provided?
11	2	6	3	6	Yes

## Conclusion

A queuing analysis was performed for a proposed Chipotle just south of the intersection of SW Becker Road & SW Anthony F Sansone Sr. Blvd in Port St. Lucie, Florida. The subject property will be incorporated into a larger mixed-use development that will include multifamily dwelling units, a gas station, a car dealership, and other commercial uses.

Based upon the queuing data from the other nearby Chipotle fast-food restaurants within a 10-mile radius, the highest observed 95<sup>th</sup> percentile queuing demand for existing Chipotle fast-food restaurant was six (6) vehicles. The proposed Chipotle drive-through includes space for 11 vehicles, providing enough stacking to adequately handle the maximum observed 95<sup>th</sup> percentile queuing demand.

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

Sincerely,

**KIMLEY-HORN AND ASSOCIATES, INC.**

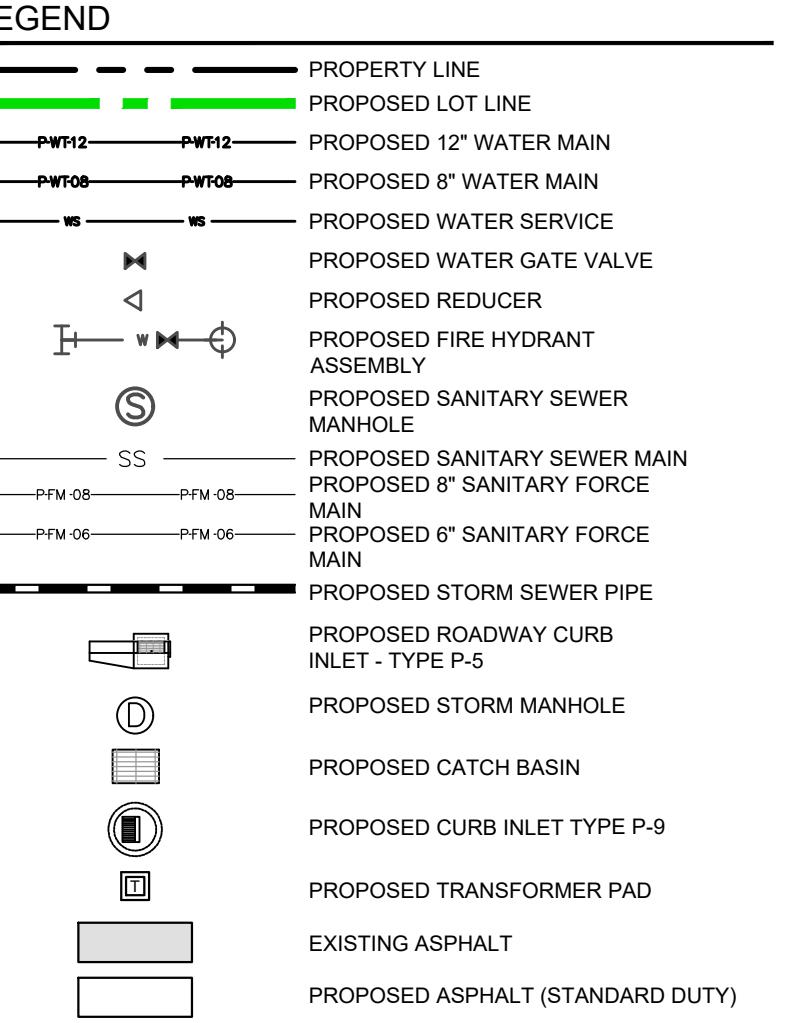
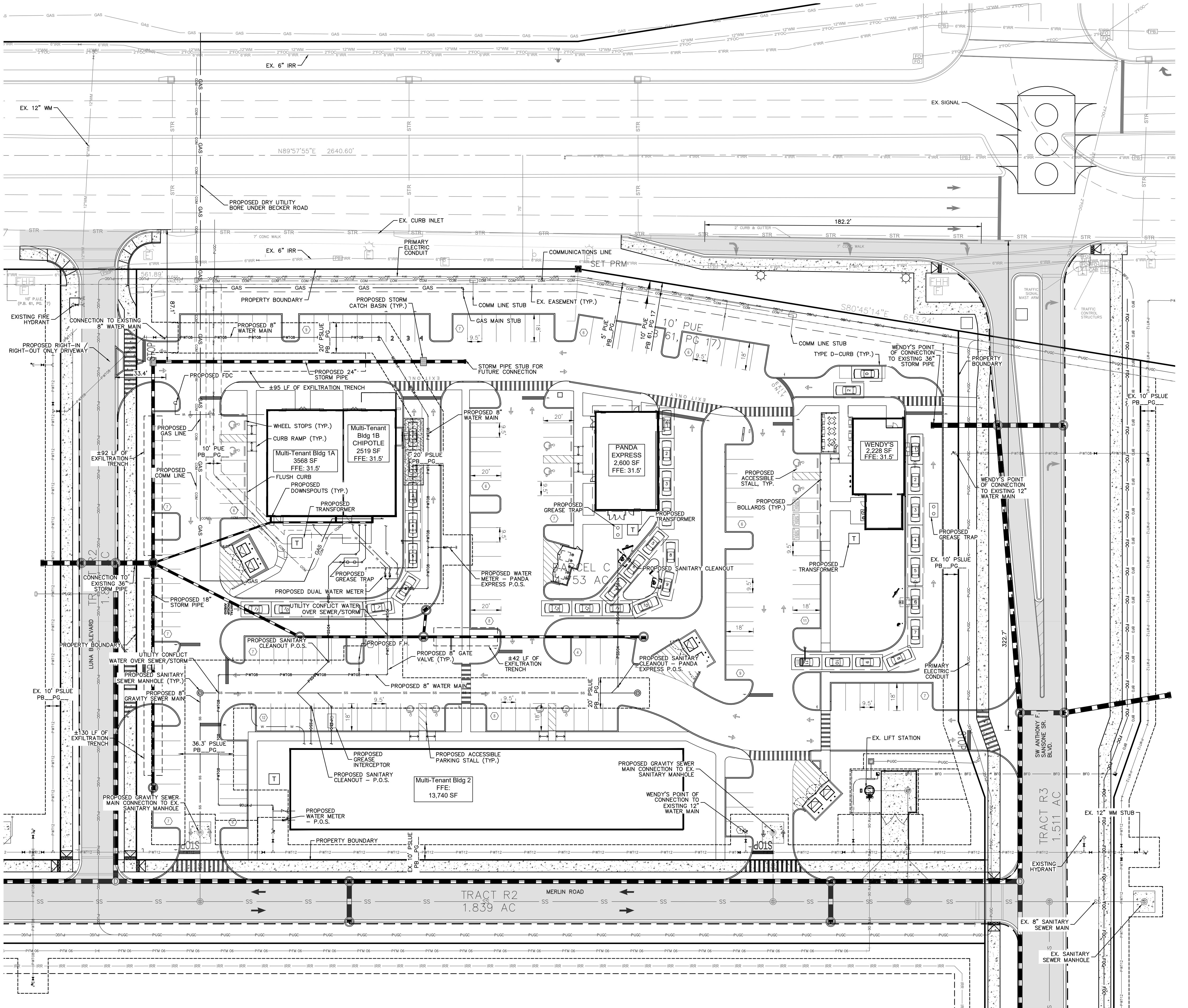
Stephanie A. Guerra, P.E.  
Transportation Engineer

Florida Registration Number: 84302

Attachments:    Conceptual Site Plan  
                    Chipotle Queuing Data

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**ATTACHMENT A**  
Conceptual Site Plan



