



CITY OF PORT ST LUCIE

Date Checked: 1/6/2025

Checked by: Dennis Murphy

Recorded:

NEW PLATS -- PARENT PARCELS AND DESCRIPTION
(to be completed by Finance Dept. prior to plat approval)

Planning Project #	P22-277
Proposed Plat Name:	Western Grove 7 - Brynlie
Legal Description:	TRADITION 4 (PB 113-3) PARCEL 4A (78.621 AC - 3,424,731 SF)

Current Tax Roll Year: 2024

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	4305-701-0001-000-7	78.62	Y	N/A
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Account History 4305-701-0001-000/7

Roll	Status	Due	
2024	Acct: Paid-in-full		View
2023	Acct: Paid-in-full		View
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2024	Market Value:	5,811,655
Tax Year:	2024	Class Value:	0
Account Number:	4305-701-0001-000/7 « Prev Next »	Just Value:	5,811,655
Millage Code:	0041 -	School Assessed Value:	21,621
Certified	MATTAMY PALM BEACH LLC	Assessed Value:	21,621
Roll Owner(s):	2500 Quantum Lakes DR Ste 215 Boynton Beach, FL 33426-8308 « Prev Next »	Ad Valorem:	\$480.59
Situs Address:	0 TBD, Port Saint Lucie	Non-ad Valorem:	\$63,661.27
Links:	Property Appraiser, Public Site	Total Tax:	\$64,141.86

Location Details

Book-Page-Item:	--
Property Class:	60
Range:	39E
Township:	37S
Section:	08
Neighborhood:	TR20
Value Code:	00
Use Code:	6000
Total Acres:	78.62
Legal Description:	TRADITION 4 (PB 113-3) PARCEL 4A (78.621 AC - 3,424,731 SF)
Last Updated:	10/03/2024 01:11PM
Last Updated By:	Mary Brown

Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CT06	Co Public Transit MSTU	0.2500	21,621	0	21,621	\$5.41
EE19	Erosion District E	0.1000	21,621	0	21,621	\$2.16
FF02	Law Enf,Jail,Judicial Sys	2.7294	21,621	0	21,621	\$59.01
GF01	Co General Revenue Fund	4.2222	21,621	0	21,621	\$91.29
CS64	Childrens Service Council	0.3650	21,621	0	21,621	\$7.89
FD21	St Lucie Co Fire District	3.0000	21,621	0	21,621	\$64.86
FI40	FL Inland Navigation Dist	0.0288	21,621	0	21,621	\$0.62
PS25	City of Port St Lucie	4.6807	21,621	0	21,621	\$101.20
PS26	City of PSL Voted Debt	0.3743	21,621	0	21,621	\$8.09
SD09	School Discretionary	0.7480	21,621	0	21,621	\$16.17
SN39	School Capital Improvemnt	1.5000	21,621	0	21,621	\$32.43
SR08	School Req Local Effort	3.0000	21,621	0	21,621	\$64.86
SR09	School Voter Referendum	1.0000	21,621	0	21,621	\$21.62
	S FL Wtr Mgmt District	0.2301	21,621	0	21,621	\$4.98
Total:			22.2285			\$480.59

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS65	PSL	Yes	226.030	\$41,363.49
	Stormwater			
	Traditions			
	Improv/Maint			
TRD1	Traditions	Yes	22297.780	\$22,297.78
	Operat/Maint			
TRD2	Traditions	Yes	0.000	\$0.00
	Bond			
Total:				\$63,661.27

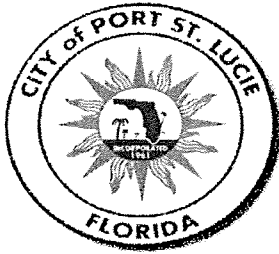
Notes (0)

Search

Account Search [dropdown] 1 of 1 First « Prev :: Next » Last

2024	4305-701-0001-000/7			-- Any --	Search
Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	Clear
2024	4305-701-0001-000/7	MATTAMY PALM BEACH LLC	0 TBD Port Saint Lucie	Paid In Full	View

Search results as of less than a minute ago 1 of 1 First « Prev :: Next » Last



CITY OF PORT ST LUCIE

Date Checked: 6/5/2024
 Checked by: Dennis Murphy
 Recorded:

NEW PLATS -- PARENT PARCELS AND DESCRIPTION
 (to be completed by Finance Dept. prior to plat approval)

Planning Project #	P22-277
Proposed Plat Name:	Western Grove 7 - Brynlie
Legal Description:	TRADITION 4 (PB 113-3) PARCEL 4A (78.621 AC - 3,424,731 SF)

Current Tax Roll Year: 2023

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	4305-701-0001-000-7	78.62	Y	N/A
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CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
WEDNESDAY, JUNE 12, 2024 – 1:30 P.M.

VIRTUAL MEETING

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – **MAY 22, 2024**
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

PROJECT

Bridget	P21-095-A1	Tradition Regional Business Park Lot 2 (168K) Minor Site Plan Amendment
Bridget	P21-096-A1	Tradition Regional Business Park Lot 4 (520K) Minor Site Plan Amendment
Bridget	P24-059	Southern Grove - SG-8 – Commercial Shoppes Clearing & Mass Grading Plan
Dan	P07-092-A1	The Shoppes @ Veranda Falls Master Sign Program Amendment
Dan	P15-193-A1	A Great Fence @ SLW – Resubmittal Minor Site Plan Amendment
Dan	P19-160-A1	Calvary Christian Academy - Resubmittal Major Site Plan Amendment Landscape Plans
Dan	P21-067	Community Boulevard @ Riverland Parcel B Street Tree Plan Amendment
Dan	P24-060	Crosstown Parkway Plat 2-B Final Plat
Bethany	P22-277	Western Grove 7 – Brynile - Resubmittal Preliminary & Final Plat Construction Plans
Francis	P22-339-A1	City of PSL-City Hall (Police Training Facility) Construction Plans Landscape Plan
Francis	P23-169-A1	St. Lucie HCA Hospital - Parking Garage Major Site Plan Amendment Landscape Plan

Account History 4305-701-0001-000/7

Roll	Status	Due	
2023	Acct: Paid-in-full		View
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year: 2023
Tax Year: 2023
Account Number: 4305-701-0001-000/7
 « Prev Next »
Millage Code: 0041 -
Certified Roll Owner(s): MATTAMY PALM BEACH LLC
 2500 Quantum Lakes DR Ste 215
 Boynton Beach, FL 33426-8308
 « Prev Next »
Situs Address: 0 TBD,
 Port Saint Lucie
Links: [Property Appraiser, Public Site](#)

Market Value: 6,797,257
Class Value: 0
Just Value: 6,797,257
School Assessed Value: 21,621
Assessed Value: 21,621
Ad Valorem: \$488.66
Non-ad Valorem: \$63,253.57
Total Tax: \$63,742.23

Location Details

Book-Page-Item: --
Property Class: 60
Range: 39E
Township: 37S
Section: 08
Neighborhood: TR20
Value Code: 00
Use Code: 6000
Total Acres: 78.62
Legal Description: TRADITION 4 (PB 113-3) PARCEL 4A
 (78.621 AC - 3,424,731 SF)
Last Updated: 10/04/2023 03:03PM
Last Updated By: Mary Brown

Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	21,621	0	21,621	\$0.00
CT06	Co Public Transit MSTU	0.2500	21,621	0	21,621	\$5.41
EE19	Erosion District E	0.1000	21,621	0	21,621	\$2.16
FF02	Law Enf/jail/Judicial Sys	2.7294	21,621	0	21,621	\$59.01
GF01	Co General Revenue Fund	4.2722	21,621	0	21,621	\$92.37
CS64	Childrens Service Council	0.3790	21,621	0	21,621	\$8.19
FD21	St Lucie Co Fire District	3.0000	21,621	0	21,621	\$64.86
FI40	FL Inland Navigation Dist	0.0288	21,621	0	21,621	\$0.62
PS25	City of Port St Lucie	4.7057	21,621	0	21,621	\$101.74
PS26	City of PSL Voted Debt	0.4943	21,621	0	21,621	\$10.69
SD09	School Discretionary	0.7480	21,621	0	21,621	\$16.17
SN39	School Capital Improvemnt	1.5000	21,621	0	21,621	\$32.43
SR08	School Req Local Effort	3.1640	21,621	0	21,621	\$68.41
SR09	School Voter Referendum	1.0000	21,621	0	21,621	\$21.62
	S FL Wtr Mgmt District	0.2301	21,621	0	21,621	\$4.98
Total:			22.6015			\$488.66

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
P565	PSL Stormwater Traditions Improv/Maint	Yes	226.030	\$40,233.34
TRD1	Traditions Operat/Maint	Yes	23020.230	\$23,020.23
TRD2	Traditions Bond	Yes	0.000	\$0.00
Total:				\$63,253.57

Notes (0)

Search

Account Search

1 of 1 First « Prev :: Next » Last

2023

4305-701-0001-000/7

-- Any --

Search

Tax Yr

Account Number

Certified Roll Owner Name

Situs Address

Account Status

Clear

2023 4305-701-0001-000/7

MATTAMY PALM BEACH LLC

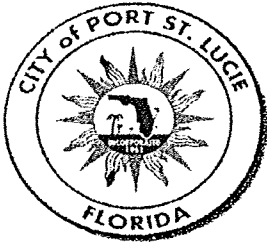
0 TBD Port Saint Lucie

Paid In Full

View

Search results as of less than a minute ago

1 of 1 First « Prev :: Next » Last



CITY OF PORT ST LUCIE

Date Checked: 4/16/2024

Checked by: Dennis Murphy

Recorded:

NEW PLATS -- PARENT PARCELS AND DESCRIPTION
(to be completed by Finance Dept. prior to plat approval)

Planning Project #	P22-277
Proposed Plat Name:	Western Grove 7 - Brynlie
Legal Description:	TRADITION 4 (PB 113-3) PARCEL 4A (78.621 AC - 3,424,731 SF)

Current Tax Roll Year: 2023

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
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Account History 4305-701-0001-000/7

Roll	Status	Due	View
2023	Acct. Paid-in-full		
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2023
Tax Year:	2023
Account Number:	4305-701-0001-000/7 « Prev Next »
Millage Code:	0041 -
Certified	MATTAMY PALM BEACH LLC
Roll Owner(s):	2500 Quantum Lakes DR Ste 215 Boynton Beach, FL 33426-8308 « Prev Next »
Situs Address:	0 TBD, Port Saint Lucie
Links:	Property Appraiser, Public Site

Market Value:	6,797,257
Class Value:	0
Just Value:	6,797,257
School Assessed Value:	21,621
Assessed Value:	21,621
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Non-ad Valorem:	\$63,253.57
Total Tax:	\$63,742.23

Location Details

Book-Page-Item:	--
Property Class:	60
Range:	39E
Township:	37S
Section:	08
Neighborhood:	TR20
Value Code:	00
Use Code:	6600
Total Acres:	78.62
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Last Updated:	10/04/2023 03:03PM
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TRD2	Traditions Bond	Yes	0.000	\$0.00
Total:				\$63,253.57

Notes (0)

Search

Account Search

1 of 1 First Prev Next Last

Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	View
2023	4305-701-0001-000/7	MATTAMY PALM BEACH LLC	0 TBD Port Saint Lucie	Paid In Full	View

Search results as of less than a minute ago

1 of 1 First Prev Next Last

CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
WEDNESDAY, APRIL 24, 2024 – 1:30 P.M.

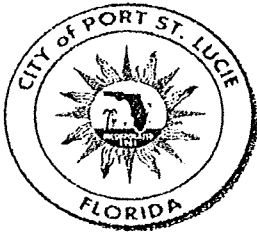
VIRTUAL MEETING

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – **MARCH 27, 2024**
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

PROJECT

Dan	P24-005	Verano South P.U.D. 1 - POD D - Plat No. 4 Replat No. 1 Final Plat Construction Plans
Bianca	P24-043	7 Brew Drive-Thru Coffee – Drive Thru Special Exception Use
Bethany	P23-004-A1	Veranda Falls – Arcadia Apartment Community Minor Site Plan Amendment
Bethany	P22-277	Western Grove 7 – Brynlie – Resubmittal Preliminary & Final Plat Construction Plans
Bethany	P23-035-A1	Western Grove – Seville Clubhouse Minor Site Plan Amendment
Francis	P23-117	St. Lucie County – Fire Station #20 – Resubmittal Construction Plans
Marissa	P07-325-A1	Landscape Plans Episcopal Church of the Nativity Minor Site Plan Amendment
Marissa	P24-045	Calvary Christian Academy Major Site Plan

NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F. S. 286.0105)



CITY OF PORT ST LUCIE

Date Checked: 1/23/2024
 Checked by: Dennis Murphy
 Recorded:

NEW PLATS -- PARENT PARCELS AND DESCRIPTION
 (to be completed by Finance Dept. prior to plat approval)

Planning Project #	P22-277
Proposed Plat Name:	Western Grove 7 - Brynlie
Legal Description:	TRADITION 4 (PB 113-3) PARCEL 4A (78.621 AC - 3,424,731 SF)

Current Tax Roll Year: 2023

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CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
WEDNESDAY, FEBRUARY 14, 2024 – 1:30 P.M.

