



# The Gallery at Flagler Village

600 N Andrews Avenue  
Fort Lauderdale, Florida 33311

prepared for

**The Related Group**

traffic study

**TRAFTECH**  
ENGINEERING, INC.

**March 2023**

## EXECUTIVE SUMMARY

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The Gallery at Flagler Village is a proposed residential development with 263 high-rise apartment units and 2,394 square feet of retail use planned to be located at the northeast corner of Andrews Avenue and NE 6<sup>th</sup> Street (Sistrunk Boulevard) in the City of Fort Lauderdale in Broward County, Florida.

Access to the site consists of two full access driveways off of NW 1<sup>st</sup> Avenue. The proposed development is anticipated to be built and occupied in 2026 and it is expected to generate approximately 1,496 daily trips, approximately 95 AM peak hour trips (35 inbound and 60 outbound) and approximately 124 PM peak hour trips (69 inbound and 55 outbound).

Results of the capacity analysis indicate that all study intersections are currently operating adequately and will continue to operate at a good level of service in the year 2026 with the proposed project in place, except for Andrews Avenue & Sunrise Boulevard. This intersection is projected to fail with and without the proposed project in place. Furthermore, the increase in delay due to the proposed project is less than two (2) seconds.

As mentioned previously, the proposed development proposes to have one main access driveway and implementation of turning lanes is not needed. Furthermore, the results of the capacity analysis indicate that the proposed driveways are expected to operate adequately.

In the immediate vicinity of the Gallery at Flagler Villages site, there are several multimodal facilities such as safe pedestrian features (sidewalks and crosswalks at nearby signalized intersections), bicycle lanes and public transportation.

## CONCLUSIONS

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The Gallery at Flagler Village is a proposed residential development with 263 high-rise apartment units and 2,394 square feet of retail use planned to be located at the northeast corner of Andrews Avenue and NE 6<sup>th</sup> Street (Sistrunk Boulevard) in the City of Fort Lauderdale in Broward County, Florida. The site will be developed with the following land use and intensity:

- 263 high-rise apartment units
- 2,394 square feet of retail use

Access to the site consists of two full access driveways off of NE 1<sup>st</sup> Avenue. The south driveway will provide access to 100 % retail and 8% residential traffic and the north driveways will provide access to 92% of residential traffic. The proposed development is anticipated to be built and occupied in 2026.

The conclusions and recommendations of the traffic study are presented below:

- The project is anticipated to generate approximately 1,496 daily trips, approximately 95 AM peak hour trips (35 inbound and 60 outbound) and approximately 124 PM peak hour trips (69 inbound and 55 outbound).
- All study intersections are currently operating adequately and will continue to operate at a good level of service in the year 2026 with the proposed project in place, except for Andrews Avenue & Sunrise Boulevard. This intersection is projected to fail with and without the proposed project in place. Furthermore, the increase in delay due to the proposed project is less than two (2) seconds.
- The proposed development proposes to have one main access driveway and implementation of turning lanes is not needed. Furthermore, the results of the

March 20, 2023

Andrew J. Schein, Esq.  
Lochrie & Chakas, P.A.  
1401 E. Broward Boulevard, Suite 303  
Fort Lauderdale, Florida 33301

**Re: Parking Reduction Justification Memorandum**

Dear Andrew:

Per your request, Traf Tech Engineering, Inc. has determined the parking requirements associated with a 263-unit residential development planned to be located on the north side of NE 6<sup>th</sup> Street just east of North Andrews Avenue in the City of Fort Lauderdale in Broward County, Florida. The 263 mid-rise units include:

- 150 affordable units and 113 market-rate units, broken down as follows:
  - 46 studios
  - 138 one-bedroom units
  - 79 two-bedroom units
  - **263 total units**

According to the *Parking Generation Manual* published by the Institute of Transportation Engineers (ITE) – 5<sup>th</sup> Edition, mid-rise multi-family developments (ITE's LUC 221) has the following formula<sup>1</sup> to determine the amount of parking spaces required for this type of residential development:

Parking Needs =  $0.82 (X) - 20.37$ , where X = number of bedrooms

Since the residential component of the project has 46 one-bedroom studios, 138 one-bedroom apartments and 79 two-bedroom units, the total number of bedrooms is 342. Applying the above ITE parking formula results in a parking need of 260 parking spaces. Adding the 10 parking spaces required for the commercial uses (refer to attached site plan), the project requires a total of 270 parking spaces. The proposed 273 parking spaces would comfortably accommodate the residents, visitors, and commercial patrons of The Gallery at Flagler Village project.

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<sup>1</sup> Refer to Attachment A

### **Multimodal Alternatives**

The project site is located adjacent to the intersection of North Andrews Avenue and NE 6<sup>th</sup> Street. There are two Broward County Transit routes that travel adjacent to the project site along Sistrunk Boulevard and along North Andrews Avenue. These routes include:

Route 40 – This route travels east and west along Sistrunk Boulevard, then south on North Andrews Avenue and connects with the Broward Central Terminal.

