			-	LANNING DE				
		ANALYSIS	FOR A P	ROPOSED L			<u> </u>	
LU#: F	- 10	0.0005	J		Pinellas Co	unty		
Revised: Received				8/2025		Signoff:	SMS	
				DATA				
-	Parcel Size:	1.16 a						
P	Proposed for A	mendment:	1.16 acr	es				
Current Future Land U			Residen	tial/Office Ge	neral (R/O	G)		
Current Countywide Pl	an Map Desig	nation	Office					
Category	acre(s)	FAR		Units	trips/ac*	adjust.	cap.	Proj. trips
1 Office	1.16				89.0	1.00	1.00	103
2								
3								
							Total	103.2
Proposed Future Land				cial Neighbo	rhood (CN)		
Proposed Countywide		-		Services		1	1	1
Category	acre(s)	FAR		Units	trips/ac**	adjust.	cap.	Proj. trips
1 Retail & Services	1.16				433.0	1.00	1.00	502
2								
3								
* Countywide Plan land	l use category tri	p generation ra	ate for Offic	e.			Total	502.3
Potential Additional				399.0 ATA - Trip D	Distributio	n		
Road(s)		% Distri					ol. (AADT)	
110000(0)		2020	2040	-		2024		
Fastialia David				_	a viatio a	-]
East Lake Road		100	100	-	existing	EE 200		
(Woodlands Blvd to L	ansbrook Pkwy	/)			proposed	55,399		
					1 I		-	
		LOS	V/CR		extg.	w/ chg.	future	w/ chg.
		LOS]	extg.			
		LOS	V/CR]	· · ·	w/ chg. F	future F	w/ chg. F
		LOS] 	extg.	F	F	
Road(s)		LOS		Extg	extg. F Planned	F Const.	F Future	
Road(s)		LOS		Ln Cfg	extg.	F	F Future Ln Cfg	
Road(s)			1.44	Ln Cfg 4D	extg. F Planned Improv.	F Const.	F Future	
			1.44	Ln Cfg 4D TIONS/NOTE	extg. F Planned Improv. S	F Const.	F Future Ln Cfg	
AADT = Average Annu	al Daily Trips		1.44	Ln Cfg 4D TIONS/NOTE Ln. = Lanes	extg. F Planned Improv. S	F Const. Year	F Future Ln Cfg	
AADT = Average Annu AC = Acres		AB	1.44	Ln Cfg 4D TIONS/NOTE Ln. = Lanes LOS = Leve	extg. F Planned Improv. S	F Const. Year	F Future Ln Cfg 4D	F
AADT = Average Annu AC = Acres CAP = Capture Rate (i	.e., % new trip	AB	1.44	Ln Cfg 4D FIONS/NOTE Ln. = Lanes LOS = Leve LTCM = Lor	extg. F Planned Improv. S I of Service	F Const. Year	F Future Ln Cfg 4D Managemen	F
AADT = Average Annu AC = Acres CAP = Capture Rate (i CCC = Congestion Co	.e., % new trip	AB	1.44	Ln Cfg 4D TIONS/NOTE Ln. = Lanes LOS = Leve LTCM = Lor MPO = Metr	extg. F Planned Improv. S I of Service og Term Co ropolitan P	F Const. Year	F Future Ln Cfg 4D Managemen	F
AADT = Average Annu AC = Acres CAP = Capture Rate (i CCC = Congestion Co CFG = Configuration	.e., % new trip ntainment Cor	AB	1.44	Ln Cfg 4D TIONS/NOTE Ln. = Lanes LOS = Leve LTCM = Lor MPO = Metr N/A = Not a	extg. F Planned Improv. S I of Service og Term Co opolitan P pplicable	F Const. Year e oncurrency lanning Org	F Future Ln Cfg 4D Managemen	F
AADT = Average Annu AC = Acres CAP = Capture Rate (i CCC = Congestion Co CFG = Configuration CON = Constrained Co	.e., % new trip ntainment Cor	AB	1.44	Ln Cfg 4D FIONS/NOTE Ln. = Lanes LOS = Leve LTCM = Lor MPO = Meti N/A = Not a PC = Partia	extg. F Planned Improv. S I of Service opolitan P pplicable Ily controlle	F Const. Year e oncurrency lanning Org	F Future Ln Cfg 4D Managemen	F
AADT = Average Annu AC = Acres CAP = Capture Rate (i CCC = Congestion Co CFG = Configuration CON = Constrained Co Const. = Construction	.e., % new trip ntainment Cor punty Corridor	AB	1.44	Ln Cfg 4D FIONS/NOTE Ln. = Lanes LOS = Leve LTCM = Lor MPO = Metr N/A = Not a PC = Partia PH = Peak	extg. F Planned Improv. S I of Service opolitan P pplicable lly controlle Hour	F Const. Year e oncurrency lanning Org	F Future Ln Cfg 4D Managemen	F
AADT = Average Annu AC = Acres CAP = Capture Rate (i CCC = Congestion Co CFG = Configuration CON = Constrained Co Const. = Construction D/U = Divided/undivide	.e., % new trip ntainment Cor punty Corridor	AB	1.44	Ln Cfg 4D FIONS/NOTE Ln. = Lanes LOS = Leve LTCM = Lor MPO = Metr N/A = Not a PC = Partia PH = Peak SF = Square	extg. F Planned Improv. S I of Service opolitan P pplicable lly controlle Hour e Feet	F Const. Year e oncurrency lanning Org ed access	F Future Ln Cfg 4D Managemen	F
