



CITY OF PORT ST LUCIE

Date Checked: 3/27/2025

Checked by: Dennis Murphy

Recorded:

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

Planning Project #	P23-206
Proposed Plat Name:	Southern Grove - Tradition SG-8 – Shoppes
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	4327-702-0015-000-9	18.37	Y	PSS2
2	4327-702-0016-000-6	21.35	Y	PSS2
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CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
WEDNESDAY, APRIL 9, 2025 – 1:30 P.M.

VIRTUAL MEETING

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – **NONE**
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

PROJECT

Bridget	P21-239-A2	Southern Grove at the Heart Major Site Plan Amendment Construction Plans
Bridget	P23-206	Southern Grove - Tradition SG-8 – Shoppes @ SG- Resubmittal Preliminary & Final Plat
Bridget	P25-023	Southern Grove–America Walks–Parcel “C” - Resubmittal Major Site Plan Landscape Plan
Bridget	P25-034	Southern Grove SG-3 Commercial – Planet Fitness - Resubmittal Major Site Plan Landscape Plan
Dan	P24-134	Decorative Concrete Specialists of So. Florida Special Exception Use
Bethany	P24-175	Lotis @ Tradition - Resubmittal Major Site Plan Landscape Plan
Bethany	P25-020	Port St. Lucie School of Autism - Resubmittal Major Site Plan Landscape Plan
Bethany	P25-055	Westcliff Extension @ Tradition Preliminary & Final Plat Construction Plans?????
Francis	P25-051	Riverland Parcel “D” – Temporary Construction House Minor Site Plan Construction Plans

Marissa	P24-182	Duck Court Park – Phase 2 Construction Plans
Cody	P23-164-A2	LTC Ranch West – Glynlea Amenity Phase II Minor Site Plan Amendment Construction Plans
Cody	P96-218-A1	Gingerbread Lane Minor Site Plan Amendment
Cody	P23-207	Gingerbread Lane Day Care - Resubmittal Minor Site Plan
Cody	P25-054	McCarty Preliminary Plat Construction Plans
Sofia	P06-436-A4	Gatlin Commons-Walmart – Convenience Store & Fuel Station Major Site Plan Amendment Construction Plans
Sofia	P22-287-A1	LTC Ranch West – POD 1 – Model Home Park Minor Site Plan Amendment Landscape Plan
Sofia	P25-009	Southern Grove - Mattamy SG 7 - Parcel B Resubmittal Minor Site Plan Landscape Plan
Ivan/Bridget	P24-191	Southern Grove – Four Port St. Lucie 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.

TRADITION SG-8

BEING A REPLAT OF ALL OF TRACT "C1" ACCORDING TO KENLEY, AS RECORDED IN PLAT BOOK 104, PAGE 16, 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
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

PLAT BOOK _____

PAGE _____

SHEET 1 OF 3

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT AMHERST ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "TRADITION SG-8", BEING A REPLAT OF ALL OF TRACT "C1" ACCORDING TO KENLEY, AS RECORDED IN PLAT BOOK 104, PAGE 16, 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.

ALL OF TRACT "C1" ACCORDING TO KENLEY, AS RECORDED IN PLAT BOOK 104, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 21.353 ACRES MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

AMHERST ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. PARCELS 1, 2, AND 3, AS SHOWN HEREON, IS RESERVED FOR AMHERST ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANYYY, ITS SUCCESSORS AND ASSIGNS.

2. PARCELS A, B, C AND D, AS SHOWN HEREON, IS RESERVED FOR AMHERST ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

3. PARCEL HOME IMPROVEMENT, AS SHOWN HEREON, IS RESERVED FOR AMHERST ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

4. THE PRIVATE UTILITY EASEMENTS (PSLUE) SHOWN HEREON ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER OR ACROSS THE EASEMENT AREAS WITHOUT THE CITY'S WRITTEN PERMISSION. SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. (INSERT NAME OF OWNER OR PRIVATE ASSOCIATION HERE), ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR, AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE, IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

5. ALL PLATTED UTILITY EASEMENTS (UE), SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE THE RIGHT TO USE ALL PLATTED UTILITY EASEMENTS FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE, FLORIDA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, FLORIDA. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATION, INSTALLATION AND/OR MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.

6. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OWNERS OF PARCELS 1, 2, 3, A, B, C, D, AND PARCEL HOME IMPROVEMENT, AND THEIR SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID OWNERS OF PARCELS 1, 2, 3, A, B, C, D, AND PARCEL HOME IMPROVEMENT, AND THEIR SUCCESSORS AND ASSIGNS. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.

CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS _____ DAY OF _____, 2023.

AMHERST ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME

BY: _____
EVAN ROSENBLATT
SENIOR VICE PRESIDENT

WITNESS: _____
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY EVAN ROSENBLATT, SENIOR VICE PRESIDENT, ON BEHALF OF AMHERST ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

COMMISSION NO. & EXPIRATION DATE _____ NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

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 _____, 2023, AT _____ AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF AMHERST ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITIES EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN.
- PURSUANT TO FLORIDA STATUTES SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
- ALL ASSESSMENTS AND OTHER LIENS CURRENTLY DUE AND PAYABLE LEVIED BY ANY PRIVATE OR GOVERNMENTAL AGENCY AGAINST 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 _____, 2023

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

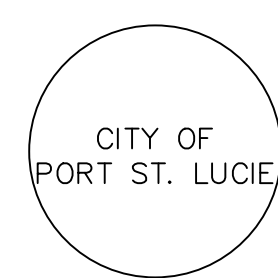
CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF TRADITION SG-8, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST LUCIE, FLORIDA AND ALL DEDICATIONS TO THE CITY HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, THIS _____ DAY OF _____, 2023.

CITY OF PORT ST LUCIE: _____
SHANNON M. MARTIN, MAYOR

ATTEST: _____
SALLY WALSH, CITY CLERK



CLERK'S RECORDING CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE 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 _____, 2023.

MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF NORTH 90°00'00" EAST ALONG THE WEST LINE OF TRACT "C1", AS SHOWN ON THE PLAT OF KINLEY, AS RECORDED IN PLAT BOOK 104, PAGE 16 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
5. NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

SURVEYOR'S CERTIFICATE:

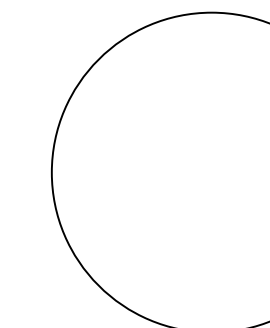
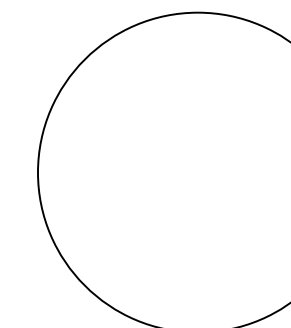
STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS _____ DAY OF _____, 2023.

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA,
CAULFIELD AND WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO.
LB 3591

