



**CITY OF PORT ST LUCIE**

Date Checked: 12/4/2024  
 Checked by: Dennis Murphy  
 Recorded:

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

Planning Project #	P24-110
Proposed Plat Name:	Western Grove - N/S "A" Phase 1
Legal Description:	

**Current Tax Roll Year: 2024**

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	4305-322-0001-000-4	364.70	Y	N/A
2	4306-144-0001-000-1	38.36	Y	N/A
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20				

### Account History 4306-144-0001-000/1

Roll	Status	Due	
2024	Acct: Paid-in-full		View
2023	Acct: Paid-in-full		View
2022	Acct: Paid-in-full		View
2021	Acct: Paid-in-full		View
2020	Acct: Paid-in-full		View
2019	Acct: Paid-in-full		View
2018	Acct: Paid-in-full		View
2017	Acct: Paid-in-full		View
2016	Acct: Paid-in-full		View
2015	Acct: Paid-in-full		View
2014	Acct: Paid-in-full		View
2013	Acct: Paid-in-full		View
2012	Acct: Paid-in-full		View
2011	Acct: Paid-in-full		View
2010	Acct: Paid-in-full		View
2009	Acct: Paid-in-full		View
Total Due:		\$0.00	

[View a different due date](#)

### Account Information

<b>Roll Year:</b>	2024	<b>Market Value:</b>	0
<b>Tax Year:</b>	2024	<b>Class Value:</b>	0
<b>Account Number:</b>	4306-144-0001-000/1 « Prev Next »	<b>Just Value:</b>	0
<b>Millage Code:</b>	0041 -	<b>School Assessed Value:</b>	0
<b>Certified Roll Owner(s):</b>	Port St Lucie City Of 121 SW Port St Lucie Blvd Port St Lucie, FL 34984-5099 « Prev Next »	<b>Assessed Value:</b>	0
<b>Situs Address:</b>	0 TBD, Port Saint Lucie	<b>Ad Valorem:</b>	\$0.00
<b>Links:</b>	Property Appraiser, Public Site	<b>Non-ad Valorem:</b>	\$0.00
<b>Exemptions:</b>	7905 - City of PSL Right of Way 0 *See details below for exemptions that vary by district.	<b>Total Tax:</b>	\$0.00
<b>Custom Flags:</b>	<b>06 - Government</b>		

### Location Details

<b>Book-Page-Item:</b>	3071-2612-
<b>Property Class:</b>	94
<b>Range:</b>	39E
<b>Township:</b>	36S
<b>Section:</b>	06
<b>Neighborhood:</b>	ZZ99
<b>Value Code:</b>	00
<b>Use Code:</b>	9400
<b>Total Acres:</b>	36.02
<b>Legal Description:</b>	6/7/18 37 39 THAT PART OF SECS MPDAF: A STRIP OF LAND LYG 75 FT ON EACH SIDE OF THE FOL DESC C/L: FROM SW COR OF LANDS DESC IN OR 1536-1598 RUN S 89 50 39 E 3219.69 FT TO POB; TH N 00 00 00 W 2635.38 FT TO CURVE CONC SE,R OF 2000 FT,TH NELY ALG ARC 1078.56 FT,TH N 30 53 55 E 920.59 FT TO CURVE CONC NW,R OF 1505 FT,TH NELY ALG ARC 811.62 FT,TH N 00 00 00 W 692.32 FT TO CURVE CONC SE,R OF 1555 FT,TH NELY ALG ARC 511.33 FT,TH N 18 50 26 E 1850.59 FT TO CURVE CONC NW,R OF 1515 FT,TH NELY ALG ARC 479.74 FT,TH N 00 41 50 E 1015.33 FT TO CURVE CONC SW,R OF 1525 FT,TH NWLY ALG ARC 596.35 FT TO END OF DESC C/L- LESS THAT PART ASSESSED INTO CADENCE PHASE I (PB 101-10 (36.024 AC - 1,569,205 SF) (OR 3071-2612)
<b>Last Updated:</b>	10/03/2024 01:11PM
<b>Last Updated By:</b>	Mary Brown

### Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CT06	Co Public Transit MSTU	0.2500	0	0	0	\$0.00
EE19	Erosion District E	0.1000	0	0	0	\$0.00
FF02	Law Enf,Jail,Judicial Sys	2.7294	0	0	0	\$0.00
GF01	Co General Revenue Fund	4.2222	0	0	0	\$0.00
CS64	Childrens Service Council	0.3650	0	0	0	\$0.00
FD21	St Lucie Co Fire District	3.0000	0	0	0	\$0.00
FI40	FL Inland Navigation Dist	0.0288	0	0	0	\$0.00
PS25	City of Port St Lucie	4.6807	0	0	0	\$0.00
PS26	City of PSL Voted Debt	0.3743	0	0	0	\$0.00
SD09	School Discretionary	0.7480	0	0	0	\$0.00
SN39	School Capital Improvemnt	1.5000	0	0	0	\$0.00
SR08	School Req Local Effort	3.0000	0	0	0	\$0.00
SR09	School Voter Referendum	1.0000	0	0	0	\$0.00
	S FL Wtr Mgmt District	0.2301	0	0	0	\$0.00
<b>Total:</b>		<b>22.2285</b>				<b>\$0.00</b>

