

KBP CONSULTING, INC.

June 11, 2018

Mr. Owen Trepanier
President
Trepanier & Associates, Inc.
1421 First Street
Key West, Florida 33040

**Re: Spanish Gardens Motel – Key West, Florida
Trip Generation and Parking Analyses**

Dear Owen:

The Spanish Gardens Motel is an existing lodging facility located in the northern quadrant of the intersection at Simonton Street and South Street in Key West, Monroe County, Florida. More specifically, the subject site is located at 1325 Simonton Street. The proposed project seeks approval for the existing resort hotel to operate an accessory bar. Currently the property provides services normally associated with hotel of this size including accessory food service (i.e. breakfast, snacks, hors d'oeuvres, pizzas, etc.), room and pool-side food and drink service, and a retail shop (i.e. liquor store). This request is to allow the retail area to also serve as a more traditional resort-style publicly accessible bar-setting, utilizing approximately half of the hotel's existing consumption area (approximately 500 square feet). The purpose of this technical memorandum is to document the parking and traffic impacts associated with this request.

Current Traffic and Parking Characteristics

In order to assess the traffic and parking impacts of this request, the parking and trip generation characteristics of the current resort-style bar operations were surveyed. This was achieved by surveying a majority of the existing bar customers on a typical Friday afternoon / evening in May. Customers of the bar (as well as those of the adjacent retail space) were asked what mode of transportation they used to access this site. This information was collected on Friday, May 4, 2018 between 4:00 PM and 11:00 PM. The results of this customer survey are presented in Attachment A to this memorandum. During the seven (7) hour survey period, the bar had approximately 188 customers. Of those, 172 customers (or, 91.5%) accessed the site on foot, 10 customers accessed the site on a bicycle, four (4) arrived on a scooter, and two (2) came by taxi. None of the bar customers during this observation period arrived by automobile. Given the pedestrian and tourist-oriented characteristics of this area, this finding is not surprising.

Conclusions

Based upon the existing operating and customer characteristics of the resort-style bar at the Spanish Gardens Motel in Key West, it is evident that this use generates very little automobile traffic and, as such, requires very little, if any, automobile parking. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

Attachment A

Customer Survey Data

Trip Counts and Transportation Mode - Spanish Gardens Resort Bar & Retail Shop

Collection Date: Friday, 05/04/18 between 4:00 p.m. and 11:00 p.m.

Mode	4-5pm		5-6pm		6-7pm		7-8pm		8-9pm		9-10pm		10-11pm	
	Retail	Bar	Retail	Bar	Retail	Bar	Retail	Bar	Retail	Bar	Retail	Bar	Retail	Bar
Pedestrian	0	36	0	22	0	34	0	34	0	16	0	20	0	10
Bike	0	4	0	4	0	0	0	2	0	0	0	0	0	0
Scooter	0	2	0	2	0	0	0	0	0	0	0	0	0	0
Auto	4	0	0	0	0	0	0	0	0	0	1	0	0	0
Taxi	0	0	0	0	0	2	0	0	0	0	0	0	0	0
Pedicab	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	4	42	0	28	0	36	0	36	0	16	1	20	0	10