

PINELLAS COUNTY PLANNING DEPARTMENT TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE							
LU#: FLU-25-05		Jurisdiction: Pinellas County					
Revised:		Received: 7/30/2025		Signoff: SMS			
SITE DATA							
Parcel Size: 5 acres							
Proposed for Amendment: 4.08 acres							
Current Future Land Use Map Designation:		Institutional					
Current Countywide Plan Map Designation		Public/Semi-Public (P/SP)					
Category	acre(s)	FAR	Units	trips/ac*	adjust.	cap.	Proj. trips
1 P/SP	4.08			67.0	1.00	1.00	273
2							
3							
Total							273.4
Proposed Future Land Use Map Designation:		Residential Rural					
Proposed Countywide Plan Map Designation		Residential Rural (RR)					
Category	acre(s)	FAR	Units	trips/ac**	adjust.	cap.	Proj. trips
1 RR	4.08			5.0	1.00	1.00	20
2							
3							
Total							20.4
* Countywide Plan land use category trip generation rate for Public/Semi-Public.							
** Countywide Plan land use category trip generation rate for Residential Rural.							
Potential Additional Daily Trips:		-253.0					
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)		% Distribution			Traffic Vol. (AADT)		
		2020	2040		2024		
Keystone Road (S1)		50	50	existing	17,000		
(Woodfield Blvd to East Lake Rd)							
Keystone Road (S2)		50	50		16,500		
(Hillsborough CL to Woodfield Blvd)				proposed	33,247		
		LOS	V/CR	extg.	w/ chg.	future	w/ chg.
Keystone Road (S1)		F	1.01	F	D	F	D
Keystone Road (S2)		D	0.95	D	D	D	D
Road(s)		Extg	Planned	Const.	Future		
		Ln Cfg	Improv.	Year	Ln Cfg		
		2U			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			
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							