### Non-ad Valorem Details

There are no non-ad valorem for this account

### Notes (0)

### Search

Account Search

1 of 1 First « Prev :: Next » Last

2024

4306-144-0001-000/1

-- Any --

Search

Tax Yr

Account Number

Certified Roll Owner Name

Situs Address

Account Status

Clear

2024	4306-144-0001-000/1	Port St Lucie City Of	0 TBD Port Saint Lucie	Paid In Full	View
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Search results as of 1 minute ago

1 of 1 First « Prev :: Next » Last

### Account History 4305-322-0001-000/4

Roll	Status	Due	
2024	Acct: Paid-in-full		View
2023	Acct: Paid-in-full		View
2022	Acct: Paid-in-full		View
2021	Acct: Paid-in-full		View
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2018	Acct: Paid-in-full		View
2017	Acct: Paid-in-full		View
2016	Acct: Paid-in-full		View
2015	Acct: Paid-in-full		View
2014	Acct: Paid-in-full		View
2013	Acct: Paid-in-full		View
2012	Acct: Paid-in-full		View
2011	Acct: Paid-in-full		View
2010	Acct: Paid-in-full		View
2009	Acct: Paid-in-full Cert: Redeemed		View
2008	Acct: Paid-in-full		View
2007	Acct: Paid-in-full		View
2006	Acct: Paid-in-full		View
2005	Acct: Paid-in-full		View
2004	Acct: Paid-in-full		View
2003	Acct: Paid-in-full		View
Total Due:		<b>\$0.00</b>	

[View a different due date](#)

### Account Information

<b>Roll Year:</b>	2024	<b>Market Value:</b>	14,810,001
<b>Tax Year:</b>	2024	<b>Class Value:</b>	0
<b>Account Number:</b>	4305-322-0001-000/4 « Prev Next »	<b>Just Value:</b>	14,810,001
<b>Millage Code:</b>	0041 -	<b>School Assessed Value:</b>	113,991
<b>Certified</b>	Mattamy Palm Beach LLC	<b>Assessed Value:</b>	113,991
<b>Roll Owner(s):</b>	2500 Quantum Lakes DR Ste 215 Boynton Beach, FL 33426-8308 « Prev Next »	<b>Ad Valorem:</b>	\$2,533.87
<b>Situs Address:</b>	0 TBD, Port Saint Lucie	<b>Non-ad Valorem:</b>	\$103,434.24
<b>Links:</b>	Property Appraiser, Public Site	<b>Total Tax:</b>	\$105,968.11

### Location Details

**Book-Page-Item:** 4153-0856-  
**Property Class:** 60  
**Range:** 39E  
**Township:** 37S  
**Section:** 05  
**Neighborhood:** TR20  
**Value Code:** 00  
**Use Code:** 6000  
**Total Acres:** 364.7  
**Legal Description:** 5/6/7/8/17/18 37 39 THAT PART OF SECTIONS MPDAF: FROM INT OF N LI OF SEC 15 (ALSO PROPOSED CL OF GATLIN BLVD LYG W OF I-95) AND WLY R/W LI OF GATLIN BLVD RUN S 89 57 05 W ALG N LI 3115.39 FT,TH S 07 46 55 E 80.74 FT,TH S 89 57 05 W 4077.51 FT TO CURVE CONCAVE SE,R OF 1480 FT,TH SW ALG ARC 1395.93 FT,TH S 35 54 36 W 82.08 FT TO POB,TH CONT SWLY 753.25 FT,TH S 00 28 33 W 465.08 FT,TH S 81 51 17 E 34.78 FT,TH S 60 18 28 E 256.66 FT,TH S 50 43 10 E 506.72 FT,TH N 35 37 43 E 696.32 FT TO CURVE CONC SW,R OF 165 FT,TH NELY, SELY, SWLY ALG ARC 516.43 FT,TH S 34 57 21 W 520.57 FT,TH S 11 14 16 W 517.94 FT,TH S 44 00 02 E 365.37 FT,TH S 20 28 22 E 365.30 FT,TH S 08 49 46 E 124.06 FT,TH N 89 50 39 W 9091.52 FT TO E R/W LI OF STATE RD 609,TH N 00 01 21 E ALG E R/W LI 1040.61 FT,TH N 00 01 22 W 2519.04 FT,TH N 83 31 36 E 1352.70 FT,TH N 82 02 36 E 1227.72 FT,TH N 19 53 24 E 6903.48 FT,TH N 24 05 21 E 1054.48 FT,TH S 15 52 16 E 2316.58 FT,TH N 74 07 42 E 845.57 FT,TH S 00 09 21 W 4587.82 FT,TH N 80 50 18 E 92.33 FT,TH S 39 35 38 E 373.81 FT,TH S 62 56 57 W 710.69 FT,TH S 09 54 33 W 528.17 FT,TH S 43 10 34 E 1.86 FT TO N LI OF SEC 17,TH N 89 57 05 E ALG N SEC LI 1118.66 FT,TH N 35 27 24 E 161 FT TO CURVE CONC SW,R OF 200 FT,TH NELY AND SELY ALG ARC 455.53 FT,TH S 14 02 38 E 439.20 FT,TH S 11 24 07 W 156.51 FT,TH S 54 52 19 W 153.89 FT,TH S 00 40 03 W 152.60 FT,TH N 89 57 43 E 434.54 FT TO POB AND LESS FROM SE COR OF TRADITION PLAT NO. 5 (PB 42-4) RUN S 89 57 05 W 2338.72 FT TO SW COR OF PLAT,TH S 00 02 55 E 65 FT,TH S 89 57 05 W 2515.91 FT TO CURVE CONC NE,R OF 1530 FT,TH NWLY ALG ARC 2404.62 FT,TH N 00 00 00 E 182.47 FT TO CURVE CONC SW,R OF 1530 FT,TH NWLY ALG ARC 1872.18 FT,TH N 70 06 36 W 743.99 FT,TH S 19 53 24 W 65 FT TO POB,TH S 00 41 50 W 294.4 FT,TH N 89 18 10 W 296.19 FT,TH N 00 41 50 E 398.23 FT,TH S 70 06 36 E 217.07 FT TO CURVE CONC,R OF 6880 FT,TH E ALG ARC 96.79 FT,TH S 00 41 50 W 51.82 FT TO POB (2.36 AC) AND LESS AS IN OR 2669-2550 AND 2979-1561 AND LESS AS IN OR 3018-732 AND LESS CONSERVATION TRACTS 76, 77 AND 80 AS IN OR 3018-732 AND LESS AS IN OR 3071-2651 AND LESS AS IN 3266-2608 AND LESS AS IN OR 3630-

### Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CT06	Co Public Transit MSTU	0.2500	113,991	0	113,991	\$28.50
EE19	Erosion District E	0.1000	113,991	0	113,991	\$11.40
FF02	Law Enf,Jail,Judicial Sys	2.7294	113,991	0	113,991	\$311.13
GF01	Co General Revenue Fund	4.2222	113,991	0	113,991	\$481.29
CS64	Childrens Service Council	0.3650	113,991	0	113,991	\$41.61
FD21	St Lucie Co Fire District	3.0000	113,991	0	113,991	\$341.97
FI40	FL Inland Navigation Dist	0.0288	113,991	0	113,991	\$3.28
PS25	City of Port St Lucie	4.6807	113,991	0	113,991	\$533.56
PS26	City of PSL Voted Debt	0.3743	113,991	0	113,991	\$42.67
SD09	School Discretionary	0.7480	113,991	0	113,991	\$85.27
SN39	School Capital Improvemnt	1.5000	113,991	0	113,991	\$170.99
SR08	School Req Local Effort	3.0000	113,991	0	113,991	\$341.97
SR09	School Voter Referendum	1.0000	113,991	0	113,991	\$113.99
	S FL Wtr Mgmt District	0.2301	113,991	0	113,991	\$26.24
<b>Total:</b>			<b>22.2285</b>			<b>\$2,533.87</b>

### Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS65	PSL	Yes	0.000	\$0.00
	Stormwater Traditions			
	Improv/Maint			
TRD1	Traditions Operat/Maint	Yes	103434.240	\$103,434.24
TRD2	Traditions Bond	Yes	0.000	\$0.00
<b>Total:</b>				<b>\$103,434.24</b>

**Location Details**

2458 AND LESS AS IN 3781-1205 AND LESS CONSERVATION EASEMENTS 1 AND 2 AS IN OR 4153-856 AND LESS AS IN OR 4254-236 AND LESS AS IN ESPLANADE AT TRADITION (PB 88-10) AND LESS THAT PART ASSESSED INTO TRADITION REGIONAL PARK (PB 100-20) AND LESS THAT PART ASSESSED INTO CADENCE PHASE I (PB 101-10) AND LESS THAT PART ASSESSED INTO SEVILLE PHASE 1 (PB 106-1) - (364.696 AC - 15,886,157 SF)

Last Updated: 10/03/2024 01:11PM  
Last Updated By: Mary Brown

**Notes (0)**

**Search**

Account Search

1 of 1 First « Prev :: Next » Last

2024

4305-322-0001-000/4

-- Any --

Search

Tax Yr

Account Number

Certified Roll  
Owner Name

Situs Address

Account Status

Clear

2024 4305-322-0001-000/4

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



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Current Version: November 2024



**CITY OF PORT ST LUCIE**

Date Checked: 8/8/2024  
 Checked by: Dennis Murphy  
 Recorded:

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

Planning Project #	P24-110
Proposed Plat Name:	Western Grove - N/S "A" Phase 1
Legal Description:	

**Current Tax Roll Year: 2023**

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	4305-322-0001-000-4	364.70	Y	N/A
2	4306-144-0001-000-1	38.36	Y	N/A
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CITY OF PORT ST. LUCIE  
SITE PLAN REVIEW COMMITTEE AGENDA  
WEDNESDAY, AUGUST 14, 2024 – 1:30 P.M.

