

CITY OF PORT ST LUCIE

Date Checked:

7/17/2024

Checked by: Recorded:

Dennis Murphy

NEW PLATS -- PARENT PARCELS AND DESCRIPTION

(to be completed by Finance Dept. prior to plat approval)

Planning Project #	P22-172
Proposed Plat Name:	Western Grove - Seville 6B Phase 1
Legal Description:	

Current Tax Roll Year: 2023

D			Current and prior years' SLC	
Parcel #	Original Parent ID #(s)	Acreage	Property Taxes Paid: (Y/N)	Additional Comments
1	4305-322-0001-000-4	364.70	Υ	N/A
2	4307-503-0010-000-1	447.70	Υ	N/A
3	4307-100-0000-000-1	115.47	Υ	N/A
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CITY OF PORT ST. LUCIE <u>SITE PLAN REVIEW COMMITTEE AGENDA</u> <u>WEDNESDAY, JULY 24, 2024 – 1:30 P.M.</u>

VIRTUAL MEETING

- 1. Meeting Called to Order
- 2. Roll Call
- 3. Approval of Minutes June 26, 2024 & March 27, 2024 Revised
- 4. Addition and Deletions
- 5. Public to be Heard
- 6. Review of Development Projects:

		PROJECT
Bridget	P22-258	Southern Grove – Tresello – <i>Resubmittal</i> Conceptual Subdivision Plan
Bridget	P24-099	Destination @ Tradition MPUD – Southern Grove MPUD
Bridget	P24-100	Southern Grove – Tradition Commerce Park MPUD Amendment No. 4
Dan	P23-200	Verano PUD-4 Acre Commerce Center Drive Construction Plans
Dan	P24-008	Wilson Groves Parcel "A", Plat 1 – Townhomes - Resubmittal Preliminary & Final Plat
Dan	P24-101	Verano North/South "A" Roadway Plat No. 2 Preliminary Plat Construction Plans
Bianca	P88-128-A2	SLW – Champlain South Complex Minor Site Plan Amendment
Bianca	P20-245-A2	Western Grove – Esplanade @ Tradition – Amenity Center Minor Site Plan Amendment Landscape Plan
Bianca	P24-032	SLW – Industrial Park, Lot 8 Minor Site Plan Construction Plans
Bianca	P24-093	SLW – Industrial Park – Warehouse Landscape Plan
Bianca	P24-097	Gatlin Commons PUD Amendment No. 9 PUD Amendment

Bethany	P22-172	Western Grove – Seville 6B Phase 1 Final Plat Construction Plans
Bethany	P23-143	Toscana SLC LLC – PUD Amendment – Resubmittal PUD Amendment
Francis	P22-199-A1	Gatin Commons – Jetson Appliance Minor Site Plan Amendment Landscape Plan
Francis	P23-227	Town Centre – IHOP Restaurant Construction Plans
Francis	P24-096	Murphy USA Special Exception Use
Marissa	P03-304-A1	Tire Choice (fka Meineke Car Care Center) Site Plan Amendment
Marissa	P24-045	Calvary Christian Academy - Resubmittal Major Site Plan Landscape 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)

NOTICE: <u>Public and Press</u> are invited to review all the backup for meetings. Copies are available in the City Clerk's Office.

NOTICE: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office at 772-871-5157.

AS A COURTESY TO THE PEOPLE RECORDING THE MEETING, PLEASE TURN ALL CELL PHONES TO SILENT.

NOTE: Representatives must be familiar with the project, or the item will be tabled. If the applicant or representative is not present when their item is reviewed, the item will be tabled until the next SPRC Meeting.

Note: Projects for this meeting are subject to change daily and there may be additions or deletions prior to the scheduled SPRC meeting date.

SEVILLE 6BPHASE

PAGE

SHEET 1 OF 12

PLAT BOOK _

A PLANNED UNIT DEVELOPMENT 1, AS RECORDED IN PLAT BOOK & REPLAT OF PARCEL 2 AND TRACT 0-1, SEMILE PHASE 1, AS RECORDED IN PLAT BOOK & PLAE &, TOSETHER WITH A PORTION OF TRADITION PARKWAY, A 130 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612, ALL OFFICIAL PROBED IN SECTIONS 7 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THIS PREFACED BY ANAPEL PURINESS CAULFIELD and WHEELER, INC.
SUPERIORS - ENGINEERS - PLANNERS 7900 GALES ROAD, SUITE 100
BOAL NUTN, FLORIDA 33454 - (561)382-1931
GERFFICHE OF AUTHOREZHON NO. UB3531