VIRTUAL MEETING

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – ?????, 2024
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

PROJECT

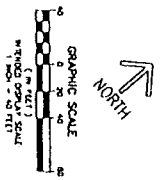
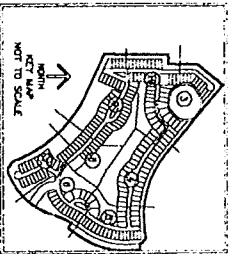
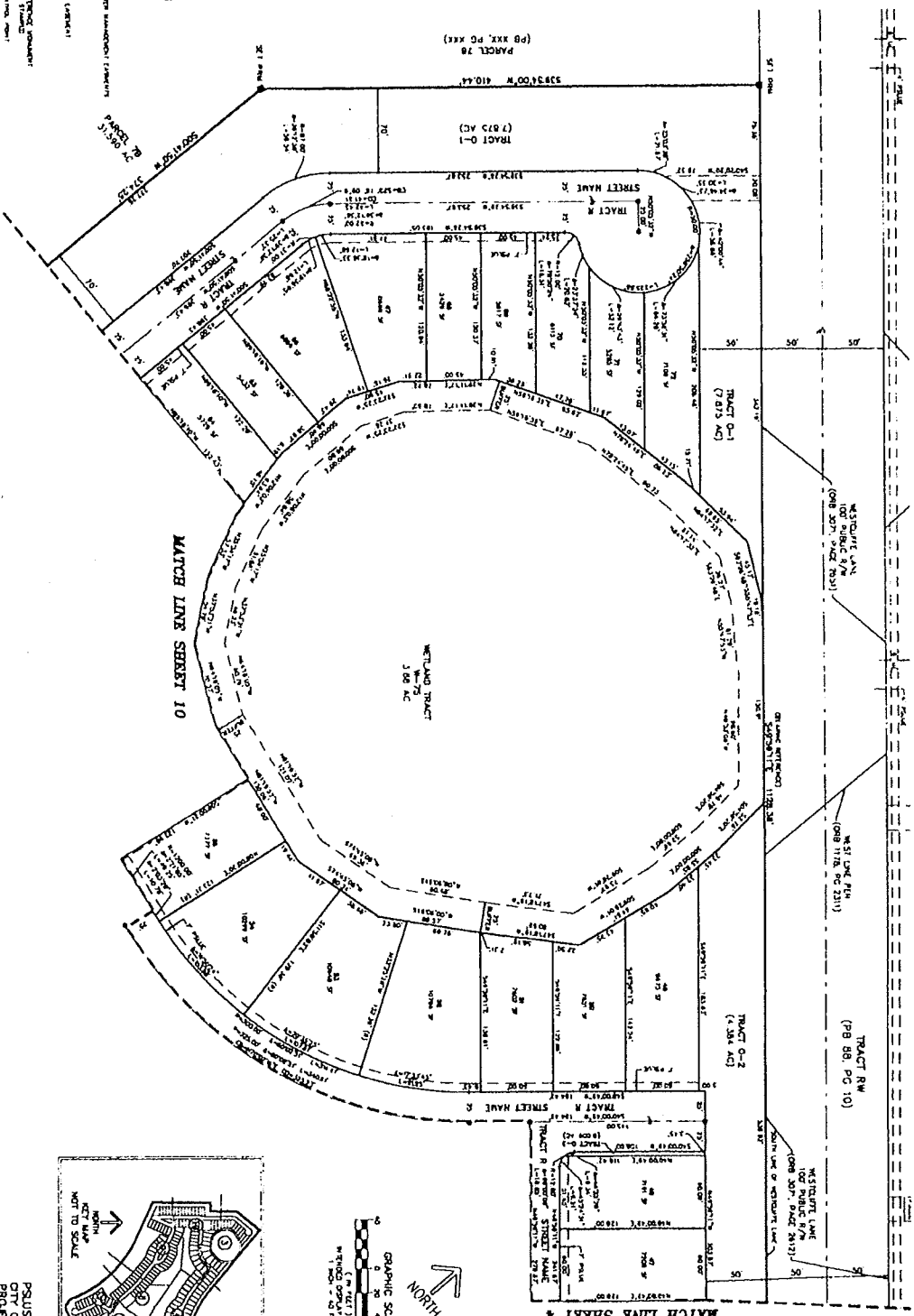
Bridget	P21-007	Southern Grove – Parcell 28 Replat Amended Construction Plans
Bridget	P24-010	Southern Grove Plat No. 46 Preliminary & Final Plat Construction Plans
Dan	P19-240-A2	Riverland – Paseo Park Minor Site Plan Amendment Construction Plans
Dan	P24-005	Verano South – POD "D", Plat 4 Replat 1 Final Plat Construction Plans
Dan	P24-008	Wilson Groves Parcel "A", Plat 1 Preliminary & Final Plat
Bianca	P22-261-A1	St. Lucie Self Storage @ SLW - Resubmittal Minor Site Plan Amendment Construction Plans
Bianca	P24-003	Darwin Square – Mavis Tire Shop Minor Site Plan
Bianca	P24-009	Southern Grove – Sogro in the Park Minor Site Plan Construction Plans
Bethany	P21-140-A1	Veranda Falls Plat No. 8 – Veranda Falls Way Revised Construction Plans
Bethany	P22-277	Western Grove 7 – Brynlie – Resubmittal Preliminary & Final Plat Construction Plans

THIS INSTRUMENT PREPARED BY
 ROBERT L. FURNESS
 CALLED AND WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 8000 FORT FLORIDA BLVD - (CORNER 15th
 AVENUE) - TAMPA, FLORIDA 33614
 COMMUNITY OF AMBROSIA HILLS

WESTERN GROVE 7 BRYNLLIE

BEING A REPLY OF PARCELS 7A AND 7B, WESTERN GROVE 7, AS RECORDED IN PLAT
 8000 FORT FLORIDA BLVD. PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER
 WITH A PORTION OF FERNDALE DRIVE, AN 80 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN
 OFFICIAL RECORDS BOOK 3071, PAGE 2612 (TRACT R-48), PUBLIC RECORDS OF ST. LUCIE
 COUNTY, FLORIDA, LYING IN SECTION 8 TOWNSHIP 37 SOUTH, RANGE 39 EAST,
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

