



April 29, 2026

Todd Crosby, P.E.  
County Engineer  
Hernando County Department of Public Works  
1525 East Jefferson Street  
Brooksville, FL 34601

**Re: Mavis Spring Hill  
Trip Generation Letter  
Hernando County, Florida**

Dear Mr. Crosby:

The purpose of this letter is to document the anticipated trip generation from the proposed Mavis Spring Hill development located at 0 Commercial Way (Parcel R13 222 17 3481 0000 0070), in Hernando County, Florida. A site location map is provided as an attachment. According to the Hernando County Guidance for Traffic Study Methodology Requirements, a traffic study is required if 50 or more p.m. peak hour trips are generated by the project. As detailed in this document, the proposed Mavis Spring Hill development is anticipated to generate fewer than 50 p.m. peak-hour trips.

The project site is approximately 1.25 acres and located in the northwest quadrant of Commercial Way and Glen Lakes Boulevard. Access to the site is proposed to be provided through a right-in/right-out access on Commercial Way as shown in the conceptual site plan provided as an attachment.

**Project Trip Generation:** Trip generation for the proposed development was calculated based on rates provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition for up to 6.5 KSF tire store using land use code (LUC) 848 (Tire Store).

Internal capture and pass-by reductions uses were not considered in the trip generation calculation. Following buildout, the proposed development is anticipated to generate 25 gross p.m. peak-hour trips (11 entering/14 exiting). The trip generation is summarized in **Table 1**.

**Table 1: P.M. Peak Hour Trip Generation**

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total
					In	Out			
Tire Store	12	848	6.5	KSF	43%	57%	11	14	25

According to the Hernando County Guidance for Traffic Study Methodology Requirements, a traffic study is required if 50 or more p.m. peak hour trips are generated by the project. As identified in **Table 1**, the proposed Mavis Spring Hill development is anticipated to generate fewer than 50 p.m. peak-hour trips.

Should you have any comments or questions, please contact us at your earliest convenience.

Very truly yours,

**KIMLEY-HORN AND ASSOCIATES, INC.**



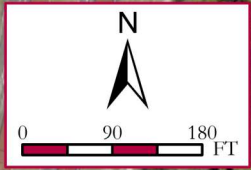
Caroline Fraser, P.E., RSP1  
Transportation Engineer



Henly Crosby, E.I.  
Transportation Analyst

Attachments:      Site Location Map  
                            Conceptual Site Plan

# APPENDIX



**Legend**

 Project Site

<p><b>Kimley»Horn</b></p> <p>© 2026 Kimley-Horn and Associates, Inc.          201 North Franklin St, Suite 1400, Tampa, FL 33602          Phone: (813) 620 1460          www.kimley-horn.com</p>	<p>Project Site Location Map</p> <p><b>MAVIS SPRING HILL</b>  <b>HERNANDO COUNTY, FLORIDA</b></p>		
	<p>Scale: As Noted</p>	<p>April 2026</p>	<p>Figure 1</p>

