



**CITY OF PORT ST LUCIE**

Date Checked: 4/2/2024

Checked by: Dennis Murphy

Recorded:

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

Planning Project #	P23-152
Proposed Plat Name:	Riverland Parcel D - Plat 5
Legal Description:	19/20 37 39 THAT PART OF SECS MPDAF: BEGIN AT SE COR OF RIVERLAND PARCEL C - PLAT 3, TH S 00 28 42 E, ALG THE W LI OF RIVERLAND BLVD, 3513.78

**Current Tax Roll Year: 2023**

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	4319-141-0002-000-9	456.97	Y	N/A
2				
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### Account History 4319-141-0002-000/9

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>
Total Due:		<b>\$0.00</b>	

[View a different due date](#)

### Account Information

<b>Roll Year:</b>	2023	<b>Market Value:</b>	29,498,373
<b>Tax Year:</b>	2023	<b>Class Value:</b>	0
<b>Account Number:</b>	4319-141-0002-000/9 « Prev Next »	<b>Just Value:</b>	29,498,373
<b>Millage Code:</b>	0011 -	<b>School Assessed Value:</b>	17,091,351
<b>Certified</b>	Riverland Associates IV LLP	<b>Assessed Value:</b>	17,091,351
<b>Roll Owner(s):</b>	1600 Sawgrass Corporate PKWY Ste 400 Sunrise, FL 33323-2890 « Prev Next »	<b>Ad Valorem:</b>	\$388,600.91
<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>	\$388,600.91

### Location Details

**Book-Page-Item:** 4951-0669-  
**Property Class:** 60  
**Range:** 39E  
**Township:** 37S  
**Section:** 15  
**Neighborhood:** TR20  
**Value Code:** 00  
**Use Code:** 6000  
**Total Acres:** 456.97

**Legal Description:** 19/20 37 39 THAT PART OF SECS MPDAF: BEGIN AT SE COR OF RIVERLAND PARCEL C - PLAT 3, TH S 00 28 42 E, ALG THE W LI OF RIVERLAND BLVD, 3513.78 FT, TH S 44 49 26 W 49.76 FT, TH N 89 52 25 W 4247.16 FT TO A CURVE CONC SLY, R OF 2500 FT, TH WLY ALG CURVE 480.45 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 2500 FT, TH WLY ALG SAID CURVE 480.45 FT, TH N 89 52 35 W 182.32 FT, TH N 44 49 06 W 49.45 FT, TH N 00 10 54 E 3073.71 FT, TO A CURVE CONC WLY, R OF 2080 FT, TH NLY ALG SAID CURVE 647.03 FT TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONC SLY, R OF 1161.40 FT, R BEARS S 15 38 09 E, TH ELY ALG SAID CURVE 495.03 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 7100 FT, TH ELY ALG SAID CURVCE 2065.48 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC SLY, R OF 5786.21 FT, TH ELY ALG SAID CURVE 1881.95 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 4800 FT, TH ELY ALG SAID CURVE 940.9 FT, TH N 89 31 18 E 156.07 FT TO THE POB (456.97 AC - 19,905,801 SF) (OR 4951-669)

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

### Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	17,091,351	0	17,091,351	\$0.00
CT06	Co Public Transit MSTU	0.2500	17,091,351	0	17,091,351	\$4,272.84
EE19	Erosion District E	0.1000	17,091,351	0	17,091,351	\$1,709.14
FF02	Law Enf,Jail,Judicial Sys	2.7294	17,091,351	0	17,091,351	\$46,649.13
GF01	Co General Revenue Fund	4.2722	17,091,351	0	17,091,351	\$73,017.67
CS64	Childrens Service Council	0.3790	17,091,351	0	17,091,351	\$6,477.62
FD21	St Lucie Co Fire District	3.0000	17,091,351	0	17,091,351	\$51,274.05
FI40	FL Inland Navigation Dist	0.0288	17,091,351	0	17,091,351	\$492.23
PS25	City of Port St Lucie	4.7057	17,091,351	0	17,091,351	\$80,426.77
PS26	City of PSL Voted Debt	0.4943	17,091,351	0	17,091,351	\$8,448.25
SD09	School Discretionary	0.7480	17,091,351	0	17,091,351	\$12,784.33
SN39	School Capital Improvemnt	1.5000	17,091,351	0	17,091,351	\$25,637.03
SR08	School Req Local Effort	3.1640	17,091,351	0	17,091,351	\$54,077.03
SR09	School Voter Referendum	1.0000	17,091,351	0	17,091,351	\$17,091.35
MC14	Mosquito Control	0.1352	17,091,351	0	17,091,351	\$2,310.75
	S FL Wtr Mgmt District	0.2301	17,091,351	0	17,091,351	\$3,932.72
<b>Total:</b>		<b>22.7367</b>				<b>\$388,600.91</b>

