

PINELLAS COUNTY PLANNING DEPARTMENT							
TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE							
LU#: Z/LU-15-9-19		Received: 08/30/2019		Jurisdiction: Pinellas County			
Revised:				Signoff: MDS			
SITE DATA							
Parcel Size:		2.00					
Proposed for Amendment:		2.00					
Current Land Use Designation:		Recreation/Open Space					
Potential Use	acre(s)	FAR	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Open Space	2	0.25	N/A	0.000	36.5	0.90	66
						Total	66
Proposed Land Use Designation:		Institutional					
Potential Use	acre(s)	FAR	SF	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Medical Office	2.00	0.65	18000**	18.000	35.20	0.85	539
						Total	539
**Building size limited per Development Agreement							
Potential Additional Daily Trips:		473					
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)		% Distribution		Traffic Vol. (AADT)			
		2017	2040	2017	2040		
(1)	McMullen Booth Rc	473	473	existing	46,482	55,500	
	Curlew Rd to South Split (Tampa Rd)	1.00	1.00	proposed	46,955	55,973	
Road(s)		LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.
(1)	McMullen Booth Rc	B	0.43	B	B	C	C
	Curlew Rd to South Split (Tampa Rd)						
Road(s)		Extg	Planned	Const.	Future		
		Ln Cfg	Improv.	Year	Ln Cfg		
(1)	McMullen Booth Rc Curlew Rd to South Split	6D	None	None	6D		
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 2017 LOS Manual							