

11 Weston Road LLC
Mark Huzenman
7050 W Palmetto Park Rd, Suite 15-234
Boca Raton, FL 33433

Re: 11 Weston Rd (Sunrise) • Chipotle Mexican Grill
RSP-000038-2026 • QUEUING ANALYSIS
Property ID 5040-04-03-0011

JFO Group Inc. has been retained to prepare a Queuing Analysis for the proposed redevelopment of an existing drive-in banking facility with a fast-food restaurant. The subject property is currently developed with a 3,089 SF drive-in bank and is proposed to be redeveloped with a 2,738 SF Chipotle Mexican Grill fast-food restaurant with a pick-up window.

The project site is located west of Weston Road (SW 160th Avenue), just south of SR 84, within the City of Sunrise, Florida. The site lies within the Southwest Transportation Concurrency Management Area (TCMA). The Broward County Property Appraiser's Parcel Identification Number (Property ID) associated with the subject site is 5040-04-03-0011.

Exhibit 1 includes a copy of a conceptual site plan for the *Chipotle Mexican Grill* project. The proposed Chipotle includes a “Chipotlane” pick-up window, which differs operationally from a conventional drive-through. Orders are placed in advance via mobile application or online platform, and the window functions solely as a pick-up location. No on-site ordering occurs, resulting in shorter dwell times and reduced queuing compared to traditional drive-through facilities.

As required during the site plan review process, a meeting was held with City staff and the traffic reviewer to discuss a methodology for evaluating the adequacy of the drive-through lane capacity associated with the online order pick-up window. Exhibit 2 includes an excerpt from the DRC Comments dated May 7, 2026. Exhibit 3 includes a copy of the approved methodology.

The Chipotle may look like a drive-through at first glance—cars pull up, food is handed out—but its essence is fundamentally different. A traditional drive-through is built around on-the-spot ordering: customers roll up to a menu board, speak into a two-way speaker, place their order, wait while it's prepared, then pay and collect their food. This system, is designed for spontaneity but often suffers from long wait times and misheard orders, that translates into long queues. Chipotle deliberately avoids that model.

The Chipotlane is a digital pickup window, not a drive-through. Customers must place their orders ahead of time—through the Chipotle app or website—before arriving. There's no menu board, no speaker box, and no last-minute ordering. Instead, the window functions as a rapid handoff point: customers drive up, confirm their name, and receive food that's already prepared. This makes the process faster, often under 15 seconds, and more reliable because the kitchen has already scheduled and fulfilled the order.

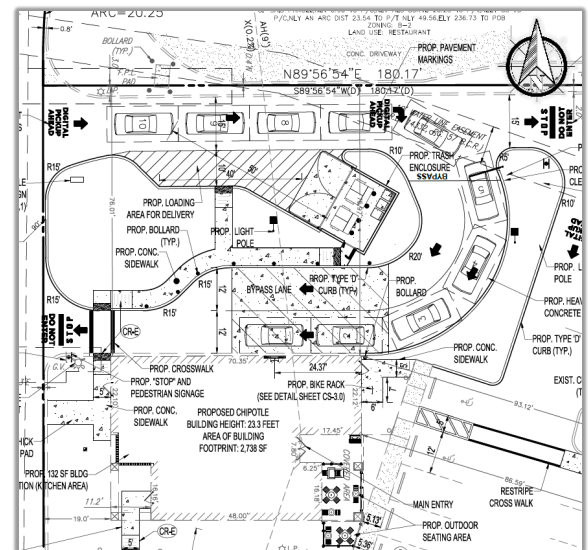


Figure 1 : Project Location

The distinction matters. By eliminating the ordering step at the window, Chipotle shifts the focus from transactional convenience to digital integration. The Chipotlane is part of a broader strategy to encourage customers to use mobile ordering, which improves accuracy, reduces congestion inside restaurants, and boosts throughput.

