

February 8, 2024

City of Westlake
Planning and Zoning Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

**Re: Tractor Supply Company – Westlake
Drainage Statement
16950 Persimmon Blvd W, Westlake, FL 33470
Parcel/Tax ID No: 77404301170000021
DEC No.: 2451-23-04281**

Dear members of the Planning and Zoning Department,

On behalf of our client, Hix Snedeker Companies, LLC (the “Applicant”), please accept this drainage statement for the above referenced project. The subject property is presently a ±4.54 AC parcel at the above referenced address in the City of Westlake, FL. The Applicant is developing the site into a 23,957 SF Tractor Supply Company retail store accompanied by a 20,000 SF fenced outdoor display area, with associated site infrastructure, landscaped areas, truck loading area, sidewalk, outdoor display and sales of merchandise areas, and stormwater management. The property is currently vacant. This statement has been prepared to analyze the existing and proposed drainage conditions for the Applicant proposed work for the Tractor Supply Company.

SITE DATA

The subject property is located within the jurisdiction of South Florida Water Management District (SFWMD), the Seminole Improvement District (SID), and the City of Westlake. The subject property is located at the southwest corner of the intersection of Persimmon Boulevard W and Landings Drive. The parcel is within POD H of the Westlake Landings Master Plan, with designation ‘F2’. The project is located within SFWMD Drainage Basin C-51 West and the receiving body is the SID M-2 Canal.

The proposed subject property is surrounded on both western and southern boundaries by vacant lots. The existing stormwater runoff is routed through a canal, recorded by ORB 31531 Pg 621, on the property from the eastern to western property lines that is to be filled and abandoned.

LAND USE BREAKDOWN

Pursuant to the existing Minto West Master Permit commercial development is required to comply with the following land use assumptions:

85% Maximum Impervious Area
30% Maximum Building Coverage

Table 1 below shows the land use breakdown for the proposed Tractor Supply Company land use.

Table 1

Total Proposed Land Uses	Sub-Area (ac)	Area (ac)
Impervious Areas		3.32
Buildings	0.55	
Asphalt, Pavement, Sidewalk, Misc. Impervious	2.77	
Pervious Areas	1.22	
Total Area		4.54

- Building = $(0.55 \text{ ac} / 4.54 \text{ ac}) * 100 = 12.11\%$ (less than 30% maximum)
- Impervious = $(2.77 \text{ ac} / 4.54 \text{ ac}) * 100 = 61.01\%$ (less than 85% maximum)

PROPOSED DRAINAGE

The proposed stormwater management design for the subject property will include a series of interconnected inlets and underground drainage pipe system and dry detention area that will route the stormwater to the POA tract for drainage continuation to the SID M-2 Canal.

Per the master permit issued by SFWMD, ERP No. 50-00021-S., application No. 141120-2, Parcel F is responsible for providing the required dry pre-treatment for the subject development, which will be provided in the proposed stormwater management area. Legal positive outfall is available via connection to the Master Drainage System. Based on the current Westlake Landings Pod H Master Plan, the site is permitted to outfall to the POA tract on Parcel F3 and ultimately the M-2 canal.

Per the SFWMD permit, the Finished Floor Elevation (FFE) to be set at 12” above the 100 year-3-day (zero discharge) rainfall event. The 100 year-3-day storm stage per the Master Permit is 19.08’ NAVD. The minimum FFE is 20.08’ NAVD. The proposed FFE is 21.5’ NAVD.

The subject property has no base flood information per FEMA LOMR 23-04-0749P Eff. 1/8/2024 (attached to this document); therefore, the FFE was governed by the master SFWMD permit 100-yr/3-day storm event with zero discharge. The FEMA LOMR is included with this submittal.

The proposed development has been conceptually designed with provisions for the safe and efficient control of stormwater runoff in coordination with master development. A final site grading and drainage calculations and potential impacts will be provided at time of permit. We respectfully request your review and approval of the requested stormwater permits for construction.

Sincerely,
 Dynamic Engineering Consultants, P.C.



Digitally signed by
 Michael D Miles
 Date: 2024.02.08
 18:28:21-05'00'

Michael D. Miles, P.E.
 Regional Manager/Senior Principal
 FL Professional Engineer License No.81313