### Non-ad Valorem Details

There are no non-ad valorem for this account

### Notes (0)

### Search

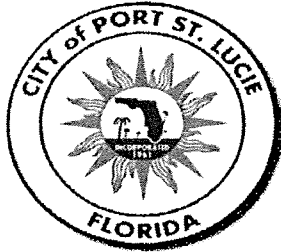
Account Search

1 of 1 First « Prev :: Next » Last

<input type="text" value="2023"/>	<input type="text" value="4319-141-0002-000/9"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="-- Any --"/>	<input type="text" value="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	4319-141-0002-000/9	Riverland Associates IV LLP	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>

Search results as of 16 minutes ago

1 of 1 First « Prev :: Next » Last



**CITY OF PORT ST LUCIE**

Date Checked: 9/12/2023

Checked by: Dennis Murphy

Recorded:

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

Planning Project #	P23-152
Proposed Plat Name:	Riverland Parcel D - Plat 5
Legal Description:	19/20 37 39 THAT PART OF SECS MPDAF: BEGIN AT SE COR OF RIVERLAND PARCEL C - PLAT 3, TH S 00 28 42 E, ALG THE W LI OF RIVERLAND BLVD, 3513.78

**Current Tax Roll Year: 2022**

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	4319-141-0002-000-9	456.97	Y	N/A
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CITY OF PORT ST. LUCIE  
SITE PLAN REVIEW COMMITTEE AGENDA  
WEDNESDAY, SEPTEMBER 27, 2023 – 1:30 P.M.

VIRTUAL MEETING

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

PROJECT

Anne	P22-280	LTC Ranch POD 9 - Resubmittal Conceptual Subdivision Plan
Anne	P22-301	LTC Ranch West POD 9 - Resubmittal Preliminary Plat Construction Plans
Bridget	P19-167-A1	Tradition – Fifth and Third Bank – Resubmittal Minor Site Plan Amendment Construction Plans
Bridget	P22-143	Southern Grove-Dragonfly Industrial Park Construction Plans
Bridget	P23-155	Southern Grove – Legacy Park North MPUD Amendment
Dan	P21-006-A1	Verano South POD “G” – Amenity Center Minor Site Plan Amendment Landscape Plan
Dan	P23-147	Southern Grove – Belterra Plat 3, Phase 1 Final Plat Construction Plans
Dan	P23-152	Riverland Parcel “D” – Plat Five Preliminary & Final Plat Construction Plans
Bianca	P23-154	St. Lucie Self Storage @ SLW Major Site Plan Landscape Plan
Francis	P23-156	Sympatico – Buffer Wall Landscape Buffer Wall Modification



**Property Identification**

Site Address: TBD  
 Sec/Town/Range: 15/37S/39E  
 Parcel ID: 4319-141-0002-000-9  
 Jurisdiction: Port Saint Lucie

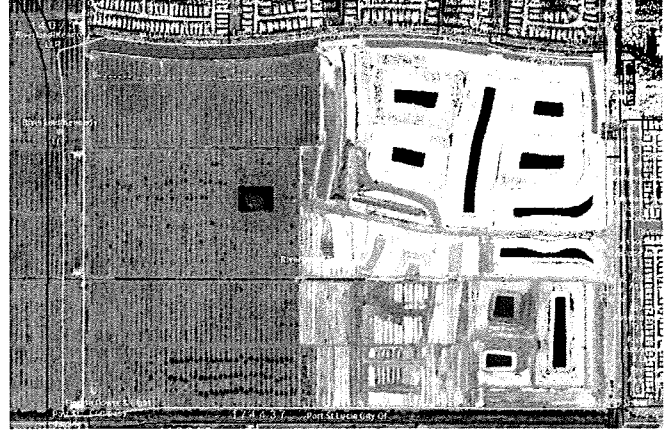
Use Type: 6000  
 Account #: 176124  
 Map ID: 43/15S  
 Zoning:

