



CITY OF PORT ST LUCIE

Date Checked: 6/4/2025

Checked by: Dennis Murphy

Recorded:

NEW PLATS -- PARENT PARCELS AND DESCRIPTION

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

Planning Project #	P24-173
Proposed Plat Name:	LTC Ranch West POD 6A Phase 2
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	3303-500-0014-000-5	35.78	Y	N/A
2	3303-500-0015-000-2	2.24	Y	N/A
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Account History 3303-500-0014-000/5

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

View a different due date

Account Information

Roll Year:	2024
Tax Year:	2024
Account Number:	3303-500-0014-000/5 « Prev Next »
Millage Code:	0011 -
Certified	Midway Glades Developers LLC
Roll Owner(s):	7807 Baymeadows Rd E Ste 205 Jacksonville, FL 32256-9666 « Prev Next »
Situs Address:	0 TBD, Port Saint Lucie
Links:	Property Appraiser, Public Site

Market Value:	1,256,700
Class Value:	0
Just Value:	1,256,700
School Assessed Value:	1,256,700
Assessed Value:	1,256,700
Ad Valorem:	\$28,104.48
Non-ad Valorem:	\$18,825.21
Total Tax:	\$46,929.69

Location Details

Book-Page-Item:	--
Property Class:	99
Range:	39E
Township:	36S
Section:	09
Neighborhood:	CN15
Value Code:	00
Use Code:	9900
Total Acres:	35.78
Legal Description:	LTC RANCH WEST POD 6A PHASE 1 (PB 120-1) TRACT B2 (35.782 AC - 1,558,662 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	1,256,700	0	1,256,700	\$314.18
EE19	Erosion District E	0.1000	1,256,700	0	1,256,700	\$125.67
FF02	Law Enf,Jail,Judicial Sys	2.7294	1,256,700	0	1,256,700	\$3,430.04
GF01	Co General Revenue Fund	4.2222	1,256,700	0	1,256,700	\$5,306.04
CS64	Childrens Service Council	0.3650	1,256,700	0	1,256,700	\$458.70
FD21	St Lucie Co Fire District	3.0000	1,256,700	0	1,256,700	\$3,770.10
FI40	FL Inland Navigation Dist	0.0288	1,256,700	0	1,256,700	\$36.19
PS25	City of Port St Lucie	4.6807	1,256,700	0	1,256,700	\$5,882.24
PS26	City of PSL Voted Debt	0.3743	1,256,700	0	1,256,700	\$470.38
SD09	School Discretionary	0.7480	1,256,700	0	1,256,700	\$940.01
SN39	School Capital Improvemnt	1.5000	1,256,700	0	1,256,700	\$1,885.05
SR08	School Req Local Effort	3.0000	1,256,700	0	1,256,700	\$3,770.10
SR09	School Voter Referendum	1.0000	1,256,700	0	1,256,700	\$1,256.70
MC14	Mosquito Control	0.1352	1,256,700	0	1,256,700	\$169.91
	S FL Wtr Mgmt District	0.2301	1,256,700	0	1,256,700	\$289.17
Total:		22.3637				\$28,104.48

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
LTCR	LTC Ranch West CDD	Yes	0.000	\$0.00
PS61	Port St Lucie Stormwater Improv/Maint	Yes	102.870	\$18,825.21
Total:				\$18,825.21

Notes (0)

Search

Account Search

1 of 1 First « Prev :: Next » Last

2024

3303-500-0014-000/5

Tax Yr

Account Number

Certified Roll
Owner Name

Situs Address

-- Any --

Search

Account Status

Clear

2024 3303-500-0014-000/5

Midway Glades Developers 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

Account History 3303-500-0015-000/2

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

View a different due date

Account Information

Roll Year:	2024
Tax Year:	2024
Account Number:	3303-500-0015-000/2 « Prev Next »
Millage Code:	0011 -
Certified	Midway Glades Developers LLC
Roll Owner(s):	7807 Baymeadows Rd E Ste 205 Jacksonville, FL 32256-9666 « Prev Next »
Situs Address:	0 TBD, Port Saint Lucie
Links:	Property Appraiser, Public Site

Market Value:	94,200
Class Value:	0
Just Value:	94,200
School Assessed Value:	94,200
Assessed Value:	94,200
Ad Valorem:	\$2,106.65
Non-ad Valorem:	\$1,180.35
Total Tax:	\$3,287.00

Location Details

Book-Page-Item:	--
Property Class:	99
Range:	39E
Township:	36S
Section:	09
Neighborhood:	CN15
Value Code:	00
Use Code:	9900
Total Acres:	2.24
Legal Description:	LTC RANCH WEST POD 6A PHASE 1 (PB 120-1) TRACT C2 (2.242 AC - 97,671 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	94,200	0	94,200	\$23.55
EE19	Erosion District E	0.1000	94,200	0	94,200	\$9.42
FF02	Law Enf,Jail,Judicial Sys	2.7294	94,200	0	94,200	\$257.11
GF01	Co General Revenue Fund	4.2222	94,200	0	94,200	\$397.73
CS64	Childrens Service Council	0.3650	94,200	0	94,200	\$34.38
FD21	St Lucie Co Fire District	3.0000	94,200	0	94,200	\$282.60
FI40	FL Inland Navigation Dist	0.0288	94,200	0	94,200	\$2.71
PS25	City of Port St Lucie	4.6807	94,200	0	94,200	\$440.92
PS26	City of PSL Voted Debt	0.3743	94,200	0	94,200	\$35.26
SD09	School Discretionary	0.7480	94,200	0	94,200	\$70.46
SN39	School Capital Improvemnt	1.5000	94,200	0	94,200	\$141.30
SR08	School Req Local Effort	3.0000	94,200	0	94,200	\$282.60
SR09	School Voter Referendum	1.0000	94,200	0	94,200	\$94.20
MC14	Mosquito Control	0.1352	94,200	0	94,200	\$12.74
	S FL Wtr Mgmt District	0.2301	94,200	0	94,200	\$21.67
Total:		22.3637				\$2,106.65

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
LTCR	LTC Ranch West CDD	Yes	0.000	\$0.00
PS61	Port St Lucie Stormwater Improv/Maint	Yes	6.450	\$1,180.35
Total:				\$1,180.35

Notes (0)

Search

Account Search

1 of 1 First « Prev :: Next » Last

2024	3303-500-0015			-- Any --	Search
Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	Clear
2024	3303-500-0015-000/2	Midway Glades Developers 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: May 2025



CITY OF PORT ST LUCIE

Date Checked: 11/5/2024

Checked by: Dennis Murphy

Recorded:

NEW PLATS -- PARENT PARCELS AND DESCRIPTION

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

Planning Project #	P24-173
Proposed Plat Name:	LTC Ranch West POD 6A Phase 2
Legal Description:	

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CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
WEDNESDAY, NOVEMBER 13, 2024 – 1:30 P.M.

