



Received

JUN 25 2021

Pinellas Planning Council

Return to:
 Forward Pinellas
 310 Court Street, 2nd Floor
 Clearwater, FL 33756
 Telephone: 727.464.8250
 Email: info@forwardpinellas.org

Countywide Plan Map Amendment Application

Local Government Contact Information

Requesting Local Government:	Pinellas County
Local Government Contact:	Glenn Bailey
Address:	440 Court Street, 4th Floor, Clearwater, 33756
Phone:	727-464-5640
E-Mail Address:	gbailey@pinellascounty.org
Local Government Case #:	ZLU-21-02
Local Government Ordinance #:	not yet assigned

Property Owner Contact Information

Name(s):	Canada 2014, LLC
Address:	c/o Todd Pressman, Pressman & Associates Inc. 200 2nd Ave S, St. Petersburg, FL 33701
Phone:	727-804-1760
E-Mail Address:	todd@pressmaninc.com

Agent Contact Information (if applicable)

Name(s):	Todd Pressman, Pressman & Associates, Inc.
Address:	200 2nd Avenue South, St. Petersburg, FL 33701
Phone:	727-804-1760
E-Mail Address:	todd@pressmaninc.com

Characteristics of the Subject Property

Site Address(s):	8119 46th Avenue North, St. Petersburg, FL 33709
Total Acreage of the Amendment Area:	0.69
Existing Use(s):	Single Family Home
Proposed Use(s):	Pool contractor office and warehouse
Parcel Identification #:	01-31-15-00000-130-4200
Legal Description of the Amendment Area:	See attached
What is the adjacent roadway's Level of Service (LOS) grade?	D
Is the Amendment Area located in: [check all that apply]	<input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Redevelopment Area <input type="checkbox"/> Scenic Noncommercial Corridor

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	Residential Low Medium
Proposed Countywide Plan Map Category(ies):	Retail & Services

Local Future Land Use Plan Map and Zoning Information

Current Local Future Land Use Plan Map Category(ies):	Residential Urban
Current Local Zoning Designation(s):	R-4, One, Two & Three Family Residential
Proposed Local Future Land Use Plan Map Category(ies):	Commercial General
Proposed Local Zoning Designation(s):	E-2, Employment-2

Application Checklist

The following MUST be furnished with this application: (incomplete applications will not be accepted)

- _ A complete application form;
- _ an ordinance being considered by your governing body;
- _ a map or map series depicting the future land use categories of the subject property and surrounding area, and any other pertinent information. [Countywide Rules, 6.1.4.2];
- _ a local government staff report;
- _ an electronic copy of the GIS shape file(s) for the amendment area;
- ___ if applicable, a copy of the development agreement approved by the legislative body and executed by the property owner and any other private party(ies) to the agreement; and
- _ if applicable, the jurisdictional determination line for environmentally sensitive areas.

Additional requirements for Tier II and III amendments to the AC or MMC category:

- _ A pre-application meeting with Forward Pinellas staff;
- _ identification of the current or proposed FLUM categories and/or character districts within the AC or MMC category, their acreages, and their associated maximum densities/intensities;
- ___ a copy of the implementing regulations applicable to the AC or MMC category (e.g., special area plan, corridor plan, comprehensive policies, land development regulations);
- _ a written description of how each of the Planning and Urban Design Principles described in the Countywide Plan Strategies, Land Use Goal 16.0, are addressed within the AC or MMC category [Countywide Rules, 6.1.4.3];
- _ a transportation impact analysis [Countywide Rules, 6.5.3.1.2]; and
- _ for Tier III amendments, in addition to all of the above requirements, applicants must submit a justification narrative demonstrating that the proposed density/intensity standards are appropriate for the subject area despite not meeting the applicable locational requirements, due to changed conditions or other unique factors. [Countywide Rules, Section 6.1.4.4]

Local Action Dates

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment.

June 22, 2021

If the local government chooses to submit a development agreement in support of this application, provide the date the agreement was approved at a public hearing by the legislative body. Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Section 6.1.6 of the Countywide Rules.

N/A

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?

Yes

If so, provide the name and address of the person(s):

David Weylie

If so, is the interest contingent or absolute?

absolute

If so, what specific interest is held?

Manager

Does a contract exist for the sale of the subject property?

No

If so, is the contract contingent or absolute?

If so, provide the names of all parties to the contract:

Are there any options to purchase the subject property?

