



## CITY OF PORT ST LUCIE

Date Checked: 5/2/2025

Checked by: Dennis Murphy

**Recorded:**

### NEW PLATS -- PARENT PARCELS AND DESCRIPTION

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

Planning Project #	P24-114
Proposed Plat Name:	Southern Grove - Tradition SD-7
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	4334-700-0001-000-4	48.78	Y	PSS2
2	4334-700-0005-000-2	9.73	Y	PSS2
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Account History 4334-700-0001-000/4

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
2020	Acct: Paid-in-full		View
Total Due:		\$0.00	

View a different due date

Account Information

Roll Year:	2024	Market Value:	4,756,338
Tax Year:	2024	Class Value:	0
Account Number:	4334-700-0001-000/4	Just Value:	4,756,338
	« Prev Next »	School Assessed Value:	13,414
Millage Code:	9341 -	Assessed Value:	13,414
Certified	MATTAMY PALM BEACH LLC	Ad Valorem:	\$299.98
Roll Owner(s):	2500 Quantum Lakes DR Ste 215	Non-ad Valorem:	\$160,330.40
	Boynton Beach, FL 33426-8308	Total Tax:	\$160,630.38
	« Prev Next »		
Situs Address:	0 TBD, Port Saint Lucie		
Links:	Property Appraiser, Public Site		

Location Details

Ad Valorem Details

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS80	PSL Stormwater Southern Grove	Yes	140.230	\$25,662.09
PSS2	PSL Southwest Annexation SAD Dist. No. 1	Yes	1.000	\$99,263.85
SGC1	Southern Grove CDD Bond	Yes	0.000	\$0.00
SGCD	Southern Grove CDD O&M	Yes	35404.460	\$35,404.46
Total:				\$160,330.40

Notes (0)

Search

Account Search

1 of 1First«Prev::Next»Last

2024

4334-700-0001-000/4

-- Any --

Search

Tax Yr

Account Number

Certified Roll Owner Name

Situs Address

Account Status

Clear

2024	4334-700-0001-000/4	MATTAMY PALM BEACH LLC	0 TBD Port Saint Lucie	Paid In Full	View
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Search results as of less than a minute ago

1 of 1First«Prev::Next»Last

Account History 4334-700-0005-000/2

Roll	Status	Due	
2024	Acct: Paid-in-full		<a href="#">View</a>
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>
Total Due:		\$0.00	

View a different due date

Account Information

Roll Year:	2024	Market Value:	1,155,794
Tax Year:	2024	Class Value:	0
Account Number:	4334-700-0005-000/2	Just Value:	1,155,794
	« Prev Next »	School Assessed Value:	2,677
Millage Code:	9341 -	Assessed Value:	2,677
Certified	MATTAMY PALM BEACH LLC	Ad Valorem:	\$59.87
Roll Owner(s):	2500 Quantum Lakes DR Ste 215	Non-ad Valorem:	\$34,713.54
	Boynton Beach, FL 33426-8308	Total Tax:	\$34,773.41
	« Prev Next »		
Situs Address:	0 TBD, Port Saint Lucie		
Links:	Property Appraiser, Public Site		

Location Details

Ad Valorem Details

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS80	PSL Stormwater Southern Grove	Yes	27.980	\$5,120.34
PSS2	PSL Southwest Annexation SAD Dist. No. 1	Yes	1.000	\$22,528.72
SGC1	Southern Grove CDD Bond	Yes	0.000	\$0.00
SGCD	Southern Grove CDD O&M	Yes	7064.480	\$7,064.48
Total:				\$34,713.54

Notes (0)

Search

Account Search

1 of 1First«Prev::Next»Last

20244334-700-0005

-- Any --

Search

Tax YrAccount Number▲Certified Roll Owner NameSitus AddressAccount Status

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2024	4334-700-0005-000/2	MATTAMY PALM BEACH LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>
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Search results as of less than a minute ago

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## CITY OF PORT ST LUCIE

Date Checked: 10/15/2024

Checked by: Dennis Murphy

**Recorded:**

### NEW PLATS -- PARENT PARCELS AND DESCRIPTION

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

Planning Project #	P24-114
Proposed Plat Name:	Southern Grove - Tradition SD-7
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
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CITY OF PORT ST. LUCIE  
SITE PLAN REVIEW COMMITTEE AGENDA  
**WEDNESDAY, OCTOBER 23, 2024 – 1:30 P.M.**

**VIRTUAL MEETING**

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – **September 25, 2024**
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

**PROJECT**

Bridget	P24-010	Southern Grove-Plat No. 46 – Destination Way Construction Plans Street Tree Landscaping Plan
Bridget	P24-070	Rivella PUD Amendment No. 10 PUD Amendment
Bridget	P24-114	Southern Grove – Tradition SD-7 – Resubmittal Preliminary & Final Plat Construction Plans
Bridget	P24-149	Southern Grove - America Walks MPUD Amendment
Bridget	P24-163	Southern Grove – Kenley SG-4A – Tresello Preliminary Plat Construction Plans
Dan	P13-056-A1	Club Med/Sandpiper Resort Minor Site Amendment Construction Plans
Dan	P24-101	Verano N/S “A” Roadway Plat No. 2 Preliminary & Final Plat
Dan	P24-156	Wilson Grove - Wilson Groves Parcel A Plat 3 Preliminary & Final Plat Landscape Plan
Bethany	P22-127-A3	Florida Coastal Surgical Hospital Major Site Plan Amendment
Bethany	P15-074-A1	SLW – Cashmere Corners - Starbucks Minor Site Plan Amendment
Bethany	P24-148	SLW – Cashmere Starbucks Minor Site Plan

Bethany	P24-152	Gatlin Pointe Phase II - Harbor Village Special Exception Use
Bethany	P24-157	Western Grove – Cadence WG5D Phase 2 Preliminary Plat Construction Plans
Bethany	P24-158	Western Grove – N/S Road A Preliminary Plat Construction Plans
Francis	P80-033-A1	St. Lucie County Prima Vista Library – Resubmittal Construction Plans
Francis	P23-090-A1	Sympatico Residential Major Site Amendment Landscape Plan
Francis	P24-096	Murphy USA - Resubmittal Special Exception Use
Francis	P24-117	Globe Townhomes - Resubmittal LMD Rezoning
Marissa	P00-185-A1	St. Lucie County - Oxbow Center & Preserve Minor Site Plan Amendment
Marissa	P24-007	Biltmore Properties Landscape & Construction Plans
Cody	P23-121-A1	LTC Ranch – Wylder POD 6A – Four Seasons Amenity Minor Site Plan Amendment
Cody	P23-207	Gingerbread Lane Day Care - Resubmittal Minor Site Plan Landscape Plan
Cody	P24-127	Gouda – Midway - Resubmittal PUD Rezoning
Cody	P24-154	LTC Ranch POD 2 Phase 1 Final Plat Construction Plans
Cody	P24-155	LTC Ranch West POD 9 Phase 2 Final Plat Construction Plans
Sofia	P18-004-A2	SLW – Walmart – OPD Addition Minor Site Plan Amendment Construction Plans

Sofia

P24-162

Riverland – Sports Complex  
Minor Site Plan  
Construction Plans

**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.



## 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 #	P24-114
Proposed Plat Name:	Southern Grove - Tradition SD-7
Legal Description:	

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

VIRTUAL MEETING

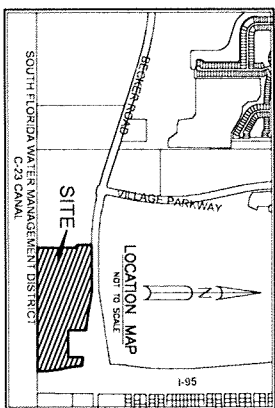
1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – **June 12, 2024 – Revised & July 10, 2024**
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

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

BEING A REPLAT OF ALL OF TRACT A, TOGETHER WITH ALL  
OF TRACT G, OF SOUTHERN GROVE REPLAT NO. 30, AS  
RECORDED IN PLAT BOOK 87, PAGE 17, PUBLIC RECORDS OF  
ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 35,  
TOWNSHIP 37 SOUTH, RANGE 39 EAST,  
THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