- LEGEND/ABBREVIATIONS**
- 1. SURVEYED BOUNDARY
 - 2. EXISTING BOUNDARY
 - 3. EXISTING EASEMENT
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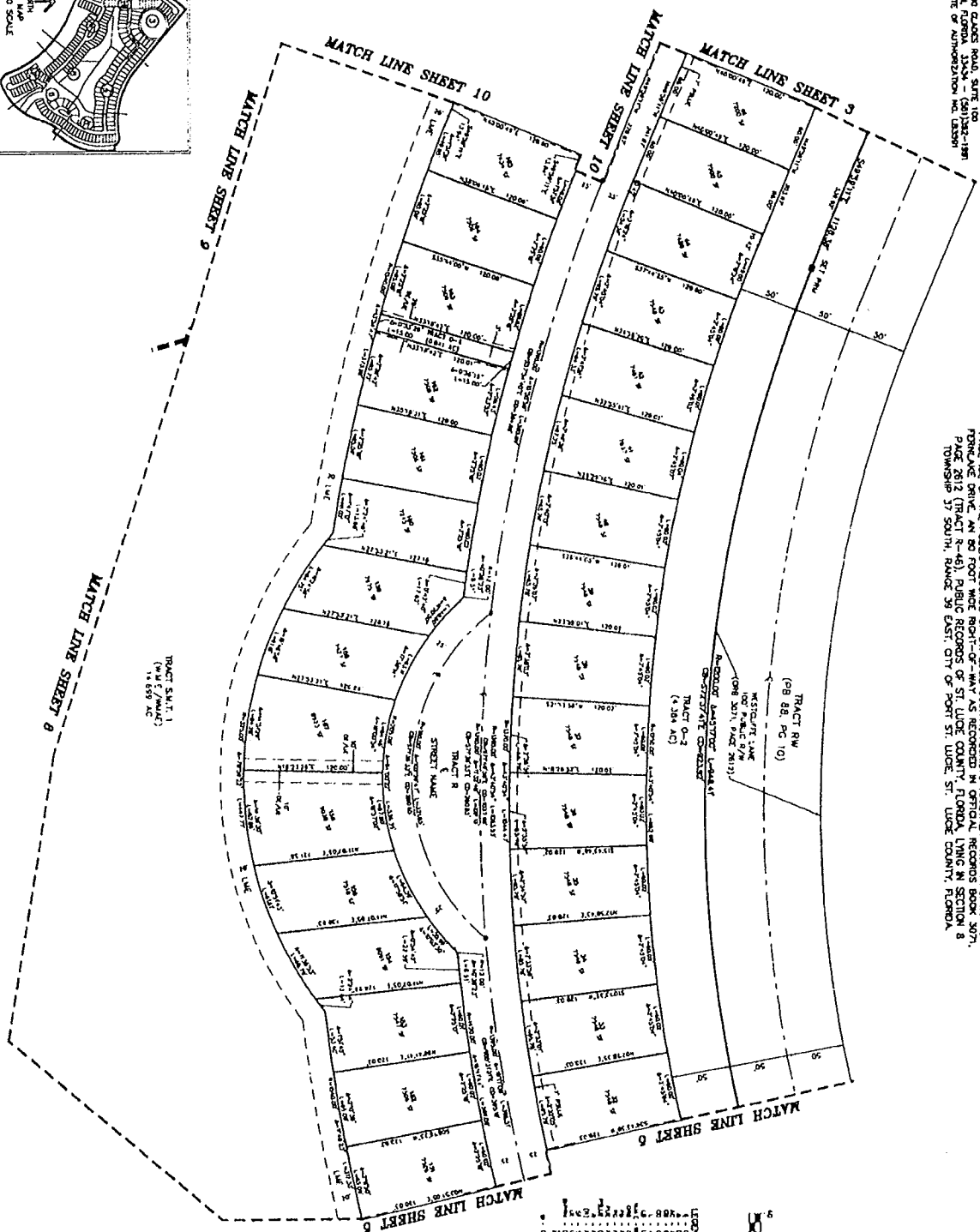
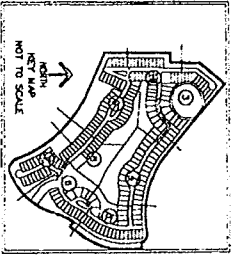


PSLUSD PROJECT NO. 5429
 CITY OF PORT ST. LUCIE
 PROJECT NO. P22-204

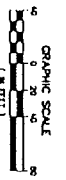
THIS MATERIAL PROVIDED BY
 ROBERT C. WEBER, INC.
 CALLFIELD and WEBER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7000 ROAD ROAD, SUITE 100
 BOCA RATON, FLORIDA 33433-1901
 LICENSE NO. 1352-1901
 DIVISION OF PROFESSIONAL REGULATION
 STATE OF FLORIDA

WESTERN GROVE 7 BRYNMAE

BEING A RE-PLAT OF PARCELS 7A AND 7B, WESTERN GROVE 7, AS RECORDED IN PLAT BOOK XXX
 PAGE XX, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF
 PORTLAND DRIVE, AN 80 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071,
 PAGE 2612 (TRACT R-46), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 8
 TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



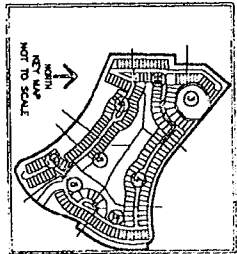
TRACT S.W. 1/4
 (34.4 AC)
 11.659 AC



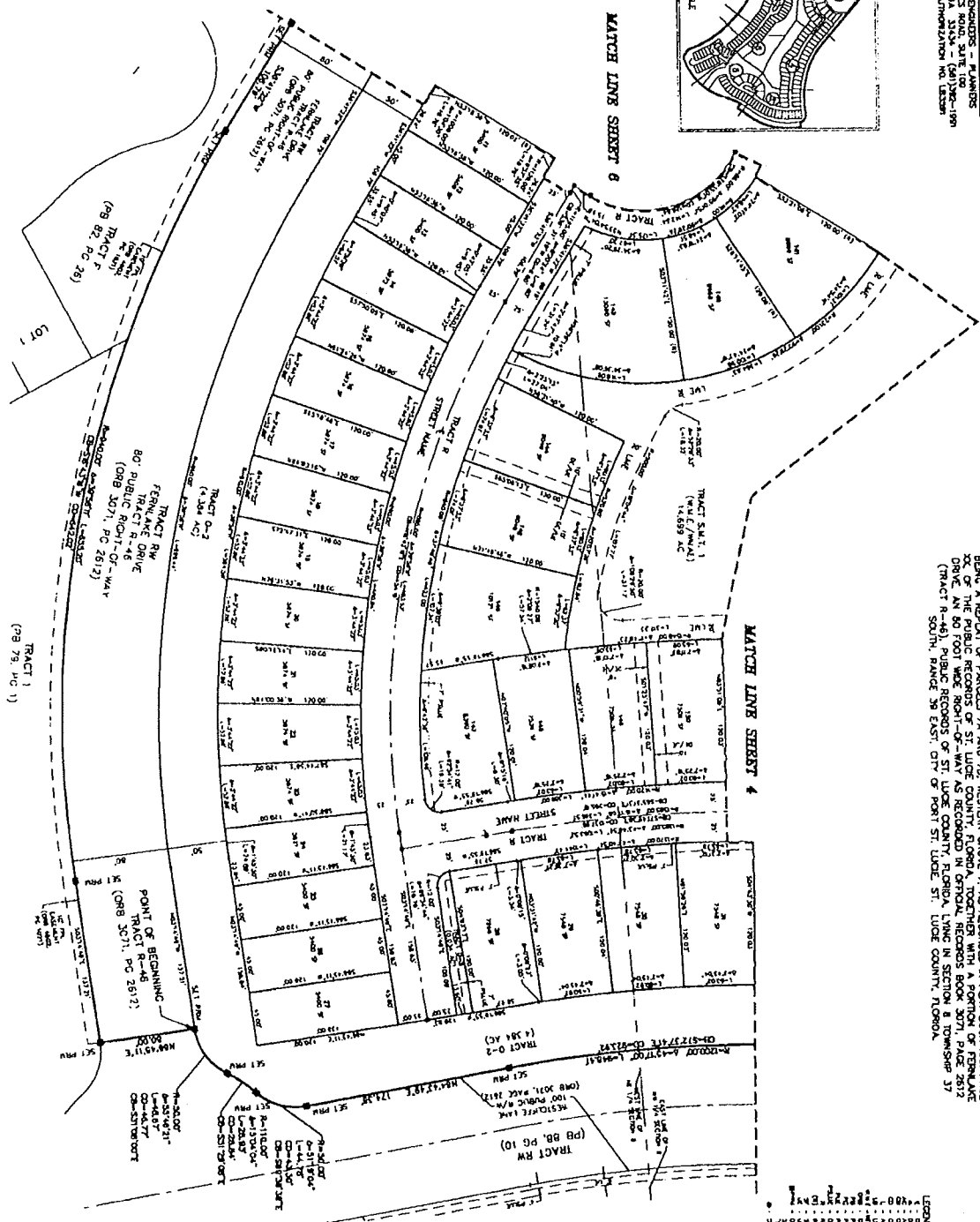
- LEGEND/ABBREVIATIONS**
- 1. 1/8\"/>

PLUSD PROJECT NO. 5429
 CITY OF PORT ST. LUCIE
 PROJECT NO. P22-204

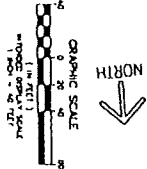
THIS INSTRUMENT PREPARED BY
 RONALD L. FARRIS
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7000 GRAND ROAD, SUITE 100
 BOCA RATON, FLORIDA 33433 - (407) 992-1900
 CONTRACT NO. W-100-190