No

If so, provide the names of all parties to the option:

Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:



Pinellas County

Staff Report

File #: 21-1037A, **Version:** 1

Agenda Date: 6/22/2021

Subject:

Case No. Q Z/LU-21-02 (Canada 2014, LLC)

A request for a zoning change from R-4, One, Two and Three Family Residential to E-2, Employment -2 and a land use change from Residential Urban to Commercial General on approximately 0.69 acre located at 8119 46th Avenue North in west Lealman.

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. Z/LU-21-02 is recommended for approval:

- 1.) An Ordinance approving the application of Canada 2014, LLC for a land use change from Residential Urban to Commercial General on approximately 0.69 acre located at 8119 46th Avenue North in west Lealman.
 - 2.) A Resolution approving a zoning change from R-4, One, Two and Three Family Residential to E-2, Employment-2.
- The applicant is seeking land use and zoning changes on a 0.69-acre property that contains a vacant single-family home that is in disrepair.
 - The applicant is proposing to construct a pool contractor business. Currently only residential uses are allowed on the subject property. Up to five residential units could be built under the current designations.
 - The Local Planning Agency recommended approval of the request (vote 7-0); no one from the public spoke in favor or in opposition at the hearing.
 - One letter in opposition was received with a primary concern of incompatibility.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

The subject property consists of a 0.69-acre parcel located at 8119 46th Avenue North in west Lealman. It is currently occupied by a vacant single-family home that is in a deteriorated condition. It fronts the north side of 46th Avenue North, which is a collector roadway, and is approximately 0.15 mile east of Park Street, which is a minor arterial. The property is designated Residential Urban (RU) on the Future Land Use Map (FLUM), which allows up to 7.5 residential units per acre, and it is zoned R-4, One, Two & Three Family Residential, which allows single family detached homes, duplexes and triplexes. Up to five residential units could be built under the current designations. A pool contractor business is proposed, including an office, warehouse, and some screened outdoor

storage. To facilitate these uses, a FLUM amendment to Commercial General (CG) is proposed, along with a zoning change to E-2, Employment-2. The E-2 district is being sought instead of a commercial district because it more fully allows for warehousing and outdoor storage uses.

The surrounding area contains a mix of commercial, employment, office, and residential use types. The subject property is immediately adjacent to a 55-unit apartment complex to the north and west, an office and a vacant 17-foot wide County-owned parcel to the east, and a mobile home park and vacant County-owned land to the south across 46th Avenue North. Multiple CG and E-2 designated properties (the same designations being sought by this application) exist a short distance to the west on the opposite side of the apartment complex. Office-designated properties are adjacent to the east and a node of commercial and employment uses exist further to the east along both sides of 46th Avenue North. The Board approved land use and zoning changes from residential to office on the adjacent property to the east in 2019.

Comparing the current development potential of the subject property with the potential uses associated with the requested CG FLUM designation, the proposal could generate approximately 30 additional average daily vehicle trips on 46th Avenue North. In this location, 46th Avenue North is operating at a peak hour level of service (LOS) D with a volume to capacity (V/C) ratio of 0.593. Neither 46th Avenue North nor Park Street are considered deficient. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways.

Staff is of the opinion that the proposed CG FLUM category and E-2 zoning district are appropriate based on the subject property's proximity to locations with the same or similar designations, general compatibility with the surrounding area which contains a broad range of uses, anticipated limited impacts to infrastructure, and consistency with the Pinellas County Comprehensive Plan.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its May 13, 2021 public hearing (Vote 7-0).

Surrounding property owners within 400 feet of the subject site were notified by mail. A sign advertising the public hearings was posted on the subject site.

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report
Case Maps
Impact Assessment
Traffic Analysis
Resolution

Ordinance
Response to Question # 13
Topographic Survey
Public Notification Map
Correspondence
Power Point Presentation
Legal Ad
Lega Ad Map



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: Z/LU-21-02

LPA Public Hearing: May 13, 2021

Applicant: Canada 2014, LLC

Representative: Todd Pressman

Subject Property: Approximately 0.69 acre located at 8119 46th Avenue North in west Lealman.