BEING A REPLAT OF ALL OF TRACT A, TOGETHER WITH ALL  
OF TRACT G, OF SOUTHERN GROVE REPLAT NO. 30, AS  
RECORDED IN PLAT BOOK 87, PAGE 17, PUBLIC RECORDS OF  
ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 35,  
TOWNSHIP 37 SOUTH, RANGE 39 EAST,  
THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF  
CAULFIELD and WHEELER, INC.  
SURVEYORS - ENGINEERS - PLANNERS  
7000 GADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)352-1191  
CERTIFICATE OF AUTHORIZATION NO. LB3591

TITLE CERTIFICATION:

**TITLE CERTIFICATION:**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE UNDERSIGNED, ELIZABETH M. JONES, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA,  
DOES HEREBY CERTIFY THAT, AS OF THE DAY OF 2024, AT AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF MATTAMMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITIES EXECUTING THE DEDICATION;

THERE ARE NO MORITACKS OF RECORD ENGINEERING THE LAND DESCRIBED HEREIN

RESISTANT TO GROWTH STAFFING SECTION 192107 ALL TAYLORS HAVE BEEN PAID TO

FOR INFORMATION OF THE COMMISSION, THE FOLLOWING INFORMATION IS SUBMITTED:

- ALL ASSESSMENTS AND OTHER LENS CURRENTLY USE AND PATAH GOVERNMENTAL AGENCY SAID LAND HAVE BEEN SATISFIED

THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE

SUBDIVISION DEPICTED BY THIS PLAT

**DATED THIS** \_\_\_\_\_ **DAY OF** \_\_\_\_\_ **2024**

ELIZABETH M. JONES, ESQ.  
FLORIDA BAR NO. 84177  
SHUTTS & BOWEN LLP  
525 OKEECHOBEE BLVD., SUITE 1100  
WEST PALM BEACH, FL 33401

COUNTY OF ST. LUCI

COUNTY OF ST. LUCI

1. MOHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ST. LUCIE COUNTY, FLORIDA

THE AFFAIRS OF

2. LINES INTERSECTING CURVES ARE NON-RADIAL, UNLESS SHOWN OTHERWISE NOTED (N) FOR RADIAL.

3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF

THE PLAT.

PUBLIC RECORDS OF ST. LOUIS COUNTY.

3. NOTE: THIS PLAT HAS BEEN REVENUED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE

STATE OF FLORIDA  
COUNTY OF ST. LUCI

[illegible]

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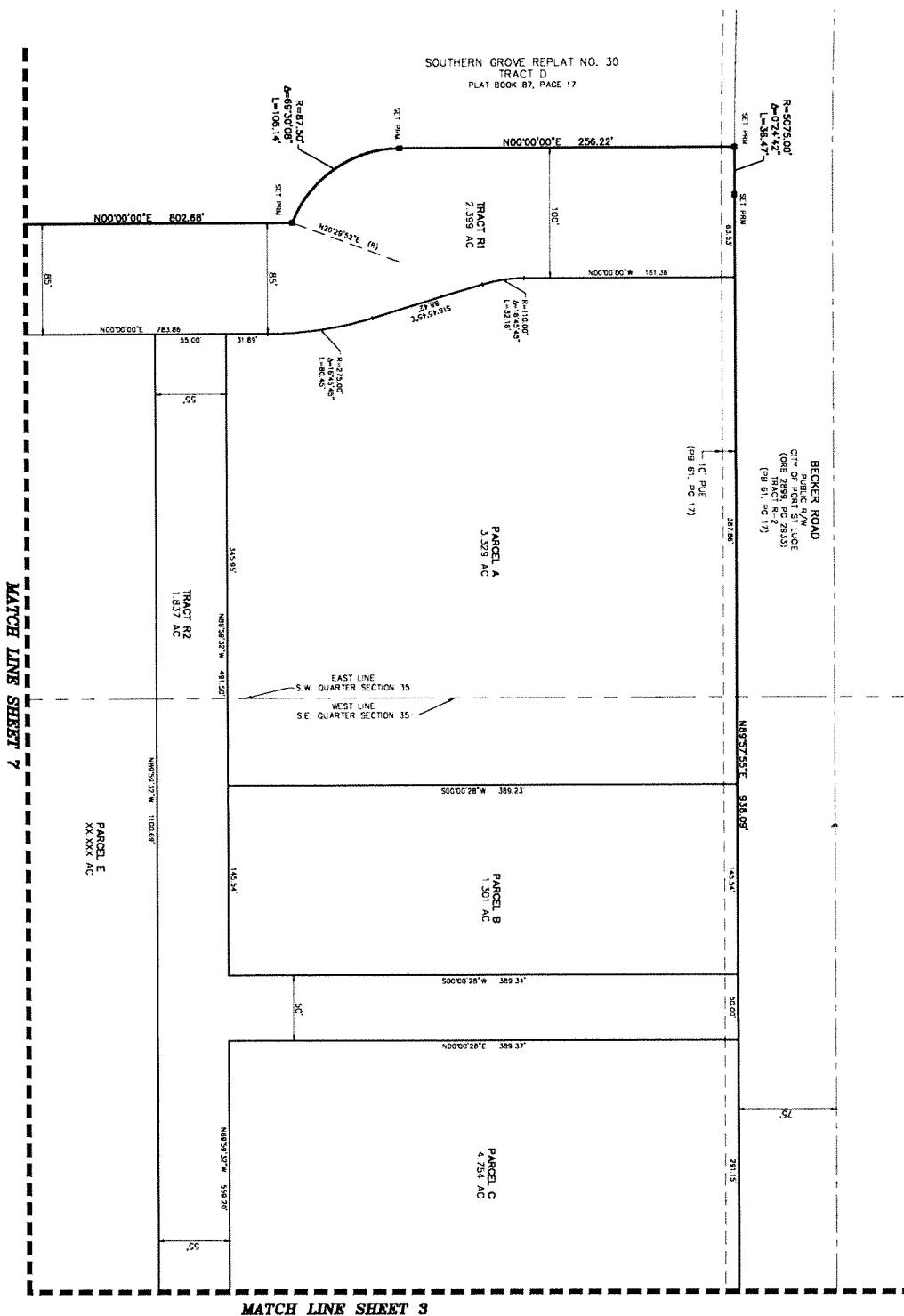
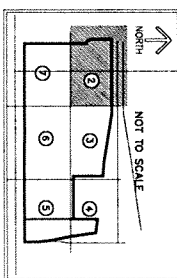
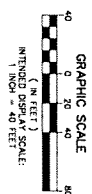
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BEING A REPLAT OF ALL OF TRACT A, TOGETHER WITH ALL OF TRACT G OF SOUTHERN GROVE REPLAT NO. 30, AS RECORDED IN PLAT BOOK 87, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST,  
THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

**TRADITION SG-7**

PLAT BOOK  
PAGE \_\_\_\_\_

**SHEET 2 OF 3**



LESE NO	ABBREVIATIONS
4	CENTRINE
4A	DETAILED (GENERAL MODEL)
4B	DETAILED (GENERAL MODEL)
4C	INDEPENDENT/FOREIGN EXISTENT
5B	GOOD
6B	GOOD
6C	GOOD
6D	GOOD
6E	PLANNING EXISTENT
7A	IRON AND STEEL
7B	IRON AND STEEL
7C	IRON AND STEEL
7D	IRON AND STEEL
7E	IRON AND STEEL
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7Q	IRON AND STEEL
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7U	IRON AND STEEL
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PSLUSD PROJECT NO. XXXX  
CITY OF PORT ST. LUCIE  
PROJECT NO. P24-XXX

# TRADITION SG-7

BEING A REPLAT OF ALL OF TRACT A, TOGETHER WITH ALL OF TRACT C OF SOUTHERN GROVE REPLAT NO. 32 AS RECORDED IN PLAT BOOK 87, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY

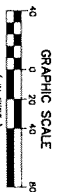
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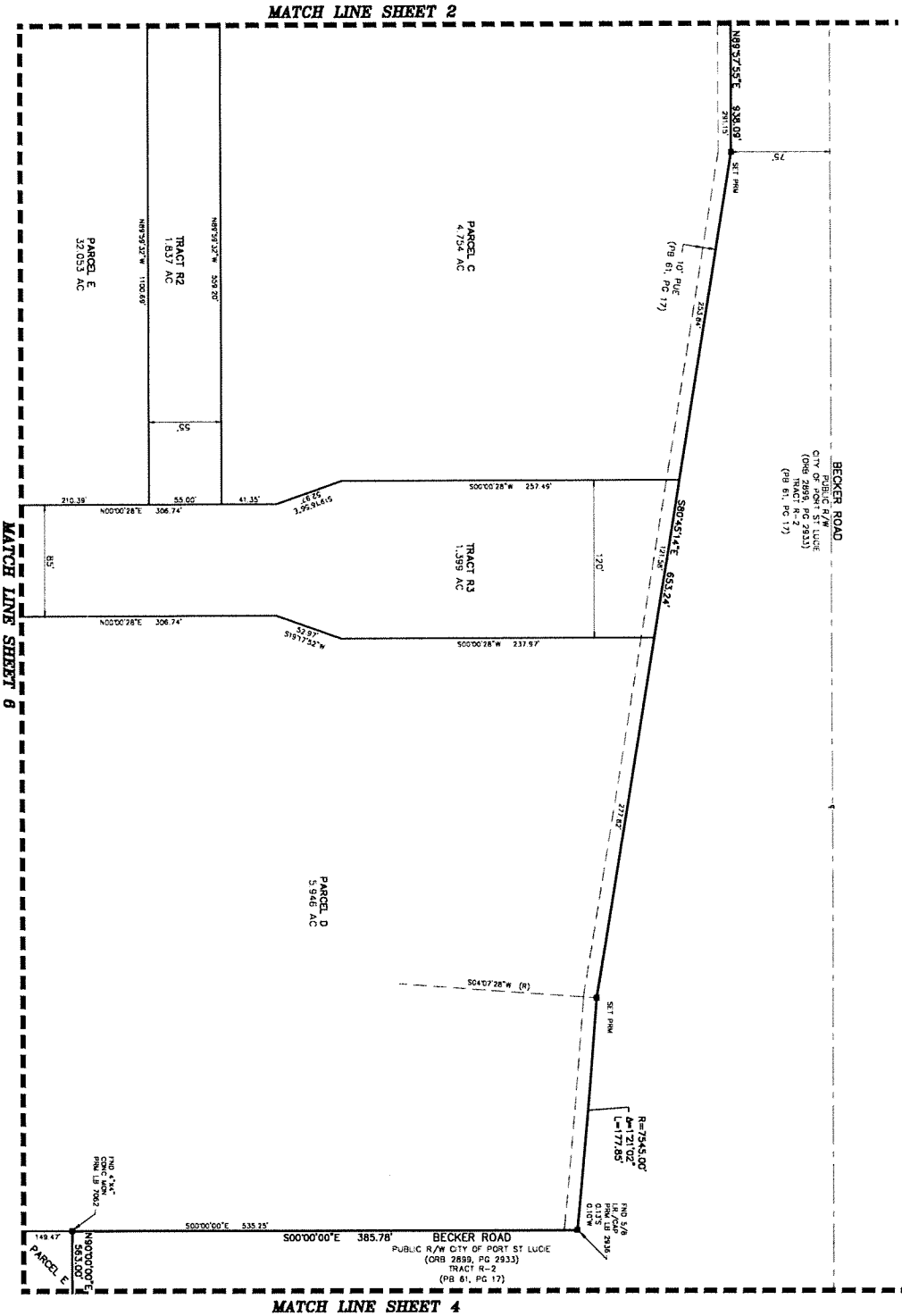
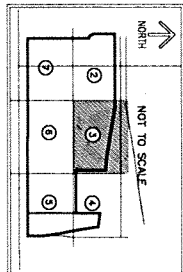
SURVEYORS - ENGINEERS - PLANNERS

BOCA RATON, FLORIDA 33433, SUITE 100 (601) 982-1091

SECTION OF ADMINISTRATION NO. 183591



PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
SHEET 3 OF 7



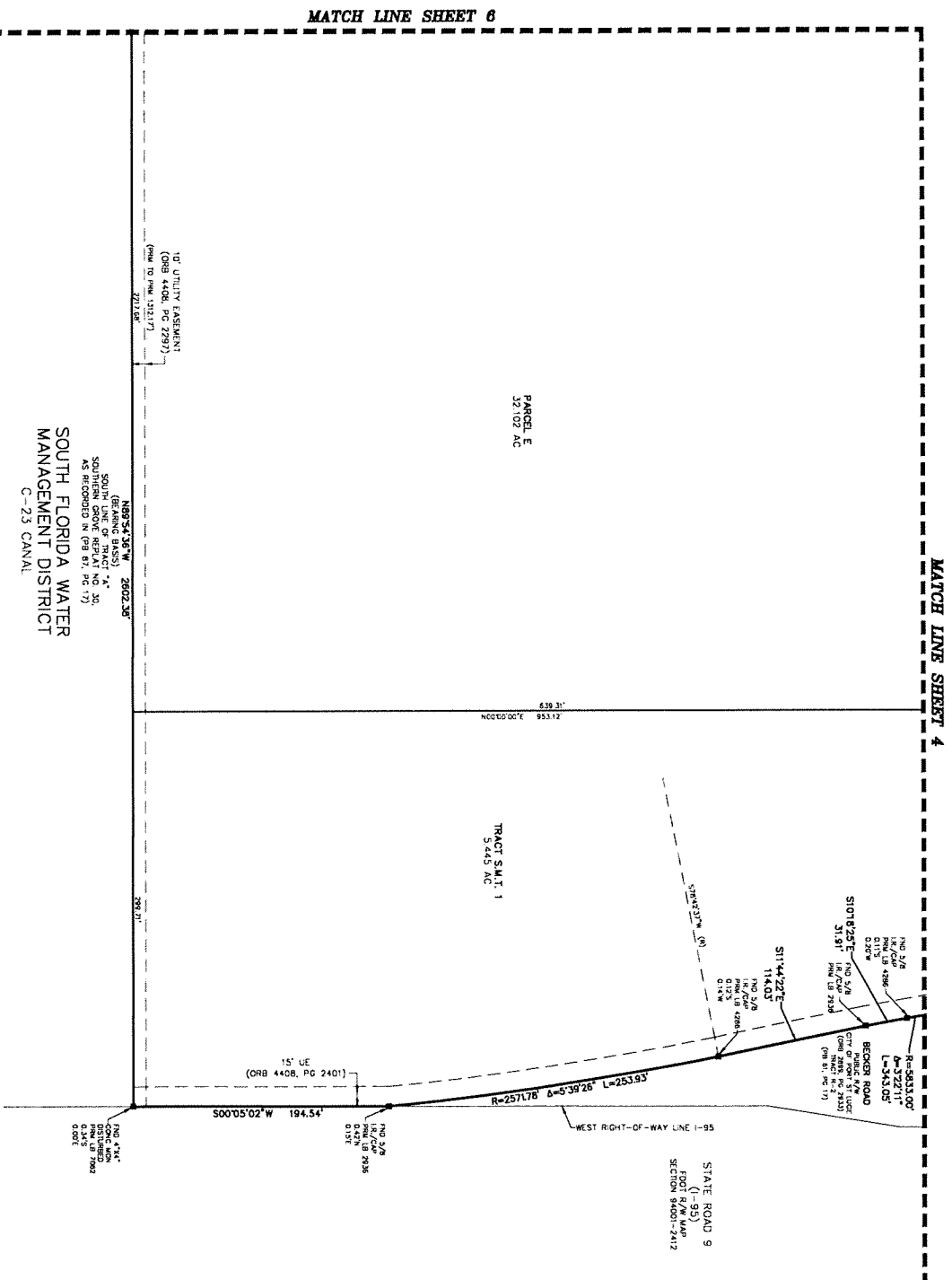
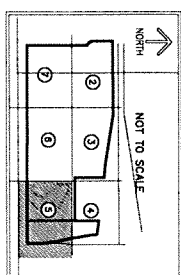
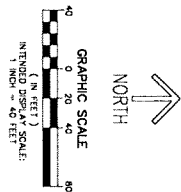
## LEGEND/ABBREVIATIONS