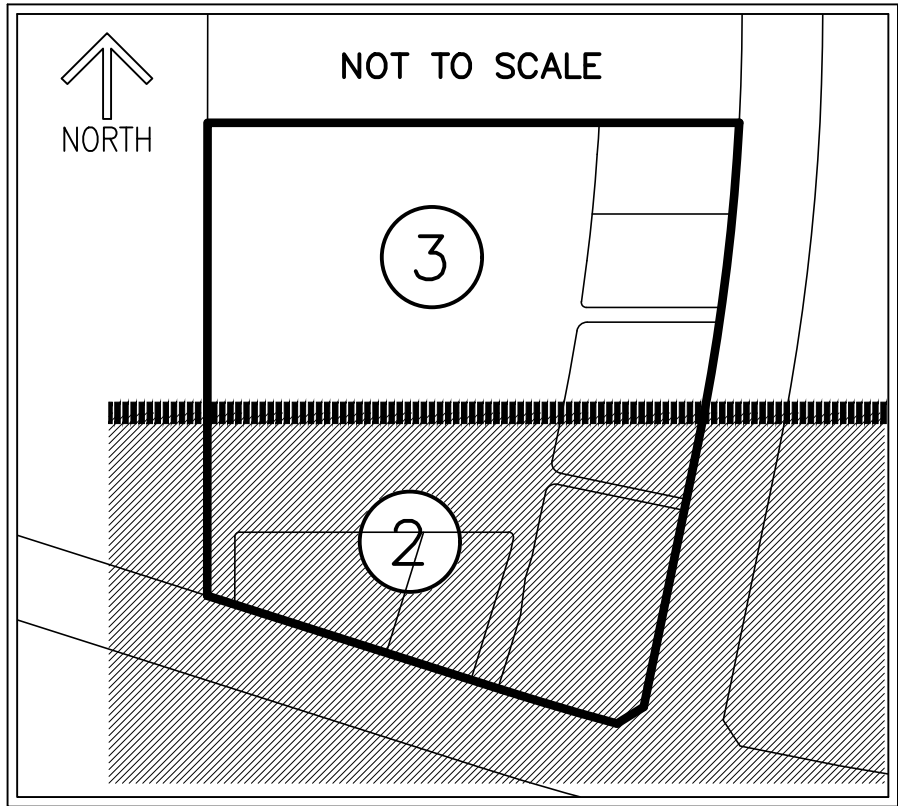
CLERK OF THE COURT

SURVEYOR



PSLUSD PROJECT NO. XXXXX
CITY OF PORT ST. LUCIE
PROJECT NO. P23-XXX

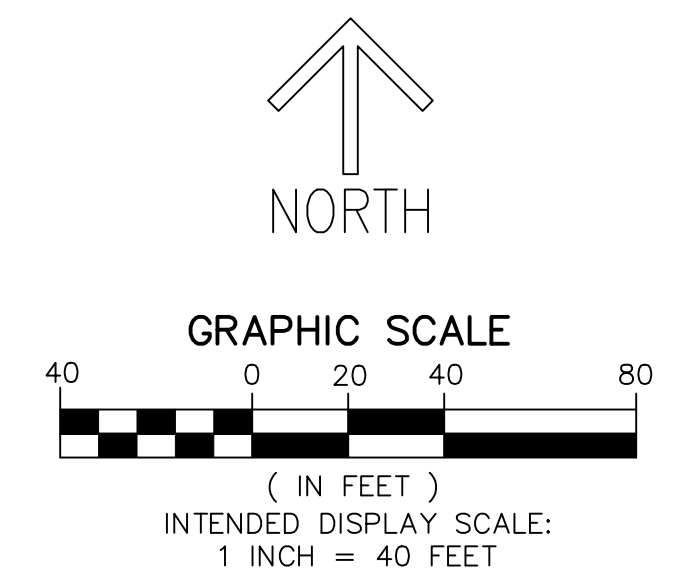
- LEGEND/ABBREVIATIONS**
- ⊕ - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - ORB - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - PUE - PUBLIC UTILITY EASEMENT
 - PSLUE - PRIVATE UTILITY EASEMENT
 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - UE - UTILITY EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
 - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"



