

April 21, 2025

South Florida Water Management District  
3301 Gun Club Rd,  
West Palm Beach, FL 33406  
(561) 686-8800

**RE: Minor Modification Request  
Mavis Loxahatchee**

To whom it may concern:

Please find enclosed submittal for Minor Modification to Publix at Westlake Plaza (Permit Modification #50-104973-P). The site is located at 16775 Persimmon Boulevard West, Westlake, FL 33470 (Parcel ID: 77-40-43-01-24-001-0000). The project lies within section 01, township 43S, range 40E in the City of Westlake. Per the existing Permit Modification (50-104973-P) the master system encompasses a total of  $\pm 18.46$  acres.

The site will be located on outparcel A as illustrated in Permit Modification (50-104973-P) App (210802-7003) and drain to the offsite dry detention area located to the west of the Master Development. Per the approved permitted plan outparcel A is 1.11 acres. The offsite dry detention area, which serves 18.46 acres and has maximum impervious area of 85% includes 4.03 acres of impervious area using the assumption that 61.72% of the commercial use area will be impervious.

The proposed conditions are described in further detail for outparcel A:

Outparcel A	Land Use Description	CN	Area (ac.)	Area (%)	Total Area (ac)	Weighted CN
PRE-DEVELOPMENT	Impervious	98	0.00	0%	1.11	80.0
	Open Space (Good Condition)	80	1.11	100%		
	Open Water	98	0.00	0%		
POST-DEVELOPMENT	Impervious	98	0.57	51%	1.11	89.2
	Open Space (Good Condition)	80	0.54	49%		
	Open Water	98	0.00	0%		



The post-development impervious area is 51% and therefore falls under the maximum impervious area per approved ERP.

Should there be any questions, or should additional information required, please feel free to contact us at (813) 812-4100 or via email: [kdedrick@bohlereng.com](mailto:kdedrick@bohlereng.com).

Sincerely,

**BOHLER ENGINEERING**

A handwritten signature in black ink, appearing to read "Kayla M. Dedrick".

Kayla Dedrick, P.E.  
Assistant Project Manager, Land Development