- A - ACUTE ANGLE
- AG - ADJACENT
- AL - ALIEN
- AO - ADJACENT ORIGIN
- AS - ADJACENT SURFACE
- BE - BEARING
- BL - BOUNDARY LINE
- BR - BOUNDARY
- BU - BOUNDARY UNIT
- CA - CORNER
- CB - CORNER BOUNDARY
- CC - CORNER CENTER
- CD - CORNER DISTANCE
- CE - CORNER ELEVATION
- CF - CORNER FACING
- CG - CORNER GROUND
- CH - CORNER HEIGHT
- CI - CORNER IDENTIFICATION
- CJ - CORNER JUNCTION
- CK - CORNER KNOT
- CL - CORNER LOCATION
- CM - CORNER METHOD
- CO - CORNER OFFSET
- CP - CORNER POINT
- CQ - CORNER QUANTITY
- CR - CORNER RECORD
- CS - CORNER SURFACE
- CT - CORNER TYPE
- CU - CORNER UNIT
- CV - CORNER VERTICAL
- CW - CORNER WIDTH
- CX - CORNER X-COORDINATE
- CY - CORNER Y-COORDINATE
- CZ - CORNER Z-COORDINATE
- DA - DISTANCE
- DB - DISTANCE BOUNDARY
- DC - DISTANCE CENTER
- DD - DISTANCE DISTANCE
- DE - DISTANCE ELEVATION
- DF - DISTANCE FACING
- DG - DISTANCE GROUND
- DH - DISTANCE HEIGHT
- DI - DISTANCE IDENTIFICATION
- DJ - DISTANCE JUNCTION
- DK - DISTANCE KNOT
- DL - DISTANCE LOCATION
- DM - DISTANCE METHOD
- DN - DISTANCE OFFSET
- DO - DISTANCE POINT
- DP - DISTANCE QUANTITY
- DQ - DISTANCE RECORD
- DS - DISTANCE SURFACE
- DT - DISTANCE TYPE
- DU - DISTANCE UNIT
- DV - DISTANCE VERTICAL
- DW - DISTANCE WIDTH
- DX - DISTANCE X-COORDINATE
- DY - DISTANCE Y-COORDINATE
- DZ - DISTANCE Z-COORDINATE
- EA - ELEVATION
- EB - ELEVATION BOUNDARY
- EC - ELEVATION CENTER
- ED - ELEVATION DISTANCE
- EE - ELEVATION ELEVATION
- EF - ELEVATION FACING
- EG - ELEVATION GROUND
- EH - ELEVATION HEIGHT
- EI - ELEVATION IDENTIFICATION
- EJ - ELEVATION JUNCTION
- EK - ELEVATION KNOT
- EL - ELEVATION LOCATION
- EM - ELEVATION METHOD
- EN - ELEVATION OFFSET
- EO - ELEVATION POINT
- EP - ELEVATION QUANTITY
- EQ - ELEVATION RECORD
- ES - ELEVATION SURFACE
- ET - ELEVATION TYPE
- EU - ELEVATION UNIT
- EV - ELEVATION VERTICAL
- EW - ELEVATION WIDTH
- EX - ELEVATION X-COORDINATE
- EY - ELEVATION Y-COORDINATE
- EZ - ELEVATION Z-COORDINATE
- FA - FACING
- FB - FACING BOUNDARY
- FC - FACING CENTER
- FD - FACING DISTANCE
- FE - FACING ELEVATION
- FF - FACING FACING
- FG - FACING GROUND
- FH - FACING HEIGHT
- FI - FACING IDENTIFICATION
- FJ - FACING JUNCTION
- FK - FACING KNOT
- FL - FACING LOCATION
- FM - FACING METHOD
- FN - FACING OFFSET
- FO - FACING POINT
- FP - FACING QUANTITY
- FQ - FACING RECORD
- FS - FACING SURFACE
- FT - FACING TYPE
- FU - FACING UNIT
- FV - FACING VERTICAL
- FW - FACING WIDTH
- FX - FACING X-COORDINATE
- FY - FACING Y-COORDINATE
- FZ - FACING Z-COORDINATE
- GA - GROUND
- GB - GROUND BOUNDARY
- GC - GROUND CENTER
- GD - GROUND DISTANCE
- GE - GROUND ELEVATION
- GF - GROUND FACING
- GG - GROUND GROUND
- GH - GROUND HEIGHT
- GI - GROUND IDENTIFICATION
- GJ - GROUND JUNCTION
- GK - GROUND KNOT
- GL - GROUND LOCATION
- GM - GROUND METHOD
- GN - GROUND OFFSET
- GO - GROUND POINT
- GP - GROUND QUANTITY
- GQ - GROUND RECORD
- GS - GROUND SURFACE
- GT - GROUND TYPE
- GU - GROUND UNIT
- GV - GROUND VERTICAL
- GW - GROUND WIDTH
- GX - GROUND X-COORDINATE
- GY - GROUND Y-COORDINATE
- GZ - GROUND Z-COORDINATE
- HA - HEIGHT
- HB - HEIGHT BOUNDARY
- HC - HEIGHT CENTER
- HD - HEIGHT DISTANCE
- HE - HEIGHT ELEVATION
- HF - HEIGHT FACING
- HG - HEIGHT GROUND
- HH - HEIGHT HEIGHT
- HI - HEIGHT IDENTIFICATION
- HJ - HEIGHT JUNCTION
- HK - HEIGHT KNOT
- HL - HEIGHT LOCATION
- HM - HEIGHT METHOD
- HN - HEIGHT OFFSET
- HO - HEIGHT POINT
- HP - HEIGHT QUANTITY
- HQ - HEIGHT RECORD
- HS - HEIGHT SURFACE
- HT - HEIGHT TYPE
- HU - HEIGHT UNIT
- HV - HEIGHT VERTICAL
- HW - HEIGHT WIDTH
- HX - HEIGHT X-COORDINATE
- HY - HEIGHT Y-COORDINATE
- HZ - HEIGHT Z-COORDINATE
- IA - IDENTIFICATION
- IB - IDENTIFICATION BOUNDARY
- IC - IDENTIFICATION CENTER
- ID - IDENTIFICATION DISTANCE
- IE - IDENTIFICATION ELEVATION
- IF - IDENTIFICATION FACING
- IG - IDENTIFICATION GROUND
- IH - IDENTIFICATION HEIGHT
- II - IDENTIFICATION IDENTIFICATION
- IJ - IDENTIFICATION JUNCTION
- IK - IDENTIFICATION KNOT
- IL - IDENTIFICATION LOCATION
- IM - IDENTIFICATION METHOD
- IN - IDENTIFICATION OFFSET
- IO - IDENTIFICATION POINT
- IP - IDENTIFICATION QUANTITY
- IQ - IDENTIFICATION RECORD
- IS - IDENTIFICATION SURFACE
- IT - IDENTIFICATION TYPE
- IU - IDENTIFICATION UNIT
- IV - IDENTIFICATION VERTICAL
- IW - IDENTIFICATION WIDTH
- IX - IDENTIFICATION X-COORDINATE
- IY - IDENTIFICATION Y-COORDINATE
- IZ - IDENTIFICATION Z-COORDINATE
- JA - JUNCTION
- JB - JUNCTION BOUNDARY
- JC - JUNCTION CENTER
- JD - JUNCTION DISTANCE
- JE - JUNCTION ELEVATION
- JF - JUNCTION FACING
- JG - JUNCTION GROUND
- JH - JUNCTION HEIGHT
- JI - JUNCTION IDENTIFICATION
- JJ - JUNCTION JUNCTION
- JK - JUNCTION KNOT
- JL - JUNCTION LOCATION
- JM - JUNCTION METHOD
- JN - JUNCTION OFFSET
- JO - JUNCTION POINT