VIRTUAL MEETING

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – **September 11 & October 23, 2024**
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

PROJECT

Bridget	P23-106-A1	Southern Grove-SG8 – Shoppes @ S.G. – Commercial Minor Site Plan Amendment Landscape Plan
Bridget	P23-206	Southern Grove - Tradition SG-8 – Shoppes @ SG Amended Preliminary & Final Plat
Bridget	P24-172	Southern Grove Plat No. 48 Subdivision Plat
Dan	P22-210	Riverland – Riverland Boulevard @ Riverland Parcel “D” Construction Plans Amendment
Dan	P24-095	Crosstown Parkway Major Site Plan
Dan	P24-176	Western Grove – St. Lucie West Grove – K-8 School Major Site Plan Landscape Plan
Bethany	P24-175	Lotis @ Tradition Major Site Plan Landscape Plan
Francis	P24-174	Riverland Parcel “E” Conceptual Subdivision Plat
Francis	P24-177	Riverland Parcel “D” – Plat 2 Replat Preliminary & Final Plat
Francis	P24-178	Gatlin Plaza – BJ’s Wholesale Club Major Site Plan Landscape Plan

Marissa	P24-169	Southern Grove-SG-8 – Commercial – Buffer Wall Landscape Modification
Marissa	P24-180	Soma Medical Minor Site Plan Construction Plans
Cody	P24-173	LTC Ranch West POD 6A, Phase 2 Final Plat Construction Plans
Sofia	P21-048-A3	Western Grove – 6B – Model Home Park Minor Site Amendment Landscape Plan
Sofia	P24-164	Murphy USA – SW Port St. Lucie Boulevard Minor Site Plan
Sofia	P24-167	Verano South – Astor Creek – Model Home Center Minor 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: Public and Press 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.

PLAT BOOK	PAGE
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CERTIFICATE OF OWNERSHIP AND DEDICATION

[illegible]

2. THE OPEN SAVING TRUSTS (O.S.T.) ARE SAVED UNDER THE PROVISIONS OF THE OPEN SAVING TRUSTS ACT 1988, WHICH PROVIDES THAT THE TRUSTS ARE TO BE TREATED AS TRUSTS FOR THE PURPOSES OF THE INCOME TAX ACTS, BUT NOT FOR THE PURPOSES OF THE ESTATE DUTY ACTS. THE TRUSTS ARE TO BE TREATED AS TRUSTS FOR THE PURPOSES OF THE INCOME TAX ACTS, BUT NOT FOR THE PURPOSES OF THE ESTATE DUTY ACTS.

[illegible][illegible]

bioRxiv preprint doi: <https://doi.org/10.1101/2020.07.20.201381>; this version posted July 21, 2020. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

LOCATION MAP
NOT TO SCALE

10. PRESERVATION TRACTS, WETLANDS BUFFERS AND UPLAND AREA

[illegible]

PRINT NAME _____ VICE PRESIDENT _____
WITNESS _____
PRINT NAME _____

Figure 1. The effect of the concentration of the solution on the adsorption of the dye. The concentration of the solution was 0.01, 0.02, 0.03, 0.04, 0.05, 0.06, 0.07, 0.08, 0.09, 0.1, 0.2, 0.3, 0.4, 0.5, 0.6, 0.7, 0.8, 0.9, 1.0, 1.5, 2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, 9.0, 10.0, 15.0, 20.0, 30.0, 40.0, 50.0, 60.0, 70.0, 80.0, 90.0, 100.0, 150.0, 200.0, 300.0, 400.0, 500.0, 600.0, 700.0, 800.0, 900.0, 1000.0, 1500.0, 2000.0, 3000.0, 4000.0, 5000.0, 6000.0, 7000.0, 8000.0, 9000.0, 10000.0, 15000.0, 20000.0, 30000.0, 40000.0, 50000.0, 60000.0, 70000.0, 80000.0, 90000.0, 100000.0, 150000.0, 200000.0, 300000.0, 400000.0, 500000.0, 600000.0, 700000.0, 800000.0, 900000.0, 1000000.0, 1500000.0, 2000000.0, 3000000.0, 4000000.0, 5000000.0, 6000000.0, 7000000.0, 8000000.0, 9000000.0, 10000000.0, 15000000.0, 20000000.0, 30000000.0, 40000000.0, 50000000.0, 60000000.0, 70000000.0, 80000000.0, 90000000.0, 100000000.0, 150000000.0, 200000000.0, 300000000.0, 400000000.0, 500000000.0, 600000000.0, 700000000.0, 800000000.0, 900000000.0, 1000000000.0, 1500000000.0, 2000000000.0, 3000000000.0, 4000000000.0, 5000000000.0, 6000000000.0, 7000000000.0, 8000000000.0, 9000000000.0, 10000000000.0, 15000000000.0, 20000000000.0, 30000000000.0, 40000000000.0, 50000000000.0, 60000000000.0, 70000000000.0, 80000000000.0, 90000000000.0, 100000000000.0, 150000000000.0, 200000000000.0, 300000000000.0, 400000000000.0, 500000000000.0, 600000000000.0, 700000000000.0, 800000000000.0, 900000000000.0, 1000000000000.0, 1500000000000.0, 2000000000000.0, 3000000000000.0, 4000000000000.0, 5000000000000.0, 6000000000000.0, 7000000000000.0, 8000000000000.0, 9000000000000.0, 10000000000000.0, 15000000000000.0, 20000000000000.0, 30000000000000.0, 40000000000000.0, 50000000000000.0, 60000000000000.0, 70000000000000.0, 80000000000000.0, 90000000000000.0, 100000000000000.0, 150000000000000.0, 200000000000000.0, 300000000000000.0, 400000000000000.0, 500000000000000.0, 600000000000000.0, 700000000000000.0, 800000000000000.0, 900000000000000.0, 1000000000000000.0, 1500000000000000.0, 2000000000000000.0, 3000000000000000.0, 4000000000000000.0, 5000000000000000.0, 6000000000000000.0, 7000000000000000.0, 8000000000000000.0, 9000000000000000.0, 10000000000000000.0, 15000000000000000.0, 20000000000000000.0, 30000000000000000.0, 40000000000000000.0, 50000000000000000.0, 60000000000000000.0, 70000000000000000.0, 80000000000000000.0, 90000000000000000.0, 100000000000000000.0, 150000000000000000.0, 200000000000000000.0, 300000000000000000.0, 400000000000000000.0, 500000000000000000.0, 600000000000000000.0, 700000000000000000.0, 800000000000000000.0, 900000000000000000.0, 1000000000000000000.0, 1500000000000000000.0, 2000000000000000000.0, 3000000000000000000.0, 4000000000000000000.0, 5000000000000000000.0, 6000000000000000000.0, 7000000000000000000.0, 8000000000000000000.0, 9000000000000000000.0, 10000000000000000000.0, 15000000000000000000.0, 20000000000000000000.0, 30000000000000000000.0, 40000000000000000000.0, 50000000000000000000.0, 60000000000000000000.0, 70000000000000000000.0, 80000000000000000000.0, 90000000000000000000.0, 100000000000000000000.0, 150000000000000000000.0, 200000000000000000000.0, 300000000000000000000.0, 400000000000000000000.0, 500000000000000000000.0, 600000000000000000000.0, 700000000000000000000.0, 800000000000000000000.0, 900000000000000000000.0, 1000000000000000000000.0, 1500000000000000000000.0, 2000000000000000000000.0, 3000000000000000000000.0, 4000000000000000000000.0, 5000000000000000000000.0, 6000000000000000000000.0, 7000000000000000000000.0, 8000000000000000000000.0, 9000000000000000000000.0, 10000000000000000000000.0, 15000000000000000000000.0, 20000000000000000000000.0, 30000000000000000000000.0, 40000000000000000000000.0, 50000000000000000000000.0, 60000000000000000000000.0, 70000000000000000000000.0, 80000000000000000000000.0, 90000000000000000000000.0, 100000000000000000000000.0, 150000000000000000000000.0, 200000000000000000000000.0, 300000000000000000000000.0, 400000000000000000000000.0, 500000000000000000000000.0, 600000000000000000000000.0, 700000000000000000000000.0, 800000000000000000000000.0, 900000000000000000000000.0, 10000000

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ DAY OF _____, 2014.

ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS _____, AS _____

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2014.

CLIENT'S RECORDING CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, _____, CLERK OF THE COUNTY COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS BATE HAS BEEN EXAMINED AND FOUND TO COMPLY WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO WILLS AND PLATS; AND THAT THIS BATE HAS BEEN RECORDED IN BOOK NO. _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ____ DAY OF _____.

STATE OF FLORIDA

MOORE, R. M. LITER
CLERK OF THE CIRCUIT COURT
ST. LAURENCE COUNTY, FLORIDA

7. BEARINGS SHC

3. **PROBATION.** A STATE OF OHIO PROBATION DEPARTMENT REPRESENTATIVE SHALL BE PRESENT AT THE SIGNING OF THE SUBMITTED LIENS OF DISCLOSED DEBTORS AND SHALL, IN NO CIRCUMSTANCES, BE SUPPLANTED OR BYPASS BY ANY OTHER EMPLOYEE OF THE PUBLIC RECORDS OF ST. LOUIS.
4. **OTHER.** MAY BE NEUTRALIZED. RESTRICTIONS THAT MAY NOT BE RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LOUIS.

[illegible]

PSI USD PROJECT NO. 11-542-09

 **GeoPoint**
Surveying, Inc.

5116 SUNSHINE BLVD., SUITE 1000
DALLAS, TEXAS 75243-1746
ATLANTA, GEORGIA 30328 WWW.GEOPPOINT.COM

[illegible]

PLAT	PAGE
book	

SHEET 02 OF 06

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES:

[illegible]

PRINT NAME: _____

ACKNOWLEDGEMENT:

2024.

NOTARY PUBLIC

Journal of Management Education

VICE PRESIDENT

1991-1992 1993-1994 1995-1996 1997-1998 1999-2000 2001-2002 2003-2004 2005-2006 2007-2008 2009-2010 2011-2012 2013-2014 2015-2016 2017-2018 2019-2020 2021-2022 2023-2024 2025-2026 2027-2028 2029-2030 2031-2032 2033-2034 2035-2036 2037-2038 2039-2040 2041-2042 2043-2044 2045-2046 2047-2048 2049-2050 2051-2052 2053-2054 2055-2056 2057-2058 2059-2060 2061-2062 2063-2064 2065-2066 2067-2068 2069-2070 2071-2072 2073-2074 2075-2076 2077-2078 2079-2080 2081-2082 2083-2084 2085-2086 2087-2088 2089-2090 2091-2092 2093-2094 2095-2096 2097-2098 2099-2100 2101-2102 2103-2104 2105-2106 2107-2108 2109-2110 2111-2112 2113-2114 2115-2116 2117-2118 2119-2120 2121-2122 2123-2124 2125-2126 2127-2128 2129-2130 2131-2132 2133-2134 2135-2136 2137-2138 2139-2140 2141-2142 2143-2144 2145-2146 2147-2148 2149-2150 2151-2152 2153-2154 2155-2156 2157-2158 2159-2160 2161-2162 2163-2164 2165-2166 2167-2168 2169-2170 2171-2172 2173-2174 2175-2176 2177-2178 2179-2180 2181-2182 2183-2184 2185-2186 2187-2188 2189-2190 2191-2192 2193-2194 2195-2196 2197-2198 2199-2200 2201-2202 2203-2204 2205-2206 2207-2208 2209-2210 2211-2212 2213-2214 2215-2216 2217-2218 2219-2220 2221-2222 2223-2224 2225-2226 2227-2228 2229-2230 2231-2232 2233-2234 2235-2236 2237-2238 2239-2240 2241-2242 2243-2244 2245-2246 2247-2248 2249-2250 2251-2252 2253-2254 2255-2256 2257-2258 2259-2260 2261-2262 2263-2264 2265-2266 2267-2268 2269-2270 2271-2272 2273-2274 2275-2276 2277-2278 2279-2280 2281-2282 2283-2284 2285-2286 2287-2288 2289-2290 2291-2292 2293-2294 2295-2296 2297-2298 2299-2300 2301-2302 2303-2304 2305-2306 2307-2308 2309-2310 2311-2312 2313-2314 2315-2316 2317-2318 2319-2320 2321-2322 2323-2324 2325-2326 2327-2328 2329-2330 2331-2332 2333-2334 2335-2336 2337-2338 2339-2340 2341-2342 2343-2344 2345-2346 2347-2348 2349-2350 2351-2352 2353-2354 2355-2356 2357-2358 2359-2360 2361-2362 2363-2364 2365-2366 2367-2368 2369-2370 2371-2372 2373-2374 2375-2376 2377-2378 2379-2380 2381-2382 2383-2384 2385-2386 2387-2388 2389-2390 2391-2392 2393-2394 2395-2396 2397-2398 2399-2400 2401-2402 2403-2404 2405-2406 2407-2408 2409-2410 2411-2412 2413-2414 2415-2416 2417-2418 2419-2420 2421-2422 2423-2424 2425-2426 2427-2428 2429-2430 2431-2432 2433-2434 2435-2436 2437-2438 2439-2440 2441-2442 2443-2444 2445-2446 2447-2448 2449-2450 2451-2452 2453-2454 2455-2456 2457-2458 2459-2460 2461-2462 2463-2464 2465-2466 2467-2468 2469-2470 2471-2472 2473-2474 2475-2476 2477-2478 2479-2480 2481-2482 2483-2484 2485-2486 2487-2488 2489-2490 2491-2492 2493-2494 2495-2496 2497-2498 2499-2500 2501-2502 2503-2504 2505-2506 2507-2508 2509-2510 2511-2512 2513-2514 2515-2516 2517-2518 2519-2520 2521-2522 2523-2524 2525-2526 2527-2528 2529-2530 2531-2532 2533-2534 2535-2536 2537-2538 2539-2540 2541-2542 2543-2544 2545-2546 2547-2548 2549-2550 2551-2552 2553-2554 2555-2556 2557-2558 2559-2560 2561-2562 2563-2564 2565-2566 2567-2568 2569-2570 2571-2572 2573-2574 2575-2576 2577-2578 2579-2580 2581-2582 2583-2584 2585-2586 2587-2588 2589-2590 2591-2592 2593-2594 2595-2596 2597-2598 2599-2600 2601-2602 2603-2604 2605-2606 2607-2608 2609-2610 2611-2612 2613-2614 2615-2616 2617-2618 2619-2620 2621-2622 2623-2624 2625-2626 2627-2628 2629-2630 2631-2632 2633-2634 2635-2636 2637-2638 2639-2640 2641-2642 2643-2644 2645-2646 2647-2648 2649-2650 2651-2652 2653-2654 2655-2656 2657-2658 2659-2660 2661-2662 2663-2664 2665-2666 2667-2668 2669-2670 2671-2672 2673-2674 2675-2676 2677-2678 2679-2680 2681-2682 2683-2684 2685-2686 2687-2688 2689-2690 2691-2692 2693-2694 2695-2696 2697-2698 2699-2700 2701-2702 2703-2704 2705-2706 2707-2708 2709-2710 2711-2712 2713-2714 2715-2716 2717-2718 2719-2720 2721-2722 2723-2724 2725-2726 2727-2728 2729-2730 2731-2732 2733-2734 2735-2736 2737-2738 2739-2740 2741-2742 2743-2744 2745-2746 2747-2748 2749-2750 2751-2752 2753-2754 2755-2756 2757-2758 2759-2760 2761-2762 2763-2764 2765-2766 2767-2768 2769-2770 2771-2772 2773-2774 2775-2776 2777-2778 2779-2780 2781-2782 2783-2784 2785-2786 2787-2788 2789-2790 2791-2792 2793-2794 2795-2796 2797-2798 2799-2800 2801-2802 2803-2804 2805-2806 2807-2808 2809

