

## Owen Trepanier

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**From:** John Wilkins <jwilkins@cityofkeywest-fl.gov>  
**Sent:** Tuesday, February 26, 2019 10:54 AM  
**To:** Owen Trepanier  
**Subject:** FW: 1028 - 1030 Truman Ave.

Hi Owen,

This is the email sent to City Manager yesterday.

John

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**From:** John Wilkins  
**Sent:** Monday, February 25, 2019 5:03 PM  
**To:** James K. Scholl <jscholl@cityofkeywest-fl.gov>; Greg Veliz <gveliz@cityofkeywest-fl.gov>  
**Cc:** Vanessa T. Sellers <vsellers@cityofkeywest-fl.gov>; Patrick Wright <pwright@cityofkeywest-fl.gov>  
**Subject:** 1028 - 1030 Truman Ave.

Dear Jim, Greg,

I have visited this site to collect data and give my opinion concerning the impact of a new driveway to on-street parking for the proposed 1028 – 1030 Truman Ave. development.

This section of Truman Ave is State owned and maintained. Applicant must submit plans to FDOT for permit approval to create this driveway curbcut. In my experience with the redevelopment of the El Rancho Motel into the Silver Palms Resort, the City is not authorized to permit or grant this work.

The minimum driveway flare by FDOT Standards is 10 feet either side for driveways of this kind.

The no parking line-of-sight is calculated by traffic engineer based on traffic speed (85 percentile) at the location, width of sidewalk, location of vehicle driver, etc... In this block and next block, the existing minimum no parking line of sight is 18 feet (including 10 foot driveway flare). The maximum no parking line of sight in this area is 25 feet (including 10 foot driveway flare).

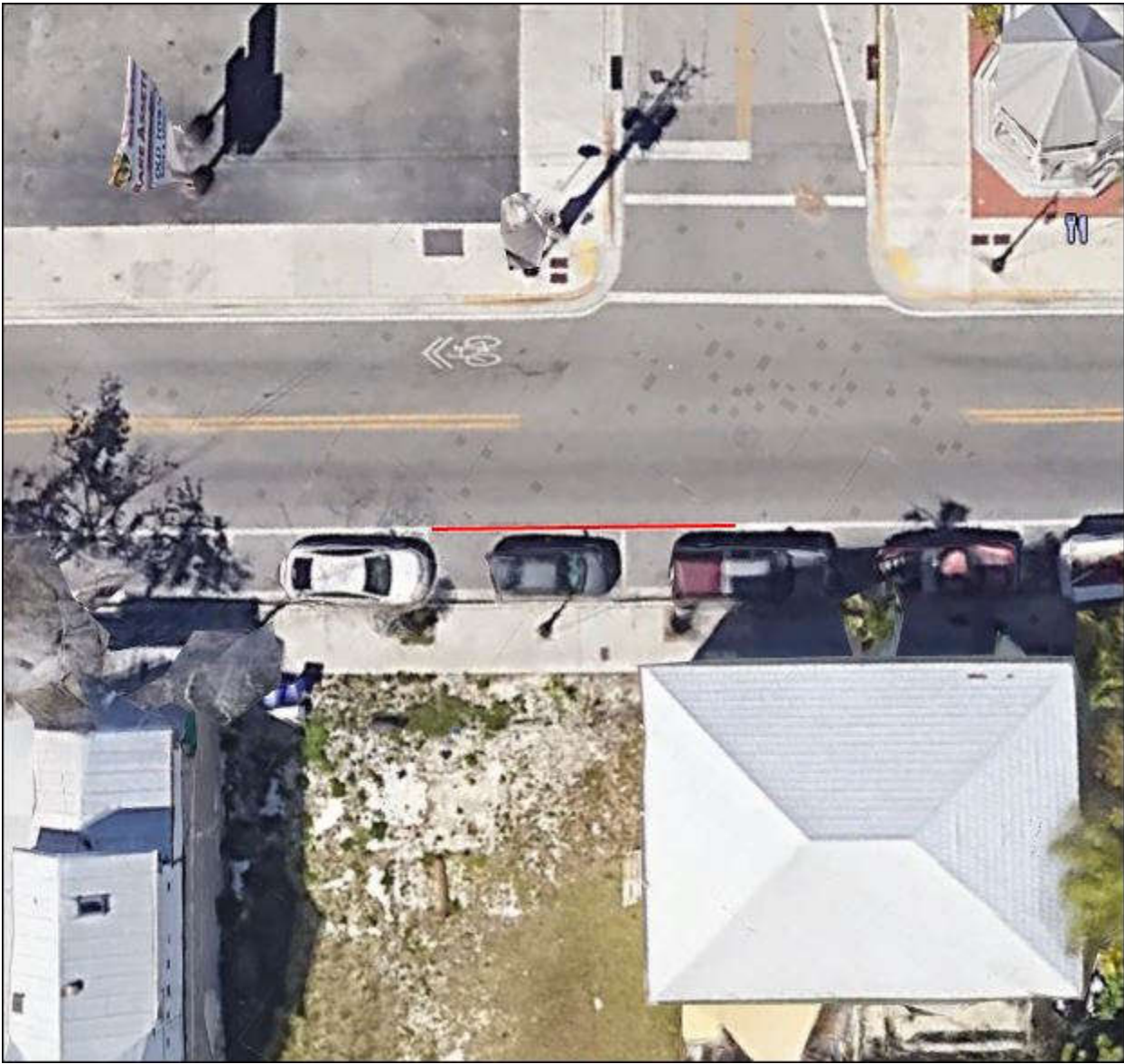
Parking spaces on State Streets are standard 22 to 26 feet (can be 20' at corner). In this area, the 7 spaces are the 22 feet minimum in length. These spaces are hemmed in on one side by the sidewalk extending out under the overhanging commercial building and the other side by a driveway. The State does not create moped or scooter spaces.