**Ownership**

Riverland Associates IV LLP  
 1600 Sawgrass Corporate PKWY Ste 400  
 Sunrise, FL 33323

**Legal Description**

19/20 37 39 THAT PART OF SECS MPDAF: BEGIN AT SE COR OF RIVERLAND PARCEL C - PLAT 3, TH S 00 28 42 E, ALG THE W LI OF RIVERLAND BLVD, 3513.78 FT, TH S 44 49 26 W 49.76 FT, TH N 89 52 25 W 4247.16 FT TO A CURVE CONC SLY, R OF 2500 FT, TH WLY ALG CURVE 480.45 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 2500 FT, TH WLY ALG SAID CURVE 480.45 FT, TH N 89 52 35 W 182.32 FT, TH N 44 49 06 W 49.45 FT, TH N 00 10 54 E 3073.71 FT, TO A CURVE CONC WLY, R OF 2080 FT, TH NLY ALG SAID CURVE 647.03 FT TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONC SLY, R OF 1161.40 FT, R BEARS S 15 38 09 E, TH ELY ALG SAID CURVE 495.03 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 7100 FT, TH ELY ALG SAID CURVE 2065.48 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC SLY, R OF 5786.21 FT, TH ELY ALG SAID CURVE 1881.95 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 4800 FT, TH ELY ALG SAID CURVE 940.9 FT, TH N 89 31 18 E 156.07 FT TO THE POB (456.97 AC - 19,905,801 SF) (OR 4951-669)



**Current Values**

Just/Market Value: \$29,498,373  
 Assessed Value: \$17,091,351  
 Exemptions: \$0  
 Taxable Value: \$17,091,351

**Total Areas**

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 456.97  
 Land Size (SF): 19,905,801

**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.

**Building Design Wind Speed**

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

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
Feb 15, 2023	4951 / 0669	0130	SPWD	Riverland/Kennedy II LLC	\$100
Mar 16, 2015	3727 / 0886	0311	QC	Riverland/Kennedy II LLC	\$0
Jun 29, 2011	3305 / 1312	0311	SPWD	Riverland/Kennedy LLP	\$100
Dec 9, 2003	1865 / 1127	XX02	SPWD	Riverland and Indian Sun Lc	\$52,556,600

**Building Information (1 of 1)**

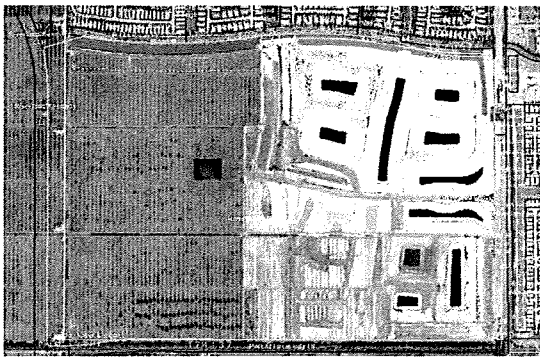
Finished Area: 0 SF  
 Gross Sketched Area: 0 SF

**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**

Building: \$0  
 Land: \$29,498,373  
 Just/Market: \$29,498,373  
 Ag Credit: \$12,407,022  
 Save Our Homes or 10% Cap: \$0  
 Assessed: \$17,091,351  
 Exemption(s): \$0  
 Taxable: \$17,091,351

**Current Year Exemption Value Breakdown**

**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	\$29,498,373	\$17,091,351	\$0	\$17,091,351
2022	\$23,453,134	\$125,194	\$0	\$125,194
2021	\$11,310,612	\$125,194	\$0	\$125,194
2020	\$3,877,609	\$125,194	\$0	\$125,194

**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. © Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

### Account History 4319-141-0002-000/9

Roll	Status	Due	
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>
Total Due:		<b>\$0.00</b>	

[View a different due date](#)

