

PINELLAS COUNTY PLANNING DEPARTMENT TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE								
LU#: FLU-23-01		Received: 4/21/2023			Jurisdiction: Pinellas County			
Revised:					Signoff: SMS			
SITE DATA								
Parcel Size: 3.30								
Proposed for Amendment: 3.30								
Current Land Use Designation:		Residential/Office General						
Potential Use	acre(s)	FAR*	Units	sf/1,000*	x(tgr)	cap.	Proj. trips	
1 Hair Salon	3.3	0.50		3.817	15.00	1.00	57	
2 medical-dental office	3.3	0.50		3.429	36.00	1.00	123	
3 General Office	3.3	0.50		10.004	10.84	1.00	108	
* only 24% of total development rights remain on property, per master planned development							Total	289
Proposed Land Use Designation:		Employment						
Potential Use	acre(s)	FAR*	Units	sf/1,000*	x(tgr)	cap.	Proj. trips	
1 Hair Salon	3.3	0.65		3.817	15.00	1.00	57	
2 medical-dental office	3.3	0.65		3.429	36.00	1.00	123	
3 Research and Development Center	3.3	0.65		15.179	11.08	1.00	168	
* only 24% of total development rights remain on property, per master planned development							Total	349
Potential Additional Daily Trips:		-60						
ROADWAY IMPACT DATA - Trip Distribution								
Road(s)	% Distribution			Traffic Vol. (AADT)				
	2020	2040		2020	2040			
Tampa Road	100	100	existing	35,500	52,449			
East Lake Rd to US 19			proposed	35,440	52,389			
	LOS	V/CR	extg.	w/ chg.	future	w/ chg.		
		0.435	C	C	F	F		
Road(s)	Extg	Planned	Const.	Future				
	Ln Cfg	Improv.	Year	Ln Cfg				
	6D	None	None	6D				
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 Corridor				
CCC = Congestion Containment Corridor				MPO = Metropolitan Planning Organization				
CFG = Configuration				N/A = Not applicable				
CON = Constrained County Corridor				PC = Partially controlled access				
Const. = Construction				PH = Peak Hour				
D/U = Divided/undivided				SF = Square Feet				
E = Enhanced				TGR = Trip Generation Rate				
FAR = Floor Area Ratio				UPA = Units Per Acre				
FDOT = Florida Department of Transportation				UTS = Units (dwelling)				
DEF= Deficient Road				V/CR = Volume-to-Capacity Ratio				
MMS = Mobility Management System				MIS= Mitigating Improvement Scheduled				
2040 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 2019 LOS Manual								