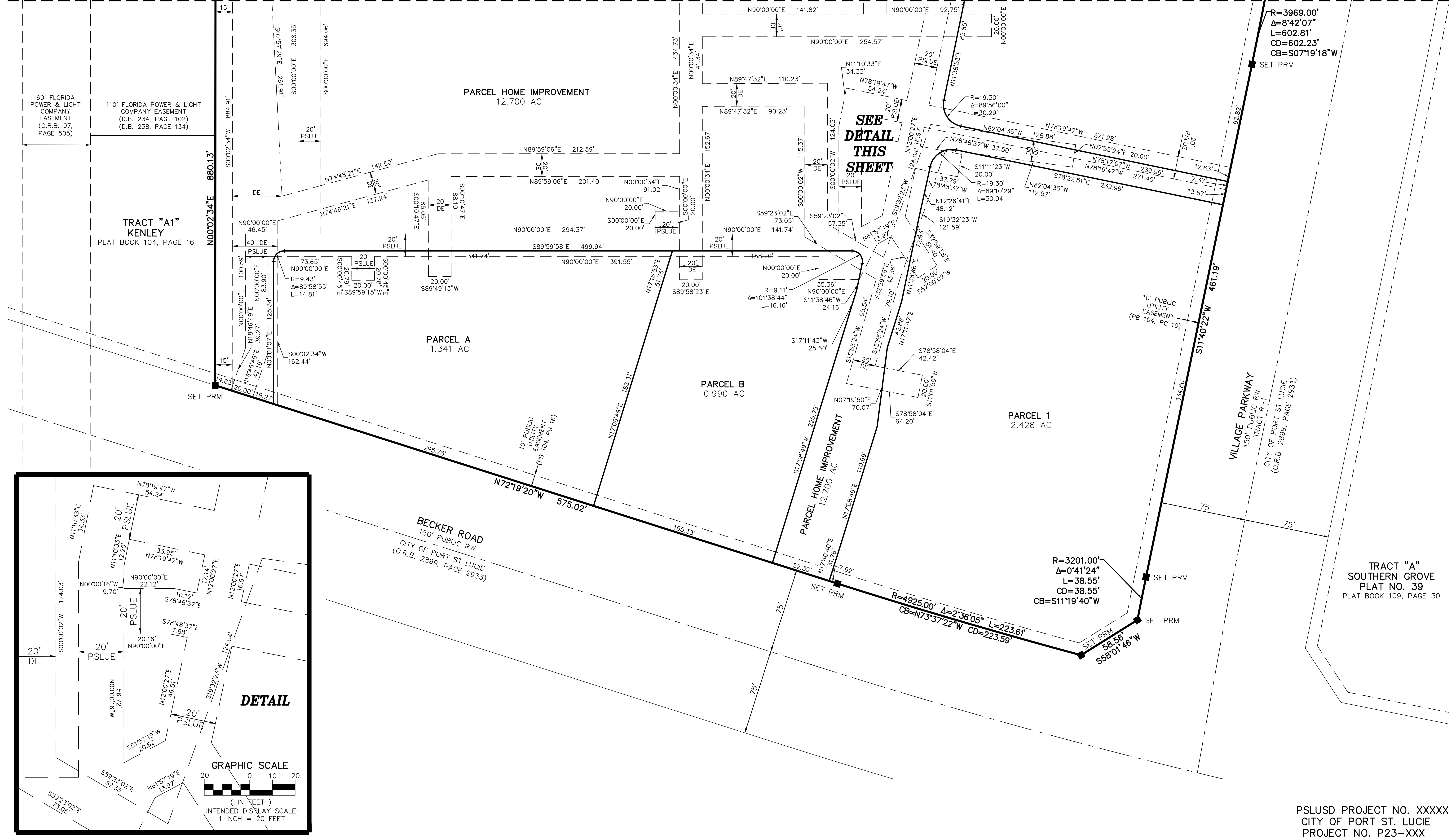
TRADITION SG-8

BEING A REPLAT OF ALL OF TRACT "C1" ACCORDING TO KENLEY, AS RECORDED IN PLAT BOOK 104, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE COUNTY, FLORIDA.

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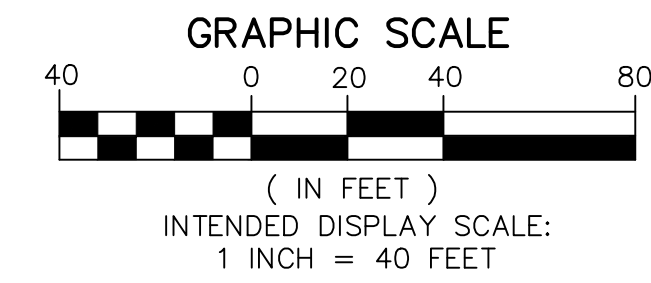
MATCH LINE SHEET 3