### Account Information

<b>Roll Year:</b>	2022	<b>Market Value:</b>	23,453,134
<b>Tax Year:</b>	2022	<b>Class Value:</b>	0
<b>Account Number:</b>	4319-141-0002-000/9 <a href="#">« Prev Next »</a>	<b>Just Value:</b>	23,453,134
<b>Millage Code:</b>	0011 -	<b>School Assessed Value:</b>	125,194
<b>Certified</b>	Riverland/Kennedy II LLC	<b>Assessed Value:</b>	125,194
<b>Roll Owner(s):</b>	1600 Sawgrass Corporate PKWY Ste 400 Sunrise, FL 33323-2890 <a href="#">« Prev Next »</a>	<b>Ad Valorem:</b>	\$2,879.51
<b>Situs Address:</b>	0 TBD, Port Saint Lucie	<b>Non-ad Valorem:</b>	\$0.00
<b>Links:</b>	<a href="#">Property Appraiser, Public Site</a>	<b>Total Tax:</b>	\$2,879.51

### Location Details

**Book-Page-Item:** 3727-0886-  
**Property Class:** 60  
**Range:** 39E  
**Township:** 37S  
**Section:** 15  
**Neighborhood:** TR20  
**Value Code:** 00  
**Use Code:** 6000  
**Total Acres:** 453.94

**Legal Description:** 19/20 37 39 THAT PART OF SECS MPDAF: FROM INT OF N LI OF SEC 30 AND E RD R/W LI OF STATE RD 609, TH S 89 59 37 E 2573.92 FT,TH S 89 45 15 E 2379.92 FT,TH N 00 10 54 E 37.84 FT TO POB; TH N 00 10 54 E 3073.71 FT TO CURVE CONC W,R OF 2080 FT,TH NLY ALG ARC 489.66 FT,TH N 29 19 07 E 51.19 FT,TH N 74 19 07 E 2264.28 FT TO CURVE CONC S,R OF 1950 FT,TH ELY ALG ARC 1572.37 FT,TH S 59 28 53 E 462.93 FT TO CURVE CONC N,R OF 2050 FT,TH ELY ALG ARC 1088.61 FT,TH S 89 54 26 E 278.26 FT,TH S 44 54 26 E 50 FT,TH S 00 28 42 E 3383.63 FT,TH S 45 07 35 W 48.98 FT, TH N 89 52 25 W 4247.53 FT TO CURVE CONC S, R OF 2500 FT,TH WLY ALG ARC 480.45 FT TO CURVE CONC N, R OF 2500 FT, TH WLY ALG ARC 480.45 FT,TH N 89 52 25 W 182.32 FT,TH N 44 49 06 W 49.45 FT TO POB- LESS THAT PART AS IN OR 4326-1724- (453.941 AC - 19,773,669 SF) (OR 3305-1312)

**Last Updated:** 10/06/2022 03:36PM  
**Last Updated By:** Mary Brown

### Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.1813	125,194	0	125,194	\$22.70
CT06	Co Public Transit MSTU	0.1269	125,194	0	125,194	\$15.89
EE19	Erosion District E	0.1763	125,194	0	125,194	\$22.07
FF02	Law Enf,Jail,Judicial Sys	2.7294	125,194	0	125,194	\$341.70
GF01	Co General Revenue Fund	4.2077	125,194	0	125,194	\$526.78
CS64	Childrens Service Council	0.4025	125,194	0	125,194	\$50.39
FD21	St Lucie Co Fire District	3.0000	125,194	0	125,194	\$375.58
FI40	FL Inland Navigation Dist	0.0320	125,194	0	125,194	\$4.01
PS25	City of Port St Lucie	4.7307	125,194	0	125,194	\$592.26
PS26	City of PSL Voted Debt	0.5693	125,194	0	125,194	\$71.27
SD09	School Discretionary	0.7480	125,194	0	125,194	\$93.65
SN39	School Capital Improvemnt	1.5000	125,194	0	125,194	\$187.79
SR08	School Req Local Effort	3.2310	125,194	0	125,194	\$404.50
SR09	School Voter Referendum	1.0000	125,194	0	125,194	\$125.19
MC14	Mosquito Control	0.1352	125,194	0	125,194	\$16.93
	S FL Wtr Mgmt District	0.2301	125,194	0	125,194	\$28.80
<b>Total:</b>		<b>23.0004</b>				<b>\$2,879.51</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

<input type="text" value="2022"/>	<input type="text" value="4319-141-0002-000/9"/>	<input type="text"/>	<input type="text" value="-- Any --"/>	<a href="#">Search</a>
<b>Account Number</b>	<b>Certified Roll</b>	<b>Situs Address</b>	<b>Account Status</b>	<a href="#">Clear</a>
2022	4319-141-0002-000/9	Riverland/Kennedy II LLC	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