

PINELLAS COUNTY PLANNING DEPARTMENT TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE								
LU#: FLU-25-07			Jurisdiction: Pinellas County					
Revised:			Received: 8/27/2025			Signoff: SMS		
SITE DATA								
Parcel Size: 0.6 acres Proposed for Amendment: 0.6 acres Current Future Land Use Map Designation: Mixed Use Corridor - Primary - Commerce (MUC-P-C)								
Category	acre(s)	FAR/DUAC	Units/SQ (1k)	trips/ac	adjust.***	cap.	Proj. trips (PM pk)	
1 LUC 814*	0.6	1.20	10.00	14.66	0.80	1.00	117	
2 LUC 221**	0.6	8.00	8	0.44	1.00	1.00	4	
3								
*ITE 10th Edition - 814 Variety Store **ITE 10th Edition - 221 Multifamily Housing (mid-rise) **80% internal capture rate applied for mixed-use retail and residential							Total	120.8
Proposed Future Land Use Map Designation: Commercial General (CG)								
Category	acre(s)	FAR/DUAC	Units/SQ (1k)	trips/du	adjust.	cap.	Proj. trips (PM pk)	
1 LUC 942****	0.6	0.55	14.30	3.11	1.00	1.00	44	
2								
3								
****ITE 10th Edition - 942 Automobile Care Center							Total	44.5
<b>Potential Additional Daily Trips:</b>				<b>-76</b>				
ROADWAY IMPACT DATA - Trip Distribution								
Road(s)		% Distribution		Traffic Vol. (PM Pk)				
		2020	2040					
54th Avenue N		80	80	existing	1,227			
(Haines Rd to I-275 Ramp E)				proposed	1,166			
28th Street N		20	20	existing	438			
(Haines Rd to 62nd Ave N)				proposed	423			
		<b>LOS</b>	<b>V/CR</b>	<b>extg.</b>	<b>w/ chg.</b>	<b>future</b>	<b>w/ chg.</b>	
54th Avenue N		D	0.49	D	D	D	D	
28th Street N		D	0.58	D	D	D	D	
Road(s)		Extg		Planned	Const.	Future		
		Ln Cfg		Improv.	Year	Ln Cfg		
54th Avenue N		6D				6D		
28th Street N		2U				2U		
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 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				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				