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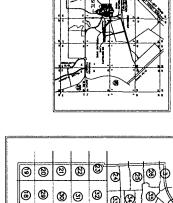
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CLERK'S RECORDING CERTIFICATE: STATE OF FLORIDA COUNTY OF ST. LUCK

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SURPEY NOTES:

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	SURVEYOR			
PSLUSD PROJECT NO. XXXX CITY OF PORT ST. LUCE PROJECT NO. PXX-XXX		(361)382-1981 OCRITECATION OF AUTHORIZATION NO. UB 3591	SURVEYORS - ENCHEERS - PLANERS 7800 GLACES ROAD, SUITE 100	PROFESSIONAL SURVEYOR MAPPER 46272

LEGAL DESCRIPTION

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CERTIFICATE OF OWNERSHIP & DEDICATIONS:

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ANTHONY PALLANSO

BENT NAME

ACKNOWLEDGEMENT: STATE OF FLOWER, COUNTY OF PALM BEACH)

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NOTARY PUBLIC, STATE OF FLORIDA

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EXPRATION DATE

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MICHELE R. MILER CLERK OF THE CARCUIT COURT ST. LUCKE COUNTY, FLORICA

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. Hence, there have a additional restrictions that are not recorded on this plat that may be found in Fubic records of 51. Lice county.

S. NOTE: THES PLAT HAS BEEN REVENED FOR CONFERENTY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROTESSONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCK.

SURVEYOR'S CERTIFICATE: STATE OF FLOREN

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Property Identification

Site Address: TBD

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

Ownership

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

Legal Description

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 L-95) AND WLY R/W LI OF GATLIN BLVD LWN 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 S W ALG ARC 1395.93 FT,TH S 35 54 36 W 82.08 FT TO POB, TH CONT SWLY 753.25 FT,TH S W ALG ARC 1395.93 FT,TH S 35 54 36 W 82.08 FT TO POB, TH CONT SWLY 753.25 FT,TH S W ALG ARC 1395.93 FT,TH S 81 51 17 E 34.78 FT,TH S 60 18 28 E 256.06 FT,TTH S 50 43 10 E 506 72 FT,TH N 13 53 74 3E 696.32 FT TO CURVE CONC SWR, 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 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 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 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 NELY ALG 52 E 150.54 FT,TH N 10 00 00 21 E ALG E R/W LI 1040.61 FT,TH N 89 50 39 W 9091.52 FT,TO E R/W LI 0F 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 18 3 31 36 E 1352.70 FT,TH N 80 02 36 E 1227.72 FT,TH N 19 53 24 E 6903.48 FT,TH N 18 15 52 16 E 2316.58 FT,TH N 74 2E 845.57 FT,TH S 00 09 21 W 4587.82 FT,TH N 80 50 18 E 92.33 FT,TH S 19 35 38 E 373.81 FT,TH N 62 56 57 W 710.69 FT,TH S 00 54 33 W 528.17 FT,TH S 31 03 4 E 18.65 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 0F 200 FT,TH N 89 57 05 E ALG N SEC LI 1118.66 FT,TH N 35 57 34 E 243-54 FT TO N LI OF SEC 17,TH N 89 57 05 E ALG N SEC LI 1118.66 FT,TH N 35 57 35 W 2515.19 FT,TH S 10 24 07 W 156.51 FT,TH S 25 50 END SEC COR OF TRADITION PLAT NO. 5 (PB 42-4) RUN S 89 57 05 W 2318.72 FT TO SW COR OF PLATTH S 00 02 55 6 55 FT,TH S 10 20 45 05 W 2318.72 FT TO SW COR OF PLATTH S 00 02 55 6 55 FT,TH S 10 57 05 W 22515.91 FT TO CURVE CONC SW,R OF 1530 FT,TH NWLY ALG ARC 2404.62 FT,TH N 00 04 50 05 14 FT (364.696 AC - 15,886,157 SF)

Current Values

Just/Market Value:	\$19,182,997
Assessed Value:	\$113,991
Exemptions:	SO
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 2 Download TRIM for this parcel: Download PDF

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



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 11 111

140 150 160 Speed

Sources/links:

Sale History

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

Building Information (1 of 1)

Finished Area: 750 SF

Gross Sketched Area: 750 SF

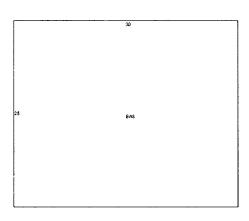
Exterior Data

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

Interior Data

Electric: AVERAGE Primary Int Wall: Bedrooms: 0 Full Baths: 0 Heat Type: Avg Hgt/Floor: 0 Half Baths: 0 Heat Fuel: Primary Floors: Raised Conc Sprinkled %: 0% A/C %: 0% Heated %: 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
 i
 70
 1984

Current Year Values

Current Values Breakdown Current Year Exemption Value 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 Special Assessment Breakdown

Start Year AssessCode Units Description Amount 2019 0091 0 Tradition Bond \$0.00

 Start Year
 AssessCode
 Units
 Description
 Amount

 2019
 0065
 0
 Port St. Lucie Stormwater in Tradition
 \$0.00

Start Year AssessCode Units Description Amount 2020 0090 101076.61 Tradition Operating/Maintenance \$101,076.61

This does not necessarily represent the total Special Assessements 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 2.