WESTERN GROVE 7 BRYNLE
 BEING A REPEAT OF PARCELS 7A AND 7D, WESTERN GROVE 7, AS RECORDED IN PLAT BOOK FOR PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RECORDS BOOK 3071, PAGE 2512 (TRACT R-46). PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 38 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



- LEGEND ABBREVIATIONS
- 1 100' PUBLIC RIGHT-OF-WAY
 - 2 50' PUBLIC RIGHT-OF-WAY
 - 3 25' PUBLIC RIGHT-OF-WAY
 - 4 10' PUBLIC RIGHT-OF-WAY
 - 5 5' PUBLIC RIGHT-OF-WAY
 - 6 100' PUBLIC RIGHT-OF-WAY
 - 7 50' PUBLIC RIGHT-OF-WAY
 - 8 25' PUBLIC RIGHT-OF-WAY
 - 9 10' PUBLIC RIGHT-OF-WAY
 - 10 5' PUBLIC RIGHT-OF-WAY
 - 11 100' PUBLIC RIGHT-OF-WAY
 - 12 50' PUBLIC RIGHT-OF-WAY
 - 13 25' PUBLIC RIGHT-OF-WAY
 - 14 10' PUBLIC RIGHT-OF-WAY
 - 15 5' PUBLIC RIGHT-OF-WAY
 - 16 100' PUBLIC RIGHT-OF-WAY
 - 17 50' PUBLIC RIGHT-OF-WAY
 - 18 25' PUBLIC RIGHT-OF-WAY
 - 19 10' PUBLIC RIGHT-OF-WAY
 - 20 5' PUBLIC RIGHT-OF-WAY
 - 21 100' PUBLIC RIGHT-OF-WAY
 - 22 50' PUBLIC RIGHT-OF-WAY
 - 23 25' PUBLIC RIGHT-OF-WAY
 - 24 10' PUBLIC RIGHT-OF-WAY
 - 25 5' PUBLIC RIGHT-OF-WAY
 - 26 100' PUBLIC RIGHT-OF-WAY
 - 27 50' PUBLIC RIGHT-OF-WAY
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 - 32 50' PUBLIC RIGHT-OF-WAY
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 - 96 100' PUBLIC RIGHT-OF-WAY
 - 97 50' PUBLIC RIGHT-OF-WAY
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 - 99 10' PUBLIC RIGHT-OF-WAY
 - 100 5' PUBLIC RIGHT-OF-WAY



PSUEDO PROJECT NO. 5429
 CITY OF PORT ST. LUCIE
 PROJECT NO. P22-204

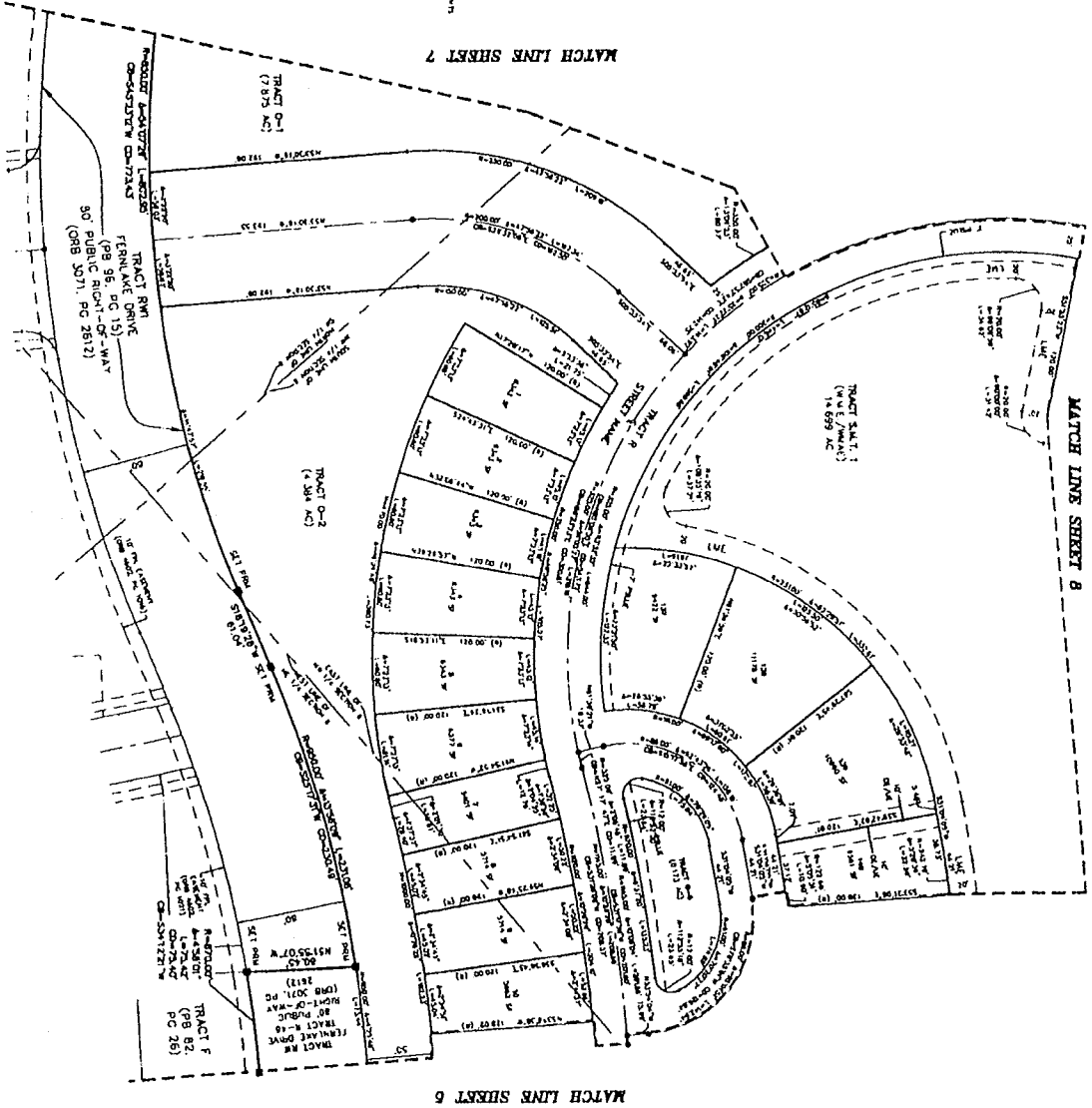
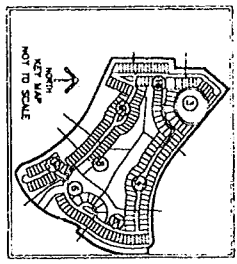
THIS INSTRUMENT PREPARED BY
 ROBERT C. FARRIS
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7000 GARDNER ROAD, SUITE 100
 BOCA RATON, FLORIDA 33433-1000
 COMMUNITY OF BRYNMAWR, 1981