FRANK J. GARDIN
200 N. DEARBORN ST., SUITE 1000, CHICAGO, ILL. 60601
CHICAGO TITLE INSURANCE COMPANY

2024

NOTARY PUBLIC

COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, T

PELHSEN PROJECT NO. 11.642.09

CITY OF PORTLAND, LOUIE FRYDE

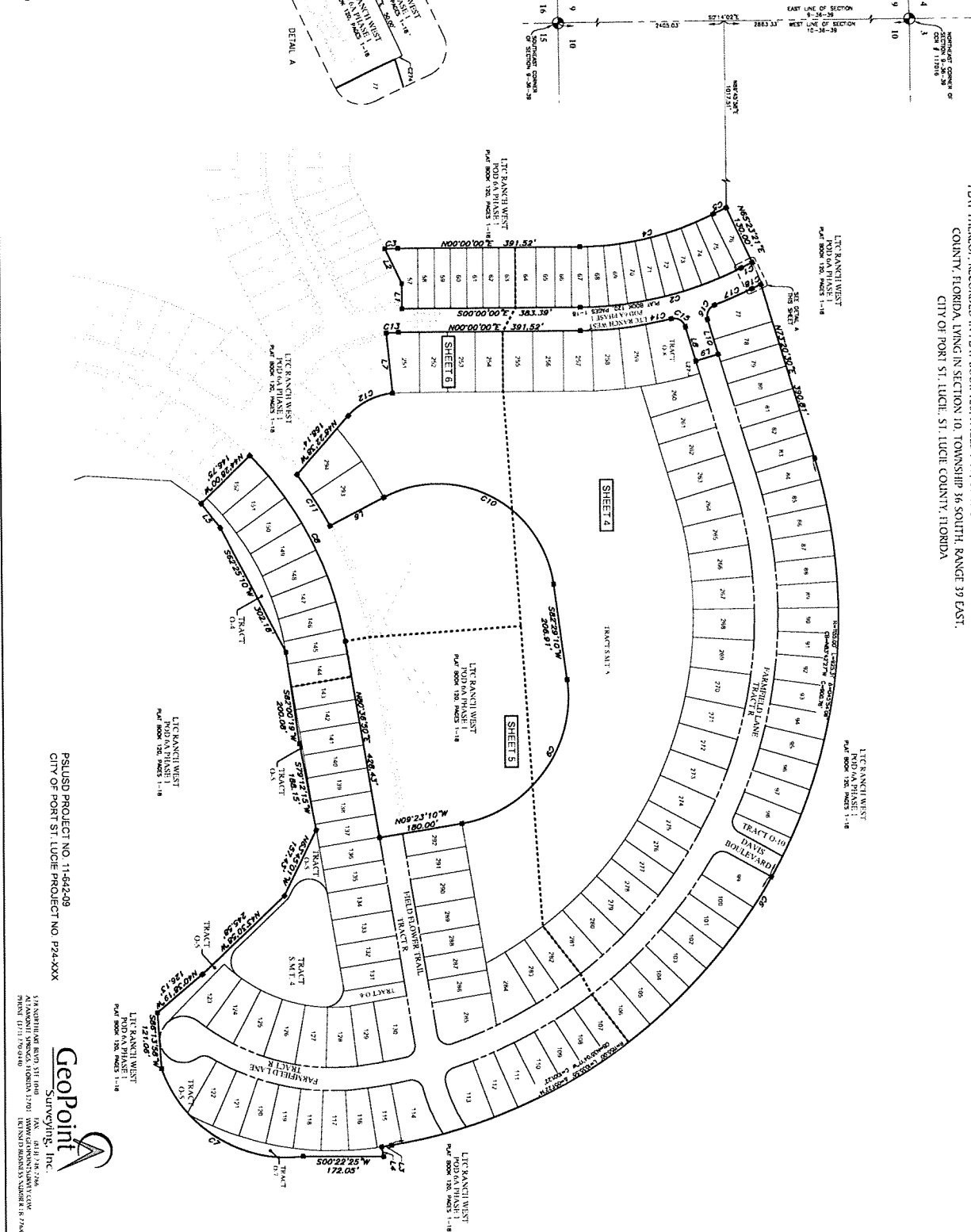
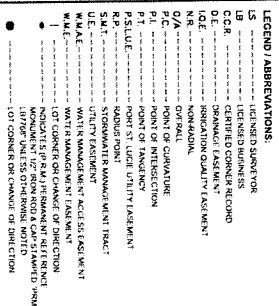
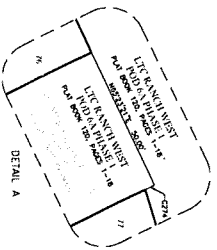
5128 NORTHPOINT BLVD., S11, 10-10
ATLANTIC SPRINGS, FLORIDA 32701
PHONE (321) 270-0440
FAX: (321) 218-2766
WWW.CHORINTSUNURY.COM
1121 NSD BUILDING 55, NAGLER H. 117 7666

CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA
COUNTY, FLORIDA, Lying in Section 10, Township 26 South, R