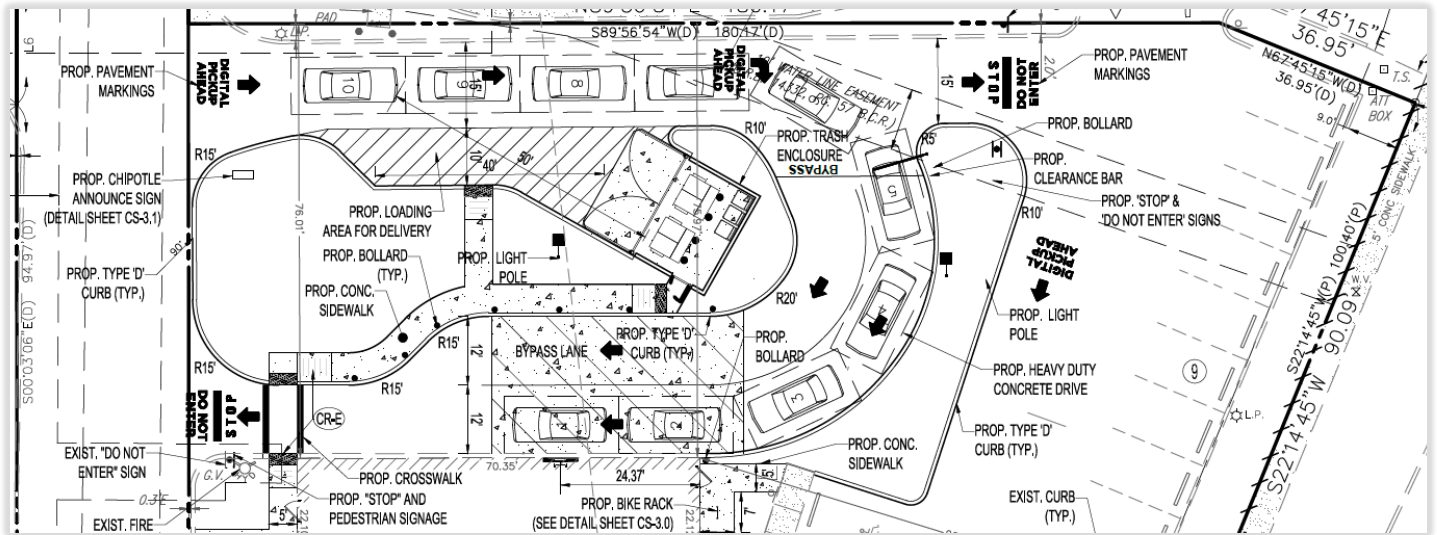


Figure 2 : 11 Weston Rd Chipotlane Stacking

According to Article VII, Section 16-144 of the City of Sunrise Land Development Code, restaurant drive-through facilities are required to provide a minimum of eight (8) stacking spaces measured from the first take-out window, as well as four (4) stacking spaces measured from the menu board order station. The proposed drive-through configuration for the Chipotle Mexican Grill project incorporates a primary service lane with a by-pass exit located prior to the service window. This primary lane provides approximately 200 linear feet of stacking distance between the service window and the drive aisle, which equates to a queuing capacity of about 10 vehicles. As such, the proposed design exceeds the minimum requirement of eight (8) stacking spaces established by code. Furthermore, because the Chipotle drive-through does not include a menu board order station, the additional requirement for four (4) stacking spaces at that location is not applicable. Therefore, the proposed drive-through design complies with and surpasses the stacking requirements outlined in the City of Sunrise Land Development Code.

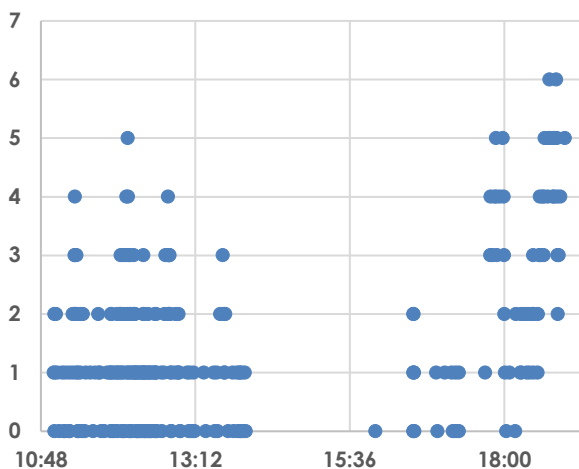


Figure 3 : 5-Minute Maximum Queue

As required in the approved methodology, included in Exhibit 3, 5-minute maximum queue observations at the 3539 Northlake Blvd Chipotlane location were collected between 11:00 AM and 2:00 PM and between 4:00 PM and 7:00 PM on Wednesday, May 27, 2026, as well as between 11:00 AM and 2:00 PM on Saturday, May 30, 2026. Exhibit 4 includes a copy of the field data collection sheets. Figure 3 summarizes the results.