AADT = Average Annu AC = Acres CAP = Capture Rate (i CCC = Congestion Co CFG = Configuration CON = Constrained Co Const. = Construction D/U = Divided/undivide E = Enhanced	.e., % new trip ntainment Cor ounty Corridor ed	AB	1.44	Ln Cfg 4D TIONS/NOTE Ln. = Lanes LOS = Leve LTCM = Lor MPO = Metr N/A = Not a PC = Partia PH = Peak SF = Squar TGR = Trip	extg. F Planned Improv. I of Service org Term Co orgonitan P pplicable Ily controlle Hour e Feet Generatior	F Const. Year e oncurrency lanning Org ed access	F Future Ln Cfg 4D Managemen	F
AADT = Average Annu AC = Acres CAP = Capture Rate (i CCC = Congestion Co CFG = Configuration CON = Constrained Co Const. = Construction D/U = Divided/undivide E = Enhanced FAR = Floor Area Ratio	.e., % new trip ntainment Cor ounty Corridor ed	AB rs) ridor	1.44	Ln Cfg 4D TIONS/NOTE Ln. = Lanes LOS = Leve LTCM = Lor MPO = Metr N/A = Not a PC = Partia PH = Peak SF = Square TGR = Trip UPA = Units	extg. F Planned Improv. S I of Service ropolitan P pplicable Ily controlle Hour e Feet Generations Per Acre	F Const. Year e oncurrency lanning Org ed access	F Future Ln Cfg 4D Managemen	F
AADT = Average Annu AC = Acres CAP = Capture Rate (i CCC = Congestion Co CFG = Configuration CON = Constrained Co Const. = Construction D/U = Divided/undivide E = Enhanced FAR = Floor Area Ratio FDOT = Florida Depart	.e., % new trip ntainment Cor ounty Corridor ed	AB rs) ridor	1.44	Ln Cfg 4D TIONS/NOTE Ln. = Lanes LOS = Leve LTCM = Lor MPO = Metr N/A = Not a PC = Partia PH = Peak 1 SF = Square TGR = Trip UPA = Units UTS = Units	extg. F Planned Improv. Improv. S I of Service ropolitan P pplicable Ily controlle Hour e Feet Generations Per Acre (dwelling)	F Const. Year Peoncurrency lanning Org ed access	F Future Ln Cfg 4D Managemen	F
AADT = Average Annu AC = Acres CAP = Capture Rate (i CCC = Congestion Co CFG = Configuration CON = Constrained Co Const. = Construction D/U = Divided/undivide E = Enhanced FAR = Floor Area Ratio FDOT = Florida Depart DEF= Deficient Road	.e., % new trip ntainment Cor ounty Corridor ed o tment of Trans	AB rs) ridor sportation	1.44	Ln Cfg 4D TIONS/NOTE Ln. = Lanes LOS = Leve LTCM = Lor MPO = Mett N/A = Not a PC = Partia PH = Peak SF = Square TGR = Trip UPA = Units UTS = Units V/CR = Volu	extg. F Planned Improv. S I of Service og Term Co opolitan P pplicable Ily controlle Hour e Feet Generation s Per Acre s (dwelling) ume-to-Ca	F Const. Year Poncurrency lanning Org ed access n Rate pacity Ratio	F Future Ln Cfg 4D	F
AADT = Average Annu AC = Acres CAP = Capture Rate (i CCC = Congestion Co CFG = Configuration CON = Constrained Co Const. = Construction D/U = Divided/undivide E = Enhanced FAR = Floor Area Ratio FDOT = Florida Depar DEF= Deficient Road MMS = Mobility Manag	.e., % new trip ntainment Cor punty Corridor ed o tment of Trans jement System	AB rs) ridor sportation	BREVIAT	Ln Cfg 4D TIONS/NOTE Ln. = Lanes LOS = Leve LTCM = Lor MPO = Metu N/A = Not a PC = Partia PH = Peak SF = Square TGR = Trip UPA = Units UTS = Units V/CR = Volu MIS= Mitiga	extg. F Planned Improv. S I of Service og Term Co opolitan P pplicable Ily controlle Hour e Feet Generation s Per Acre s (dwelling) ume-to-Ca ting Improv	F Const. Year Doncurrency lanning Org ed access n Rate Doacity Ratio vement Sch	F Future Ln Cfg 4D	F
AADT = Average Annu AC = Acres CAP = Capture Rate (i CCC = Congestion Co CFG = Configuration CON = Constrained Co Const. = Construction D/U = Divided/undivide E = Enhanced FAR = Floor Area Ratio FDOT = Florida Depart DEF= Deficient Road	.e., % new trip ntainment Cor punty Corridor ed tment of Trans jement System	AB ridor sportation	BREVIAT	Ln Cfg 4D TIONS/NOTE Ln. = Lanes LOS = Leve LTCM = Lor MPO = Metu N/A = Not a PC = Partia PH = Peak SF = Square TGR = Trip UPA = Units UTS = Units V/CR = Volu MIS= Mitiga portation Anal	extg. F Planned Improv. S I of Service og Term Co opolitan P pplicable Ily controlle Hour e Feet Generatior s Per Acre s (dwelling) ume-to-Ca ting Improv ysis model	F Const. Year Period Perio	F Future Ln Cfg 4D Management anization	F