VIRTUAL MEETING

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – **June 12, 2024 – Revised & July 10, 2024**
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

PROJECT

Bridget	P19-133-A3	Tradition Storage and Retail Minor Site Plan Amendment Construction Plans
Bridget	P23-168-A1	Southern Grove – Legacy Park North Distribution Complex Minor Site Plan Amendment Landscape Plan
Bridget	P21-136-A1	500 Stadium Business Center @ SLW Minor Site Plan Amendment Landscape Plan
Bridget	P22-192	Southern Grove - Tradition Commerce Park Construction Plans
Bridget	P24-090	Southern Grove – St. Matilda - Resubmittal Major Site Plan Landscape Plan
Bridget	P24-113	Southern Grove – Marshall Parkway Final Plat Construction Plans
Bridget	P24-114	Southern Grove – Tradition SD-7 Preliminary & Final Plat
Bethany	P24-110	Western Grove – N/S “A” Phase 1 Preliminary Plat
Bethany	P24-112	Tesoro Commercial Plat????????
Francis	P19-226-A1	Great Florida Insurance Minor Site Plan Amendment Landscape Plan







**Property Identification**

Site Address: TBD  
 Sec/Town/Range: 05/37S/39E  
 Parcel ID: 4305-322-0001-000-4  
 Jurisdiction: Port Saint Lucie

Use Type: 6000  
 Account #: 150138  
 Map ID: 43/06S  
 Zoning:

**Ownership**

Mattamy Palm Beach LLC  
 2500 Quantum Lakes DR Ste 215  
 Boynton Beach, FL 33426



**Legal Description**

5/6/7/8/17/18/37/39 THAT PART OF SECTIONS MPDAF: FROM INT OF N LI OF SEC 15 (ALSO PROPOSED CL OF GATLIN BLVD LYG W OF I-95) AND WLY R/W LI OF GATLIN BLVD RUN S 89 57 05 W ALG N LI 3115.39 FT,TH S 07 46 55 E 80.74 FT,TH S 89 57 05 W 4077.51 FT TO CURVE CONCAVE S.E.R OF 1480 FT,TH SW ALG ARC 1395.93 FT,TH S 35 54 36 W 82.08 FT TO POB,TH CONT SWLY 753.25 FT,TH S 00 28 33 W 465.08 FT,TH S 81 51 17 E 34.78 FT,TH S 60 18 28 E 256.66 FT,TH S 50 43 10 E 506.72 FT,TH N 35 37 43 E 696.32 FT TO CURVE CONC SW,R OF 165 FT,TH NELY,SELY,SWLY ALG ARC 516.43 FT,TH S 34 57 21 W 520.57 FT,TH S 11 14 16 W 517.94 FT,TH S 44 00 02 E 365.37 FT,TH S 20 28 22 E 365.30 FT,TH S 08 49 46 E 124.06 FT,TH N 89 50 39 W 9091.52 FT TO E R/W LI OF STATE RD 609,TH N 00 00 21 E ALG E R/W LI 1040.61 FT,TH N 00 01 22 W 2519.04 FT,TH N 83 31 36 E 1352.70 FT,TH N 82 02 36 E 1227.72 FT,TH N 19 53 24 E 6903.48 FT,TH N 24 05 21 E 1054.48 FT,TH S 15 52 16 E 2316.58 FT,TH N 74 07 42 E 845.57 FT,TH S 00 09 21 W 4587.82 FT,TH N 80 50 18 E 92.33 FT,TH S 39 35 38 E 373.81 FT,TH S 62 56 57 W 710.69 FT,TH S 09 54 33 W 528.17 FT,TH S 43 10 34 E 1.86 FT TO N LI OF SEC 17,TH N 89 57 05 E ALG N SEC LI 1118.66 FT,TH N 35 27 24 E 161 FT TO CURVE CONC SW,R OF 200 FT,TH NELY AND SELY ALG ARC 455.53 FT,TH S 14 02 38 E 439.20 FT,TH S 11 24 07 W 156.51 FT,TH S 54 52 19 W 153.89 FT,TH S 00 40 03 W 152.60 FT,TH N 89 57 43 E 434.54 FT TO POB AND LESS FROM SE COR OF TRADITION PL AT NO. 5 (PB 42-4) RUN S 89 57 05 W 2338.72 FT TO SW COR OF PLAT,TH S 00 02 55 E 65 FT,TH S 89 57 05 W 2515.91 FT TO CURVE CONC N.E.R OF 1530 FT,TH NWLY ALG ARC 2404.62 FT,TH N 00 00 00 E 182.47 FT TO CURVE CONC SW,R OF 1530 FT,TH NWLY ALG ARC 1872.18 FT,TH N 70 06 36 W 743.99 FT,TH S 19 53 24 W 65 FT TO POB,TH S 00 41 50 W 294.4 FT,TH N 89 18 10 W 296.19 FT,TH N 00 41 50 E 398.23 FT,TH S 70 06 36 E 217.07 FT TO CURVE CONC,R OF 6880 FT,TH E ALG ARC 96.79 FT,TH S 00 41 50 W 51.82 FT TO POB (2.36 AC) AND LESS AS IN OR 2669-2550 AND 2979-1561 AND LESS AS IN OR 3018-732 AND LESS CONSERVATION TRACTS 76, 77 AND 80 AS IN OR 3018-732 AND LESS AS IN OR 3071-2651 AND LESS AS IN 3266-2608 AND LESS AS IN OR 3630-2458 AND LESS AS IN 3781-1205 AND LESS CONSERVATION EASEMENTS 1 AND 2 AS IN OR 4153-856 AND LESS AS IN OR 4254-236 AND LESS AS IN ESPLANADE AT TRADITION (PB 88-10) AND LESS THAT PART ASSESSED INTO TRADITION REGIONAL PARK (PB 100-20) AND LESS THAT PART ASSESSED INTO CADENCE PHASE 1 (PB 101-10) AND LESS THAT PART ASSESSED INTO SEVILLE PHASE 1 (PB 106-1) - (364.696 AC - 15,886,157 SF)