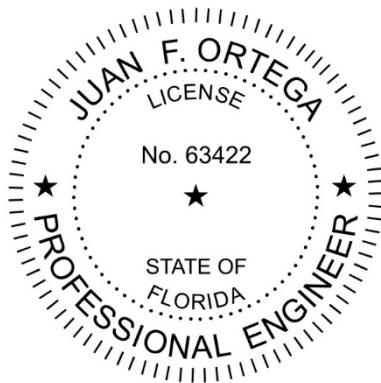
To provide a conservative analysis, a 95th-percentile queue was not calculated from the field observations; instead, the maximum observed queue was used for this analysis. As shown in Exhibit 4, the longest queue observed in the field was six (6) vehicles on Wednesday at 6:42 PM and 6:48 PM.

This analysis demonstrates that the longest anticipated queue is expected to be six (6) vehicles, while stacking for 10 vehicles is provided on-site. Therefore, the proposed pickup window stacking will satisfy the requirements of Article VII, Section 16-144 of the City of Sunrise Land Development Code and will provide sufficient vehicle storage to accommodate the anticipated queue demand.

Sincerely,

JFO GROUP INC

COA Number 32276



Enclosures: Exhibit 1: Conceptual Site Plan
 Exhibit 2: DRC Site Plan Review Comments
 Exhibit 3: Queuing Analysis Methodology
 Exhibit 4: Field Data Collection

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ALL ELEVATIONS SHOW HEREON ARE IN FEET AND ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM OF 1988.

NOTES:

- (1) ALL MECHANICAL EQUIPMENT LOCATED ON THE ROOF OR GROUND WILL BE FULLY SCREENED BY PARAPETS OR EQUIPMENT SCREENS THAT ARE EQUAL IN HEIGHT OR TALLER THAN THE EQUIPMENT. THE EQUIPMENT WILL ALSO BE BUFFERED TO MITIGATE NOISE.
- (2) THE 2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8th EDITION HAS BEEN UTILIZED WITHIN THE AFFECTED AREA.
- (3) RESTAURANTS WITH DRIVE THRU ARE PERMITTED AS A SPECIAL EXEMPTION USE.

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6. A stop sign / stop bar and double yellow line should be included at the eastern terminus of the drive aisle on the south side of the building. And please include a double yellow line at the western terminus of this drive aisle.

a. Comment addressed.

7. Perhaps the “Digital Pickup Ahead” pavement marking in the southeast portion of the site should be relocated to direct motorists entering the site at this driveway directly to the north-south drive aisle at the rear of the building.

a. Comment addressed.

C. LANDSCAPING PLAN:

1. Please confirm that adequate sight distance will be provided at the drive-through lane exit. It appears that the plantings may be an obstruction to clear sight. There is also an existing wall behind the existing building. Will that wall remain?

a. Comment addressed.

2. For the drive aisle connection on the south side of the building, please note that the canopy of the pink tabs and the height of the cocoplum at the west end of this drive aisle must provide clear sight.

a. Comment addressed.

3. At the southern end of the north south drive aisle, three (3) Montgomery Palms are proposed in the end island toward Weston Road. Given the close proximity of this drive aisle to Weston Road (i.e. 50 feet) we would recommend that no sight distance obstructions be located in this end island.

a. The referenced palm trees are located in the referenced end island. We continue to believe that this will be a sight-distance obstruction and they should be removed.

D. ADDITIONAL COMMENTS:

1. Please coordinate with City staff regarding available queueing data and/or the collection of queueing data to support the adequacy of the capacity of the drive through lane for the online order pick-up window.

a. The traffic impact study has been updated to include a section on the proposed online order pick-up window and queuing. We understand that this is a different model than a traditional drive-through lane where customers place their orders at a menu board, pay for their order at a window, and pick up their order once it has been prepared. Instead, “Chipotlane” customers will place their orders online and simply pick up their orders at the window. We concur with the narrative that this model is much more efficient and that the vehicle queuing should be much less than that of a traditional fast-food restaurant drive-through window. However, we have no data to support the adequacy of the proposed order pick-up lane. Please coordinate with the city staff regarding the acquisition of supporting data.

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Juan Ortega

From: Parada, Ana <AParada@sunrisefl.gov>
Sent: Thursday, May 21, 2026 4:30 PM
To: Juan Ortega; karl@traftech.biz
Cc: Sara Thompson; slev@sunrisefl.gov; Koeth, Jim; Quijije, Amy
Subject: RE: 11 Weston Road - Plat & Site Plan DRC Traffic Comments

Good afternoon Juan,

This email is to confirm that the proposed traffic methodology for the above-referenced project is acceptable. Please conduct the field data collection on Wednesday, May 27, as proposed, as well as on Saturday between 11:00 AM and 2:00 PM.

