



**CITY OF PORT ST LUCIE**

Date Checked: 7/16/2024

Checked by: Dennis Murphy

**Recorded:**

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

Planning Project #	P22-186
Proposed Plat Name:	Esplanade @ Tradition Phase 4
Legal Description:	ESPLANADE AT TRADITION PHASE 2 (PB 105-1) PARCEL 1 (40.821 AC - 1,778,162 SF)

**Current Tax Roll Year: 2023**

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	4305-502-0015-000-7	40.82	Y	N/A
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

### Account History 4305-502-0015-000/7

Roll	Status	Due	
2023	Acct: Paid-in-full		<a href="#">View</a>
2022	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>Tax Year:</b>	2023
<b>Account Number:</b>	4305-502-0015-000/7 « Prev Next »
<b>Millage Code:</b>	0011 -
<b>Certified Roll Owner(s):</b>	Taylor Morrison of Florida Inc 2600 Lake Lucien DR Ste 350 Maitland, FL 32751-7489 « Prev Next »
<b>Situs Address:</b>	0 TBD, Port Saint Lucie
<b>Links:</b>	Property Appraiser, Public Site

<b>Market Value:</b>	4,529,300
<b>Class Value:</b>	0
<b>Just Value:</b>	4,529,300
<b>School Assessed Value:</b>	4,529,300
<b>Assessed Value:</b>	3,985,740
<b>Ad Valorem:</b>	\$94,107.90
<b>Non-ad Valorem:</b>	\$32,203.62
<b>Total Tax:</b>	\$126,311.52

### Location Details

<b>Book-Page-Item:</b>	--
<b>Property Class:</b>	99
<b>Range:</b>	39E
<b>Township:</b>	37S
<b>Section:</b>	05
<b>Neighborhood:</b>	TR20
<b>Value Code:</b>	00
<b>Use Code:</b>	9900
<b>Total Acres:</b>	40.82
<b>Legal Description:</b>	ESPLANADE AT TRADITION PHASE 2 (PB 105-1) PARCEL 1 (40.821 AC - 1,778,162 SF)
<b>Last Updated:</b>	10/04/2023 03:03PM
<b>Last Updated By:</b>	Mary Brown

### Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	3,985,740	0	3,985,740	\$0.00
CT06	Co Public Transit MSTU	0.2500	3,985,740	0	3,985,740	\$996.44
EE19	Erosion District E	0.1000	3,985,740	0	3,985,740	\$398.57
FF02	Law Enf,Jail,Judicial Sys	2.7294	3,985,740	0	3,985,740	\$10,878.68
GF01	Co General Revenue Fund	4.2722	3,985,740	0	3,985,740	\$17,027.88
CS64	Childrens Service Council	0.3790	3,985,740	0	3,985,740	\$1,510.60
FD21	St Lucie Co Fire District	3.0000	3,985,740	0	3,985,740	\$11,957.22
FI40	FL Inland Navigation Dist	0.0288	3,985,740	0	3,985,740	\$114.79
PS25	City of Port St Lucie	4.7057	3,985,740	0	3,985,740	\$18,755.70
PS26	City of PSL Voted Debt	0.4943	3,985,740	0	3,985,740	\$1,970.15
SD09	School Discretionary	0.7480	4,529,300	0	4,529,300	\$3,387.92
SN39	School Capital Improvemnt	1.5000	4,529,300	0	4,529,300	\$6,793.95
SR08	School Req Local Effort	3.1640	4,529,300	0	4,529,300	\$14,330.71
SR09	School Voter Referendum	1.0000	4,529,300	0	4,529,300	\$4,529.30
MC14	Mosquito Control	0.1352	3,985,740	0	3,985,740	\$538.87
	S FL Wtr Mgmt District	0.2301	3,985,740	0	3,985,740	\$917.12
<b>Total:</b>			<b>22.7367</b>			<b>\$94,107.90</b>

### Non-ad Valorem Details

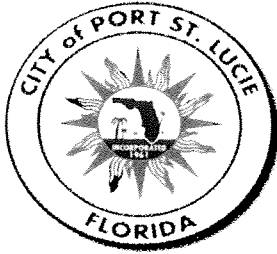
Code	District	Receives Discount	Units	Tax
PS65	PSL Stormwater Traditions	Yes	117.360	\$20,890.08
	Improv/Maint			
TRD1	Traditions Operat/Maint	Yes	11313.540	\$11,313.54
TRD2	Traditions Bond	Yes	0.000	\$0.00
<b>Total:</b>				<b>\$32,203.62</b>