	No.	Radius	Alt.	Bearing	Thod.		
	C1	1766.00	26.25	1°30'03"	59°54'44.14"	7.035	
	C2	1774.00	336.08	24°12'03"	51°17'41.14"	23.855	
	C3	1450.00	21.75	3°52'48"	50°14'50.71"	1.310	
	C4	1445.00	208.83	26°12'48"	41°18'12.71"	16.810	
	C5	1450.00	20.72	3°52'48"	41°18'12.71"	1.310	
	C6	1445.00	208.83	26°12'48"	41°18'12.71"	16.810	
	C7	1783.00	166.18	18°22'33"	33°12'47.00"	14.480	
	C8	1783.00	166.18	18°22'33"	33°12'47.00"	14.480	
	C9	2100.00	423.88	68°07'48"	18°37'00.70"	69.630	
	C10	2100.00	423.88	68°07'48"	18°37'00.70"	69.630	
	C11	C12	1450.00	21.75	3°52'48"	59°54'44.14"	1.310
	C12	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C13	C14	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C14	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C15	C16	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C16	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C17	C18	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C18	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C19	C20	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C20	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C21	C22	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C22	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C23	C24	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C24	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C25	C26	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C26	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C27	C28	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C28	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C29	C30	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C30	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C31	C32	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C32	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C33	C34	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C34	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C35	C36	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C36	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C37	C38	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C38	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C39	C40	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C40	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C41	C42	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C42	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C43	C44	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C44	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C45	C46	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C46	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C47	C48	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C48	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C49	C50	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C50	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C51	C52	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C52	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C53	C54	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C54	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C55	C56	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C56	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C57	C58	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C58	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C59	C60	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C60	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C61	C62	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C62	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C63	C64	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C64	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C65	C66	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C66	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C67	C68	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C68	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C69	C70	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C70	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C71	C72	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C72	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C73	C74	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C74	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C75	C76	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C76	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C77	C78	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C78	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C79	C80	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C80	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C81	C82	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C82	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C83	C84	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C84	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C85	C86	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C86	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C87	C88	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C88	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C89	C90	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C90	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C91	C92	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C92	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C93	C94	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C94	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C95	C96	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C96	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C97	C98	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C98	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	
	C99	C100	1450.00	21.75	3°52'48"	51°17'41.14"	1.310
	C100	1445.00	208.83	26°12'48"	51°17'41.14"	16.810	

Line Data Table		
No.	Bearing	Length
L1	N60°00'00"W	54.40'
L2	S64°16'31"W	82.73'
L3	S09°22'47"E	21.63'
L4	N48°13'28"E	21.79'
L5	S52°33'00"W	66.04'
L6	S27°36'15"E	130.00'
L7	S64°36'09"W	130.00'
L8	N16°20'30"E	77.18'
L9	N18°23'34"W	50.00'
L10	S73°20'30"W	76.13'



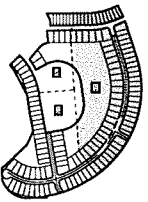
LTC RANCH WEST POD 6A PHASE 2

BEING A REPEAT OF TRACT 'B' AND TRACT 'C' LTC RANCH WEST POD 6A PHASE 1 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 120, PAGES 1-18, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST.

CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK

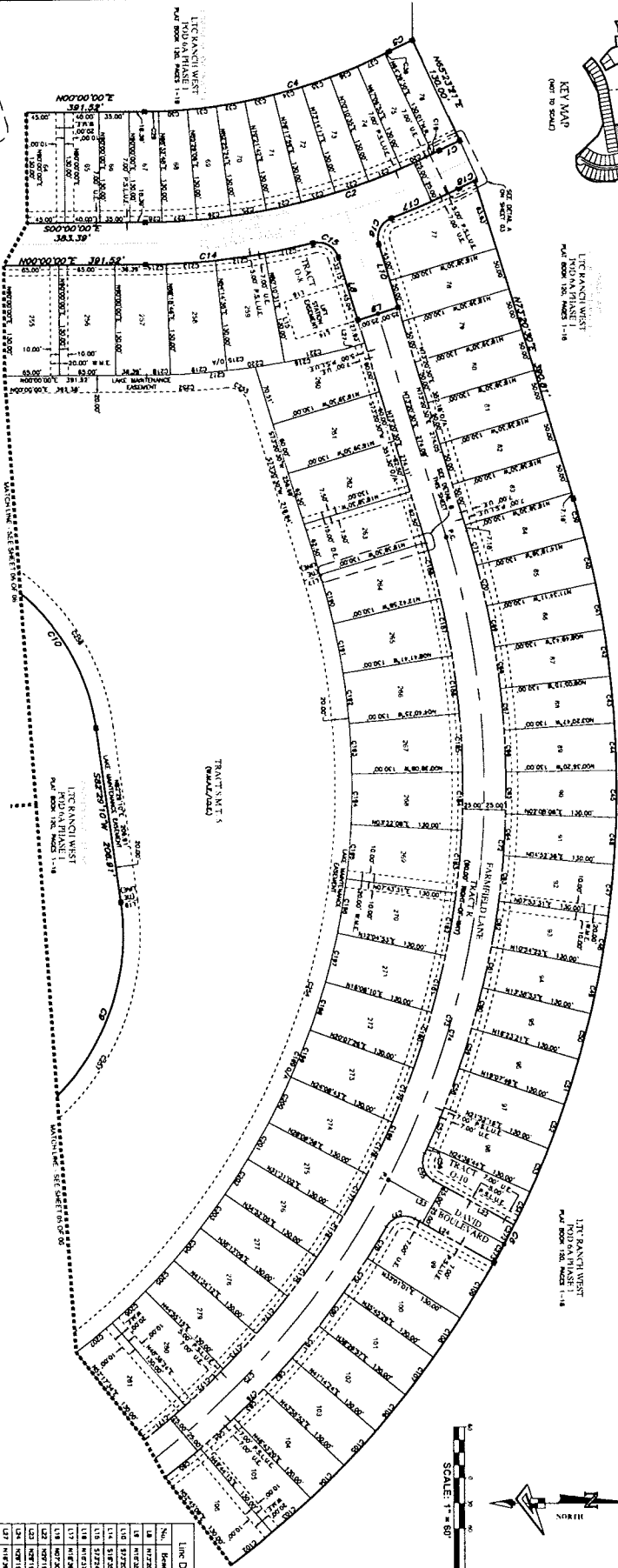
PAGE



KEY MAP
(not to scale)

LTC RANCH WEST
POD 6A PHASE 1
PLAT BOOK 120, PAGES 1-18

LTC RANCH WEST
POD 6A PHASE 2
PLAT BOOK 120, PAGES 1-18

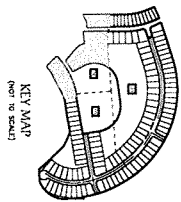


SCALE: 1" = 60'

No.	Beginning	Length
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3	1000.00	77.16
4	1000.00	77.16
5	1000.00	77.16
6	1000.00	77.16
7	1000.00	77.16
8	1000.00	77.16
9	1000.00	77.16
10	1000.00	77.16
11	1000.00	77.16
12	1000.00	77.16
13	1000.00	77.16
14	1000.00	77.16
15	1000.00	77.16
16	1000.00	77.16
17	1000.00	77.16
18	1000.00	77.16
19	1000.00	77.16
20	1000.00	77.16
21	1000.00	77.16
22	1000.00	77.16
23	1000.00	77.16
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26	1000.00	77.16
27	1000.00	77.16
28	1000.00	77.16
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31	1000.00	77.16
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33	1000.00	77.16
34	1000.00	77.16
35	1000.00	77.16
36	1000.00	77.16
37	1000.00	77.16
38	1000.00	77.16
39	1000.00	77.16
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41	1000.00	77.16
42	1000.00	77.16
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93	1000.00	77.16
94	1000.00	77.16
95	1000.00	77.16
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98	1000.00	77.16
99	1000.00	77.16
100	1000.00	77.16