If I can be of further assistance, please do not hesitate to contact me.

Best regards,
Ana

Ana Parada, CFM

Assistant City Planner | Community Development Department / Planning Division | City of Sunrise



10770 W. Oakland Park Boulevard, Sunrise, Florida 33351
Office: (954) 236-2119
Fax: (954) 746-3287
AParada@sunrisefl.gov
www.sunrisefl.gov



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From: Juan Ortega <jortega@jfo.us>
Sent: Thursday, May 21, 2026 8:11 AM
To: Parada, Ana <AParada@sunrisefl.gov>; karl@traftech.biz
Cc: Sara Thompson <sthompson@miskelbackman.com>; slev@sunrisefl.gov; Koeth, Jim <JKoeth@sunrisefl.gov>; Quijije, Amy <AQuijije@sunrisefl.gov>
Subject: RE: 11 Weston Road - Plat & Site Plan DRC Traffic Comments

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Good morning Ana/Karl,

Is it okay to conduct the field data collection on May 27?

Dr. Juan F. Ortega, PE

JFO GROUP INC • www.jfogroupinc.com

T: (561) 462-5364 • C: (561) 512-7556

JOrtega@jfo.us

From: Juan Ortega

Sent: Tuesday, May 19, 2026 7:29 AM

To: Parada, Ana <aparada@sunrisefl.gov>; karl@traftech.biz

Cc: Sara Thompson <sthompson@miskelbackman.com>; slev@sunrisefl.gov; jkoeth@sunrisefl.gov; aquijije@sunrisefl.gov

Subject: 11 Weston Road - Plat & Site Plan DRC Traffic Comments

Good morning Ana/Karl,

Thank you for your time yesterday to discuss the Plat & Site Plan DRC Traffic Comments associated with the Chipotle Mexican Grill Restaurant (Plat Note Amendment) Application No. PLAT-AMEND-000033-2026 and the Chipotle Mexican Grill Restaurant (Revised Site Plan) Application No. RSP-000038-2026.

For the Plat Note Amendment, and in order to keep the two applications independent, we will provide a separate trip generation comparison between the existing plat restriction (4,042 square feet of bank and 12,790 square feet of commercial uses) and the proposed plat restriction (15,528 square feet of commercial uses).

Regarding the Revised Site Plan and the queuing analysis, per our conversation, I spoke with the owner of the Chipotle located at 3539 Northlake Blvd, Palm Beach Gardens, FL 33403, which has had a Chipotlane in operation since 2021. Based on my conversation with him, weekdays are busier than weekends. Therefore, subject to your approval, we have tentatively scheduled field data collection for the 5-minute maximum queue observations between 11:00 AM–2:00 PM and 4:00 PM–7:00 PM at the 3539 Northlake Blvd location on Wednesday, May 27, 2026.

Please let us know if you have any questions or comments, or if you are okay with us moving forward with the field data collection on May 27.

Dr. Juan F. Ortega, PE

JFO GROUP INC • www.jfogroupinc.com

T: (561) 462-5364 • C: (561) 512-7556

JOrtega@jfo.us

KMF Traffic Group, LLC
 Queue survey 5/27/26 at Chipotle Mexican Grill
 3539 Northlake Blvd., Palm Beach Gardens

Vehicle Queue	Time of Day hh:mm:ss	Time on 5 min intervals
1	11:00:08	11:00-11:05
2	11:00:51	
1	11:01:08	
2	11:02:15	
1	11:03:36	
0	11:05:10	11:05-11:10
1	11:08:04	
0	11:09:56	
0	11:10:06	11:10-11:15
1	11:11:02	
0	11:14:38	
0	11:15:02	11:15-11:20
1	11:17:44	
2	11:17:46	
3	11:19:30	
4	11:19:55	11:20-11:25
2	11:20:02	
3	11:20:09	
2	11:20:20	
1	11:21:02	
0	11:22:37	11:25-11:30
1	11:25:05	
2	11:25:06	
0	11:26:31	
2	11:27:27	
0	11:29:01	11:40-11:45
1	11:29:59	
1	11:43:11	
0	11:44:24	

