

**PINELLAS COUNTY PLANNING DEPARTMENT
TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE**

LU#: FLU-25-11
Revised: Received: 11/24/2025 Jurisdiction: Pinellas County
Signoff: SA

SITE DATA

Parcel Size: 3.49 acres
Proposed for Amendment: 3.49 acres

Current Future Land Use Map Designation: Residential Low (RL)
Current Countywide Plan Map Designation: Residential Low Medium (RLM)

Category	acre(s)	FAR	Units	trips/ac*	adjust.	cap.	Proj. trips
1 RL	3.49			67.0	1.00	1.00	234
2							
3							
							Total 233.8

Proposed Future Land Use Map Designation: Employment (E)
Proposed Countywide Plan Map Designation: Employment (E)

Category	acre(s)	FAR	Units	trips/ac**	adjust.	cap.	Proj. trips
1 E	3.49			206.0	1.00	1.00	719
2							
3							
							Total 718.9

* Countywide Rules land use category trip generation rate for Residential Low Medium.

** Countywide Rules land use category trip generation rate for Employment.

Potential Additional Daily Trips: 485.1

ROADWAY IMPACT DATA - Trip Distribution

Road(s)	% Distribution		existing	Traffic Vol. (AADT)		2024	
	2020	2040		extg.	w/ chg.	future	
62nd Avenue North	100	100		7,500			
(49th Street N to 66th Street N)							
				7,985			
	LOS	V/CR					
62nd Avenue North	C	0.44		C	C	C	C

Road(s)	Extg	Planned	Const.	Future	
	Ln Cfg	Improv.	Year	Ln Cfg	
62nd Avenue North	2U				2U

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 2024 LOS Manual	