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: 07/37S/39E Parcel ID: 4307-503-0010-000-1 Jurisdiction: Port Saint Lucie

Use Type: 6000 Account #: 199665 Map ID: 43/07S Zoning:

Ownership

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

Legal Description

SEVILLE 6A PHASE 2 (PB 116-1) TRACT 1B (447.701 AC - 19,501,855 SF)

Current Values

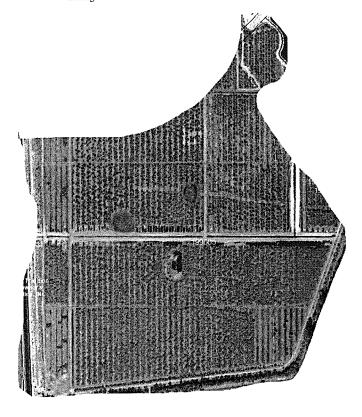
Just/Market Value:	\$28,942,079
Assessed Value:	. \$123,118
Exemptions:	\$0
Taxable Value:	\$123,118

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 2 Download TRIM for this parcel: Download PDF 2



Total Areas

Finished/Under Air (SF):	750
Gross Sketched Area (SF):	750
Land Size (acres):	447.7
Land Size (SF):	19,501,855

Building Design Wind Speed

Occupancy Category I 11 111 140 150 160 Speed

Sources/links:

Sale History

Price Sale Code Date Book/Page Deed Grantor

Special Features and Yard Items

Qty Units Year Blt Type

Current Year Values

Current Year Exemption Value Breakdown Current Values Breakdown

Building: \$28,942,079 Land: \$28,942,079 Just/Market: \$28,818,961 Ag Credit: \$0 Save Our Homes or 10% Cap: \$123,118 Assessed: \$0 Exemption(s): \$123,118 Taxable:

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2023	0091	0	Tradition Bond	\$0,00
Start Year	AssessCode	Units	Description Tradition Operating/Maintenance	Amount
2023	0090	124080.33		\$124,080.33
Start Year	AssessCode	Units 1287.12	Description Port St. Lucie Stormwater in Tradition	Amount \$235,542.96

This does not necessarily represent the total Special Assessements 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	\$28,942,079	\$123,118	\$0	\$123,118	
Permits					
Number	Issue	e 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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Property Identification

Site Address: TBD

Sec/Town/Range: 07/37S/39E Parcel ID: 4307-100-0000-000-1 Jurisdiction: Port Saint Lucie

Use Type: 6000 Account #: 117159 Map ID: 43/07S Zoning:

Ownership

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

Legal Description

7 37 39 ALL-LESS W 150 FT AND LESS THAT PART OF SEC MPD IN OR 1536-1598 AND LESS THAT PART AS IN OR 3071-2612 AND LESS THAT PART ASSESSED INTO CADENCE PHASE I (PB 101-10) AND LESS THAT PART ASSESSED INTO SEVILLE PHASE I (PB 106-1)- (115.474 AC -5,030,047 SF)

Current Values

Just/Market Value:	\$9,008,473
Assessed Value:	\$31,755
Exemptions:	\$0
Taxable Value:	\$31,755

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):	115.47
Land Size (SF):	5,030,047

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
Jun 21, 2018 Feb 25, 2011 Jul 2, 2003 Jan 1, 1982 Jan 1, 1982	4153 / 0856 3274 / 0915 1745 / 1816 0369 / 1157 0369 / 1154	0205 0311 XX02 XX00 XX00	SPWD CertTtle WD CV CV	Tradition Florida LLC Tradition Research Park LLC A Duda and Sons Inc	\$22,771,800 \$100 \$5,432,600 \$1,387,300 \$1,387,300