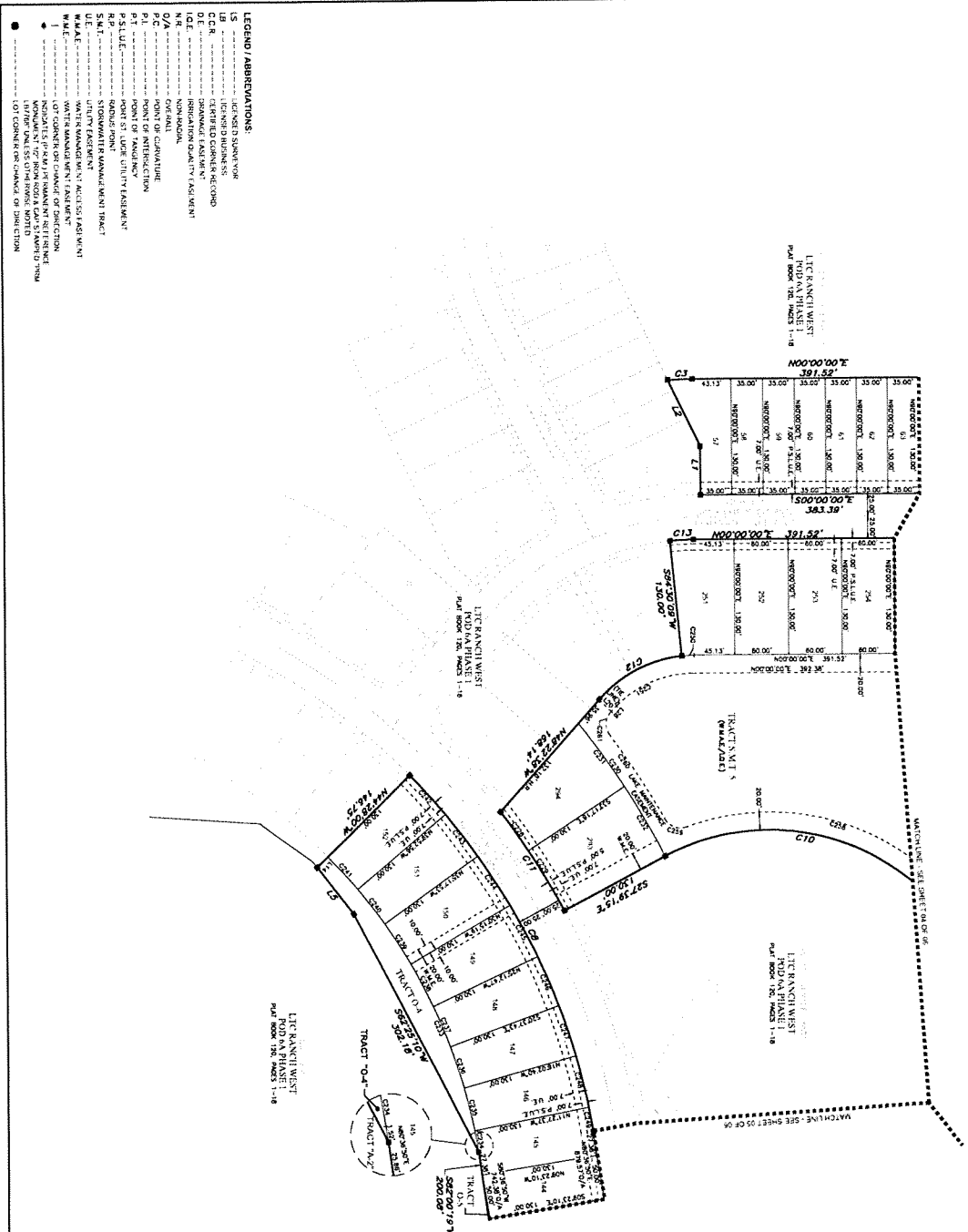
No.	Beginning	Area	Ending	Chord
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4	1000.00	77.16	1000.00	77.16
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6	1000.00	77.16	1000.00	77.16
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9	1000.00	77.16	1000.00	77.16
10	1000.00	77.16	1000.00	77.16
11	1000.00	77.16	1000.00	77.16
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40	1000.00	77.16	1000.00	77.16
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42	1000.00	77.16	1000.00	77.16
43	1000.00	77.16	1000.00	77.16
44	1000.00	77.16	1000.00	77.16
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65	1000.00	77.16	1000.00	77.16
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70	1000.00	77.16	1000.00	77.16
71	1000.00	77.16	1000.00	77.16
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98	1000.00	77.16	1000.00	77.16
99	1000.00	77.16	1000.00	77.16
100	1000.00	77.16	1000.00	77.16

Line	No.	Beginning	Area	Ending	Chord
1	1000.00	77.16	1000.00	77.16	
2	1000.00	77.16	1000.00	77.16	
3	1000.00	77.16	1000.00	77.16	
4	1000.00	77.16	1000.00	77.16	
5	1000.00	77.16	1000.00	77.16	
6	1000.00	77.16	1000.00	77.16	
7	1000.00	77.16	1000.00	77.16	
8	1000.00	77.16	1000.00	77.16	
9	1000.00	77.16	1000.00	77.16	
10	1000.00	77.16	1000.00	77.16	
11	1000.00	77.16	1000.00	77.16	
12	1000.00	77.16	1000.00	77.16	
13	1000.00	77.16	1000.00	77.16	
14	1000.00	77.16	1000.00	77.16	
15	1000.00	77.16	1000.00	77.16	
16	1000.00	77.16	1000.00	77.16	
17	1000.00	77.16	1000.00	77.16	
18	1000.00	77.16	1000.00	77.16	
19	1000.00	77.16	1000.00	77.16	
20	1000.00	77.16	1000.00	77.16	
21	1000.00	77.16	1000.00	77.16	
22	1000.00	77.16	1000.00	77.16	
23	1000.00	77.16	1000.00	77.16	
24	1000.00	77.16	1000.00	77.16	
25	1000.00	77.16	1000.00	77.16	
26	1000.00	77.16	1000.00	77.16	
27	1000.00	77.16	1000.00	77.16	
28	1000.00	77.16	1000.00	77.16	
29	1000.00	77.16	1000.00	77.16	
30	1000.00	77.16	1000.00	77.16	
31	1000.00	77.16	1000.00	77.16	
32	1000.00	77.16	1000.00	77.16	
33	1000.00	77.16	1000.00	77.16	
34	1000.00	77.16	1000.00	77.16	
35	1000.00	77.16	1000.00	77.16	
36	1000.00	77.16	1000.00	77.16	
37	1000.00	77.16	1000.00	77.16	
38	1000.00	77.16	1000.00	77.16	
39	1000.00	77.16	1000.00	77.16	
40	1000.00	77.16	1000.00	77.16	