Parking is primarily used by locals.

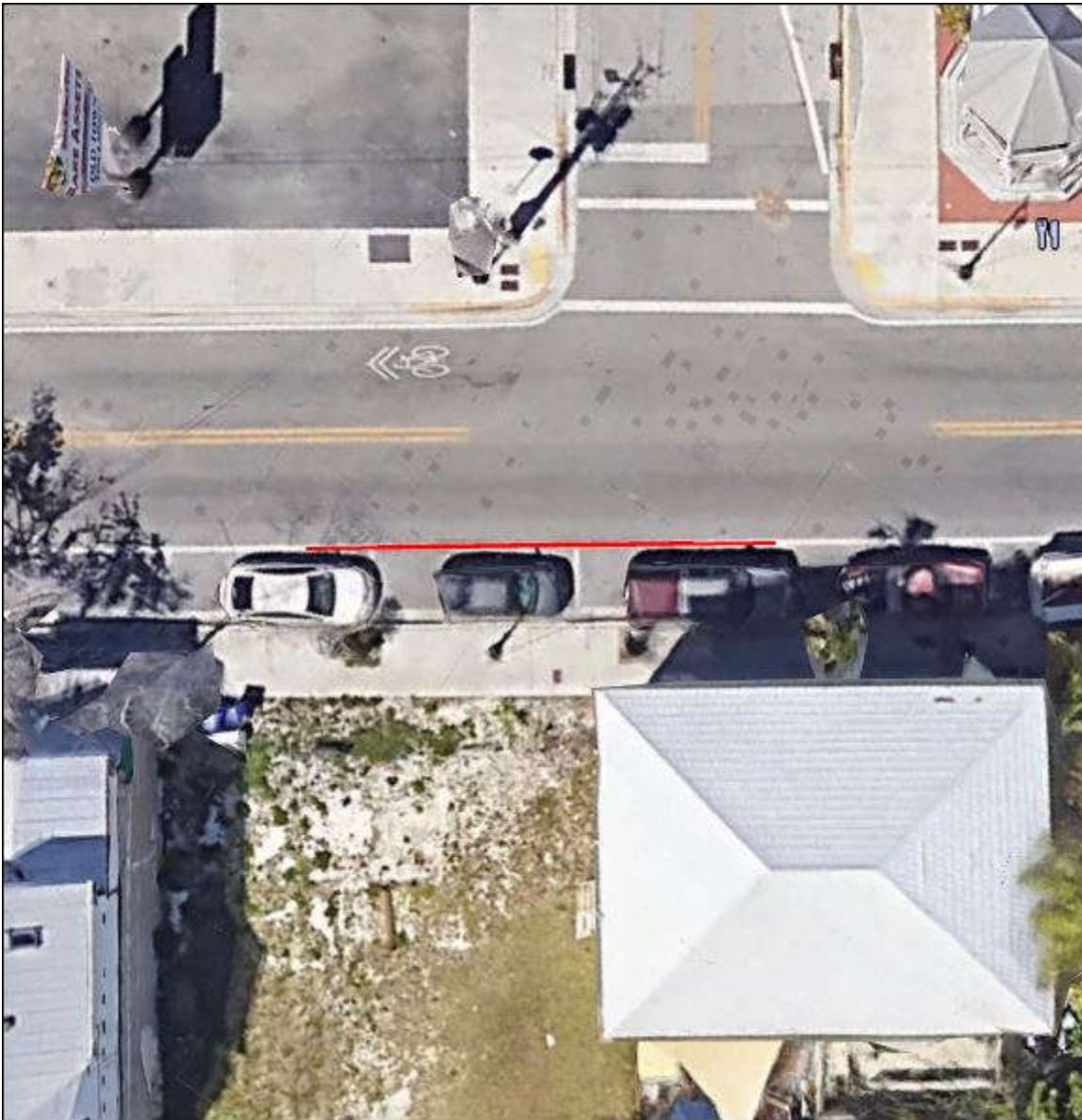
Friday at 1:30pm      55 % locals parked here  
Saturday at 1:30pm    75 % locals parked here

In my opinion:

Two parking spaces would be lost on-street if the State only required the 10 foot flare for the no parking line of sight zone.



More likely, three spaces would be lost if they used the 18 feet minimum found in the area for the no parking line-of-sight zone.



Any loss of parking in this area would impact locals more than visitors.

Sincerely,

John Wilkins  
Parking Director  
City of Key West