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

LU#: FLU-22-06		Jurisdiction: Pinellas County
Revised:	Received: 10/31/2022	Signoff: SMS

SITE DATA

Parcel Size: 4.13 acres
Proposed for Amendment:

Current Land Use Designation: Transportation / Utility

Potential Use	acre(s)	FAR	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Maintenance Facility	4.13	NA	NA	NA	0.0	1.00	0
						Total	

Proposed Land Use Designation: Residential Rural

Potential Use	acre(s)	FAR	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Single-family		NA	3		7.8	1.00	23
(2) Tennis/pickleball courts	4.13	NA	8		4.2	0.50	17
						Total	40

Potential Additional Daily Trips: 40

ROADWAY IMPACT DATA - Trip Distribution

Road(s)	% Distribution			Traffic Vol. (AADT)		
	2020	**2040**			**2020**	**2040**
(1) Keystone Road	100	100	existing		25,530	37,296
US 19 to East Lake Road			proposed		25,570	37,336
	LOS	**V/CR**		**extg.**	**w/ chg.**	**future**	**w/ chg.**
	C	0.624		C	C	F	F

Road(s)		Extg	Planned	Const.	Future	
		Ln Cfg	**Improv.**	**Year**	**Ln Cfg**	
		4D	None	None	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
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 2019 LOS Manual