### Notes (0)

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

<input type="text" value="2023"/>	<input type="text" value="4305-502-0015-000/7"/>	<input type="text"/>	<input type="text" value="-- Any --"/>	Search
<b>Tax Yr</b>	<b>Account Number</b>	<b>Certified Roll Owner Name</b>	<b>Situs Address</b>	Clear
2023	4305-502-0015-000/7	Taylor Morrison of Florida Inc	0 TBD Port Saint Lucie	Paid In Full <span style="float: right;">View</span>

Search results as of 25 minutes ago 1 of 1 First « Prev :: Next » Last



**CITY OF PORT ST LUCIE**

Date Checked: 6/16/2022

Checked by: Dennis Murphy

Recorded:

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

Planning Project #	P22-186
Proposed Plat Name:	Esplanade @ Tradition Phase 4
Legal Description:	ESPLANADE AT TRADITION PHASE 2 (PB 105-1) PARCEL 1 (40.821 AC - 1,778,162 SF)

**Current Tax Roll Year: 2021**

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	4305-502-0015-000-7	40.82	Y	did not exist on 2021 roll
2				
3	4305-500-0030-000-2	36.72	Y	parent of parcel listed above
4	4305-500-0031-000-9	12.79	Y	parent of parcel listed above
5	4305-500-0033-000-3	63.12	Y	parent of parcel listed above
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

**CITY OF PORT ST. LUCIE**  
**SITE PLAN REVIEW COMMITTEE AGENDA**  
**WEDNESDAY, JUNE 22, 2022 – 1:30 P.M.**

**VIRTUAL MEETING**

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – **MAY 11 & MAY 25, 2022**
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

**PROJECT**

Dan	P22-184	Verano South PUD 1, POD "D", Plat 3 Replat Preliminary & Final Plat Landscape Plan
Holly	P17-242	Las Palmas Town Homes Construction Plans
Holly	P21-194	Subway Restaurant on Gatlin Boulevard – <i>Resubmittal</i> Major Site Plan Landscape Plan
Bianca	P22-185	FPL Eden – Storage Special Exception Use
Stephen	P21-037	Western Grove-Emery WG1 - Amenity Construction Plans
Stephen	P22-177	Jennings Road – Replat Preliminary & Final Plat
Bethany	P22-186	Esplanade @ Tradition Phase 4 Final Plat Construction Plans
Bethany	P22-119	JAF Tractor & Bob Cat Service Construction Plans

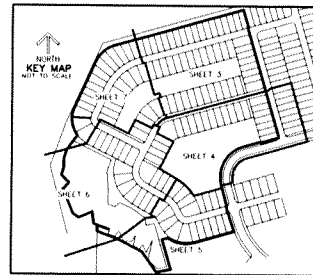
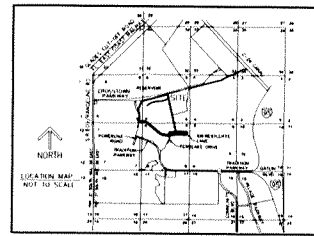
**NOTICE:** No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need 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.

# ESPLANADE AT TRADITION PHASE FOUR

BEING A REPLAT OF PARCEL 1, ESPLANADE AT TRADITION PHASE 2, ACCORDING TO THE  
PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGE 1, PUBLIC RECORDS OF ST. LUCIE  
COUNTY, FLORIDA, ALL LYING IN SECTIONS 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39  
EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
SHEET 1 OF 24



THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - 5 (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

### LEGAL DESCRIPTION:

ANNUAL MEETING THESE PRESENTS THAT TAYLOR MORRISON OF FLORIDA, INC. (OWNER) OF THE LAND SHOWN HEREON AS ESPLANADE AT TRADITION PHASE 4  
BEING A REPLAT OF PARCEL 1, ESPLANADE AT TRADITION PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGE 1, PUBLIC RECORDS  
OF ST. LUCIE COUNTY, FLORIDA, ALL LYING IN SECTIONS 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SUBLANDS LYING IN SECTIONS 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA  
CONTAINING ABOUT ACRES SQUARE FEET MORE OR LESS.

### CERTIFICATE OF OWNERSHIP & DEDICATIONS.

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS DESCRIBED AND PLATED HEREIN AS ESPLANADE AT TRADITION PHASE FOUR  
BEING A REPLAT OF PARCEL 1, ESPLANADE AT TRADITION PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING IN SECTIONS 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