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:
	No. Units: 0	Secondary W

Interior Data

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

 Building:
 \$0

 Land:
 \$9,008,473

 Just/Market:
 \$9,008,473

 Ag Credit:
 \$8,976,718

 Save Our Homes or 10% Cap:
 \$0

 Assessed:
 \$31,755

 Exemption(s):
 \$0

 Taxable:
 \$31,755

Current Year Special Assessment Breakdown

Start Year 2020	AssessCode 0090	Units 33810.78	Description Tradition Operating/Maintenance	Amount \$33,810.78
Start Year	AssessCode	Units	Description	Amount
2022	0091	0	Tradition Bond	\$0.00

This does not necessarily represent the total Special Assessements 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	\$9,008,473	\$31,755	\$0	\$31,755
2022	\$7,206,779	\$31,755	\$0	\$31,755
2021	\$10,655,726	\$111,516	\$0	\$111,516

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

Accounts Bills Cartificatas Spacial Assessments Reports Administration

Account History 4305-322-0001-000/4				
Roll	Status	Due	1	
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	1	View	
2017	Acct: Paid-in-full		View	
2016	Acct: Paid-in-full	i	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	
	Cert: Redeemed			
2008	Acct: Paid-in-full		View	
2007	Acct: Paid-in-full		View	
2006	Acct: Paid-in-full	1	View	
2005	Acct: Paid-in-full	į	View	
2004	Acct: Paid-in-full		View	
2003	Acct: Paid-in-full		View	
	Total Due:	· \$0	.00 *	

Account Information

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

Location Details

View a different due date

Book-Page-Item: 4153-0856-Property Class: 60 39E Range: Township: 375 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 U 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 0F 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

	Ad۱	/alorem Details					Δ.
	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
	F140	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
and the same	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
de l'annual de l'a	Total:		22.6015				\$2,576.39

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
	Bond Total:			\$101,07

Location Details

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: Last Updated By: Mary Brown

10/04/2023 03:03PM

Notes (0) 1 of 1 First « Prev :: Next » Last Search Account Search 2023 4305-322-0001-000/4 Clear Tax Yr Account Number -**Certified Roll** Situs Address Account Status Owner Name 4305-322-0001-000/4 Mattamy Palm Beach LLC 0 TBD Port Saint Lucie Paid in Full Search results as of less than a minute ago 1 of 1 First « Prev ;; Next » Last

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Accounts Bills Certificates Special Assessments Reports Administration

Account Number:

Account History 4307-503-0010-000/1

Roll Status Due 2023 Acct: Paid-in-full Total Due: View a different due date

Account Information

2023 Tax Year: 4307-503-0010-000/1

Millage Code: 0041 -

Certified MATTAMY PALM BEACH LLC 2500 Quantum Lakes DR Ste 215 Boynton Beach, FL 33426-8308 Roll Owner(s):

« Prev Next »

Situs Address: 0 TBD. Port Saint Lucie

Links: Property Appraiser, Public Site

Market Value: 28,942,079 Class Value: 0 Just Value: 28.942.079

School Assessed Value: 123,118 Assessed Value: 123,118 Ad Valorem:

\$2,782.66 Non-ad Valorem \$353,187.69 Total Tax: \$355,970.35

Location Details

Book-Page-Item: --Property Class: 60 Range: 39E Township: 375 Section: 07 Neighborhood: Value Code: 00 Use Code: 6000 Total Acres: 447.7

Legal Description: SEVILLE 6A PHASE 2 (PB 116-1) TRACT 1B (447.701 AC - 19,501,855 SF)

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

Ad Valorem Details							.6.	
	Code	District	Millage	Assessed	Exempt	Taxable	Tax	
	CP05	County Parks MSTU	0.0000	123,118	0	123,118	\$0.00	
	CT06	Co Public Transit MSTU	0.2500	123,118	0	123,118	\$30.78	
	EE19	Erosion District E	0.1000	123,118	0	123,118	\$12.31	
	FF02	Law Enf, Jail, Judicial Sys	2.7294	123,118	0	123,118	\$336.04	
	GF01	Co General Revenue Fund	4.2722	123,118	0	123,118	\$525.98	
	CS64	Childrens Service Council	0.3790	123,118	0	123,118	\$46.66	
	FD21	St Lucie Co Fire District	3.0000	123,118	0	123,118	\$369.35	
	FI40	FL Inland Navigation Dist	0.0288	123,118	0	123,118	\$3.55	
	PS25	City of Port St Lucie	4.7057	123,118	0	123,118	\$579.36	
	PS26	City of PSL Voted Debt	0.4943	123,118	0	123,118	\$60.86	
	SD09	School Discretionary	0.7480	123,118	0	123,118	\$92.09	
	SN39	School Capital Improvemnt	1.5000	123,118	0	123,118	\$184.68	
	SR08	School Req Local Effort	3.1640	123,118	0	123,118	\$389.55	
	SR09	School Voter Referendum	1.0000	123,118	0	123,118	\$123.12	
		S FL Wtr Mgmt District	0.2301	123,118	0	123,118	\$28.33	
	Total		22 6015				\$2 782 66	

