



CITY OF PORT ST. LUCIE

John A. Bolduc
Chief of Police

www.cityofpsl.com

Headquarters

(772) 871-5001
(772) 871-5251/Facsimile
(772) 871-5029/Hearing Impaired
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Port St. Lucie Police Department

February 23, 2023

Patti Tobin, Project Manager
HJA Design Studio
50 E. Ocean Boulevard
Suite 101
Stuart, Florida 34994

**Subject: Toscana Project: Comprehensive Plan Amendment
Capacity Letter for Police Protection**

Dear ~~Ms.~~ ^{PATTI} Tobin,

Allow this capacity letter to serve as the Port St. Lucie Police Department's assurance that this agency will afford police protection at the projected development of which your firm, HJA Design Studio, represents. More specifically, the comprehensive plan amendment for the Toscana project, whereas the property owner desires to add a future land use designation to the property to ultimately allow self-storage as a permitted use on the southern commercial piece. The property is in the City of Port St. Lucie, on U.S. Highway 1, between S.E. Lyngate Drive and S.E. Jennings Road. The parcel identification numbers for the property are 4401-714-0001-000-2, 4401-714-0002-000-9, 4401-714-0003-000-6, and 4401-714-0004-000-3.

The Port St. Lucie Police Department is a full-service agency established in 1980 and is an accredited agency, both nationally and state. Our agency currently serves over 224,900 residents in over 120 square miles in St. Lucie County on Florida's east coast, about 50 miles north of West Palm Beach, halfway between Miami and Orlando.

The department's general response time to an emergency call for service within the city limits is generally six to seven minutes. Our department has one facility at 121 S.W. Port St. Lucie Boulevard, which intersects with S.W. Airoso Boulevard.

The department has an authorized sworn staff of 287 law enforcement officers, 68 civilian employees, and 12 animal control officers. Currently, the ratio of officers per thousand residents is 1.16. Our department prides itself on a culture of prevention rather than reaction. Due to this positive mindset and our Stratified Policing concepts, our department has remained one of Florida's safest cities for a population of over 75,000 residents for seven years and again for over 100,000 for 12 consecutive years.

Should you require further information about your proposed residential community, don't hesitate to contact my office at 772-344-4278.

Sincerely,

John A. Bolduc
Chief of Police

An Equal Opportunity Employer



An Internationally Accredited
Law Enforcement Agency

Melissa Jungjohan

From: Patti Tobin <ptobin@hjadstudio.com>
Sent: Friday, February 17, 2023 12:02 PM
To: Melissa Jungjohan
Subject: Toscana Project - Comp Plan Amendment
Attachments: Capacity -Police.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Melissa,

Hi there! Hope you're doing well. I am working on a comprehensive Plan amendment for the Toscana project. The property owner desires to add a future land use designation to the property to ultimately allow self-storage as a permitted use on the southern commercial piece.

This application requires the submittal of a capacity letter for police protection. I have attached the capacity letter prepared in 2019. The parcel identification numbers for the property are 4401-714-0001-000-2, 4401-714-0002-000-9, 4401-714-0003-000-6 and 4401-714-0004-000-3.

My goal is to submit this comp plan amendment by the end of the month, if possible. If you have any questions, feel free to contact me. Thanks for your help.

Sincerely,

Patti Tobin

Project Manager

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(o)772-678-7200 Ext 212

HJA Design Studio

50 E. Ocean Blvd., Suite 101

Stuart, Florida 34994

<http://www.hjadesignstudio.com>

ptobin@hjadstudio.com



"A City for All Ages"

CITY OF PORT ST. LUCIE

Public Works Department

Accredited Agency – American Public Works Association

February 22, 2023

Sent via email:

ptobin@hjadstudio.com

Michael Houston
HJA Design Studio
50 E. Ocean Blvd., Suite 101
Stuart, FL 34994

**Re: Toscana Development
Authorization to Discharge into City B-5 Canal**

Dear Mr. Houston:

The City of Port St. Lucie owns the stormwater canal B-5 located on the south side of the proposed Toscana Development on Parcel Id's 4401-714-0001-000-2, 4401-714-0002-000-9, 4401-714-0003-000-6 and 4401-714-0004-000-3. If a South Florida Water Management District permit is granted for the development of this site, the City of Port St. Lucie dhas no objections allowing the Stormwater discharge into the Stormwater canal, provided the project's Stormwater management system meets the required drainage standards.

Should you have any questions regarding this information, please do not hesitate to contact our office.

Sincerely,

Colt Schwerdt, P.E.
Assistant Public Works Director



**PORT ST. LUCIE
UTILITY SYSTEMS DEPARTMENT**

1001 SE Prineville Street
Port St. Lucie, FL 34983
(772) 873-6400
utility.cityofpsl.com

Kevin R. Matyjaszek, Director

February 21, 2023

Via e-mail: ptobin@hjadstudio.com

Michael Houston
HJA Design Studio
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994

Re: Proposed project for 5312: The Mason Toscana at Port St. Lucie project for
Parcel 4401-714-0004-000-3

Water and Sewer Availability

Dear Mr Houston:

Regarding your request dated February 21, 2023; this is to confirm that the referenced project is within the City of Port St. Lucie Utility Systems Department service area. A public water main and a public sewer line are adjacent to the above property. Attached is some recent treatment plant capacity data for your use.

