

PINELLAS COUNTY PLANNING DEPARTMENT TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE							
LU#: Z/LU-12-5-16 Revised: 8/9/2016				Jurisdiction: Pinellas County Signoff: Received: 5/16/2016			
SITE DATA							
Parcel Size: 2.00				Proposed for Amendment: 2.00			
Current Land Use Designation: Recreation/Open Space							
Potential Use	sf/acre(s)	x(far)/(upa)	Units/Sf	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Park -Open Space	2	N/A	N/A		36.5	0.9	66
Total							66
Proposed Land Use Designation: Institutional*							
*with a Conditional Overlay limiting the use of the property to a medical clinic with a 0.2 FAR							
Potential Use	sf/acre(s)	x(far)/(upa)	Units/Sf	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Office	87,120	0.20	17,424	17.400	35.20	0.85	521
Total							521
Potential Additional Daily Trips:				455			
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)	% Distribution			Traffic Vol. (AADT)			
	2015	2035		2015	2035		
(1) McMullen Booth Road	455	455	existing	47,984	59,500		
Curlew Road Tampa Road	1.00	1.00	proposed	48,439	59,955		
Road(s)	2015 PH		2015 AADT		2035 AADT		
	LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.	
(1) McMullen Booth Road	B	0.44	B	B	C	C	
Curlew Road (to South Split) Tampa Road							
Road(s)			Extg	Planned	Const.	Future	CMS
			Ln Cfg	Improv.	Year	Ln Cfg	Desig.
(1) McMullen Booth Road			6D	None	None	6D	N/A*
Curlew Road (to South Split) Tampa Road							
*All other roadway segments along McMullen Booth/East Lake Rd are considered to be in Deficient Condition operating at a LOS F.							
ABBREVIATIONS/NOTES							
AADT = Average Annual Daily Trips				Ln. = Lanes			
AC = Acres				LOS = Level of Service			
CAP = capture rate (i.e., % new trips)				LTCM = long term concurrency management corr.			
CCC = Congestion Containment Corridor				MPO = Metropolitan Planning Organization			
CFG = configuration				N/A = Not applicable			
CMS = Concurrency Management System				PC = Partially controlled access			
CON = constrained corridor				PH = Peak Hour			
Const. = Construction				SF = Square Feet			
D/U = divided/undivided				TGR = trip generation rate			
E = enhanced				UPA = units per acre			
FAR = Floor Area Ratio				UTS = units (dwelling)			
FDOT = Florida Department of Transportation				V/CR = volume-to-capacity ratio			
				MIS= Mitigating Improvement Scheduled			
2025 traffic volumes from MPO, adjusted FDOT Regional Transportation Analysis model output							
Average daily level of service based on Generalized Daily LOS Volume Tables from FDOT 2002 LOS Manual							