

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 95th percentile queuing demand across the three sites. As shown in **Table 1** below, the maximum observed 95th 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 95th percentile queuing demand.

Table 1 – 95th 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 95th 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 95th 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

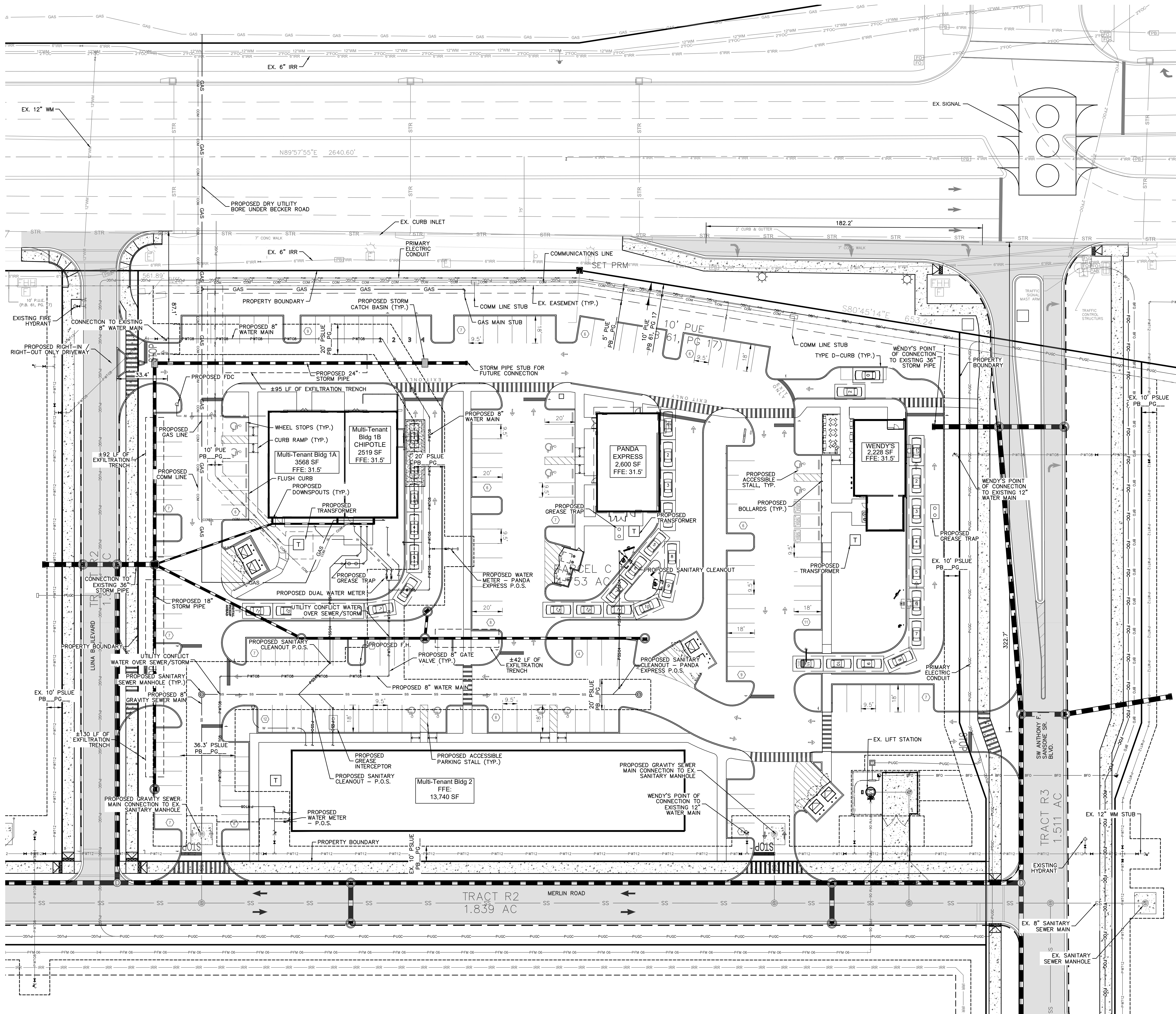
Florida Registration Number: 84302

Attachments: Conceptual Site Plan
 Chipotle Queuing Data

K:\WPB_TPTO\Kinlen\SG7-Becker Road\Queue Study\Chipotle\2025-03-31 Chipotle Queuing Analysis.docx

ATTACHMENT A
Conceptual Site Plan

Plotted By: Anderson, Sarah Sheet: Set: Mouhalis Parcel C - 249222002 May 06, 2025 03:31:37pm K:\VRB\LEDA\249222002 - 557 Parcel C - Mouhalis\CAD\PlanSheets\C-100 PRELIMINARY ENGINEERING PLAN - 249222002.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	
	PROPERTY LINE
	PROPOSED LOT LINE
	PROPOSED 12" WATER MAIN
	PROPOSED 6" WATER MAIN
	PROPOSED WATER SERVICE
	PROPOSED WATER GATE VALVE
	PROPOSED REDUCER
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MAIN
	PROPOSED 8" SANITARY FORCE MAIN
	PROPOSED 6" SANITARY FORCE MAIN
	PROPOSED STORM SEWER PIPE
	PROPOSED ROADWAY CURB INLET - TYPE P-5
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET TYPE P-9
	PROPOSED TRANSFORMER PAD
	EXISTING ASPHALT
	PROPOSED ASPHALT (STANDARD DUTY)

- GENERAL NOTES:
- 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 A FUTURE POINT 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.
 - 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.
 - NO GAS LINES SHALL BE PROVIDED FOR THE PROPOSED WENDY'S.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Know what's below.
Call before you dig.

CITY OF PORT ST. LUCIE PROJECT #
P25-023
PSLUSD PROJECT #
#5438C

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

CITY OF PORT ST. LUCIE PROJECT #
P25-023
PSLUSD PROJECT #
#5438C

MOUHALIS
PARCEL C
SOUTHERN GROVE 7

PRELIMINARY
ENGINEERING PLAN

FLORIDA

249222002

12/17/24

SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

SAHAR ANDERSON, P.E.

FLORIDA LICENSE NUMBER
98012

DATE: ---

DATE: ---

Kimley»Horn

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

NO.

REVISIONS

DATE

BY

SHEET NUMBER
C-100

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	