

PINELLAS COUNTY PLANNING DIVISION TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE							
LU#: FLU-25-04		Jurisdiction: Pinellas County					
Revised:		Received: 8/22/2025		Signoff: SMS			
SITE DATA							
Parcel Size: 8.94 acres							
Proposed for Amendment: 8.94 acres							
Current Future Land Use Map Designation:		Residential Urban (RU)					
Category	acre(s)	FAR/DUAC	Units/SQ (1k)	trips/ac*	adjust.	cap.	Proj. trips (PM pk)
1 RU	8.94	7.50	64	0.65	1.00	1.00	42
2							
3							
Total							41.6
Proposed Future Land Use Map Designation:		Residential Medium (RM)					
Category	acre(s)	FAR/DUAC	Units/SQ (1k)	trips/du**	adjust.	cap.	Proj. trips (PM pk)
1 RM	8.94	15.00	134	0.57	1.00	1.00	76
2							
3							
Total							76.4
<i>* ITE 11th Edition - 240 Mobile Home Park</i> <i>** ITE 11th Edition - 220 Apartment</i>							
Potential Additional PM Peak Hour Trips:		35					
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)		% Distribution			Traffic Vol. (PM Pk)		
		2020	2040		2024		
Gandy Blvd		100	100	existing	2,534		
(San Martin Blvd to Brighton Bay Blvd)							
				proposed	2,569		
		LOS	V/CR	extg.	w/ chg.	future	w/ chg.
Gandy Blvd		F	1.27	F	F	F	F
Road(s)		Extg	Planned	Const.	Future		
		Ln Cfg	Improv.	Year	Ln Cfg		
		4D			4D		
ABBREVIATIONS/NOTES							
AADT = Average Annual Daily Trips AC = Acres CAP = Capture Rate (i.e., % new trips) CCC = Congestion Containment Corridor CFG = Configuration CON = Constrained County Corridor Const. = Construction D/U = Divided/undivided E = Enhanced FAR = Floor Area Ratio FDOT = Florida Department of Transportation DEF= Deficient Road MMS = Mobility Management System				Ln. = Lanes LOS = Level of Service LTCM = Long Term Concurrency Management Corridor MPO = Metropolitan Planning Organization N/A = Not applicable PC = Partially controlled access PH = Peak Hour SF = Square Feet TGR = Trip Generation Rate UPA = Units Per Acre UTS = Units (dwelling) V/CR = Volume-to-Capacity Ratio 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							