**Total Areas**

Finished/Under Air (SF):	750
Gross Sketched Area (SF):	750
Land Size (acres):	364.7
Land Size (SF):	15,886,157

**Building Design Wind Speed**

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

**Current Values**

Just/Market Value:	\$19,182,997
Assessed Value:	\$113,991
Exemptions:	\$0
Taxable Value:	\$113,991

**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](#)

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 21, 2018	4153 / 0856	0205	SPWD	Tradition Florida LLC	\$22,771,800
Jul 24, 2015	3772 / 0285	0111	SPWD	Tradition Florida LLC	\$100
Feb 25, 2011	3274 / 0915	0311	CertTitle	Tradition Research Park LLC	\$100
May 30, 2002	1536 / 1598	XX00	WD	A Duda and Sons Inc	\$18,065,100
Jan 1, 1982	0369 / 1753	XX02	CV		\$1,995,600

**Building Information (1 of 1)**

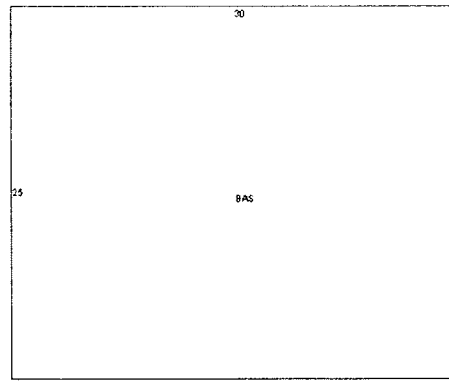
Finished Area: 750 SF  
 Gross Sketched Area: 750 SF

**Exterior Data**

View:	Roof Cover: Sheet Metal	Roof Structure: Gable
Building Type: LD	Year Built: 1984	Frame:
Grade: Y_D	Effective Year: 1984	Primary Wall: Corr Metal
Story Height: 1 Story	No. Units: 0	Secondary Wall:

**Interior Data**

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: Raised Conc
A/C %: 0%	Heated %: 0%	Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	750	750	110

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
OHD AVG	1	70	1984

**Current Year Values**

Current Values Breakdown

Building:	\$13,700
Land:	\$19,169,297
Just/Market:	\$19,182,997
Ag Credit:	\$19,069,006
Save Our Homes or 10% Cap:	\$0
Assessed:	\$113,991
Exemption(s):	\$0
Taxable:	\$113,991

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0091	0	Tradition Bond	\$0.00
2019	0065	0	Port St. Lucie Stormwater in Tradition	\$0.00
2020	0090	103434.24	Tradition Operating/Maintenance	\$103,434.24

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	\$19,182,997	\$113,991	\$0	\$113,991
2022	\$15,348,938	\$113,791	\$0	\$113,791
2021	\$18,662,840	\$222,424	\$0	\$222,424

**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

**Property Identification**

Site Address: TBD  
 Sec/Town/Range: 06/36S/39E  
 Parcel ID: 4306-144-0001-000-1  
 Jurisdiction: Port Saint Lucie

Use Type: 9400  
 Account #: 174828  
 Map ID: 43/06N  
 Zoning:

**Ownership**

Port St Lucie City Of  
 121 SW Port St Lucie Blvd  
 Port St Lucie, FL 34984

**Legal Description**

6/7/18 37 39 THAT PART OF SECS MPDAF: A STRIP OF LAND LYG 75 FT ON EACH SIDE OF THE FOL.DESC C/L: FROM SW COR OF LANDS DESC IN OR 1536-1598 RUN S 89 50 39 E 3219.69 FT TO POB; TH N 00 00 00 W 2635.38 FT TO CURVE CONC SE,R OF 2000 FT,TH NELY ALG ARC 1078.56 FT,TH N 30 53 55 E 920.59 FT TO CURVE CONC NW,R OF 1505 FT,TH NELY ALG ARC 811.62 FT,TH N 00 00 00 W 692.32 FT TO CURVE CONC SE,R OF 1555 FT,TH NELY ALG ARC 511.33 FT,TH N 18 50 26 E 1850.59 FT TO CURVE CONC NW,R OF 1515 FT,TH NELY ALG ARC 479.74 FT,TH N 00 41 50 E 1015.33 FT TO CURVE CONC SW,R OF 1525 FT,TH NWLY ALG ARC 596.35 FT TO END OF DESC C/L- LESS THAT PART ASSESSED INTO CADENCE PHASE I (PB 101-10 (36.024 AC - 1,569,205 SF) (OR 3071-2612)

**Current Values**

Just/Market Value: \$0  
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 Exemptions: \$0  
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- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

**Total Areas**

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 36.02  
 Land Size (SF): 1,569,205

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

**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
Mar 16, 2009	3071 / 2612	0318	SPWD	Tradition Development Co LLC	\$0
Jul 2, 2003	1745 / 1816	XX02	WD	A Duda and Sons Inc	\$5,432,600