TRADITION SG-8

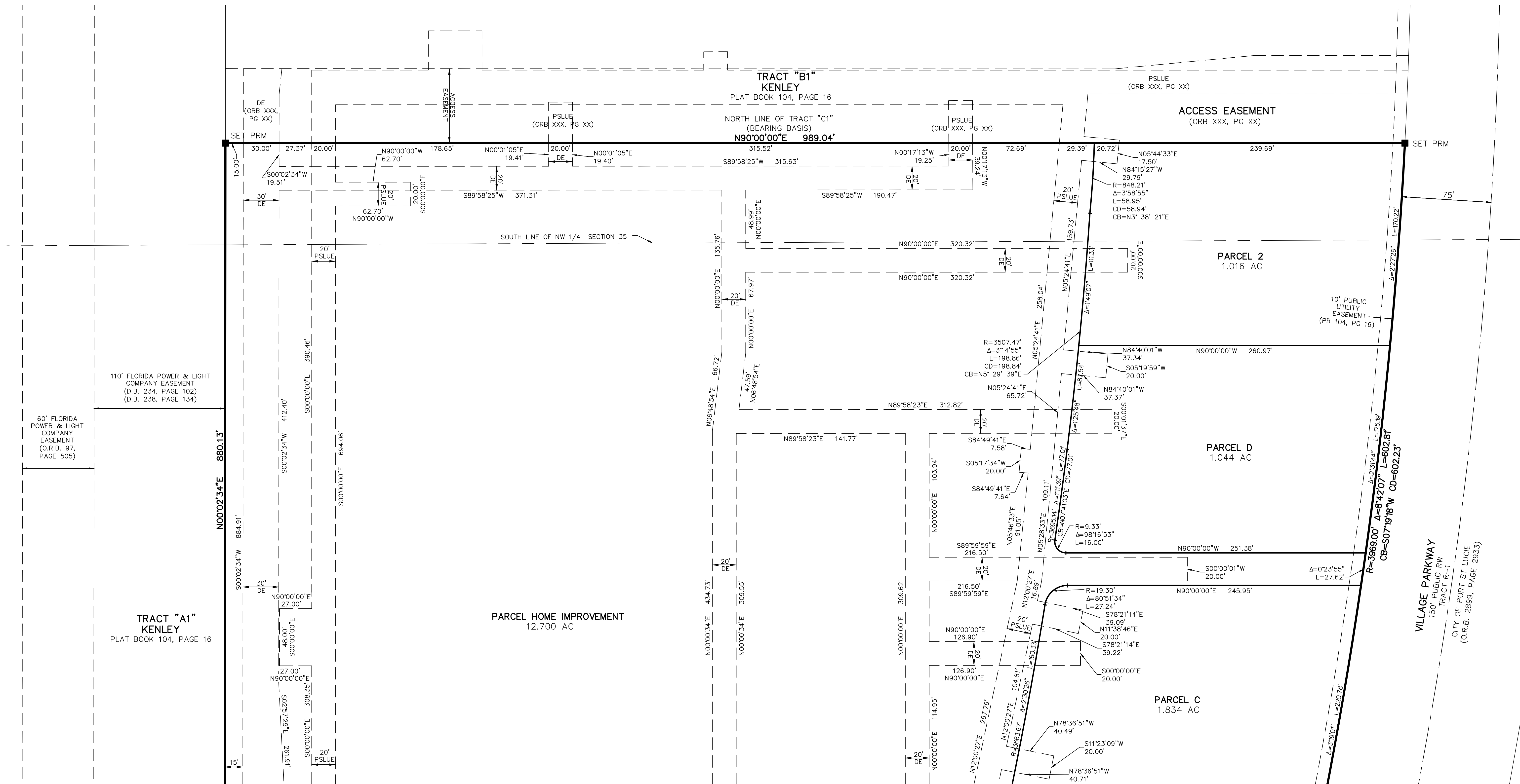
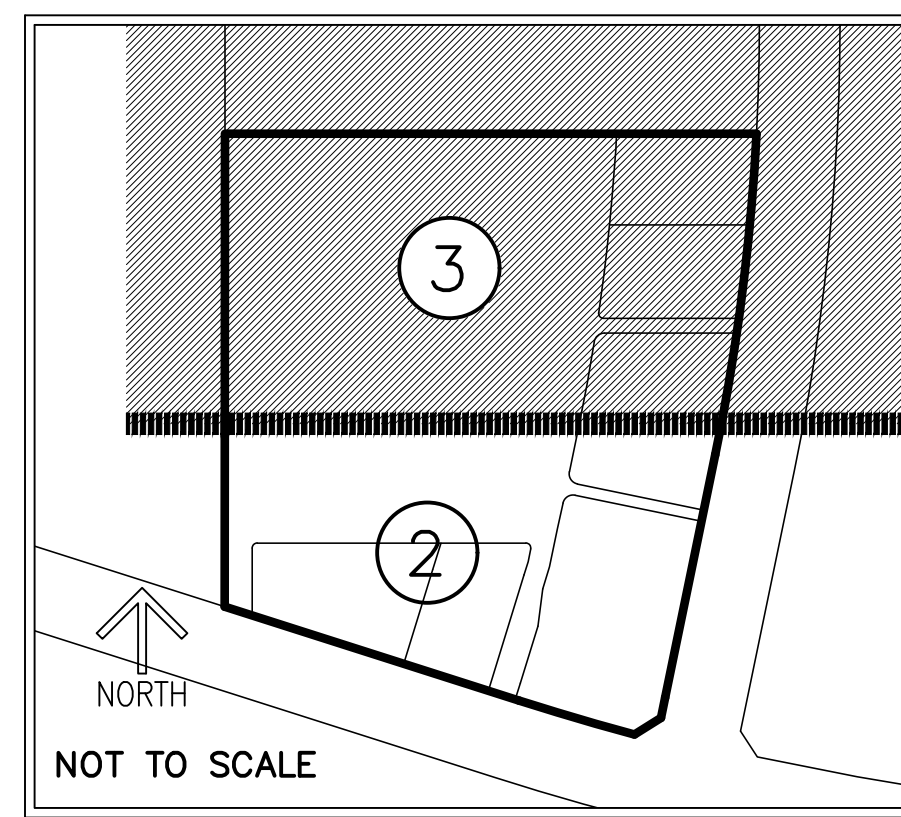
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LEGEND/ABBREVIATIONS