#### GENERAL NOTES:

1. THIS PRELIMINARY ENGINEERING PLAN IS PROVIDED FOR REFERENCE ONLY DURING THE SITE PLAN REVIEW APPLICATION. AFTER SITE PLAN APPROVAL, EACH TENANT WILL BE RESPONSIBLE FOR SUBMITTING THEIR OWN DETAILED CONSTRUCTION PLANS TO THE CITY. FUTURE UTILITY POINTS OF CONNECTIONS ARE SHOWN ON THE PLAN TO DEMONSTRATE THAT THERE IS SUFFICIENT POINTS OF CONNECTION FOR EACH TENANT AND THAT THERE IS THE ABILITY TO USE EXISTING WATER MAIN STUBS TO CREATE A LOOPED WATER MAIN THROUGH THE WENDY'S PARCEL.
2. THE EXISTING AND PROPOSED HYDRANTS ON-SITE AND OFF-SITE MEET ST. LUCIE COUNTY FIRE HYDRANT COVER REQUIREMENTS FOR THE BUILDINGS PROPOSED ON THIS SITE PLAN.
3. NO GAS LINES SHALL BE PROVIDED FOR THE PROPOSED WENDY'S.

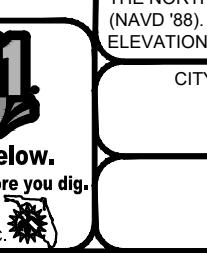
**Kimley»Horn**

KHA PROJECT 249222002  
LICENSED PROFESSIONAL  
SARAH ANDERSON, P.E.  
FLORIDA LICENSE NUMBER  
95012  
DATE 12/17/24  
SCALE AS SHOWN  
DRAWN BY  
CHECKED BY

PRELIMINARY  
ENGINEERING PLAN

MOUHALLS  
PARCEL C  
SOUTHERN GROVE 7  
CITY OF PORT ST. LUCIE  
FLORIDA  
CITY OF PORT ST. LUCIE PROJECT #  
P25-023  
PSLUSD PROJECT #  
#5438C  
SHEET NUMBER  
C-100

VERTICAL DATUM  
ELEVATIONS IN HEREON ARE BASED ON  
THE NORTH AMERICAN VERTICAL DATUM OF 1988  
(NAVD 88). SUBTRACT 1.50' FROM NGVD 29  
ELEVATION TO GET THE NAVD '88 ELEVATION.



811  
Know what's below.  
Call before you dig.

CALL 48 HOURS  
BEFORE YOU DIG  
IT'S THE LAW!  
DIAL 811

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

**ATTACHMENT B**  
Chipotle Queuing Data

	Site 1	Site 2	Site 3
Time	Total #	Total #	Total #
11:00 AM	0	1	0
11:05 AM	0	1	0
11:10 AM	0	0	0
11:15 AM	2	0	1
11:20 AM	1	1	0
11:25 AM	1	0	1
11:30 AM	0	1	2
11:35 AM	2	1	2
11:40 AM	0	4	1
11:45 AM	1	3	1
11:50 AM	2	1	1
11:55 AM	0	1	0
12:00 PM	0	2	1
12:05 PM	1	2	0
12:10 PM	1	2	0
12:15 PM	1	1	1
12:20 PM	2	1	1
12:25 PM	2	0	0
12:30 PM	0	1	0
12:35 PM	1	4	2
12:40 PM	2	4	1
12:45 PM	1	4	0
12:50 PM	1	7	0
12:55 PM	1	8	1
01:00 PM	1	5	2
01:05 PM	2	3	0
01:10 PM	3	2	2
01:15 PM	1	2	4
01:20 PM	2	3	2
01:25 PM	1	3	4
01:30 PM	2	3	0
01:35 PM	2	3	1
01:40 PM	2	2	1
01:45 PM	2	1	1
01:50 PM	1	2	1
01:55 PM	1	0	0

Site 1- 95th Percentile Queue:	2	Site 1- 5545 Okeechobee Rd
Site 2- 95th Percentile Queue:	6	Site 2- 10830 SW Traditional Pkwy
Site 3- 95th Percentile Queue:	3	Site 3- 2421 NW Federal Hwy
Highest Observed 95th Percentile Queue	6	