WESTERN GROVE 7 BRYNMAWR

BEING A REPORT OF PROGRESS 7, AND 7B, WESTERN GROVE 7, AS RECORDED IN PLAT BOOK 200 PAGE 24 AND 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF FERRIS BLAKE DRIVE, AN 80 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2812 (TRACT R-46), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 8 TOWNSHIP 37 SOUTH, RANGE 29 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
 PAGE _____
SHEET 6 OF 10

- LEGEND/ABBREVIATIONS**
- 1 CONCRETE DRIVEWAY
 - 2 ASPHALT DRIVEWAY
 - 3 ASPHALT DRIVEWAY
 - 4 ASPHALT DRIVEWAY
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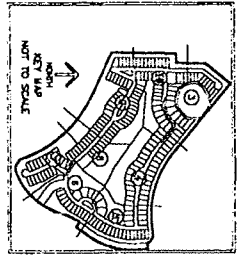


PSUSD PROJECT NO. 5429
 CITY OF PORT ST. LUCIE
 PROJECT NO. P22-204

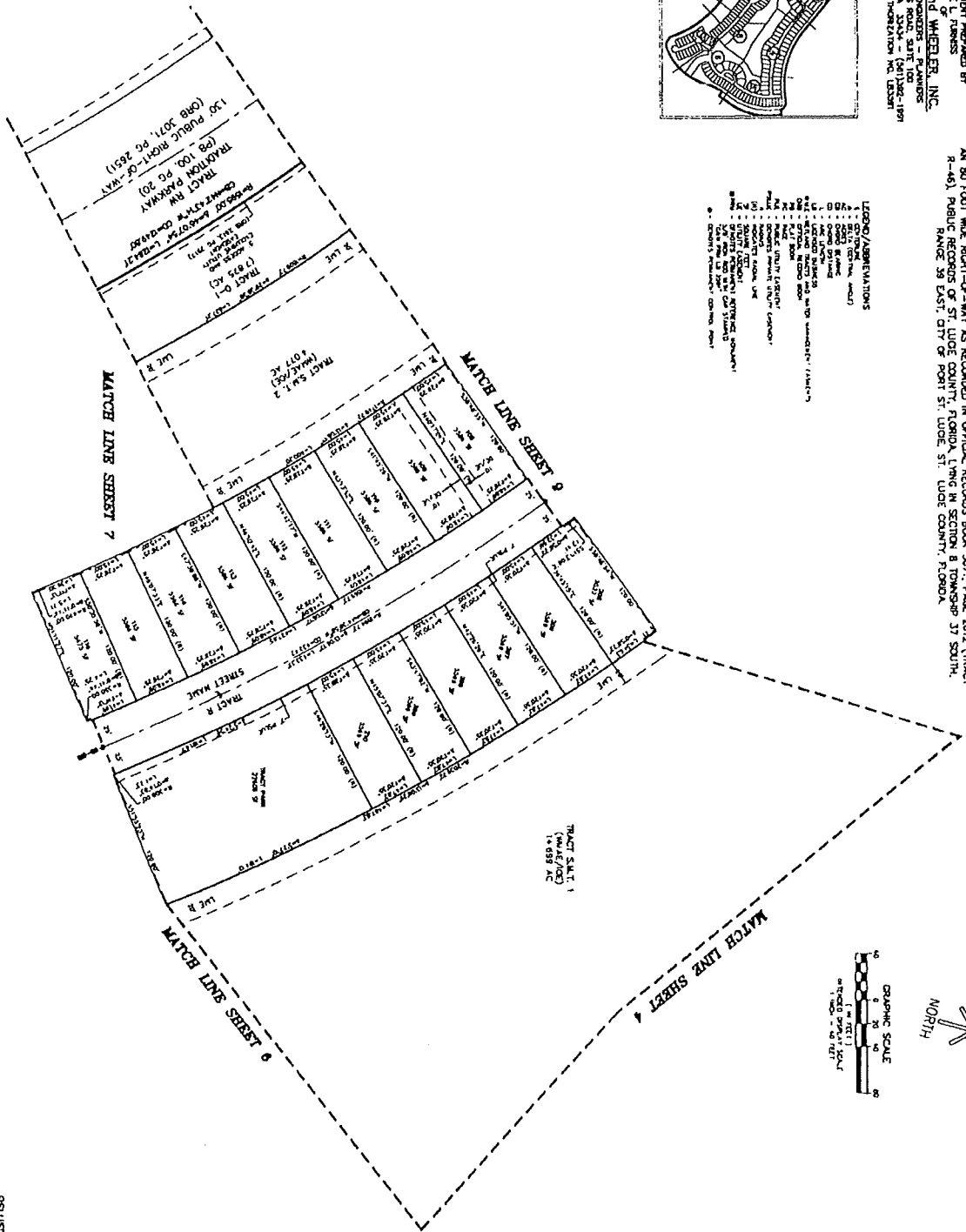
WESTERN GROVE 7 BRYNLIIE

BEING A REPEAT OF PARCELS 7A AND 7B, WESTERN GROVE 7, AS RECORDED IN PLAT BOOK XXX PAGE XX OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF FISHLAKE DRIVE AN 80 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 (TRACT R-46), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 8 TOWNSHIP 37 SOUTH, RANGE 38 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

THE INSTRUMENT PREPARED BY
SURVEYORS - DESIGNERS - PLANNERS
CALLED AND WHEELER, INC.
2000 GLEN ROAD, SUITE 100
BOCA RATON, FLORIDA 33433 (954) 992-1199
CERTIFICATE OF AUTHORIZATION NO. 12828