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- PRM - DENOTES PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH CAP STAMPED
C&W PRM LB 3591"



MATCH LINE SHEET 2

Property Identification

Site Address: TBD
 Sec/Town/Range: 35/37S/39E
 Parcel ID: 4327-702-0015-000-9
 Jurisdiction: Port Saint Lucie

Use Type: 6000
 Account #: 195157
 Map ID: 43/35N
 Zoning: Master Pla

Ownership

MATTAMY PALM BEACH LLC
 2500 Quantum Lakes DR Ste 215
 Boynton Beach, FL 33426-8308

Legal Description

KENLEY (PB 104-16) TRACT B1-LESS THAT PART IN OR 5228-2233 BEING MPDAF: BEG AT SW COR OF SD TRACT B-1, TH N 00 02 34 E ALG THE W LI OF SD TRACT 69.28 FT, TH N 90 00 00 E 736.91 FT, TH N 84 30 59 E 125.57 FT, TH N 90 00 00 E 130.46 FT TO A CURVE CONC WLY, R OF 3969 FT, TH SLY ALG SD CURVE 81.35 FT TO THE SE COR OF SD TRACT B-1, TH N 90 00 00 W 989.04 FT TO THE POB (18.37 AC - 800,259 SF)



Current Values

Just/Market Value: \$2,375,000
 Assessed Value: \$5,500
 Exemptions: \$0
 Taxable Value: \$5,500

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 18.37
 Land Size (SF): 800,259

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
------	-----------	-----------	------	---------	-------

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown

Building and SFYI: \$0
 Land: \$2,375,000

Current Year Exemption Value Breakdown

Just/Market: \$2,375,000
 Ag Credit: \$2,369,500
 Save Our Homes or 10% Cap: \$0
 Assessed: \$5,500
 Exemption(s): \$0
 Taxable: \$5,500

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2022	0080	57.5	PSL Stormwater in Southern Grove	\$10,522.50
Start Year	AssessCode	Units	Description	Amount
2022	0092	14516.57	Southern Grove Operating/Maintenance	\$14,516.57
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 [\[link\]](#).