Parcel ID(s): 01/31/15/00000/130/4200



REQUEST:

Future Land Use Map amendment from Residential Urban (RU) to Commercial General (CG) and a Zoning Atlas amendment from R-4 (One, Two & Three Family Residential) to E-2 (Employment-2) on approximately 0.69 acre located at 8119 46th Avenue North. The request would allow for commercial and employment uses. A pool contractor business is proposed.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that proposed Future Land Use Map and Zoning Atlas amendments are consistent with the Pinellas County Comprehensive Plan and recommends approval. (The vote 7-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed FLUM and Zoning Atlas amendments to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on April 12, 2021. The DRC Staff summary discussion and analysis follows:

The subject property consists of one parcel totaling approximately 0.69 acre located at 8119 46th Avenue North in west Lealman. It is currently occupied by a vacant single-family home. It fronts the north side of

46th Avenue North, which is a collector roadway, and is approximately 0.15 mile east of Park Street, which is a minor arterial. The property is designated Residential Urban (RU) on the Future Land Use Map (FLUM), which allows up to 7.5 residential units per acre, and it is zoned R-4, One, Two & Three Family Residential, which allows single family detached homes, duplexes and triplexes. Per the case application, a pool contractor business is proposed, including an office, warehouse, and some screened outdoor storage. To facilitate these uses, A FLUM amendment to Commercial General (CG) is proposed, along with a zoning change to E-2, Employment-2. The E-2 district is being sought instead of a commercial district because it more fully allows for warehousing and outdoor storage uses.

Surrounding Uses

The surrounding area contains a mix of commercial, employment, office, and residential use types. The subject property is immediately adjacent to a 55-unit apartment complex to the north and west, an office and a vacant 17-foot wide County-owned parcel to the east, and a mobile home park and vacant County-owned land to the south across 46th Avenue North. Multiple CG and E-2 designated properties (the same designations being sought by this application) exist a short distance to the west on the opposite side of the apartment complex. Office-designated properties are adjacent to the east and a node of commercial and employment uses exist further to the east along both sides of 46th Avenue North. The office land use and zoning designations on the adjacent property to the east were approved by the Board of County Commissioners in 2019.

Transportation and Infrastructure Impacts

Comparing the current development potential of the subject property with the potential uses associated with the requested CG FLUM designation, the proposal could generate approximately 30 additional average daily vehicle trips on 46th Avenue North. In this location, 46th Avenue North is operating at a peak hour level of service (LOS) D with a volume to capacity (V/C) ratio of 0.593. Neither 46th Avenue North nor Park Street are considered deficient. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways.

The subject property is within Pinellas County's wastewater treatment area and the City of St. Petersburg's water supply service area. The proposal could decrease demand on potable water supplies by 503.4 gallons per day and decrease demand on wastewater treatment facilities by approximately 110.9 gallons per day. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 49.6 tons per year.

Conclusion

Staff is of the opinion that the proposed CG FLUM category and E-2 zoning district are appropriate based on the subject property's proximity to locations with the same or similar designations, general compatibility with the surrounding area which contains a broad range of uses, anticipated limited impacts to infrastructure, and consistency with the Pinellas County Comprehensive Plan.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Urban	R-4	Single Family Residential
Adjacent Properties:			
North	Residential Low Medium	RM	Apartment Complex
East	Residential/Office General Residential Urban	GO & R-4	Office, Vacant & Triplex
South	Residential/Office General Residential Urban	R-4 & RMH	Vacant & Mobile Home Park
West	Residential Low Medium	RM	Apartment Complex

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

- Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
- Policy 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.
- Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.
- Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