KMF Traffic Group, LLC
 Queue survey 5/27/26 at Chipotle Mexican Grill
 3539 Northlake Blvd., Palm Beach Gardens

Vehicle Queue	Time of Day hh:mm:ss	Time on 5 min intervals
1	11:52:14	11:50-11:55
0	11:53:13	
1	11:53:32	
2	11:53:47	
1	11:53:50	
0	11:54:57	
1	11:55:56	11:55-12:00
0	11:56:40	
1	11:58:20	
0	11:59:31	12:00-12:05
1	12:00:55	
2	12:01:44	
1	12:01:56	
2	12:02:20	12:05-12:10
3	12:02:30	
2	12:02:47	
0	12:03:43	
1	12:04:08	
0	12:04:52	12:10-12:15
1	12:05:16	
0	12:06:01	
1	12:08:30	
2	12:08:32	
1	12:09:01	12:10-12:15
0	12:10:20	
1	12:11:19	
0	12:11:51	
1	12:12:27	
0	12:12:48	

KMF Traffic Group, LLC
Queue survey 5/27/26 at Chipotle Mexican Grill
3539 Northlake Blvd., Palm Beach Gardens

Vehicle Queue	Time of Day hh:mm:ss	Time on 5 min intervals
1	12:14:18	12:15-12:20
2	12:14:50	
1	12:15:52	
2	12:15:58	
1	12:16:16	
0	12:17:45	12:20-12:25
1	12:17:59	
0	12:18:23	
1	12:19:13	
0	12:19:29	
1	12:20:31	12:25-12:30
0	12:20:59	
1	12:21:58	
0	12:22:46	
1	12:23:25	
2	12:23:36	12:30-12:35
3	12:23:42	
2	12:23:58	
1	12:24:25	
0	12:24:54	
1	12:26:10	12:35-12:40
0	12:28:00	
1	12:28:02	
2	12:28:11	
1	12:28:28	
0	12:28:54	12:40-12:45
1	12:30:41	
0	12:31:12	
1	12:34:14	12:45-12:50

KMF Traffic Group, LLC
Queue survey 5/27/26 at Chipotle Mexican Grill
3539 Northlake Blvd., Palm Beach Gardens

Vehicle Queue	Time of Day hh:mm:ss	Time on 5 min intervals
2	12:34:25	12:35-12:40
1	12:35:02	
2	12:35:35	
1	12:35:49	12:40-12:45
0	12:36:06	
1	12:40:22	
0	12:41:00	12:45-12:50
1	12:42:44	
2	12:43:30	
3	12:44:24	12:50-12:55
4	12:46:50	
3	12:46:59	
2	12:47:24	12:55-1:00
3	12:47:28	
2	12:47:35	
3	12:47:41	1:00-1:05
2	12:47:58	
3	12:48:04	
2	12:48:15	1:05-1:10
1	12:49:39	
0	12:49:54	
1	12:52:49	1:10-1:15
2	12:53:38	
1	12:55:47	
2	12:56:33	1:15-1:20
1	12:56:45	
0	12:58:05	
1	13:04:29	1:20-1:25
0	13:06:03	

KMF Traffic Group, LLC
Queue survey 5/27/26 at Chipotle Mexican Grill
3539 Northlake Blvd., Palm Beach Gardens

Vehicle Queue	Time of Day hh:mm:ss	Time on 5 min intervals
1	13:06:51	
0	13:09:07	
1	13:10:36	1:10-1:15
0	13:11:36	
1	13:32:06	1:30-1:35
0	13:33:03	
2	13:35:28	1:35-1:40
3	13:37:51	
2	13:38:27	
1	13:39:18	
2	13:39:21	
1	13:39:37	
2	13:40:12	1:45-1:50
0	13:42:41	
1	13:47:05	1:45-1:50
0	13:47:53	
1	13:50:46	1:50-1:55
0	13:52:07	
1	13:53:22	
0	13:54:19	
1	13:55:39	1:55-2:00
0	13:56:45	
END	14:00:01	

KMF Traffic Group, LLC
Queue survey 5/27/26 at Chipotle Mexican Grill
3539 Northlake Blvd., Palm Beach Gardens