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$2,375,000	\$5,500	\$0	\$5,500
2023	\$2,500,000	\$5,500	\$0	\$5,500
2022	\$2,000,000	\$5,500	\$0	\$5,500

Permits

Number	Issue Date	Description	Amount	Fee
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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 [\[link\]](#)

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
 © Copyright 2025 Saint Lucie County Property Appraiser. All rights reserved.

Property Identification

Site Address: TBD
 Sec/Town/Range: 35/37S/39E
 Parcel ID: 4327-702-0016-000-6
 Jurisdiction: Port Saint Lucie

Use Type: 6999
 Account #: 195158
 Map ID: 43/35S
 Zoning: Master Pla

Ownership

BANYAN SG8 LLC
 PEBB SG8 EAT LLC
 2200 Butts RD Ste 300
 Boca Raton, FL 33431-7453

Legal Description

KENLEY (PB 104-16) TRACT C1 (21.353 AC - 930,136 SF)

Current Values

Just/Market Value: \$2,535,669
 Assessed Value: \$5,872
 Exemptions: \$0
 Taxable Value: \$5,872

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): 21.35
 Land Size (SF): 930,136

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
Oct 29, 2024	5228 / 2233	0205	SPWD	MATTAMY PALM BEACH LLC	\$7,455,000

Account History 4327-702-0015-000/9

Roll	Status	Due	
2024	Acct: Paid-in-full		View
2023	Acct: Paid-in-full		View
2022	Acct: Paid-in-full		View
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year: 2024
Tax Year: 2024
Account Number: 4327-702-0015-000/9
 « Prev Next »

Millage Code: 9341 -
Certified Roll Owner(s): MATTAMY PALM BEACH LLC
 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:	2,375,000
Class Value:	0
Just Value:	2,375,000
School Assessed Value:	5,500
Assessed Value:	5,500
Ad Valorem:	\$122.99
Non-ad Valorem:	\$137,449.07
Total Tax:	\$137,572.06

Location Details

Book-Page-Item: --
Property Class: 60
Range: 39E
Township: 37S
Section: 35
Neighborhood: TR20
Value Code: 00
Use Code: 6000
Total Acres: 20
Legal Description: KENLEY (PB 104-16) TRACT B1 (20.000 AC - 871,200 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	5,500	0	5,500	\$1.38
EE19	Erosion District E	0.1000	5,500	0	5,500	\$0.55
FF02	Law Enf,Jail,Judicial Sys	2.7294	5,500	0	5,500	\$15.01
GF01	Co General Revenue Fund	4.2222	5,500	0	5,500	\$23.22
CS64	Childrens Service Council	0.3650	5,500	0	5,500	\$2.01
FD21	St Lucie Co Fire District	3.0000	5,500	0	5,500	\$16.50
FI40	FL Inland Navigation Dist	0.0288	5,500	0	5,500	\$0.16
PS25	City of Port St Lucie	4.6807	5,500	0	5,500	\$25.74
PS26	City of PSL Voted Debt	0.3743	5,500	0	5,500	\$2.06
SD09	School Discretionary	0.7480	5,500	0	5,500	\$4.11
SN39	School Capital Improvemnt	1.5000	5,500	0	5,500	\$8.25
SR08	School Req Local Effort	3.0000	5,500	0	5,500	\$16.50
SR09	School Voter Referendum	1.0000	5,500	0	5,500	\$5.50
MC14	Mosquito Control	0.1352	5,500	0	5,500	\$0.74
	S FL Wtr Mgmt District	0.2301	5,500	0	5,500	\$1.26
Total:			22.3637			\$122.99

