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

LU#: FLU-25-08 Jurisdiction: Pinellas County

Revised: Received: 9/24/2025 Signoff: SMS

SITE DATA

Parcel Size: 5.23 acres

Proposed for Amendment: 5.23 acres

Current Future Land Use Map Designation: Residential Rural Current Countywide Plan Map Designation Residential Rural (RR)

| Category | acre(s) | FAR | Units | trips/ac* | adjust. | cap. | Proj. trips |
|----------|---------|-----|-------|-----------|---------|------|-------------|
| 1 RR     | 5.23    |     |       | 5.0       | 1.00    | 1.00 | 26          |
| 2        |         |     |       |           |         |      |             |
| 3        |         |     |       |           |         |      |             |
| F - 1    |         |     |       |           |         |      |             |

Total 26.2

Proposed Future Land Use Map Designation: Institutional

Proposed Countywide Plan Map Designation Public/Semi-Public (P/SP)

| Category | acre(s) | FAR | Units |  | trips/ac** | adjust. | cap. | Proj. trips |
|----------|---------|-----|-------|--|------------|---------|------|-------------|
| 1 P/SP   | 5.23    |     |       |  | 114.0      | 1.00    | 1.00 | 596         |
| 2        |         |     |       |  |            |         |      |             |
| 3        |         |     |       |  |            |         |      |             |

<sup>\*</sup> Countywide Rules land use category trip generation rate for Residential Rural.

Total 596.2

\*\* Countywide Rules land use category trip generation rate for Public/Semi-Public, educational uses. 570.1 **Potential Additional Daily Trips:** 

| Road(s)                 | % Distribution |          |      |          | Traffic Vol. (AADT) |        |         |
|-------------------------|----------------|----------|------|----------|---------------------|--------|---------|
|                         | 2020           | 2040     |      |          | 2024                |        |         |
| Keystone Road           | 100            | 100      |      | existing | 25,634              |        |         |
| (US 19 to East Lake Rd) |                |          |      |          |                     |        |         |
|                         |                |          | 1    | proposed | 26,204              |        |         |
|                         | LOS            | V/CR     |      | extg.    | w/ chg.             | future | w/ chg. |
| Keystone Road           | С              | 0.54     |      | С        | С                   | С      | С       |
|                         |                |          |      |          |                     |        |         |
| Dood(o)                 | I              | <u> </u> | Evte | Dlannad  | Const               | Future |         |

|               | - | •      | -       | •      | •      | • |
|---------------|---|--------|---------|--------|--------|---|
| Road(s)       |   | Extg   | Planned | Const. | Future |   |
|               |   | Ln Cfg | Improv. | Year   | Ln Cfg |   |
| Keystone Road |   | 4D     |         |        | 4D     |   |

## 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

PC = Partially controlled access CON = Constrained County Corridor

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 MIS= Mitigating Improvement Scheduled 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 2024 LOS Manual