- JP - JUNCTION QUANTITY
- JQ - JUNCTION RECORD
- JS - JUNCTION SURFACE
- JT - JUNCTION TYPE
- JU - JUNCTION UNIT
- JV - JUNCTION VERTICAL
- JW - JUNCTION WIDTH
- JX - JUNCTION X-COORDINATE
- JY - JUNCTION Y-COORDINATE
- JZ - JUNCTION Z-COORDINATE
- KA - KNOT
- KB - KNOT BOUNDARY
- KC - KNOT CENTER
- KD - KNOT DISTANCE
- KE - KNOT ELEVATION
- KF - KNOT FACING
- KG - KNOT GROUND
- KH - KNOT HEIGHT
- KI - KNOT IDENTIFICATION
- KJ - KNOT JUNCTION
- KK - KNOT KNOT
- KL - KNOT LOCATION
- KM - KNOT METHOD
- KN - KNOT OFFSET
- KO - KNOT POINT
- KP - KNOT QUANTITY
- KQ - KNOT RECORD
- KS - KNOT SURFACE
- KT - KNOT TYPE
- KU - KNOT UNIT
- KV - KNOT VERTICAL
- KW - KNOT WIDTH
- KX - KNOT X-COORDINATE
- KY - KNOT Y-COORDINATE
- KZ - KNOT Z-COORDINATE
- LA - LOCATION
- LB - LOCATION BOUNDARY
- LC - LOCATION CENTER
- LD - LOCATION DISTANCE
- LE - LOCATION ELEVATION
- LF - LOCATION FACING
- LG - LOCATION GROUND
- LH - LOCATION HEIGHT
- LI - LOCATION IDENTIFICATION
- LJ - LOCATION JUNCTION
- LK - LOCATION KNOT
- LL - LOCATION LOCATION
- LM - LOCATION METHOD
- LN - LOCATION OFFSET
- LO - LOCATION POINT
- LP - LOCATION QUANTITY
- LQ - LOCATION RECORD
- LS - LOCATION SURFACE
- LT - LOCATION TYPE
- LU - LOCATION UNIT
- LV - LOCATION VERTICAL
- LW - LOCATION WIDTH
- LX - LOCATION X-COORDINATE
- LY - LOCATION Y-COORDINATE
- LZ - LOCATION Z-COORDINATE
- MA - METHOD
- MB - METHOD BOUNDARY
- MC - METHOD CENTER
- MD - METHOD DISTANCE
- ME - METHOD ELEVATION
- MF - METHOD FACING
- MG - METHOD GROUND
- MH - METHOD HEIGHT
- MI - METHOD IDENTIFICATION
- MJ - METHOD JUNCTION
- MK - METHOD KNOT
- ML - METHOD LOCATION
- MM - METHOD METHOD
- MN - METHOD OFFSET
- MO - METHOD POINT
- MP - METHOD QUANTITY
- MQ - METHOD RECORD
- MS - METHOD SURFACE
- MT - METHOD TYPE
- MU - METHOD UNIT
- MV - METHOD VERTICAL
- MW - METHOD WIDTH
- MX - METHOD X-COORDINATE
- MY - METHOD Y-COORDINATE
- MZ - METHOD Z-COORDINATE
- NA - NAME
- NB - NAME BOUNDARY
- NC - NAME CENTER
- ND - NAME DISTANCE
- NE - NAME ELEVATION
- NF - NAME FACING
- NG - NAME GROUND
- NH - NAME HEIGHT
- NI - NAME IDENTIFICATION
- NJ - NAME JUNCTION
- NK - NAME KNOT
- NL - NAME LOCATION
- NM - NAME METHOD
- NN - NAME OFFSET
- NO - NAME POINT
- NP - NAME QUANTITY
- NQ - NAME RECORD
- NS - NAME SURFACE
- NT - NAME TYPE
- NU - NAME UNIT
- NV - NAME VERTICAL
- NW - NAME WIDTH
- NX - NAME X-COORDINATE
- NY - NAME Y-COORDINATE
- NZ - NAME Z-COORDINATE
- OA - OFFSET
- OB - OFFSET BOUNDARY
- OC - OFFSET CENTER
- OD - OFFSET DISTANCE
- OE - OFFSET ELEVATION
- OF - OFFSET FACING
- OG - OFFSET GROUND
- OH - OFFSET HEIGHT
- OI - OFFSET IDENTIFICATION
- OJ - OFFSET JUNCTION
- OK - OFFSET KNOT
- OL - OFFSET LOCATION
- OM - OFFSET METHOD
- ON - OFFSET OFFSET
- OO - OFFSET POINT
- OP - OFFSET QUANTITY
- OQ - OFFSET RECORD
- OS - OFFSET SURFACE
- OT - OFFSET TYPE
- OU - OFFSET UNIT
- OV - OFFSET VERTICAL
- OW - OFFSET WIDTH
- OX - OFFSET X-COORDINATE
- OY - OFFSET Y-COORDINATE
- OZ - OFFSET Z-COORDINATE
- PA - POINT
- PB - POINT BOUNDARY
- PC - POINT CENTER
- PD - POINT DISTANCE
- PE - POINT ELEVATION
- PF - POINT FACING
- PG - POINT GROUND
- PH - POINT HEIGHT
- PI - POINT IDENTIFICATION
- PJ - POINT JUNCTION
- PK - POINT KNOT
- PL - POINT LOCATION
- PM - POINT METHOD
- PN - POINT OFFSET
- PO - POINT POINT
- PP - POINT QUANTITY
- PQ - POINT RECORD
- PS - POINT SURFACE
- PT - POINT TYPE
- PU - POINT UNIT
- PV - POINT VERTICAL
- PW - POINT WIDTH
- PX - POINT X-COORDINATE
- PY - POINT Y-COORDINATE
- PZ - POINT Z-COORDINATE
- QA - QUANTITY
- QB - QUANTITY BOUNDARY
- QC - QUANTITY CENTER
- QD - QUANTITY DISTANCE
- QE - QUANTITY ELEVATION
- QF - QUANTITY FACING
- QG - QUANTITY GROUND
- QH - QUANTITY HEIGHT
- QI - QUANTITY IDENTIFICATION
- QJ - QUANTITY JUNCTION
- QK - QUANTITY KNOT
- QL - QUANTITY LOCATION
- QM - QUANTITY METHOD
- QN - QUANTITY OFFSET
- QO - QUANTITY POINT
- QP - QUANTITY QUANTITY
- QQ - QUANTITY RECORD
- QS - QUANTITY SURFACE
- QT - QUANTITY TYPE
- QU - QUANTITY UNIT
- QV - QUANTITY VERTICAL
- QW - QUANTITY WIDTH
- QX - QUANTITY X-COORDINATE
- QY - QUANTITY Y-COORDINATE
- QZ - QUANTITY Z-COORDINATE
- RA - RECORD
- RB - RECORD BOUNDARY
- RC - RECORD CENTER
- RD - RECORD DISTANCE
- RE - RECORD ELEVATION
- RF - RECORD FACING
- RG - RECORD GROUND
- RH - RECORD HEIGHT
- RI - RECORD IDENTIFICATION
- RJ - RECORD JUNCTION
- RK - RECORD KNOT
- RL - RECORD LOCATION
- RM - RECORD METHOD
- RN - RECORD OFFSET
- RO - RECORD POINT
- RP - RECORD QUANTITY
- RQ - RECORD RECORD
- RS - RECORD SURFACE
- RT - RECORD TYPE
- RU - RECORD UNIT
- RV - RECORD VERTICAL
- RW - RECORD WIDTH
- RX - RECORD X-COORDINATE
- RY - RECORD Y-COORDINATE
- RZ - RECORD Z-COORDINATE
- SA - SURFACE
- SB - SURFACE BOUNDARY
- SC - SURFACE CENTER
- SD - SURFACE DISTANCE