Route 60 – This route travels north and south along North Andrews Avenue.

Bus stops are provided on North Andrews Avenue, south of NE 6<sup>th</sup> Street and on Sistrunk Boulevard, west of North Andrews Avenue.

Pedestrian sidewalks are provided on both sides of NE 6<sup>th</sup> Street and on both sides of North Andrews Avenue. Pedestrian crosswalks with pedestrian signals are provided at the signalized intersection of North Andrews Avenue and Sistrunk Boulevard/NE 6<sup>th</sup> Street. Additionally, a textured raised intersection is provided adjacent to the project site (at the intersection of NE 3<sup>rd</sup> Street and North Andrews Avenue).

Based on the above, safe pedestrian features and good public transportation options are provided in the immediate vicinity of the project.

Please give me a call if you have any questions.

**TRAF TECH ENGINEERING, INC.**

Joaquin E. Vargas, P.E.  
Senior Transportation Engineer

# **ATTACHMENT A**

## **Parking Requirements per ITE**





# Parking Generation Manual

5<sup>th</sup> Edition

JANUARY 2019

INSTITUTE OF TRANSPORTATION ENGINEERS



# Multifamily Housing (Mid-Rise) (221)

## Peak Period Parking Demand vs: Bedrooms

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.

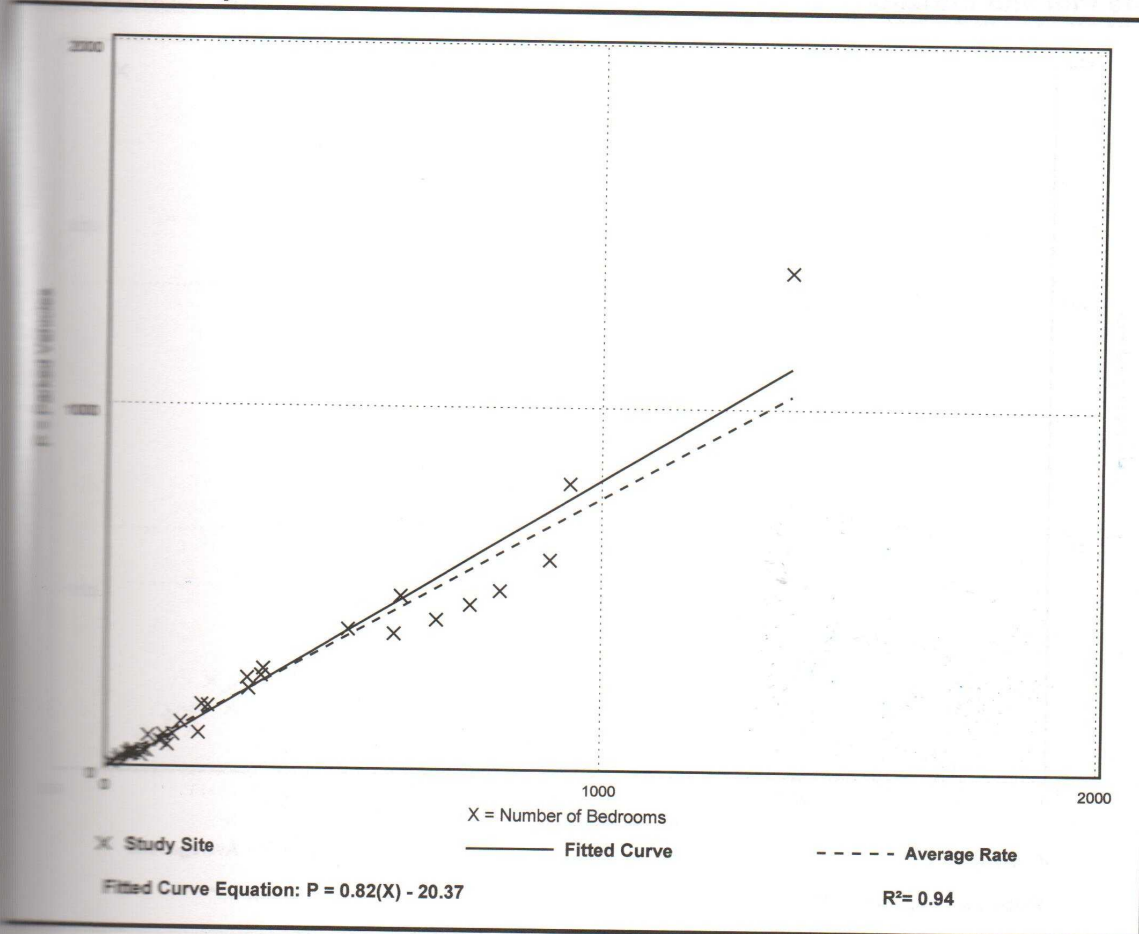
Number of Studies: 35

Avg. Num. of Bedrooms: 294

## Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.75	0.41 - 1.00	0.65 / 0.87	0.70 - 0.80	0.15 ( 20% )

## Data Plot and Equation





# **APPENDIX B**

## **Site Plan for The Gallery at Flagler Village**