Please be advised that water and sewer system extensions may be required to serve the property.

This should not be construed as a commitment to provide service until approvals by all regulatory agencies have been obtained; construction plans are approved; a Service Agreement has been fully executed; and all applicable fees have been paid to the City of Port St. Lucie Utility Systems Department.

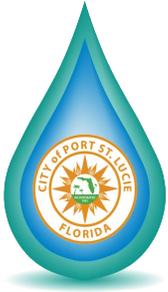
Should you have any questions or require additional information, please feel free to contact our office by my email indicated with this letter.

Sincerely,

Matthew Reaver, P.E.
Professional Engineer

c: Kevin Matyjaszek, Utility Director
Laney Southerly, P.E., Utility Engineering Manager
Michele Holler, BSOM, Project Manager
File

Att: Latest Data form for Plant Capacity



PORT ST. LUCIE
UTILITY SYSTEMS DEPARTMENT
1001 SE Prineville Street
Port St. Lucie, FL 34983
(772) 873-6400
utility.cityofpsl.com

Kevin R. Matyjaszek, Director

DATA SHEET FOR PERMIT APPLICANTS **December 2022**

Please refer to the following information when completing Part I G-H and Part III B of FDEP Notice Of Intent To Use the General Permit For Construction Of Water Main Extensions For PWSs, DEP Form 62-555.900(7).

Part I. General Project Information

G. Public Water System (PWS) Supplying Water to Project:

PWS Name:	PRINEVILLE /JEA WATER TREATMENT PLANT
PWS Identification No.:	4560954-01, 02
PWS Type:	Community
PWS Owner:	City of Port St. Lucie Utility Systems Department
Contact Person:	Kevin Matyjaszek
Title:	Director
Mailing Address:	1001 SE Prineville Street Port St. Lucie, FL 34983
Telephone Number:	(772) 873-6400
Fax Number:	(772) 873-6405
E-Mail Address:	KMatyjaszek@cityofpsl.com

H. Public Water System (PWS) that Will Own Project After It Is Placed into Permanent Operation

PWS Name:	PRINEVILLE/PSLU JEA WATER TREATMENT PLANTS
PWS Identification No.:	4560954-03
PWS Type:	Community
PWS Owner:	City of Port St. Lucie Utility Systems Department
Contact Person:	Kevin Matyjaszek
Title:	Director
Mailing Address:	1001 SE Prineville Street Port St. Lucie, FL 34983
Telephone Number:	(772) 873-6400
Fax Number:	(772) 873-6405
E-Mail Address:	KMatyjaszek@cityofpsl.com

Part III. Certifications

B. Certification by PWS Supplying Water to Project

Name(s) of Water Treatment Plant(s) to Which this Project Will Be Connected:

Prineville /PSLU JEA Water Treatment Plant

Total Permitted Maximum Day Operating Capacity of Plant(s): 41,650,000 gpd

Total Maximum Day Flow at Plant(s) as Recorded on Monthly
Operating Reports During Past 12 Months: 23,430,000 gpd

C. Certification by PWS that Will Own Project After It Is Placed into Permanent Operation

This section is to be prepared for the signature of Kevin Matyjaszek, Utility Systems Director.

Please refer to the following information when completing Part III (3) of FDEP Notification / Application For Constructing A Domestic Wastewater Collection/Transmission System, DEP Form 62-604.300(8)(a).

GLADES WASTEWATER TREATMENT PLANT

City of Port St. Lucie	
St. Lucie County	
System Owner	City of Port St. Lucie Utility Systems Department
FDEP Facility ID #	FLA326321
FDEP Permit #	FLA326321 (Expiration Date 04/01/24)
Maximum Monthly Average Daily Flow (last twelve months)	6.226 mgd
Maximum Three-Month Avg. Daily Flow (last twelve months)	6.150 mgd
Current Permitted Capacity	12.0 mgd (TMADF)
Current Outstanding Committed Flows	0.742 mgd

WESTPORT WASTEWATER TREATMENT PLANT

City of Port St. Lucie	
St. Lucie County	
System Owner	City of Port St. Lucie Utility Systems Department
FDEP Facility ID #	FLA139653
FDEP Permit #	FLA139653 (Expiration Date 09/17/25)
Maximum Monthly Average Daily Flow (last twelve months)	5.791 mgd
Maximum Three-Month Avg. Daily Flow (last twelve months)	5.717 mgd
Current Permitted Capacity	6.00 mgd (TMADF)
Current Outstanding Committed Flows	0.096 mgd

The permit application is to be prepared, Part III, (2) & (3), for the signature of:

Kevin Matyjaszek, Utility Systems Director
1001 SE Prineville Street
Port St. Lucie, FL 34983
Phone: (772) 873-6400, Fax: (772) 873-6405
E-mail: KMatyjaszek@cityofpsl.com

Should you have any questions or require additional information, please contact Joe Presti at (772) 873-6450, or by E-mail at Jpresti@cityofpsl.com.