- SE - SURFACE ELEVATION
- SF - SURFACE FACING
- SG - SURFACE GROUND
- SH - SURFACE HEIGHT
- SI - SURFACE IDENTIFICATION
- SJ - SURFACE JUNCTION
- SK - SURFACE KNOT
- SL - SURFACE LOCATION
- SM - SURFACE METHOD
- SN - SURFACE OFFSET
- SO - SURFACE POINT
- SP - SURFACE QUANTITY
- SQ - SURFACE RECORD
- SS - SURFACE SURFACE
- ST - SURFACE TYPE
- SU - SURFACE UNIT
- SV - SURFACE VERTICAL
- SW - SURFACE WIDTH
- SX - SURFACE X-COORDINATE
- SY - SURFACE Y-COORDINATE
- SZ - SURFACE Z-COORDINATE
- TA - TYPE
- TB - TYPE BOUNDARY
- TC - TYPE CENTER
- TD - TYPE DISTANCE
- TE - TYPE ELEVATION
- TF - TYPE FACING
- TG - TYPE GROUND
- TH - TYPE HEIGHT
- TI - TYPE IDENTIFICATION
- TJ - TYPE JUNCTION
- TK - TYPE KNOT
- TL - TYPE LOCATION
- TM - TYPE METHOD
- TN - TYPE OFFSET
- TO - TYPE POINT
- TP - TYPE QUANTITY
- TQ - TYPE RECORD
- TS - TYPE SURFACE
- TT - TYPE TYPE
- TU - TYPE UNIT
- TV - TYPE VERTICAL
- TW - TYPE WIDTH
- TX - TYPE X-COORDINATE
- TY - TYPE Y-COORDINATE
- TZ - TYPE Z-COORDINATE
- UA - UNIT
- UB - UNIT BOUNDARY
- UC - UNIT CENTER
- UD - UNIT DISTANCE
- UE - UNIT ELEVATION
- UF - UNIT FACING
- UG - UNIT GROUND
- UH - UNIT HEIGHT
- UI - UNIT IDENTIFICATION
- UJ - UNIT JUNCTION
- UK - UNIT KNOT
- UL - UNIT LOCATION
- UM - UNIT METHOD
- UN - UNIT OFFSET
- UO - UNIT POINT
- UP - UNIT QUANTITY
- UQ - UNIT RECORD
- US - UNIT SURFACE
- UT - UNIT TYPE
- UU - UNIT UNIT
- UV - UNIT VERTICAL
- UW - UNIT WIDTH
- UX - UNIT X-COORDINATE
- UY - UNIT Y-COORDINATE
- UZ - UNIT Z-COORDINATE
- VA - VERTICAL
- VB - VERTICAL BOUNDARY
- VC - VERTICAL CENTER
- VD - VERTICAL DISTANCE
- VE - VERTICAL ELEVATION
- VF - VERTICAL FACING
- VG - VERTICAL GROUND
- VH - VERTICAL HEIGHT
- VI - VERTICAL IDENTIFICATION
- VJ - VERTICAL JUNCTION
- VK - VERTICAL KNOT
- VL - VERTICAL LOCATION
- VM - VERTICAL METHOD
- VN - VERTICAL OFFSET
- VO - VERTICAL POINT
- VP - VERTICAL QUANTITY
- VQ - VERTICAL RECORD
- VS - VERTICAL SURFACE
- VT - VERTICAL TYPE
- VU - VERTICAL UNIT
- VV - VERTICAL VERTICAL
- VW - VERTICAL WIDTH
- VX - VERTICAL X-COORDINATE
- VY - VERTICAL Y-COORDINATE
- VZ - VERTICAL Z-COORDINATE
- WA - WIDTH
- WB - WIDTH BOUNDARY
- WC - WIDTH CENTER
- WD - WIDTH DISTANCE
- WE - WIDTH ELEVATION
- WF - WIDTH FACING
- WG - WIDTH GROUND
- WH - WIDTH HEIGHT
- WI - WIDTH IDENTIFICATION
- WJ - WIDTH JUNCTION
- WK - WIDTH KNOT
- WL - WIDTH LOCATION
- WM - WIDTH METHOD
- WN - WIDTH OFFSET
- WO - WIDTH POINT
- WP - WIDTH QUANTITY
- WQ - WIDTH RECORD
- WS - WIDTH SURFACE
- WT - WIDTH TYPE
- WU - WIDTH UNIT
- WV - WIDTH VERTICAL
- WW - WIDTH WIDTH
- WX - WIDTH X-COORDINATE
- WY - WIDTH Y-COORDINATE
- WZ - WIDTH Z-COORDINATE
- XA - X-COORDINATE
- XB - X-COORDINATE BOUNDARY
- XC - X-COORDINATE CENTER
- XD - X-COORDINATE DISTANCE
- XE - X-COORDINATE ELEVATION
- XF - X-COORDINATE FACING
- XG - X-COORDINATE GROUND
- XH - X-COORDINATE HEIGHT
- XI - X-COORDINATE IDENTIFICATION
- XJ - X-COORDINATE JUNCTION
- XK - X-COORDINATE KNOT
- XL - X-COORDINATE LOCATION
- XM - X-COORDINATE METHOD
- XN - X-COORDINATE OFFSET
- XO - X-COORDINATE POINT
- XP - X-COORDINATE QUANTITY
- XQ - X-COORDINATE RECORD
- XS - X-COORDINATE SURFACE
- XT - X-COORDINATE TYPE
- XU - X-COORDINATE UNIT
- XV - X-COORDINATE VERTICAL
- XW - X-COORDINATE WIDTH
- XX - X-COORDINATE X-COORDINATE
- XY - X-COORDINATE Y-COORDINATE
- XZ - X-COORDINATE Z-COORDINATE
- YA - Y-COORDINATE
- YB - Y-COORDINATE BOUNDARY
- YC - Y-COORDINATE CENTER
- YD - Y-COORDINATE DISTANCE
- YE - Y-COORDINATE ELEVATION
- YF - Y-COORDINATE FACING
- YG - Y-COORDINATE GROUND
- YH - Y-COORDINATE HEIGHT
- YI - Y-COORDINATE IDENTIFICATION
- YJ - Y-COORDINATE JUNCTION
- YK - Y-COORDINATE KNOT
- YL - Y-COORDINATE LOCATION
- YM - Y-COORDINATE METHOD
- YN - Y-COORDINATE OFFSET
- YO - Y-COORDINATE POINT
- YP - Y-COORDINATE QUANTITY
- YQ - Y-COORDINATE RECORD
- YS - Y-COORDINATE SURFACE
- YT - Y-COORDINATE TYPE
- YU - Y-COORDINATE UNIT
- YV - Y-COORDINATE VERTICAL
- YW - Y-COORDINATE WIDTH
- YX - Y-COORDINATE X-COORDINATE
- YY - Y-COORDINATE Y-COORDINATE
- YZ - Y-COORDINATE Z-COORDINATE
- ZA - Z-COORDINATE
- ZB - Z-COORDINATE BOUNDARY
- ZC - Z-COORDINATE CENTER
- ZD - Z-COORDINATE DISTANCE
- ZE - Z-COORDINATE ELEVATION
- ZF - Z-COORDINATE FACING
- ZG - Z-COORDINATE GROUND
- ZH - Z-COORDINATE HEIGHT
- ZI - Z-COORDINATE IDENTIFICATION
- ZJ - Z-COORDINATE JUNCTION
- ZK - Z-COORDINATE KNOT
- ZL - Z-COORDINATE LOCATION
- ZM - Z-COORDINATE METHOD
- ZN - Z-COORDINATE OFFSET
- ZO - Z-COORDINATE POINT
- ZP - Z-COORDINATE QUANTITY
- ZQ - Z-COORDINATE RECORD
- ZS - Z-COORDINATE SURFACE
- ZT - Z-COORDINATE TYPE
- ZU - Z-COORDINATE UNIT
- ZV - Z-COORDINATE VERTICAL
- ZW - Z-COORDINATE WIDTH
- ZX - Z-COORDINATE X-COORDINATE
- ZY - Z-COORDINATE Y-COORDINATE
- ZZ - Z-COORDINATE Z-COORDINATE

