

Bennett, Mark

From: Thomas, Lorenzo
Sent: Thursday, July 16, 2026 11:07 AM
To: Bennett, Mark
Cc: Bennett, Chanda; Kordek, Ryan
Subject: RE: LTG 6686 - Mims Mixed Use - TIA

Mark,

The TPO staff have reviewed the CPA traffic analysis for the Mims Mixed Use development and concur with the conclusion below.

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CONCLUSION

The proposed CPA will change the existing FLU designations of a 2,476.5-acre property from 2,452.2 acres of IND, 14.3 acres of A/RR, and 5 acres of L/R to 1,260.8 acres of IND, 1,200.7 acres of RS, and 5 acres of RCC. The property's proposed maximum development potential consists of 27,460,224 square-feet of residential, 3,602 residential dwelling units, and 196,020 square-feet of commercial. The property's proposed maximum development potential would generate 93,294 daily trips, 8,578 AM peak hour trips, and 7,366 PM peak hour trips. Please note that the development scenario is based on maximum development potential of the proposed designations and may not reflect the final development plan proposed for the site. If/when the applicant files for transportation concurrency, a Traffic Impact Study (TIS) will need to be conducted and submitted.

The results of the above CPA traffic analysis are presented below.

Existing Conditions

- The intersection of SR 37 at SR 60 is currently operating outside the adopted LOS during the peak hour.
- All study area roadway segments are currently operating within the directional peak hour capacities.

2051 Future Conditions

- All study area intersections, with the exception of Nichols Road at Anderson Road, are anticipated to operate outside the adopted LOS and with v/c ratios greater than 1.000.
- CR 640 from Hillsborough County Line to US 17/98, SR 37 from CR 640 to Alamo Drive, SR 37 from 570 to Main Street, SR 60 from Hillsborough County Line to 12th Avenue, Carter Road from SR 540A, and County Line Road from Pipkin Road to I-4 are anticipated to operate outside the directional peak hour capacities.

This analysis indicates there are multiple potential roadway deficiencies associated with the addition of trips associated with the proposed CPA. Transportation concurrency and any mitigation strategies require anticipated impacts due to buildout of the project will be assessed at the time of the final site plan application.

Also, the surrounding areas that will be impacted by this development will depend on the size of the level 2 (site plan) review.

Thank you,

Lorenzo Thomas
Senior Transportation Planner
Polk Transportation Planning Organization
330 West Church Street | Bartow, FL 33831
P: (863) 534-6551



From: Bennett, Mark <markbennett@polkfl.gov>
Sent: Wednesday, July 1, 2026 8:25 AM
To: Bennett, Chanda <ChandaBennett@polkfl.gov>; Kordek, Ryan <RyanKordek@polkfl.gov>; Thomas, Lorenzo <LorenzoThomas@polkfl.gov>
Subject: FW: LTG 6686 - Mims Mixed Use - TIA

Good morning – attached is the TIA for Mims Crossing. Please review and send me any comments that you think appropriate for the CPA staff report.

Thanks

Mark

From: Kriss Kaye <kriss@carterkaye.com>
Sent: Tuesday, June 30, 2026 9:00 PM
To: Bennett, Mark <markbennett@polkfl.gov>
Cc: Kim McCranie <kim@carterkaye.com>
Subject: Re: LTG 6686 - Mims Mixed Use - CPA Methodology Letter

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Hi Mark

See the attached TIA. Thank you for your consideration in this matter.

Sincerely,

Kriss Y. Kaye, CFM, PE, Managing Member



From: Bennett, Mark <markbennett@polkfl.gov>

Sent: Tuesday, June 23, 2026 4:14 PM

To: Kriss Kaye <kriss@carterkaye.com>; Bennett, Chanda <ChandaBennett@polkfl.gov>

Cc: George Galan <ggalan@ltg-inc.us>; Patrick Mims | T. Mims Corp <patrick@tmimscorp.com>; Tom Mims | T. Mims Corp. <tom@tmimscorp.com>; Kim McCranie <kim@carterkaye.com>; Ryan Hartman <rhartman@ltg-inc.us>

Subject: RE: LTG 6686 - Mims Mixed Use - CPA Methodology Letter

Kriss:

We can accept this for now to keep the process moving forward. If I recall correctly, you had mentioned getting the TIA on the 29th or 30th? That should work for our timelines.

Please advise as to status of water & sewer info.

Thanks

Mark

From: Kriss Kaye <kriss@carterkaye.com>

Sent: Tuesday, June 23, 2026 2:53 PM

To: Bennett, Mark <markbennett@polkfl.gov>; Bennett, Chanda <ChandaBennett@polkfl.gov>

Cc: George Galan <ggalan@ltg-inc.us>; Patrick Mims | T. Mims Corp <patrick@tmimscorp.com>; Tom Mims | T. Mims Corp. <tom@tmimscorp.com>; Kim McCranie <kim@carterkaye.com>; Ryan Hartman <rhartman@ltg-inc.us>

Subject: Fw: LTG 6686 - Mims Mixed Use - CPA Methodology Letter

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Chanda and Mark:

I appreciate you taking our call this am. As you requested, prior to any public notices attached please find the trip generation numbers and Comprehensive Plan Amendment Methodology. LTG is working to complete the TIA quickly.

Please advise if the attached suffices as we work to close out the TIA. Feel free to call if you have any questions.

Thank you for your consideration in this matter.

Sincerely,

Kriss Y. Kaye, CFM, PE, Managing Member



From: Kirsten Fawcett <Kfawcett@ltg-inc.us>
Sent: Tuesday, June 23, 2026 9:50 AM
To: George Galan <Ggalan@ltg-inc.us>; Kriss Kaye <kriss@carterkaye.com>
Cc: Patrick Mims | T. Mims Corp <patrick@tmimscorp.com>; Tom Mims | T. Mims Corp. <tom@tmimscorp.com>; Kim McCranie <kim@carterkaye.com>; Ryan Hartman <rhartman@ltg-inc.us>
Subject: RE: LTG 6686 - Mims Mixed Use - CPA Methodology Letter

Kim/Kriss,

Attached is the signed and sealed methodology letter for the Mims Mixed Use.

I know you said you're sending this to Mark, do you need us to forward it to Chandra at the County or are you all doing that as well?

Thank you!



Kirsten Fawcett

Senior Transportation Analyst



LTG, Inc.

1450 West Granada Boulevard, Suite 2

Ormond Beach, FL 32174

P. 386.257.2571 ex 327 / FX: 386.257.6996

Direct Dial:386.267.2607

www.ltg-inc.us



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