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

LU#: FLU-25-03 Jurisdiction: Pinellas County
Revised: Received: 5/28/2025 Signoff: SMS

SITE DATA

Parcel Size: 1.16 acres
Proposed for Amendment: 1.16 acres

Current Future Land Use Map Designation: Residential/Office General (R/OG)
Current Countywide Plan Map Designation 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 Use Map Designation: Commercial Neighborhood (CN)
Proposed Countywide Plan Map Designation Retail & Services

	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									
								Total	502.3

** Countywide Plan land use category trip generation rate for Office.*

*** Countywide Plan land use category trip generation rate for Retail & Services.*

Potential Additional Daily Trips: 399.0

ROADWAY IMPACT DATA - Trip Distribution

Road(s)	**% Distribution**			**Traffic Vol. (AADT)**	
	2020	**2040**		**2024**	
East Lake Road	100	100	existing	55,000	
(Woodlands Blvd to Lansbrook Pkwy)			proposed	55,399	

Road(s)	**LOS**	**V/CR**	**extg.**	**w/ chg.**	**future**	**w/ chg.**
		1.44	F	F	F	F

Road(s)	**Extg Ln Cfg**	**Planned Improv.**	**Const. Year**	**Future 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