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
P565	PSL Stormwater Traditions Improv/Maint	Yes	1287.120	\$229,107.36
TRD1	Traditions Operat/Maint	Yes	124080.330	\$124,080.33
TRD2	Traditions Bond	Yes	0.000	\$0.00
	Total:			\$353,187.69

Notes (0)

Search Account Search

4307-503-0010-000/1

Owner Name 4307-503-0010-000/1

Certified Roll

MATTAMY PALM BEACH LLC

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Account Status

1 of 1 First « Prev :: Next » Last

1 of 1 First « Prev :: Next » Last

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Accounts Edis Certificates Special Assessments Reports Administration

Acco	ount History 430	07-100-00	00-000/
Roll	Status	Due	
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
	Delq Advertised		
2009	Acct: Paid-in-full		View
	Cert: Redeemed		
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:	\$0.	00
View a	different due date		

/1	Account Inform	ation		
	Roll Year:	2023	Market Value:	9,008,473
	Tax Year:	2023	Class Value:	0
	Account Number:	4307-100-0000-000/1	Just Value:	9,008,473
		« Prev Next »	School Assessed Value:	31,755
ĺ	Millage Code:	0041 -	Assessed Value:	31,755
	Certified	MATTAMY PALM BEACH LLC	Ad Valorem:	\$717.72
1	Roll Owner(s):	2500 Quantum Lakes DR Ste 215 Boynton Beach, FL 33426-8308	Non-ad Valorem:	\$33,810.78
1		« Prev Next »	Total Tax:	\$34,528.50
	Situs Address:	0 TBD,		
		Port Saint Lucie		
i	Links:	Property Appraiser, Public Site		

Location De	etails
Book-Page-Item;	4153-0856-
Property Class:	60
Range;	39E
Township:	375
Section:	07
Neighborhood:	TR20
Value Code:	00
Use Code:	6000
Total Acres:	115.47
Legal Description:	7 37 39 ALL-LESS W 150 FT AND LESS THAT PART OF SEC MPD IN OR 1536-1598 AND LESS THAT PART AS IN OR 3071-2612 AND LESS THAT PART ASSESSED INTO CADENCE PHASE I (PB 101-10) AND LESS THAT PART ASSESSED INTO SEVILLE PHASE 1 (PB 106- 1)-(115.474 AC - 5.030,047 SF)
Last Undated:	10/04/2023 03:03PM

Ad۱	/alorem Details					A
Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	31,755	0	31,755	\$0.00
CT06	Co Public Transit MSTU	0.2500	31,755	0	31,755	\$7.9
EE19	Erosion District E	0.1000	31,755	0	31,755	\$3.18
FF02	Law Enf.jail,judicial Sys	2.7294	31,755	0	31,755	\$86.6
GF01	Co General Revenue Fund	4.2722	31,755	0	31,755	\$135.6
CS64	Childrens Service Council	0.3790	31,755	0	31,755	\$12.0
FD21	St Lucie Co Fire District	3.0000	31,755	0	31,755	\$95.2
F140	FL Inland Navigation Dist	0.0288	31,755	0	31,755	\$0.9
PS25	City of Port St Lucie	4.7057	31,755	G	31,755	\$149.4
PS26	City of PSL Voted Debt	0.4943	31,755	0	31,755	\$15.7
SD09	School Discretionary	0.7480	31,755	0	31,755	\$23.7
SN39	School Capital Improvemnt	1.5000	31,755	0	31,755	\$47.6
SR08	School Reg Local Effort	3.1640	31,755	0	31,755	\$100.4
SR09	School Voter Referendum	1.0000	31,755	0	31,755	\$31.7
	S FL Wtr Mgmt District	0.2301	31,755	0	31,755	\$7.3
Total:	, pr. s, year, y, y = == y,	22.6015				\$717.7

Code	District	Receives Discount	Units	Tax
TRD1	Traditions Operat/Maint	Yes	33810.780	\$33,810.78
TRD2	Traditions Bond	Yes	0.000	\$0.00
	Total:			\$33,810.78

Notes (0)

Last Updated By: Mary Brown

1 of 1 First « Prev :: Next » Last Search Account Search Search 2023 4307-100-0000-000/1 Account Number -Account Status Owner Name 2023 4307-100-0000-000/1 MATTAMY PALM BEACH LLC 0 TBD Port Saint Lucie Search results as of less than a minute ago 1 of 1 First « Previo Next » Last