Vehicle Queue	Time of Day hh:mm:ss	Time on 5 min intervals
0	16:00:01	
2	16:35:21	4:35-4:40
1	16:35:22	
2	16:35:23	
0	16:35:24	
1	16:35:29	
0	16:35:35	
1	16:36:08	
0	16:36:19	
1	16:56:45	4:45-5:00
0	16:57:57	
1	17:04:52	5:00-5:05
1	17:11:02	5:10-5:15
0	17:12:11	
1	17:14:28	
0	17:15:04	5:15-5:30
1	17:17:46	
0	17:17:48	
1	17:42:11	5:30-5:45
3	17:47:00	5:45-5:50
4	17:47:23	
3	17:49:27	
4	17:50:55	5:50-5:55
5	17:52:34	
4	17:52:43	
3	17:53:24	
4	17:55:53	5:55-6:00
5	17:58:39	
4	17:59:37	

KMF Traffic Group, LLC
Queue survey 5/27/26 at Chipotle Mexican Grill
3539 Northlake Blvd., Palm Beach Gardens

Vehicle Queue	Time of Day hh:mm:ss	Time on 5 min intervals
3	17:59:46	6:00-6:05
2	18:00:07	
1	18:00:51	
0	18:02:05	
1	18:04:58	6:10-6:15
0	18:10:22	
2	18:10:49	
1	18:15:04	6:15-6:20
2	18:15:38	
1	18:16:02	
2	18:19:04	6:20-6:25
1	18:21:08	
2	18:22:22	
1	18:23:45	
2	18:25:58	6:25-6:30
3	18:26:55	
2	18:27:00	
1	18:27:14	
2	18:27:25	6:30-6:35
1	18:31:16	
2	18:31:34	
3	18:32:41	
4	18:33:24	6:35-6:40
3	18:33:59	
4	18:35:43	
3	18:36:58	
4	18:37:05	
5	18:37:55	6:40-6:45
4	18:40:43	

KMF Traffic Group, LLC
Queue survey 5/27/26 at Chipotle Mexican Grill
3539 Northlake Blvd., Palm Beach Gardens

Vehicle Queue	Time of Day hh:mm:ss	Time on 5 min intervals
5	18:41:35	6:45-6:50
6	18:42:19	
5	18:42:37	
4	18:45:41	
5	18:45:55	
4	18:46:35	
5	18:46:44	6:50-6:55
6	18:48:28	
5	18:49:14	
4	18:49:28	
3	18:49:40	
2	18:49:56	6:55-7:00
3	18:50:57	
4	18:52:20	
5	18:56:38	6:55-7:00
END	19:00:02	

KMF Traffic Group, LLC
Queue survey 5/30/26 at Chipotle Mexican Grill
3539 Northlake Blvd., Palm Beach Gardens

Vehicle Queue	Time of Day hh:mm:ss	Time on 5 min intervals
0	11:00:46	
1	11:14:26	11:10-11:15
2	11:19:42	11:15-11:20
3	11:21:17	11:20-11:25
2	11:22:07	
1	11:22:31	
0	11:23:02	
1	11:34:17	11:30-11:35
0	11:36:49	11:35-11:40
1	11:38:41	
2	11:41:38	11:40-11:45
1	11:42:10	
0	11:47:27	11:45-11:50
1	11:49:56	
2	11:53:34	11:50-11:55
1	11:58:55	11:55-12:00
2	11:59:20	
3	12:04:45	12:00-12:05
2	12:05:34	12:05-12:10
3	12:07:24	
4	12:08:03	
5	12:09:15	
4	12:09:27	
3	12:10:04	12:10-12:15
2	12:10:52	
3	12:11:22	
2	12:11:50	
3	12:14:44	
2	12:15:04	12:15-12:20

KMF Traffic Group, LLC
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3539 Northlake Blvd., Palm Beach Gardens

Vehicle Queue	Time of Day hh:mm:ss	Time on 5 min intervals
1	12:15:53	
0	12:17:08	
1	12:23:52	12:20-12:25
0	12:24:38	
1	12:24:53	
0	12:25:54	12:25-12:30
1	12:30:11	12:30-12:35
0	12:30:21	
1	12:33:05	
0	12:34:18	
1	12:34:40	
0	12:35:58	12:35-12:40
1	12:49:11	12:45-12:50
0	12:49:18	
1	12:56:55	12:50-1:00
0	12:58:02	
1	13:20:06	1:20-1:25
0	13:21:47	
1	13:29:16	1:25-1:30
0	13:30:11	1:30-1:35
1	13:53:32	1:50-1:55
0	13:54:16	
1	13:58:16	1:55-2:00
0	13:59:16	
END	14:02:11	

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