**Building Information (1 of 1)**

Finished Area: 0 SF  
 Gross Sketched Area: 0 SF

**Exterior Data**

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

**Interior Data**

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

**Sketch Area Legend**

Sub Area Description Area Fin. Area Perimeter


**Special Features and Yard Items**

Type Qty Units Year Blt

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$0	2023	2014	7905	City of Port St. Lucie R/W	\$0
Land:	\$0					
Just/Market:	\$0					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$0					
Exemption(s):	\$0					
Taxable:	\$0					

**Current Year Special Assessment Breakdown**

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	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0

**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 4305-322-0001-000/4

Roll	Status	Due	
2023	Acct: Paid-in-full		<a href="#">View</a>
2022	Acct: Paid-in-full		<a href="#">View</a>
2021	Acct: Paid-in-full		<a href="#">View</a>
2020	Acct: Paid-in-full		<a href="#">View</a>
2019	Acct: Paid-in-full		<a href="#">View</a>
2018	Acct: Paid-in-full		<a href="#">View</a>
2017	Acct: Paid-in-full		<a href="#">View</a>
2016	Acct: Paid-in-full		<a href="#">View</a>
2015	Acct: Paid-in-full		<a href="#">View</a>
2014	Acct: Paid-in-full		<a href="#">View</a>
2013	Acct: Paid-in-full		<a href="#">View</a>
2012	Acct: Paid-in-full		<a href="#">View</a>
2011	Acct: Paid-in-full		<a href="#">View</a>
2010	Acct: Paid-in-full		<a href="#">View</a>
2009	Acct: Paid-in-full Cert: Redeemed		<a href="#">View</a>
2008	Acct: Paid-in-full		<a href="#">View</a>
2007	Acct: Paid-in-full		<a href="#">View</a>
2006	Acct: Paid-in-full		<a href="#">View</a>
2005	Acct: Paid-in-full		<a href="#">View</a>
2004	Acct: Paid-in-full		<a href="#">View</a>
2003	Acct: Paid-in-full		<a href="#">View</a>
Total Due:		<b>\$0.00</b>	

[View a different due date](#)

### Account Information

<b>Roll Year:</b>	2023	<b>Market Value:</b>	19,182,997
<b>Tax Year:</b>	2023	<b>Class Value:</b>	0
<b>Account Number:</b>	4305-322-0001-000/4 « Prev Next »	<b>Just Value:</b>	19,182,997
<b>Millage Code:</b>	0041 -	<b>School Assessed Value:</b>	113,991
<b>Certified Roll Owner(s):</b>	Mattamy Palm Beach LLC 2500 Quantum Lakes DR Ste 215 Boynton Beach, FL 33426-8308 « Prev Next »	<b>Assessed Value:</b>	113,991
<b>Situs Address:</b>	0 TBD, Port Saint Lucie	<b>Ad Valorem:</b>	\$2,576.39
<b>Links:</b>	Property Appraiser, Public Site	<b>Non-ad Valorem:</b>	\$101,076.61
		<b>Total Tax:</b>	\$103,653.00

### Location Details

**Book-Page-Item:** 4153-0856-

**Property Class:** 60

**Range:** 39E

**Township:** 37S

**Section:** 05

**Neighborhood:** TR20

**Value Code:** 00

**Use Code:** 6000

**Total Acres:** 364.7

**Legal Description:** 5/6/7/8/17/18 37 39 THAT PART OF SECTIONS MPDAF: FROM INT OF N LI OF SEC 15 (ALSO PROPOSED CL OF GATLIN BLVD LYG W OF I-95) AND WLY R/W LI OF GATLIN BLVD RUN S 89 57 05 W ALG N LI 3115.39 FT,TH S 07 46 55 E 80.74 FT,TH S 89 57 05 W 4077.51 FT TO CURVE CONCAVE SE,R OF 1480 FT,TH SW ALG ARC 1395.93 FT,TH S 35 54 36 W 82.08 FT TO POB,TH CONT SWLY 753.25 FT,TH S 00 28 33 W 465.08 FT,TH S 81 51 17 E 34.78 FT,TH S 60 18 28 E 256.66 FT,TH S 50 43 10 E 506.72 FT,TH N 35 37 43 E 696.32 FT TO CURVE CONC SW,R OF 165 FT,TH NELY, SELY, SWLY ALG ARC 516.43 FT,TH S 34 57 21 W 520.57 FT,TH S 11 14 16 W 517.94 FT,TH S 44 00 02 E 365.37 FT,TH S 20 28 22 E 365.30 FT,TH S 08 49 46 E 124.06 FT,TH N 89 50 39 W 9091.52 FT TO E R/W LI OF STATE RD 609,TH N 00 00 21 E ALG E R/W LI 1040.61 FT,TH N 00 01 22 W 2519.04 FT,TH N 83 31 36 E 1352.70 FT,TH N 82 02 36 E 1227.72 FT,TH N 19 53 24 E 6903.48 FT,TH N 24 05 21 E 1054.48 FT,TH S 15 52 16 E 2316.58 FT,TH N 74 07 42 E 845.57 FT,TH S 00 09 21 W 4587.82 FT,TH N 80 50 18 E 92.33 FT,TH S 39 35 38 E 373.81 FT,TH S 62 56 57 W 710.69 FT,TH S 09 54 33 W 528.17 FT,TH S 43 10 34 E 1.86 FT TO N LI OF SEC 17,TH N 89 57 05 E ALG N SEC LI 1118.66 FT,TH N 35 27 24 E 161 FT TO CURVE CONC SW,R OF 200 FT,TH NELY AND SELY ALG ARC 455.53 FT,TH S 14 02 38 E 439.20 FT,TH S 11 24 07 W 156.51 FT,TH S 54 52 19 W 153.89 FT,TH S 00 40 03 W 152.60 FT,TH N 89 57 43 E 434.54 FT TO POB AND LESS FROM SE COR OF TRADITION PLAT NO. 5 (PB 42-4) RUN S 89 57 05 W 2338.72 FT TO SW COR OF PLAT,TH S 00 02 55 E 65 FT,TH S 89 57 05 W 2515.91 FT TO CURVE CONC NE,R OF 1530 FT,TH NWLY ALG ARC 2404.62 FT,TH N 00 00 00 E 182.47 FT TO CURVE CONC SW,R OF 1530 FT,TH NWLY ALG ARC 1872.18 FT,TH N 70 06 36 W 743.99 FT,TH S 19 53 24 W 65 FT TO POB,TH S 00 41 50 W 294.4 FT,TH N 89 18 10 W 296.19 FT,TH N 00 41 50 E 398.23 FT,TH S 70 06 36 E 217.07 FT TO CURVE CONC,R OF 6880 FT,TH E ALG ARC 96.79 FT,TH S 00 41 50 W 51.82 FT TO POB (2.36 AC) AND LESS AS IN OR 2669-2550 AND 2979-1561 AND LESS AS IN OR 3018-732 AND LESS CONSERVATION TRACTS 76, 77 AND 80 AS IN OR 3018-732 AND LESS AS IN OR 3071-2651 AND LESS AS IN 3266-2608 AND LESS AS IN OR 3630-2458 AND LESS AS IN 3781-1205 AND LESS

### Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	113,991	0	113,991	\$0.00
CT06	Co Public Transit MSTU	0.2500	113,991	0	113,991	\$28.50
EE19	Erosion District E	0.1000	113,991	0	113,991	\$11.40
FF02	Law Enf,Jail,Judicial Sys	2.7294	113,991	0	113,991	\$311.13
GF01	Co General Revenue Fund	4.2722	113,991	0	113,991	\$486.99
CS64	Childrens Service Council	0.3790	113,991	0	113,991	\$43.20
FD21	St Lucie Co Fire District	3.0000	113,991	0	113,991	\$341.97
FI40	FL Inland Navigation Dist	0.0288	113,991	0	113,991	\$3.28
PS25	City of Port St Lucie	4.7057	113,991	0	113,991	\$536.41
PS26	City of PSL Voted Debt	0.4943	113,991	0	113,991	\$56.35
SD09	School Discretionary	0.7480	113,991	0	113,991	\$85.27
SN39	School Capital Improvemnt	1.5000	113,991	0	113,991	\$170.99
SR08	School Req Local Effort	3.1640	113,991	0	113,991	\$360.67
SR09	School Voter Referendum	1.0000	113,991	0	113,991	\$113.99
	S FL Wtr Mgmt District	0.2301	113,991	0	113,991	\$26.24
<b>Total:</b>			<b>22.6015</b>			<b>\$2,576.39</b>

### Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS65	PSL Stormwater Traditions Improv/Maint	Yes	0.000	\$0.00
TRD1	Traditions Operat/Maint	Yes	101076.610	\$101,076.61
TRD2	Traditions Bond	Yes	0.000	\$0.00
<b>Total:</b>				<b>\$101,076.61</b>

**Location Details**

CONSERVATION EASEMENTS 1 AND 2 AS IN OR 4153-856 AND LESS AS IN OR 4254-236 AND LESS AS IN ESPLANE AT TRADITION (PB 88-10) AND LESS THAT PART ASSESSED INTO TRADITION REGIONAL PARK (PB 100-20) AND LESS THAT PART ASSESSED INTO CADENCE PHASE I (PB 101-10) AND LESS THAT PART ASSESSED INTO SEVILLE PHASE 1 (PB 106-1) - (364.696 AC - 15,886,157 SF)

Last Updated: 10/04/2023 03:03PM  
Last Updated By: Mary Brown

**Notes (0)**

**Search**

Account Search

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2023

4305-322-0001-000/4

-- Any --

Search

Tax Yr

Account Number

Certified Roll

Situs Address

Account Status

Clear

2023

4305-322-0001-000/4

Mattamy Palm Beach LLC

0 TBD Port Saint Lucie

Paid In Full

View

Search results as of less than a minute ago

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### Account History 4306-144-0001-000/1

Roll	Status	Due	
2023	Acct: Paid-in-full		<a href="#">View</a>
2022	Acct: Paid-in-full		<a href="#">View</a>
2021	Acct: Paid-in-full		<a href="#">View</a>
2020	Acct: Paid-in-full		<a href="#">View</a>
2019	Acct: Paid-in-full		<a href="#">View</a>
2018	Acct: Paid-in-full		<a href="#">View</a>
2017	Acct: Paid-in-full		<a href="#">View</a>
2016	Acct: Paid-in-full		<a href="#">View</a>
2015	Acct: Paid-in-full		<a href="#">View</a>
2014	Acct: Paid-in-full		<a href="#">View</a>
2013	Acct: Paid-in-full		<a href="#">View</a>
2012	Acct: Paid-in-full		<a href="#">View</a>
2011	Acct: Paid-in-full		<a href="#">View</a>
2010	Acct: Paid-in-full		<a href="#">View</a>
2009	Acct: Paid-in-full		<a href="#">View</a>
Total Due:		<b>\$0.00</b>	