COUNTY DEVELOPMENT REGULATIONS

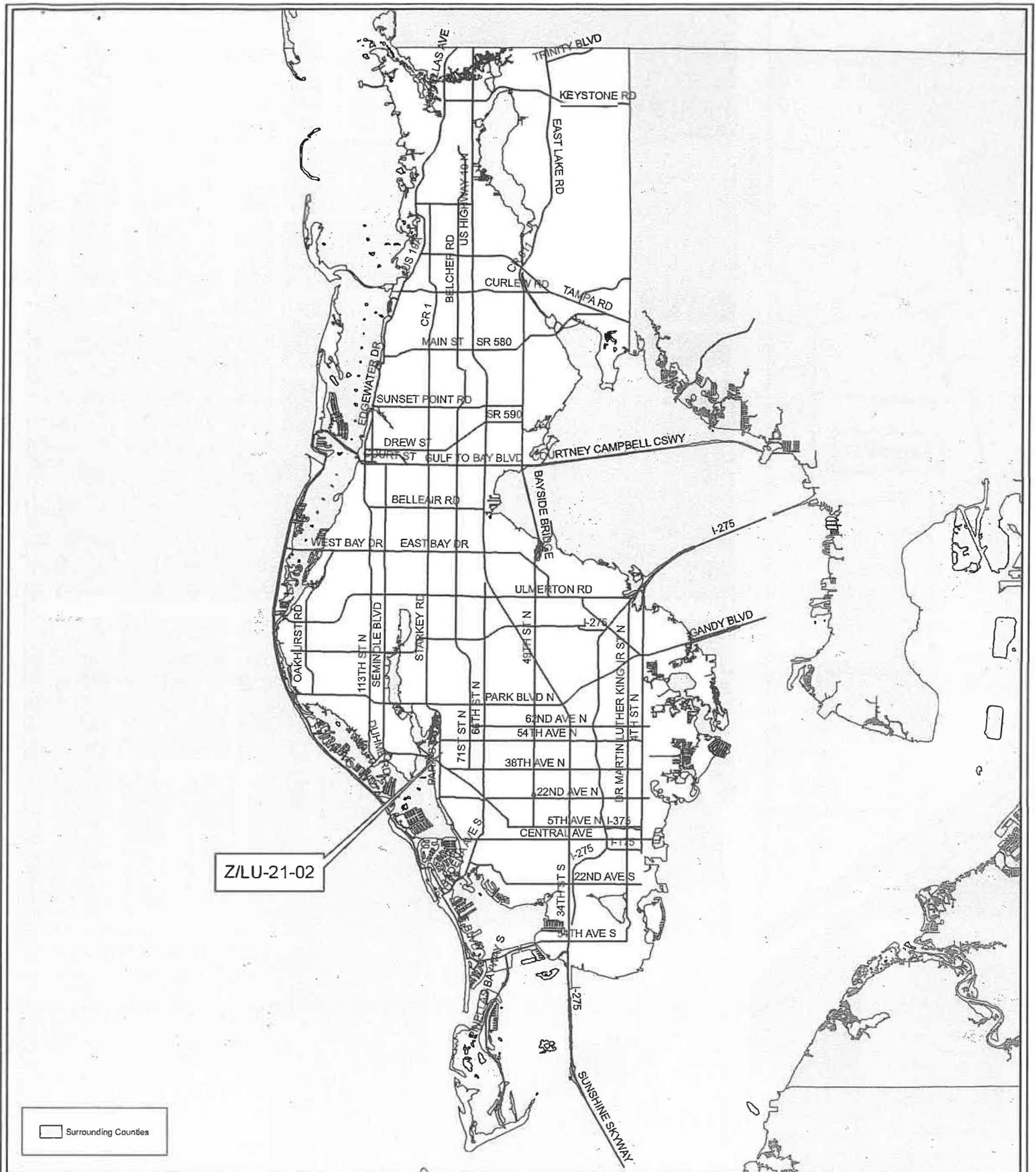
Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: June 22, 2021

CORRESPONDENCE RECEIVED TO DATE: One letter received in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or in opposition.

ATTACHMENTS: (Maps)



