

PINELLAS COUNTY PLANNING DEPARTMENT TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE							
LU#: FLU-22-06		Received: 10/31/2022		Jurisdiction: Pinellas County			
Revised:				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	4.13	NA	3		7.8	1.00	23
(2) Tennis/pickleball courts		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							