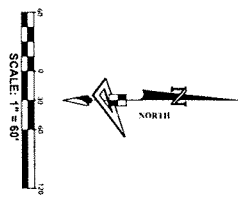
LTC RANCH WEST POD 6A PHASE 2

BRING A RIPLAT OF TRACT "B2" AND TRACT 427, 116 RANCH W/ST POD 6A PHASE 1, ACCORDING TO THE PLAT THEREON, RECORDED IN PLAT BOOK 120, PAGES 1-18, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



Line Data Table		
No.	Bearing	Length
L1	N80°00'00"W	54.60'
L2	S86°16'31"W	62.73'
L3	S52°23'00"W	66.04'
L6	S27°26'15"E	130.00'
L7	S84°20'00"W	130.00'
L14	N44°28'00"W	16.75'
L20	N43°23'31"E	18.09'

No.	Radius	Arc	Bearing	Chord
C1	45.00	77.75	77.97°	50.74 ± 0.03
C2	45.00	106.18	55.01°	55.29 ± 0.03
C3	25.00	110.00	110.00°	44.05 ± 0.03
C4	15.00	131.54	87.94°	53.10 ± 0.17
C5	15.00	106.33	42.74°	31.11 ± 0.07
C6	27.00	78.36	77.97°	40.64 ± 0.03
C7	27.00	110.00	110.00°	52.97 ± 0.03
C8	27.00	110.00	110.00°	52.97 ± 0.03
C9	27.00	110.00	110.00°	52.97 ± 0.03
C10	27.00	110.00	110.00°	52.97 ± 0.03
C11	27.00	110.00	110.00°	52.97 ± 0.03
C12	27.00	110.00	110.00°	52.97 ± 0.03
C13	27.00	110.00	110.00°	52.97 ± 0.03
C14	27.00	110.00	110.00°	52.97 ± 0.03
C15	27.00	110.00	110.00°	52.97 ± 0.03
C16	27.00	110.00	110.00°	52.97 ± 0.03
C17	27.00	110.00	110.00°	52.97 ± 0.03
C18	27.00	110.00	110.00°	52.97 ± 0.03
C19	27.00	110.00	110.00°	52.97 ± 0.03
C20	27.00	110.00	110.00°	52.97 ± 0.03
C21	27.00	110.00	110.00°	52.97 ± 0.03
C22	27.00	110.00	110.00°	52.97 ± 0.03
C23	27.00	110.00	110.00°	52.97 ± 0.03
C24	27.00	110.00	110.00°	52.97 ± 0.03
C25	27.00	110.00	110.00°	52.97 ± 0.03
C26	27.00	110.00	110.00°	52.97 ± 0.03
C27	27.00	110.00	110.00°	52.97 ± 0.03
C28	27.00	110.00	110.00°	52.97 ± 0.03
C29	27.00	110.00	110.00°	52.97 ± 0.03
C30	27.00	110.00	110.00°	52.97 ± 0.03
C31	27.00	110.00	110.00°	52.97 ± 0.03
C32	27.00	110.00	110.00°	52.97 ± 0.03
C33	27.00	110.00	110.00°	52.97 ± 0.03
C34	27.00	110.00	110.00°	52.97 ± 0.03
C35	27.00	110.00	110.00°	52.97 ± 0.03
C36	27.00	110.00	110.00°	52.97 ± 0.03
C37	27.00	110.00	110.00°	52.97 ± 0.03
C38	27.00	110.00	110.00°	52.97 ± 0.03
C39	27.00	110.00	110.00°	52.97 ± 0.03
C40	27.00	110.00	110.00°	52.97 ± 0.03
C41	27.00	110.00	110.00°	52.97 ± 0.03
C42	27.00	110.00	110.00°	52.97 ± 0.03
C43	27.00	110.00	110.00°	52.97 ± 0.03
C44	27.00	110.00	110.00°	52.97 ± 0.03
C45	27.00	110.00	110.00°	52.97 ± 0.03
C46	27.00	110.00	110.00°	52.97 ± 0.03
C47	27.00	110.00	110.00°	52.97 ± 0.03
C48	27.00	110.00	110.00°	52.97 ± 0.03
C49	27.00	110.00	110.00°	52.97 ± 0.03
C50	27.00	110.00	110.00°	52.97 ± 0.03
C51	27.00	110.00	110.00°	52.97 ± 0.03
C52	27.00	110.00	110.00°	52.97 ± 0.03
C53	27.00	110.00	110.00°	52.97 ± 0.03
C54	27.00	110.00	110.00°	52.97 ± 0.03
C55	27.00	110.00	110.00°	52.97 ± 0.03
C56	27.00	110.00	110.00°	52.97 ± 0.03
C57	27.00	110.00	110.00°	52.97 ± 0.03
C58	27.00	110.00	110.00°	52.97 ± 0.03
C59	27.00	110.00	110.00°	52.97 ± 0.03
C60	27.00	110.00	110.00°	52.97 ± 0.03



Property Identification

Site Address: TBD
 Sec/Town/Range: 09/36S/39E
 Parcel ID: 3303-500-0014-000-5
 Jurisdiction: Port Saint Lucie

Use Type: 9900
 Account #: 201550
 Map ID: 33/10S
 Zoning: Planned Un

Ownership

Midway Glades Developers LLC
 7807 Baymeadows Rd E Ste 205
 Jacksonville, FL 32256-9666

Legal Description



LTC RANCH WEST POD 6A PHASE 1 (PB 120-1) TRACT B2 (35.782 AC - 1,558,662 SF)

Current Values

Just/Market Value: \$1,256,700
 Assessed Value: \$1,256,700
 Exemptions: \$0
 Taxable Value: \$1,256,700

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): 35.78
 Land Size (SF): 1,558,662

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 and SFYI:	\$0
Land:	\$1,256,700
Just/Market:	\$1,256,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$1,256,700
Exemption(s):	\$0
Taxable:	\$1,256,700

Current Year Exemption Value Breakdown**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2024	1045	0	LTC Ranch West CDD	\$0.00
Start Year	AssessCode	Units	Description	Amount
2024	0061	102.87	Port St. Lucie Stormwater	\$18,825.21

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 [2](#).