Z/LU-21-02

Location Map

Zoning

From: R-4, One, Two & Three Family Residential
To: E-2, Employment-2

Land Use

From: Residential Urban
To: Commercial General



Housing & Community Development

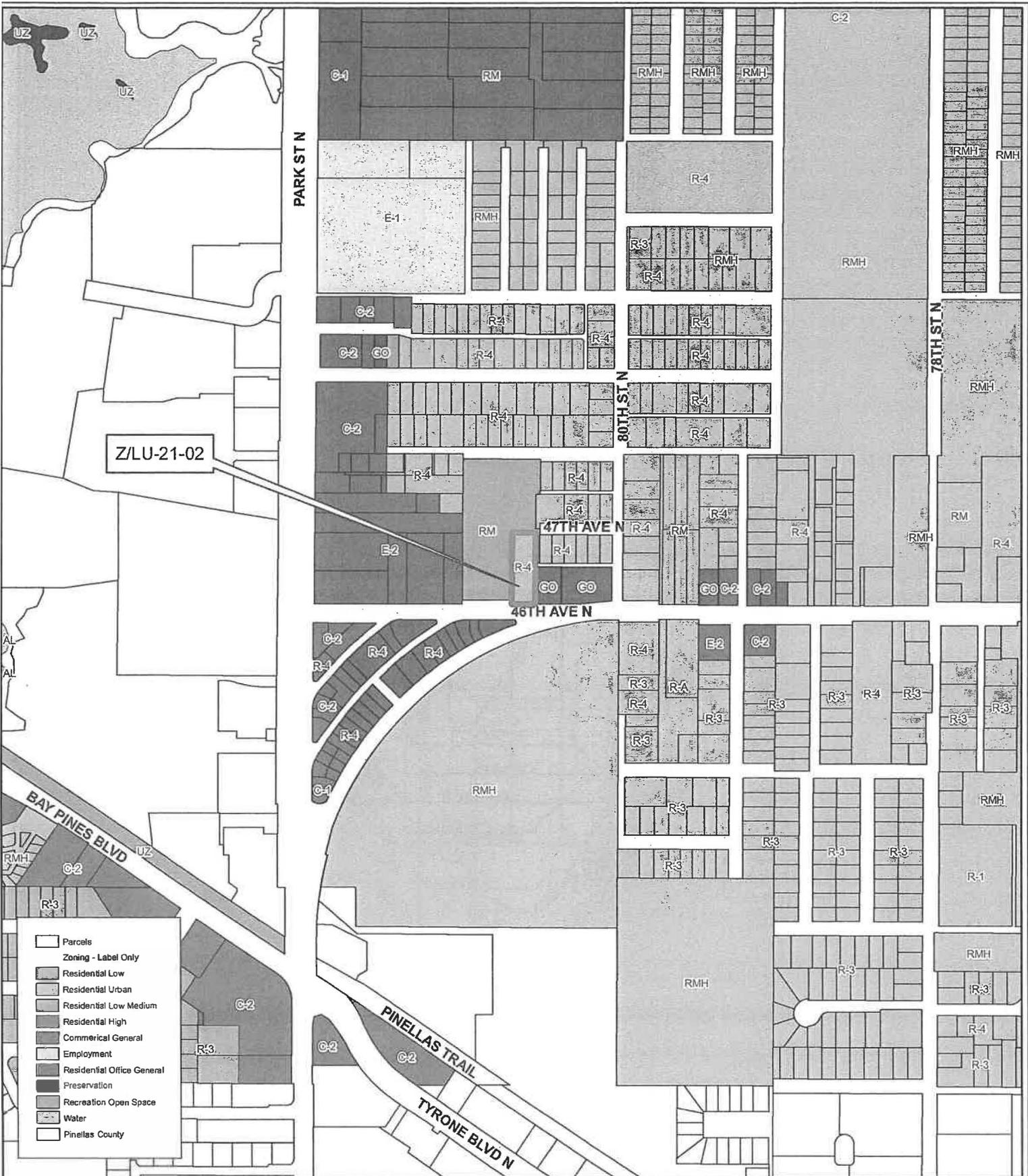
01/31/15/00000/130/4200

Prepared by: Pinellas County Planning Department



Date: 3/5/2021

1 inch = 4.5 miles



Z/LU-21-02

- Parcels
- Zoning - Label Only**
- Residential Low
- Residential Urban
- Residential Low Medium
- Residential High
- Commercial General
- Employment
- Residential Office General
- Preservation
- Recreation Open Space
- Water
- Pinellas County