PLUSD PROJECT NO. XXXX  
CITY OF PORT ST. LUCIE  
PROJECT NO. P24-XXX

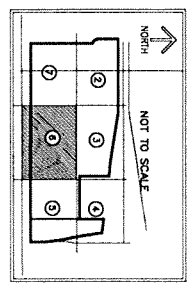
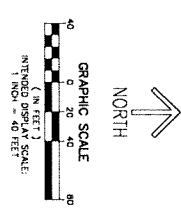
THIS INSTRUMENT PREPARED BY  
 RONNIE J. FORNIESS  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7800 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591

**TRADITION SG-7**  
 BEING A REPLAT OF ALL OF TRACT A, TOGETHER WITH ALL OF TRACT G OF  
 SOUTHERN GROVE REPLAT NO. 30, AS RECORDED IN PLAT BOOK 87, PAGE 17,  
 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP  
 37 SOUTH, RANGE 35 EAST  
 THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



THIS INSTRUMENT PREPARED BY  
RONNIE L. FLANNERY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
1000 S. W. 10TH AVE., SUITE 600  
BOCA RATON, FLORIDA 33434 (561) 392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

**TRADITION SG-7**  
BEING A REPLAT OF ALL OF TRACT A, TOGETHER WITH ALL OF TRACT C OF  
SOUTHERN GROVE REPLAT NO. 30, AS RECORDED IN PLAT BOOK 87, PAGE 17,  
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP  
27 SOUTH, RANGE 39 EAST  
THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

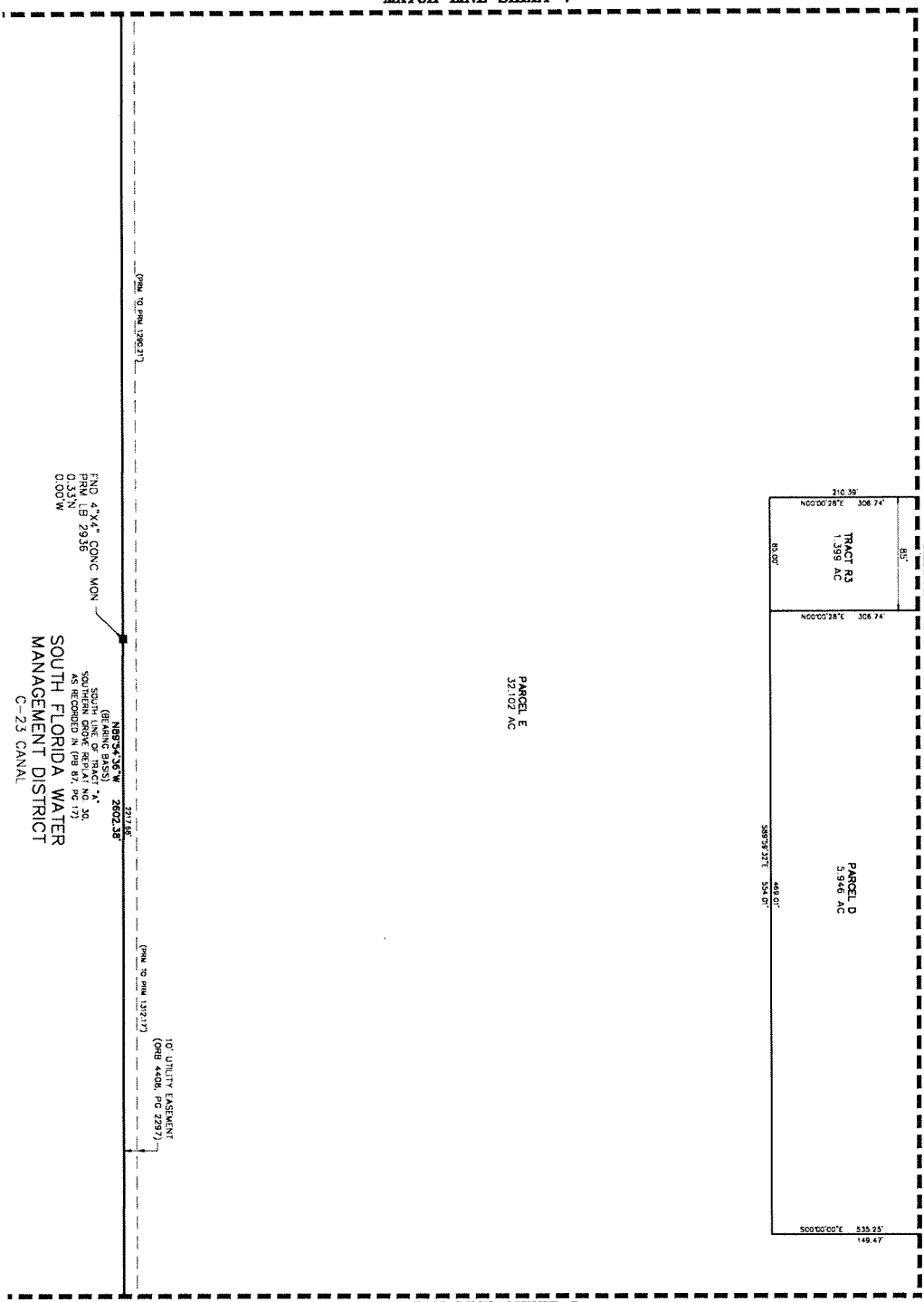


PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
**SHEET 6 OF 7**

MATCH LINE SHEET 7

MATCH LINE SHEET 3

MATCH LINE SHEET 5



- LEGEND/ABBREVIATIONS**
- A - ALLEY (DASHED LINE, ANGLED)
  - AC - ADJACENT (DASHED LINE, ANGLED)
  - CD - CROWN DRIVE
  - CE - CROWN DRIVE
  - DE - DRIVE
  - FE - FENCE
  - GE - GROUND
  - HE - HIGHWAY
  - IE - INTERSECTION
  - LE - LOT
  - ME - METERS
  - NE - NORTH
  - PE - PRIVATE
  - RE - RECORD
  - SE - SECTION
  - TE - TOWNSHIP
  - UE - UTILITY
  - VE - VEHICLE
  - WE - WATER
  - ZE - ZONE

PSUSD PROJECT NO. XXXX  
CITY OF PORT ST. LUCIE  
PROJECT NO. P24-XXX

PSLUSD PROJECT NO. XXXX  
CITY OF PORT ST. LUCIE  
PROJECT NO. P24-XXX



### Property Identification

Site Address: TBD  
 Sec/Town/Range: 35/37S/39E  
 Parcel ID: 4334-700-0001-000-4  
 Jurisdiction: Port Saint Lucie

Use Type: 6000  
 Account #: 187830  
 Map ID: 43/35S  
 Zoning: Master Pla

### Ownership

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

### Legal Description

SOUTHERN GROVE REPLAT NO. 30 (PB 87-17) TRACT A (48.778 AC - 2,124,770 SF)

### Current Values

Just/Market Value: \$5,006,671  
 Assessed Value: \$13,414  
 Exemptions: \$0  
 Taxable Value: \$13,414

### 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): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 48.78  
 Land Size (SF): 2,124,770

### Building Design Wind Speed

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

### Sale History

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

### Special Features and Yard Items

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

### Current Year Values

#### Current Values Breakdown

Building:	\$0
Land:	\$5,006,671
Just/Market:	\$5,006,671
Ag Credit:	\$4,993,257
Save Our Homes or 10% Cap:	\$0
Assessed:	\$13,414
Exemption(s):	\$0
Taxable:	\$13,414

#### Current Year Exemption Value Breakdown

#### Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2020	0080	140.23	PSL Stormwater in Southern Grove	\$25,662.09
2022	0092	35404.46	Southern Grove Operating/Maintenance	\$35,404.46

Start Year	AssessCode	Units	Description	Amount
2023	0093	0	Southern Grove Bond	\$0.00

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 [here](#).

Historical Values				
Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$5,006,671	\$13,414	\$0	\$13,414
2022	\$4,005,300	\$4,005,300	\$0	\$4,005,300
2021	\$1,586,666	\$13,414	\$0	\$13,414

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 [here](#).