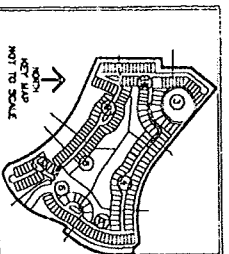
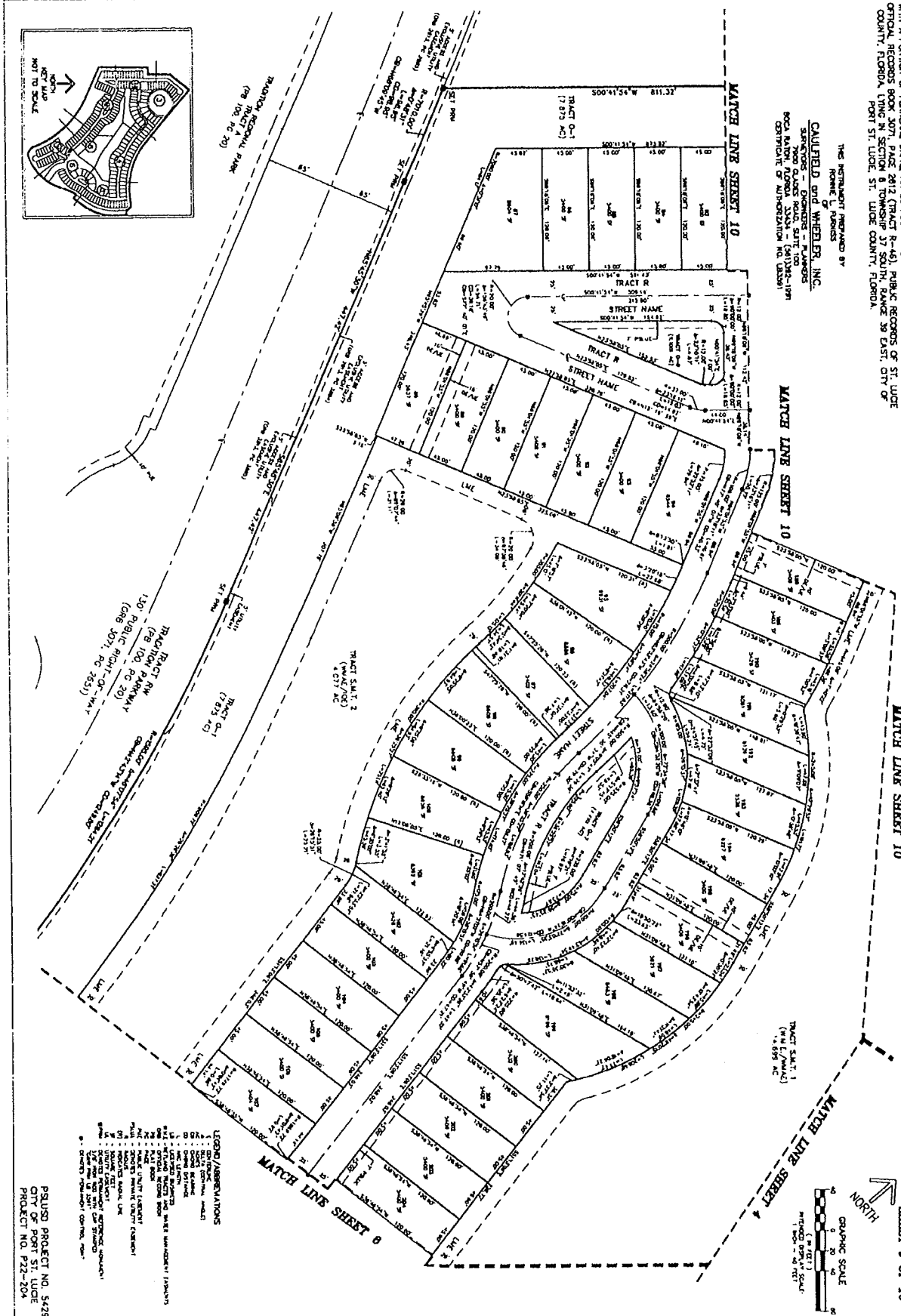
- LEGEND/ABBREVIATIONS**
- 1. LOT (SHOWN, UNDEVELOPED)
 - 2. LOT (SHOWN, DEVELOPED)
 - 3. ROAD RIGHT-OF-WAY
 - 4. EASEMENT
 - 5. EASEMENT (SHOWN, UNDEVELOPED)
 - 6. EASEMENT (SHOWN, DEVELOPED)
 - 7. EASEMENT (SHOWN, UNDEVELOPED) - (SEE PLAN)
 - 8. EASEMENT (SHOWN, DEVELOPED) - (SEE PLAN)
 - 9. EASEMENT (SHOWN, UNDEVELOPED) - (SEE PLAN)
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 - 12. EASEMENT (SHOWN, DEVELOPED) - (SEE PLAN)
 - 13. EASEMENT (SHOWN, UNDEVELOPED) - (SEE PLAN)
 - 14. EASEMENT (SHOWN, DEVELOPED) - (SEE PLAN)
 - 15. EASEMENT (SHOWN, UNDEVELOPED) - (SEE PLAN)
 - 16. EASEMENT (SHOWN, DEVELOPED) - (SEE PLAN)
 - 17. EASEMENT (SHOWN, UNDEVELOPED) - (SEE PLAN)
 - 18. EASEMENT (SHOWN, DEVELOPED) - (SEE PLAN)
 - 19. EASEMENT (SHOWN, UNDEVELOPED) - (SEE PLAN)
 - 20. EASEMENT (SHOWN, DEVELOPED) - (SEE PLAN)



BEING A REPEAT OF PARCELS 7A AND 7B, WESTERN GROVE 7, AS RECORDED IN PLAT BOOK 200, PAGE 1X OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF FERNLENE DRIVE, AN 80 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 (TRACT R-45), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 8 TOWNSHIP 17 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
 RONNIE L. FARRIS
 CALLED BY and WHEEDER, INC.
 SURVEYOR - ENGINEER - PLANNERS
 7800 CLAYTON ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (954) 991-1979
 COUNTY OF ADMINISTRATIVE RECORDS

WESTERN GROVE 7 BRYNLIIE



LEGEND/ABBREVIATIONS

- 1. LOT
- 2. TRACT
- 3. BLOCK
- 4. SECTION
- 5. TOWNSHIP
- 6. RANGE
- 7. CITY
- 8. COUNTY
- 9. STATE
- 10. FEDERAL
- 11. NATIONAL
- 12. INTERNATIONAL
- 13. LOCAL
- 14. PRIVATE
- 15. PUBLIC
- 16. COMMON
- 17. EASEMENT
- 18. ENCUMBRANCE
- 19. RESTRICTION
- 20. COVENANT
- 21. DEED
- 22. CONTRACT
- 23. AGREEMENT
- 24. INSTRUMENT
- 25. DOCUMENT
- 26. RECORD
- 27. FILE
- 28. BOOK
- 29. PAGE
- 30. VOLUME
- 31. SHEET
- 32. DRAWING
- 33. PLAN
- 34. MAP
- 35. CHART
- 36. DIAGRAM
- 37. SKETCH
- 38. PLAN
- 39. ELEVATION
- 40. SECTION
- 41. DETAIL
- 42. ENLARGEMENT
- 43. REDUCTION
- 44. SCALE
- 45. DIMENSION
- 46. MEASUREMENT
- 47. CALCULATION
- 48. FORMULA
- 49. EQUATION
- 50. PROPORTION
- 51. PERCENTAGE
- 52. FRACTION
- 53. DECIMAL
- 54. INTEGER
- 55. RATIONAL
- 56. IRRATIONAL
- 57. REAL
- 58. COMPLEX
- 59. IMAGINARY
- 60. QUANTITY
- 61. PROPERTY
- 62. ATTRIBUTE
- 63. CHARACTERISTIC
- 64. QUALITY
- 65. QUANTITY
- 66. MEASURE
- 67. UNIT
- 68. SYSTEM
- 69. STANDARD
- 70. CONVENTION
- 71. PRACTICE
- 72. PROCEDURE
- 73. METHOD
- 74. TECHNIQUE
- 75. APPROACH
- 76. STRATEGY
- 77. TACTIC
- 78. POLICY
- 79. PLAN
- 80. PROGRAM
- 81. PROJECT
- 82. INITIATIVE
- 83. CAMPAIGN
- 84. EFFORT
- 85. ENDEAVOR
- 86. ATTEMPT
- 87. TRY
- 88. TEST
- 89. EVALUATE
- 90. ASSESS
- 91. MEASURE
- 92. DETERMINE
- 93. IDENTIFY
- 94. RECOGNIZE
- 95. PERCEIVE
- 96. OBSERVE
- 97. NOTICE
- 98. DETECT
- 99. DISCOVER
- 100. FIND
- 101. LOCATE
- 102. IDENTIFY
- 103. RECOGNIZE
- 104. PERCEIVE
- 105. OBSERVE
- 106. NOTICE
- 107. DETECT
- 108. DISCOVER
- 109. FIND
- 110. LOCATE
- 111. IDENTIFY
- 112. RECOGNIZE
- 113. PERCEIVE
- 114. OBSERVE
- 115. NOTICE
- 116. DETECT
- 117. DISCOVER
- 118. FIND
- 119. LOCATE
- 120. IDENTIFY