Z/LU-21-02
Current Land Use & Zoning

Zoning From: R-4, One, Two & Three Family Residential
 To: E-2, Employment-2

Land Use From: Residential Urban
 To: Commercial General



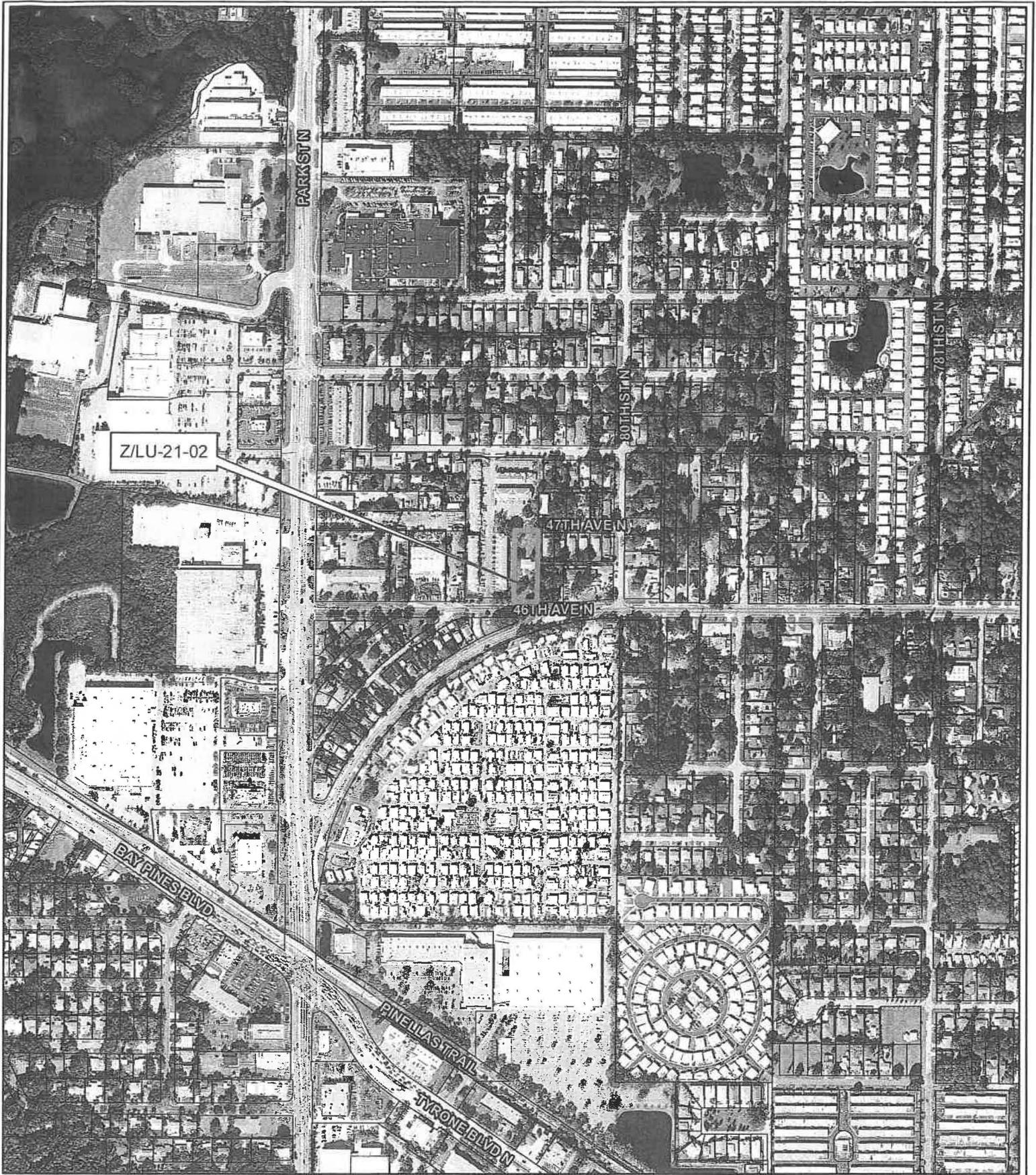
01/31/15/00000/130/4200

Prepared by: Pinellas County Planning Department



Date: 3/5/2021

1 inch = 0.1 miles



Z/LU-21-02

Aerial Map

Zoning

From: R-4, One, Two & Three Family Residential

To: E-2, Employment-2

Land Use

From: Residential Urban

To: Commercial General



**Housing &
Community
Development**

01/31/15/00000/130/4200

Prepared by: Pinellas County Planning Department



Date: 3/5/2021

1 inch = 0.1 miles



Z/LU-21-02

Municipality Name

- Seminole
- St Petersburg
- Unincorporated

Z/LU-21-02
Municipal Map

Zoning From: R-4, One, Two & Three Family Residential
 To: E-2, Employment-2

Land Use From: Residential Urban
 To: Commercial General

Pinellas County
 Housing & Community Development

1 inch = 0.1 miles

01/31/15/00000/130/4200

Prepared by: Pinellas County Planning Department



Date: 3/5/2021

INFRASTRUCTURE IMPACTS

SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
EXISTING	
Residential Urban	(5 units x 1.66) (Residential factor) = 8.3 tons/year
PROPOSED	
Commercial General	(16,531 x 7.0)/2,000 (Warehouse factor) = 57.9 tons/year
NET DIFFERENCE	+49.6 tons/year

* (Non Residential) Gross Floor Area x Solid Waste Disposal Rate / 2,000 lbs = Total Tons per Year

* (Residential) Units x Annual Per Capita Rate = Total Tons per Year

Note: Based upon Solid Waste Disposal Rate determined by DUS Consultants for the Solid Waste Authority of Palm Beach County.

