

COMMERCIAL RETAIL

5075 Seminole Pratt Whitney Road

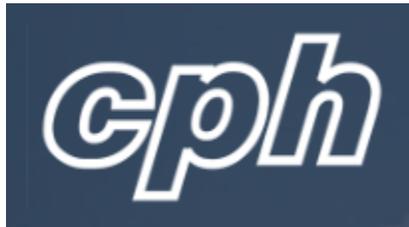
Westlake, FL

Parcel ID: 77-40-43-01-00-000-1010

WATER QUALITY STATEMENT

January 28, 2026

Report Prepared By:



1125 Bartow Road Ste 100

Lakeland, FL 33801

PROJECT SUMMARY:

The subject parcel, 77-40-43-01-00-000-1010 is located northwest of the intersection of Seminole Pratt Whitney Road & Town Center Parkway South and is part of the Westlake TTD project.

The project is located within the bounds of Seminole Improvement District and South Florida Water Management District, Southern Florida Basin, Florida Southeast Coast sub-basin, Watershed C-51 West, sub-watershed 8. The parcel is approximately 24.29 acres in size and is currently vacant and part of a Traditional Marketplace Development.

Proposed site development consists of construction of a 188,779 S.F. commercial retail building with 8,000 S.F. of online pick up and delivery space as well as a 4,9126 S.F. liquor box. This project also includes a 1,618 S.F. building for a gas station and convenience store with 20 fuel pumps. Associated parking, landscaping, potable water, wastewater, reclaim water, electric utilities, and stormwater management are included with the development. The project will outfall to stub-outs provided by MINTO PBLH LLC which discharge to the dry retention system, both east to Dry Detention #3 and west to Dry Detention #1 into SID M2 Canal, of the development which will provide water quality and attenuation prior to discharge into the master Seminole Improvement District (SID) drainage system.

WATER QUALITY:

Water quality is provided through a series of drainage structures, stormwater pipes and dry detention areas, which ultimately discharge to SID M2 Canal in accordance with the design requirements for projects within the C-51 West Basin, and SFWMD standards. Figure 1 shows the water quality and nutrient analysis, Figure 2 and 3 show the stage storage calculation from the permit no 50-109382-P.

3.0 WATER QUALITY & NUTRIENT ANALYSIS

Water quality and nutrient analysis are provided for and met in the master lake system permitted under the master development, known as Minto West under SFWMD Permit #50-00021-S, Application #141120-2 and the construction/operation authorization issued on January 11, 2016 under Application #150804-11.

Commercial parcels are required to provide 1/2" dry pretreatment prior to discharge to the Master System. The dry pretreatment for Westlake Town Center West will be constructed as a part of this application in 3 separate sections each providing pretreatment for portions of the overall commercial development as follows:

Dry Detention #1 - 2.22 acres - serves 30.77 acres of commercial development inclusive of the detention area.

$$30.77 \text{ ac.} \times 1/2" = 15.39 \text{ ac-in} = 1.28 \text{ ac-ft}$$

Dry Detention #1 water quality elevation - 17.3' NAVD

See Appendix C for Stage Storage Calculations

Dry Detention #2 - 0.54 acres - serves 7.97 acres of commercial development inclusive of the detention area.

$$7.97 \text{ ac.} \times 1/2" = 3.99 \text{ ac-in} = 0.33 \text{ ac-ft}$$

Dry Detention #2 water quality elevation - 18.2' NAVD

See Appendix C for Stage Storage Calculations

Dry Detention #3 - 0.51 acres - serves 4.85 acres of commercial development

$$4.85 \text{ ac.} \times 1/2" = 3.99 \text{ ac-in} = 0.20 \text{ ac-ft}$$

Dry Detention #3 water quality elevation - 17.8' NAVD

See Appendix C for Stage Storage Calculations

4.0 C-51 BASIN STORAGE

C-51 storage calculations are consistent with what was permitted under the master development, known as Minto West under SFWMD Permit # 50-00021-S, application #141120-2 and the construction/operation authorization issued on 1/11/2016 under application #150804-11

5.0 C-51 WESTLAKE CODE COMPLIANCE

The following is a summary of conformance with the interim City Codes with respect to Stormwater Management and Drainage:

Figure 1: Water quality and nutrient analysis (Exhibit No 2.1.1)

TOWN CENTER WEST DRY DETENTION #1			
STAGE VS STORAGE CALCULATIONS			
Starting Stage			16
Print Interval			0.5
Name	<u>BOTTOM</u>	<u>SIDE SLOPE</u>	
Storage type	V	L	
Start Stage (ft)	16.00	16.00	
Stop Stage (ft)		21.00	
Area (ac)	0.8	1.42	
STAGE			TOTAL
NAVD			STORAGE
16.00	0.00	0.00	0.00
16.50	0.40	0.04	0.44
17.00	0.80	0.14	0.94
17.30	1.04	0.24	1.28
17.50	1.20	0.32	1.52
18.00	1.60	0.57	2.17
18.50	2.00	0.89	2.89
19.00	2.40	1.28	3.68
QUALITY REQUIRED			
1/2" DRY PRETREATMENT			
OVERALL AREA 30.77 AC. X 0.5" = 1.28 AC-FT			
WATER QUALITY ELEVATION 17.3' NAVD			

Figure 2: Dry detention #1 stage storage calculations from permit no 50-109382-P (Exhibit No 2.1.1)

TOWN CENTER WEST DETENTION #3			
STAGE VS STORAGE CALCULATIONS			
Starting Stage			16
Print Interval			0.5
Name	bottom	sides	
Storage type	v	l	
Start Stage (ft)	16.00	16.00	
Stop Stage (ft)		20.00	
Area (ac)	0.00	0.51	
STAGE			TOTAL
NGVD			STORAGE
	16.00	0.00	0.00
	16.50	0.00	0.02
	17.00	0.00	0.06
	17.30	0.00	0.11
	17.50	0.00	0.14
	17.80	0.00	0.21
	18.00	0.00	0.25
	18.50	0.00	0.40
	19.00	0.00	0.57
QUALITY REQUIRED			
1/2" DRY PRETREATMENT			
OVERALL AREA 4.85 AC. X 0.5" = 0.20 AC-FT			
WATER QUALITY ELEVATION 17.8' NAVD			

Figure 3: Dry detention #3 stage storage calculations from permit no 50-109382-P (Exhibit No 2.1.1)