[View a different due date](#)

### Account Information

<b>Roll Year:</b>	2023	<b>Market Value:</b>	0
<b>Tax Year:</b>	2023	<b>Class Value:</b>	0
<b>Account Number:</b>	4306-144-0001-000/1 « Prev Next »	<b>Just Value:</b>	0
<b>Millage Code:</b>	0041 -	<b>School Assessed Value:</b>	0
<b>Certified</b>	Port St Lucie City Of	<b>Assessed Value:</b>	0
<b>Roll Owner(s):</b>	121 SW Port St Lucie Blvd Port St Lucie, FL 34984-5099 « Prev Next »	<b>Ad Valorem:</b>	\$0.00
<b>Situs Address:</b>	0 TBD, Port Saint Lucie	<b>Non-ad Valorem:</b>	\$0.00
<b>Links:</b>	Property Appraiser, Public Site	<b>Total Tax:</b>	\$0.00
<b>Exemptions:</b>	7905 - City of PSL Right of Way 0 *See details below for exemptions that vary by district.		
<b>Custom Flags:</b>	06 - Government		

### Location Details

<b>Book-Page-Item:</b>	3071-2612-
<b>Property Class:</b>	94
<b>Range:</b>	39E
<b>Township:</b>	36S
<b>Section:</b>	06
<b>Neighborhood:</b>	ZZ99
<b>Value Code:</b>	00
<b>Use Code:</b>	9400
<b>Total Acres:</b>	36.02
<b>Legal Description:</b>	6/7/18 37 39 THAT PART OF SECS MPDAF: A STRIP OF LAND LYG 75 FT ON EACH SIDE OF THE FOL DESC C/L: FROM SW COR OF LANDS DESC IN OR 1536-1598 RUN S 89 50 39 E 3219.69 FT TO POB; TH N 00 00 00 W 2635.38 FT TO CURVE CONC SE,R OF 2000 FT,TH NELY ALG ARC 1078.56 FT,TH N 30 53 55 E 920.59 FT TO CURVE CONC NW,R OF 1505 FT,TH NELY ALG ARC 811.62 FT,TH N 00 00 00 W 692.32 FT TO CURVE CONC SE,R OF 1555 FT,TH NELY ALG ARC 511.33 FT,TH N 18 50 26 E 1850.59 FT TO CURVE CONC NW,R OF 1515 FT,TH NELY ALG ARC 479.74 FT,TH N 00 41 50 E 1015.33 FT TO CURVE CONC SW,R OF 1525 FT,TH NWLY ALG ARC 596.35 FT TO END OF DESC C/L- LESS THAT PART ASSESSED INTO CADENCE PHASE I (PB 101-10 (36.024 AC - 1,569,205 SF) (OR 3071-2612)
<b>Last Updated:</b>	10/04/2023 03:03PM
<b>Last Updated By:</b>	Mary Brown

### Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	0	7905: 0	0	\$0.00
CT06	Co Public Transit MSTU	0.2500	0	7905: 0	0	\$0.00
EE19	Erosion District E	0.1000	0	7905: 0	0	\$0.00
FF02	Law Enf,Jail,Judicial Sys	2.7294	0	7905: 0	0	\$0.00
GF01	Co General Revenue Fund	4.2722	0	7905: 0	0	\$0.00
CS64	Childrens Service Council	0.3790	0	7905: 0	0	\$0.00
FD21	St Lucie Co Fire District	3.0000	0	7905: 0	0	\$0.00
FI40	FL Inland Navigation Dist	0.0288	0	7905: 0	0	\$0.00
PS25	City of Port St Lucie	4.7057	0	7905: 0	0	\$0.00
PS26	City of PSL Voted Debt	0.4943	0	7905: 0	0	\$0.00
SD09	School Discretionary	0.7480	0	7905: 0	0	\$0.00
SN39	School Capital Improvemnt	1.5000	0	7905: 0	0	\$0.00
SR08	School Req Local Effort	3.1640	0	7905: 0	0	\$0.00
SR09	School Voter Referendum	1.0000	0	7905: 0	0	\$0.00
	S FL Wtr Mgmt District	0.2301	0	7905: 0	0	\$0.00
<b>Total:</b>			<b>22.6015</b>			<b>\$0.00</b>

### Non-ad Valorem Details

There are no non-ad valorem for this account

### Notes (0)

### Search

Account Search

2023	4306-144-0001-000/1			-- Any --	Search
<b>Tax Yr</b>	<b>Account Number</b>	<b>Certified Roll Owner Name</b>	<b>Situs Address</b>	<b>Account Status</b>	<b>Clear</b>
2023	4306-144-0001-000/1	Port St Lucie City Of	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>

Search results as of less than a minute ago

1 of 1 First « Prev :: Next » Last