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: 35/37S/39E  
 Parcel ID: 4334-700-0005-000-2  
 Jurisdiction: Port Saint Lucie

Use Type: 6000  
 Account #: 187834  
 Map ID: 43/35S  
 Zoning: Master Pla

### Ownership

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

### Legal Description

SOUTHERN GROVE REPLAT NO. 30 (PB 87-17) TRACT G (9.733 AC - 423,969 SF)

### Current Values

Just/Market Value: \$1,216,625  
 Assessed Value: \$2,677  
 Exemptions: \$0  
 Taxable Value: \$2,677

#### 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): 9.73  
 Land Size (SF): 423,969

### 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
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### Special Features and Yard Items

Type	Qty	Units	Year Blt
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### Current Year Values

#### Current Values Breakdown

Building:	\$0
Land:	\$1,216,625
Just/Market:	\$1,216,625
Ag Credit:	\$1,213,948
Save Our Homes or 10% Cap:	\$0
Assessed:	\$2,677
Exemption(s):	\$0
Taxable:	\$2,677

#### Current Year Exemption Value Breakdown

#### Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2020	0080	27.98	PSL Stormwater in Southern Grove	\$5,120.34
2022	0092	7064.48	Southern Grove Operating/Maintenance	\$7,064.48

Start Year	AssessCode	Units	Description	Amount
2023	0093	0	Southern Grove Bond	\$0.00

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
2023	\$1,216,625	\$2,677	\$0	\$2,677
2022	\$973,300	\$973,300	\$0	\$973,300
2021	\$389,320	\$2,677	\$0	\$2,677

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 4334-700-0001-000/4

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>
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2023
Tax Year:	2023
Account Number:	4334-700-0001-000/4 « Prev Next »
Millage Code:	9341 -
Certified	MATTAMY PALM BEACH LLC
Roll Owner(s):	2500 Quantum Lakes DR Ste 215 Boynton Beach, FL 33426-8308 « Prev Next »
Situs Address:	0 TBD, Port Saint Lucie
Links:	Property Appraiser, Public Site

Market Value:	5,006,671
Class Value:	0
Just Value:	5,006,671
School Assessed Value:	13,414
Assessed Value:	13,414
Ad Valorem:	\$304.97
Non-ad Valorem:	\$147,156.31
Total Tax:	\$147,461.28

Location Details

Book-Page-Item:	--
Property Class:	60
Range:	39E
Township:	37S
Section:	35
Neighborhood:	TR20
Value Code:	00
Use Code:	6000
Total Acres:	48.78
Legal Description:	SOUTHERN GROVE REPLAT NO. 30 (PB 87-17) TRACT A (48.778 AC - 2,124,770 SF)
Last Updated:	10/04/2023 03:03PM
Last Updated By:	Mary Brown

Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	13,414	0	13,414	\$0.00
CT06	Co Public Transit MSTU	0.2500	13,414	0	13,414	\$3.35
EE19	Erosion District E	0.1000	13,414	0	13,414	\$1.34
FF02	Law Enf./Jail/Judicial Sys	2.7294	13,414	0	13,414	\$36.61
GF01	Co General Revenue Fund	4.2722	13,414	0	13,414	\$57.31
CS64	Childrens Service Council	0.3790	13,414	0	13,414	\$5.08
FD21	St Lucie Co Fire District	3.0000	13,414	0	13,414	\$40.24
FI40	FL Inland Navigation Dist	0.0288	13,414	0	13,414	\$0.39
PS25	City of Port St Lucie	4.7057	13,414	0	13,414	\$63.12
PS26	City of PSL Voted Debt	0.4943	13,414	0	13,414	\$6.63
SD09	School Discretionary	0.7480	13,414	0	13,414	\$10.03
SN39	School Capital Improvemnt	1.5000	13,414	0	13,414	\$20.12
SR08	School Req Local Effort	3.1640	13,414	0	13,414	\$42.44
SR09	School Voter Referendum	1.0000	13,414	0	13,414	\$13.41
MC14	Mosquito Control	0.1352	13,414	0	13,414	\$1.81
	S FL Wtr Mgmt District	0.2301	13,414	0	13,414	\$3.09
Total:		22.7367				\$304.97

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS80	PSL Stormwater Southern Grove	Yes	140.230	\$24,960.94
PSS2	PSL Southwest Annexation SAD Dist. No. 1	Yes	1.000	\$99,263.85
SGC1	Southern Grove CDD Bond	Yes	0.000	\$0.00
SGCD	Southern Grove CDD O&M	Yes	22931.520	\$22,931.52
Total:				\$147,156.31

Notes (0)

Search Account Search

2023	4334-700-0001-000/4			-- Any --	1 of 1	First « Prev :: Next » Last
Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status		
2023	4334-700-0001-000/4	MATTAMY PALM BEACH LLC	0 TBD Port Saint Lucie	Paid In Full		<a href="#">View</a>

Search results as of less than a minute ago

1 of 1First « Prev :: Next » Last

Account History 4334-700-0005-000/2

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>
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2023
Tax Year:	2023
Account Number:	4334-700-0005-000/2
	« Prev Next »
Millage Code:	9341
Certified	MATTAMY PALM BEACH LLC
Roll Owner(s):	2500 Quantum Lakes DR Ste 215 Boynton Beach, FL 33426-8308
	« Prev Next »
Situs Address:	0 TBD, Port Saint Lucie
Links:	<a href="#">Property Appraiser</a> , <a href="#">Public Site</a>

Market Value:	1,216,625
Class Value:	0
Just Value:	1,216,625
School Assessed Value:	2,677
Assessed Value:	2,677
Ad Valorem:	\$60.87
Non-ad Valorem:	\$32,084.83
Total Tax:	\$32,145.70

Location Details

Book-Page-Item:	--
Property Class:	60
Range:	39E
Township:	37S
Section:	35
Neighborhood:	TR20
Value Code:	00
Use Code:	6000
Total Acres:	9.73
Legal Description:	SOUTHERN GROVE REPLAT NO. 30 (PB 87-17) TRACT G (9.733 AC - 423,969 SF)
Last Updated:	10/04/2023 03:03PM
Last Updated By:	Mary Brown

Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	2,677	0	2,677	\$0.00
CT06	Co Public Transit MSTU	0.2500	2,677	0	2,677	\$0.67
EE19	Erosion District E	0.1000	2,677	0	2,677	\$0.27
FF02	Law Enf./Jail/Judicial Sys	2.7294	2,677	0	2,677	\$7.31
GF01	Co General Revenue Fund	4.2722	2,677	0	2,677	\$11.44
CS64	Childrens Service Council	0.3790	2,677	0	2,677	\$1.01
FD21	St Lucie Co Fire District	3.0000	2,677	0	2,677	\$8.03
FI40	FL Inland Navigation Dist	0.0288	2,677	0	2,677	\$0.08
PS25	City of Port St Lucie	4.7057	2,677	0	2,677	\$12.60
PS26	City of PSL Voted Debt	0.4943	2,677	0	2,677	\$1.32
SD09	School Discretionary	0.7480	2,677	0	2,677	\$2.00
SN39	School Capital Improvemnt	1.5000	2,677	0	2,677	\$4.02
SR08	School Req Local Effort	3.1640	2,677	0	2,677	\$8.47
SR09	School Voter Referendum	1.0000	2,677	0	2,677	\$2.68
MC14	Mosquito Control	0.1352	2,677	0	2,677	\$0.36
	S FL Wtr Mgmt District	0.2301	2,677	0	2,677	\$0.61
Total:		22.7367				\$60.87

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS80	PSL Stormwater Southern Grove	Yes	27.980	\$4,980.44
PSS2	PSL Southwest Annexation SAD Dist. No. 1	Yes	1.000	\$22,528.72
SGC1	Southern Grove CDD Bond	Yes	0.000	\$0.00
SGCD	Southern Grove CDD O&M	Yes	4575.670	\$4,575.67
Total:				\$32,084.83

Notes (0)

Search

Account Search

1 of 1First« Prev :: Next » Last

2023

4334-700-0005-000/2

-- Any --

Search

Tax Yr

Account Number

Certified Roll Owner Name

Situs Address

Account Status

View

2023

4334-700-0005-000/2

MATTAMY PALM BEACH LLC

0 TBD Port Saint Lucie

Paid In Full

Search results as of less than a minute ago

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