POTABLE WATER AND SANITARY SEWER IMPACT ASSESSMENT

LAND USE DESIGNATIONS	POTABLE WATER GPD *	WASTEWATER GPD*
EXISTING		
Residential Urban	5 units x 266 (Single-Family rate) = 1,330 GPD	5 units x 187.5 (Single-Family rate) = 937.5 GPD
PROPOSED		
Commercial General	16,531 x 0.05 (Business, Manufacturing rate) = 826.6 GPD	16,531 x 0.05 (Business, Manufacturing rate) = 826.6 GPD
NET DIFFERENCE	-503.4 GPD	-110.9 GPD

* (Non Residential) Gross Floor Area x Consumption Rate = GPD

* (Residential) Number of Units x Consumption Rate = GPD

NOTE: GPD = Gallons per Day

TRANSPORTATION AND ROADWAY IMPACTS

	YES or NO	COMMENTS
Is the proposed amendment located within one half mile of a deficient facility (i.e., a road operating at peak hour level of service E or F, and/or a volume-to-capacity (v/c) ratio of 0.9 or higher with no mitigating improvements scheduled within three years)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located along a scenic/non-commercial corridor?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

ENVIRONMENTAL AND SITE CONDITIONS

	YES or NO	COMMENTS
Identify any onsite soils. Are any classified as "very limited" or "subject to subsidence?"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pomello soils and Urban land, 0 to 5 percent slopes
Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the wellhead protection zone and/or aquifer recharge area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify the watershed in which the site is located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject area is located within the Long Bayou Drainage Basin
Is the site located within the 25 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the 100 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

*The standard categories of soil classifications (i.e., severe, very severe etc.) have been replaced by Building Site Development Limitations (i.e., somewhat limited, very limited etc.)

PUBLIC SAFETY

	YES or NO	COMMENTS
Is the site located with the coastal storm area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Evacuation Zone D
Identify the Fire District serving the proposed development.		The subject site is located within the Lealman Fire District.

COMMUNITY IMPACTS

	YES or NO	COMMENTS
Will approval of this amendment affect the provision of affordable housing; if so, explain the positive/negative impacts.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the applicant sought/been issued an affordable housing finding by Community Development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the displacement of mobile home residents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the elimination of a water-dependent land use such as a marina or boat ramp? If so, identify how many ramps/lanes or slips will be eliminated.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment affect beach/waterfront accessibility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment have a significant impact on an adjacent local government?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a designated brownfield area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the proposed amendment affect public school facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Has the property been the subject of a previous amendment proposal within the last 12 months?

Yes No

Is the property within 200 feet of a property under same owner that has been amended within the past 12 months?

Yes No

ATTACH THE FOLLOWING:

- ___ Location Map
- ___ Future Land Use Map with zoning designations
- ___ Aerial

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

LU#: ZLU-21-02

Jurisdiction: Pinellas County

Revised:

Received: 4/16/2021

Signoff: MDS

SITE DATA

Parcel Size: 0.69
Proposed for Amendment: 0.69

Current Land Use Designation: Residential Urban

Potential Use	acre(s)	FAR	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Single Family	0.69	N/A	5		9.6	1.00	48
Total							48

Proposed Land Use Designation: Commercial General

Potential Use	acre(s)	FAR	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Office/Warehouse	0.69	0.55	N/A	16.531	5.10	0.92	78
Total							78

Potential Increase in Daily Trips: 30

ROADWAY IMPACT DATA - Trip Distribution

Road(s)	% Distribution			Traffic Vol. (AADT)			
	2019	2040		2019	2040		
(1) 46th Ave N	30	30	existing	6,500	6,260		
Park St to 66th St N	100.00	100.00	proposed	6,530	6,290		
Road(s)	LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.	
(1) 46th Ave N	D	0.593	D	D	B	B	
Park St to 66th St N							
Road(s)	Extg	Planned	Const.	Future			
	Ln Cfg	Improv.	Year	Ln Cfg			
(1) 46th Ave N Park St to 66th St N	2U	No	N/A	2U			

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
DU = 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