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS80	PSL Stormwater Southern Grove	Yes	57.500	\$10,522.50
PSS2	PSL Southwest Annexation SAD Dist. No. 1	Yes	1.000	\$112,410.00
SGC1	Southern Grove CDD Bond	Yes	0.000	\$0.00
SGCD	Southern Grove CDD O&M	Yes	14516.570	\$14,516.57
Total:				\$137,449.07

Notes (0)

Search Account Search 1 of 1 First « Prev :: Next » Last

Tax Yr **Account Number** **Certified Roll Owner Name** **Situs Address** **Account Status**

2024 4327-702-0015-000/9 MATTAMY PALM BEACH LLC 0 TBD Port Saint Lucie Paid In Full [View](#)

Search results as of less than a minute ago 1 of 1 First « Prev :: Next » Last

Account History 4327-702-0016-000/6

Roll	Status	Due	
2024	Acct: Paid-in-full		View
2023	Acct: Paid-in-full		View
2022	Acct: Paid-in-full		View
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year: 2024
Tax Year: 2024
Account Number: 4327-702-0016-000/6
 « Prev Next »

Millage Code: 9341 -
Certified Roll Owner(s): MATTAMY PALM BEACH LLC
 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:	2,535,669
Class Value:	0
Just Value:	2,535,669
School Assessed Value:	5,872
Assessed Value:	5,872
Ad Valorem:	\$131.33
Non-ad Valorem:	\$139,142.97
Total Tax:	\$139,274.30

Location Details

Book-Page-Item: --
Property Class: 60
Range: 39E
Township: 37S
Section: 35
Neighborhood: TR20
Value Code: 00
Use Code: 6000
Total Acres: 21.35
Legal Description: KENLEY (PB 104-16) TRACT C1 (21.353 AC - 930,136 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	5,872	0	5,872	\$1.47
EE19	Erosion District E	0.1000	5,872	0	5,872	\$0.59
FF02	Law Enf,Jail,Judicial Sys	2.7294	5,872	0	5,872	\$16.03
GF01	Co General Revenue Fund	4.2222	5,872	0	5,872	\$24.79
CS64	Childrens Service Council	0.3650	5,872	0	5,872	\$2.14
FD21	St Lucie Co Fire District	3.0000	5,872	0	5,872	\$17.62
FI40	FL Inland Navigation Dist	0.0288	5,872	0	5,872	\$0.17
PS25	City of Port St Lucie	4.6807	5,872	0	5,872	\$27.49
PS26	City of PSL Voted Debt	0.3743	5,872	0	5,872	\$2.20
SD09	School Discretionary	0.7480	5,872	0	5,872	\$4.39
SN39	School Capital Improvemnt	1.5000	5,872	0	5,872	\$8.81
SR08	School Req Local Effort	3.0000	5,872	0	5,872	\$17.62
SR09	School Voter Referendum	1.0000	5,872	0	5,872	\$5.87
MC14	Mosquito Control	0.1352	5,872	0	5,872	\$0.79
	S FL Wtr Mgmt District	0.2301	5,872	0	5,872	\$1.35
Total:			22.3637			\$131.33

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS80	PSL Stormwater Southern Grove	Yes	61.390	\$11,234.37
PSS2	PSL Southwest Annexation SAD Dist. No. 1	Yes	1.000	\$112,410.00
SGC1	Southern Grove CDD Bond	Yes	0.000	\$0.00
SGCD	Southern Grove CDD O&M	Yes	15498.600	\$15,498.60
Total:				\$139,142.97

Notes (0)

Search Account Search 1 of 1 First « Prev :: Next » Last

Tax Yr **Account Number** **Certified Roll Owner Name** **Situs Address** **Account Status**

2024 4327-702-0016-000/6 MATTAMY PALM BEACH LLC 0 TBD Port Saint Lucie Paid In Full [View](#)

Search results as of less than a minute ago 1 of 1 First « Prev :: Next » Last