

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

LU#: FLU-23-05      Received: 9/5/2023      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	x(tgr)	cap.	Proj. trips
1 SFR	0.19	NA	1	NA	9.43	1.00	9.43
<b>Total</b>							<b>9</b>

Proposed Land Use Designation: Employment

Potential Use	acre(s)	FAR	Units	sf	x(tgr)	cap.	Proj. trips
1 Retail	0.19	0.55	NA	4552	0.06	1.00	273.12
<b>Total</b>							<b>273</b>

Potential Additional Daily Trips: 264

**ROADWAY IMPACT DATA - Trip Distribution**

Road(s)	% Distribution			Traffic Vol. (AADT)		
	2020	2040		2020	2040*	
Park Street N	100	100	existing	27,500	38,700	
Bay Pines Blvd to Park Blvd			proposed	27,764	38,964	
	<b>LOS</b>	<b>V/CR</b>	<b>extg.</b>	<b>w/ chg.</b>	<b>future</b>	<b>w/ chg.</b>
	C	0.853	C		D	

\*Segment length for 2040 is different than 2020. 2040 V/CR is 0.794 and LOS is D - no change w/project.

Road(s)	Extg	Planned	Const.	Future
	Ln Cfg	Improv.	Year	Ln Cfg
	4D	None	None	4D

**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