Historical Values				
Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$1,256,700	\$1,256,700	\$0	\$1,256,700

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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Property Identification

Site Address: TBD
Sec/Town/Range: 09/36S/39E
Parcel ID: 3303-500-0015-000-2
Jurisdiction: Port Saint Lucie

Use Type: 9900
Account #: 201551
Map ID: 33/10S
Zoning: Planned Un

Ownership

Midway Glades Developers LLC
7807 Baymeadows Rd E Ste 205
Jacksonville, FL 32256-9666

Legal Description

LTC RANCH WEST POD 6A PHASE 1 (PB 120-1) TRACT C2 (2.242 AC - 97,671 SF)

Current Values

Just/Market Value:\$94,200
Assessed Value:\$94,200
Exemptions:\$0
Taxable Value:\$94,200

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):2.24
Land Size (SF):97,671

Building Design Wind Speed

Occupancy Category I II III
Speed140 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 and SFYI:\$0
Land:\$94,200
Just/Market:\$94,200
Ag Credit:\$0
Save Our Homes or 10% Cap:\$0
Assessed:\$94,200
Exemption(s):\$0
Taxable:\$94,200

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2024	1045	0	LTC Ranch West CDD	\$0.00
Start Year	AssessCode	Units	Description	Amount
2024	0061	6.45	Port St. Lucie Stormwater	\$1,180.35

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
2024	\$94,200	\$94,200	\$0	\$94,200

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 3303-500-0014-000/5

Roll	Status	Due	
2024	Acct: Unpaid	\$45,052.50	View
Total Due:		\$45,052.50	

View a different due date

Account Information

Roll Year:	2024
Tax Year:	2024
Account Number:	3303-500-0014-000/5 « Prev Next »
Millage Code:	9011 -
Certified	Midway Glades Developers LLC
Roll Owner(s):	7807 Baymeadows Rd E Ste 205 Jacksonville, FL 32256-9666 « Prev Next »
Situs Address:	0 TBD, Port Saint Lucie
Links:	Property Appraiser, Public Site

Market Value:	1,256,700
Class Value:	0
Just Value:	1,256,700
School Assessed Value:	1,256,700
Assessed Value:	1,256,700
Ad Valorem:	\$28,104.48
Non-ad Valorem:	\$18,825.21
Total Tax:	\$46,929.69

Print Combined Reminder

Location Details

Book-Page-Item:	--
Property Class:	99
Range:	39E
Township:	36S
Section:	09
Neighborhood:	CN15
Value Code:	00
Use Code:	9900
Total Acres:	35.78
Legal Description:	LTC RANCH WEST POD 6A PHASE 1 (PB 120-1) TRACT B2 (35.782 AC - 1,558.662 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	1,256,700	0	1,256,700	\$314.18
EE19	Erosion District E	0.1000	1,256,700	0	1,256,700	\$125.67
FF02	Law Enf,Jail,Judicial Sys	2.7294	1,256,700	0	1,256,700	\$3,430.04
GF01	Co General Revenue Fund	4.2222	1,256,700	0	1,256,700	\$5,306.04
CS64	Childrens Service Council	0.3650	1,256,700	0	1,256,700	\$458.70
FD21	St Lucie Co Fire District	3.0000	1,256,700	0	1,256,700	\$3,770.10
FI40	FL Inland Navigation Dist	0.0288	1,256,700	0	1,256,700	\$36.19
PS25	City of Port St Lucie	4.6807	1,256,700	0	1,256,700	\$5,882.24
PS26	City of PSL Voted Debt	0.3743	1,256,700	0	1,256,700	\$470.38
SD09	School Discretionary	0.7480	1,256,700	0	1,256,700	\$940.01
SN39	School Capital Improvemnt	1.5000	1,256,700	0	1,256,700	\$1,885.05
SR08	School Req Local Effort	3.0000	1,256,700	0	1,256,700	\$3,770.10
SR09	School Voter Referendum	1.0000	1,256,700	0	1,256,700	\$1,256.70
MC14	Mosquito Control	0.1352	1,256,700	0	1,256,700	\$169.91
	S FL Wtr Mgmt District	0.2301	1,256,700	0	1,256,700	\$289.17
Total:		22.3637				\$28,104.48

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
LTCR	LTC Ranch West CDD	Yes	0.000	\$0.00
PS61	Port St Lucie Stormwater Improv/Maint	Yes	102.870	\$18,825.21
Total:				\$18,825.21

Notes (0)

Search

Account Search

1 of 1 First « Prev :: Next » Last

2024	3303-500-0014-000/5			-- Any --	Search
Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	Clear
2024	3303-500-0014-000/5	Midway Glades Developers LLC	0 TBD Port Saint Lucie	Unpaid	View
Search results as of less than a minute ago					
1 of 1 First « Prev :: Next » Last					

Account History 3303-500-0015-000/2

Roll	Status	Due	
2024	Acct: Unpaid	\$3,155.52	View
Total Due:		\$3,155.52	
View a different due date			

Account Information

Roll Year:	2024
Tax Year:	2024
Account Number:	3303-500-0015-000/2 « Prev Next »
Millage Code:	0011 -
Certified	Midway Glades Developers LLC
Roll Owner(s):	7807 Baymeadows Rd E Ste 205 Jacksonville, FL 32256-9666 « Prev Next »
Situs Address:	0 TBD, Port Saint Lucie
Links:	Property Appraiser , Public Site

Market Value:	94,200
Class Value:	0
Just Value:	94,200
School Assessed Value:	94,200
Assessed Value:	94,200
Ad Valorem:	\$2,106.65
Non-ad Valorem:	\$1,180.35
Total Tax:	\$3,287.00
Print Combined Reminder	

Location Details

Book-Page-Item:	--
Property Class:	99
Range:	39E
Township:	36S
Section:	09
Neighborhood:	CN15
Value Code:	00
Use Code:	9900
Total Acres:	2.24
Legal Description:	LTC RANCH WEST POD 6A PHASE 1 (PB 120-1) TRACT C2 (2.242 AC - 97,671 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	94,200	0	94,200	\$23.55
EE19	Erosion District E	0.1000	94,200	0	94,200	\$9.42
FF02	Law Enf/Jail/Judicial Sys	2.7294	94,200	0	94,200	\$257.11
GF01	Co General Revenue Fund	4.2222	94,200	0	94,200	\$397.73
CS64	Childrens Service Council	0.3650	94,200	0	94,200	\$34.38
FD21	St Lucie Co Fire District	3.0000	94,200	0	94,200	\$282.60
FI40	FL Inland Navigation Dist	0.0288	94,200	0	94,200	\$2.71
PS25	City of Port St Lucie	4.6807	94,200	0	94,200	\$440.92
PS26	City of PSL Voted Debt	0.3743	94,200	0	94,200	\$35.26
SD09	School Discretionary	0.7480	94,200	0	94,200	\$70.46
SN39	School Capital Improvemnt	1.5000	94,200	0	94,200	\$141.30
SR08	School Req Local Effort	3.0000	94,200	0	94,200	\$282.60
SR09	School Voter Referendum	1.0000	94,200	0	94,200	\$94.20
MC14	Mosquito Control	0.1352	94,200	0	94,200	\$12.74
	S FL Wtr Mgmt District	0.2301	94,200	0	94,200	\$21.67
Total:		22.3637				\$2,106.65

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
LTCR	LTC Ranch West CDD	Yes	0.000	\$0.00
PS61	Port St Lucie Stormwater Improv/Maint	Yes	6.450	\$1,180.35
Total:				\$1,180.35

Notes (0)

Search

Account Search

1 of 1 First « Prev :: Next » Last

2024	3303-500-0015-000/2			-- Any --	Search
Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	Clear
2024	3303-500-0015-000/2	Midway Glades Developers LLC	0 TBD Port Saint Lucie	Unpaid	View
Search results as of less than a minute ago					
1 of 1 First « Prev :: Next » Last					