PLAT BOOK _____
 PAGE _____
 SHEET 9 OF 10



PLANS PROJECT NO. 5429
 CITY OF PORT ST. LUCIE
 PROJECT NO. P22-204

Property Identification

Site Address: TBD
 Sec/Town/Range: 08 37S/39E
 Parcel ID: 4305-701-0001-000-7
 Jurisdiction: Port Saint Lucie

Use Type: 6000
 Account #: 198519
 Map ID: 43-08N
 Zoning:

Ownership

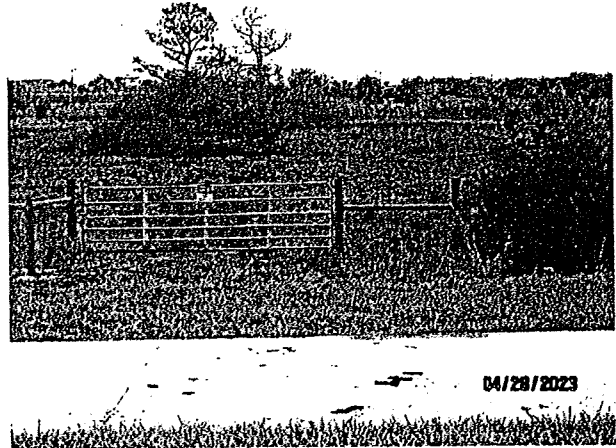
MATTAMY PALM BEACH LLC
 2500 Quantum Lakes DR Ste 215
 Boynton Beach, FL 33426

Legal Description

TRADITION 4 (PB 113-3) PARCEL 4A (78.621 AC - 3,424,731 SF)

Current Values

Just/Market Value: \$6,797,257
 Assessed Value: \$21,621
 Exemptions: \$0
 Taxable Value: \$21,621



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office [☑](#)
 Download TRIM for this parcel: [Download PDF](#) [☑](#)

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 78.62
 Land Size (SF): 3,424,731

Building Design Wind Speed

Occupancy Category I II III
 Speed 140 150 160
 Sources/links.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
------	-----------	-----------	------	---------	-------

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building: \$0
 Land: \$6,797,257
 Just/Market: \$6,797,257
 Ag Credit: \$6,775,636
 Save Our Homes or 10% Cap: \$0
 Assessed: \$21,621
 Exemption(s): \$0
 Taxable: \$21,621

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2023	0091	0	Tradition Bond	\$0.00
2023	0090	23020 23	Tradition Operating/Maintenance	\$23,020.23

Start Year	AssessCode	Units	Description	Amount
2023	0065	226.03	Port St. Lucie Stormwater in Tradition	\$40,233.34

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office [🔗](#).

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$6,797,257	\$21,621	\$0	\$21,621

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.
 Click the following link to check for additional permit data in Port Saint Lucie [🔗](#)

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Account History 4305-701-0001-000/7

Roll	Status	Due	View
2023	Acct Paid-in-full		
		Total Due	\$0.00

[View a different due date](#)

Account Information

Roll Year: 2023
Tax Year: 2023
Account Number: 4305-701-0001-000/7
 ▶ Prev Next ◀
Millage Code: 0041 -
Certified: MATTAMY PALM BEACH LLC
Roll Owner(s): 2500 Quantum Lakes DR Ste 215
 Boylton Beach, FL 33426-8308
 ◀ Prev Next ▶
Situs Address: 0 TBD,
 Port Saint Lucie
Links: Property Appraiser, Public Site

Market Value: 6,797,257
Class Value: 0
Just Value: 6,797,257
School Assessed Value: 21,621
Assessed Value: 21,621
Ad Valorem: \$488.66
Non-ad Valorem: 163,753.57
Total Tax: 163,742.23

Location Details

Book-Page-Item: --
Property Class: 60
Range: 39E
Township: 37S
Section: 08
Neighborhood: TR20
Value Code: 00
Use Code: 6000
Total Acres: 78.62
Legal Description: TRADITION 4 (PB 113-3) PARCEL 4A
 (78.621 AC - 3,424.731 SF)
Last Updated: 10/04/2023 03:03PM
Last Updated By: Mary Brown

Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	21,621	0	21,621	\$0.00
CT06	Co Public Trans & MSTU	0.2500	21,621	0	21,621	\$5.41
EE19	Erosion District E	0.1000	21,621	0	21,621	\$2.16
FF02	Law Enf/Jail/Judicial Sys	2.7254	21,621	0	21,621	\$59.01
GF01	Co General Revenue Fund	4.2722	21,621	0	21,621	\$92.37
CS64	Childrens Service Council	0.3790	21,621	0	21,621	\$8.19
FD21	St Lucie Co Fire District	3.0000	21,621	0	21,621	\$64.86
FI40	FL Inland Navigation Dist	0.6288	21,621	0	21,621	\$10.62
PS25	City of Port St Lucie	4.7057	21,621	0	21,621	\$101.74
PS26	City of PSL Voted Debt	0.4943	21,621	0	21,621	\$10.69
SD09	School District on-ary	0.7480	21,621	0	21,621	\$16.17
SN39	School Capital Improvement	1.5000	21,621	0	21,621	\$32.43
SR08	School Req Local Effort	3.1640	21,621	0	21,621	\$68.41
SR09	School Voter Referendum	1.0000	21,621	0	21,621	\$21.62
	S FL Vetr Mgmt District	0.2301	21,621	0	21,621	\$4.98
Total			22.6015			\$488.66

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS65	PSL Stormwater Traditions Improvement	Yes	226.030	\$40,233.34
TRD1	Traditions Operat/Maint	Yes	23020.230	\$73,020.23
TRD2	Traditions Bond	Yes	0.000	\$0.00
Total				\$63,253.57

Notes (0)

Search Account Search

Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status
2023	4305-701-0001-000/7	MATTAMY PALM BEACH LLC	0 TBD Port Saint Lucie	Paid In Full

Search results as of less than a minute ago