1. THE ROAD RIGHTS OF HWY TRACT 8 AS SHOWN HEREON ARE HEREBY DELEGATED TO THE ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE  
COUNTY, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS OF WAY FOR THE PURPOSES OF PROVIDING  
ACCESS AND DRAINAGE INSTALLATION, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE  
COUNTY, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS OR DRAINAGE AREAS AS PRIVATE STREETS OR  
ROADS ARE HEREBY OFFICIALLY SET ASIDE FOR THE USE OF THE ABOVE PROPERTY OWNERS, FIRST AND FOREMOST, AND ARE NOT SUBJECT TO DEEDS BY THE  
GENERAL PUBLIC OF THE CITY OF PORT ST. LUCIE, IF BEING OTHERWISE DEDICATED TO THE CITY. NO DEDICATION TO THE CITY SHALL BE REQUIRED TO BE  
ENTERED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS OR DRAINAGE AREAS UNDER AND THROUGH THE ROAD RIGHTS OF WAY TO  
ACCELERATE IN FAVOR OF THE CITY OF PORT ST. LUCIE ITS SUCCESSORS AND ASSIGNS. FINANCES TO BE USED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC  
UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTE WATER LINES AND APPURTAINMENTS, AND TO BE PROVIDED BY THE CITY OF PORT ST. LUCIE  
SERGE AND RESURGENCE VEHICLES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID FACILITIES AND  
UTILITY FACILITIES RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR  
INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTE WATER LINES AND APPURTAINMENTS  
RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, FLORIDA, NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID FACILITIES EXCEPT AS SHALL  
RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, FLORIDA.

2. THE LANDS DESCRIBED AS ESPLANADE AT TRADITION PHASE FOUR ARE HEREBY DELEGATED TO THE ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE  
COUNTY, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE FACILITIES FOR THE PURPOSES OF ACCESS TO  
AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITY OF SAID ESPLANADE AT TRADITION HOMEOWNERS  
ASSOCIATION OF ST. LUCIE COUNTY, INC.

3. THE OPEN SPACE TRACTS 18, 19, 20, 21, 22 AND 23 AS SHOWN HEREON ARE HEREBY DELEGATED TO THE ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE  
COUNTY, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, INCLUDING  
DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITY OF SAID ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC.  
4. THE WATER MANAGEMENT TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

4. THE SERVICE FACILITIES AS SHOWN HEREON ARE HEREBY DELEGATED TO THE ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE  
COUNTY, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE FACILITIES FOR THE PURPOSES OF ACCESS TO  
AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITY OF SAID ESPLANADE AT TRADITION HOMEOWNERS  
ASSOCIATION OF ST. LUCIE COUNTY, INC.

5. THE PUBLIC UTILITY FACILITIES AS SHOWN HEREON ARE HEREBY DELEGATED TO THE ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE  
COUNTY, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE FACILITIES FOR THE PURPOSES OF ACCESS TO  
AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITY OF SAID ESPLANADE AT TRADITION HOMEOWNERS  
ASSOCIATION OF ST. LUCIE COUNTY, INC.

6. THE ACCESS FACILITIES, WATER MANAGEMENT FACILITIES AND WATER MANAGEMENT FACILITIES AS SHOWN OR DESCRIBED ON THIS PLAT ARE  
HEREBY DELEGATED TO THE ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE FACILITIES FOR THE PURPOSES OF ACCESS TO  
AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITY OF SAID ESPLANADE AT TRADITION HOMEOWNERS  
ASSOCIATION OF ST. LUCIE COUNTY, INC.

7. THE CONVEYANCE TRACTS AS SHOWN HEREON ARE HEREBY DELEGATED TO THE ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE  
COUNTY, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE FACILITIES FOR THE PURPOSES OF ACCESS TO  
AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITY OF SAID ESPLANADE AT TRADITION HOMEOWNERS  
ASSOCIATION OF ST. LUCIE COUNTY, INC.

8. A SUBPLOT WIDE DRAINAGE AND UTILITY FACILITY ADJACENT TO ALL SIX LOT LINES AS SHOWN ON THIS PLAT ARE HEREBY DELEGATED TO THE ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC. A FLORIDA NOT FOR PROFIT  
CORPORATION, ITS SUCCESSORS AND ASSIGNS.

### CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION,  
BY: \_\_\_\_\_ VICE PRESIDENT

### ACKNOWLEDGEMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ]  
ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY  
PRESIDENT ON BEHALF OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, WHO IS [ ]  
PERSONALLY KNOWN TO ME OR [ ] AS IDENTIFICATION \_\_\_\_\_ AS IDENTIFICATION \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
COMMISSION NUMBER \_\_\_\_\_ PRINT NAME \_\_\_\_\_

### CLERK'S RECORDING CERTIFICATE:

I, MICHELLE M. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS  
BEEN EXAMINED AND THAT IT COMPLES 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 \_\_\_\_\_ OF THE PUBLIC  
RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

### SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF PARCEL 1, TRADITION PHASE 2 (PLAT BOOK 105, PAGE 1)  
HAVING A PLATTED BEARING OF NORTH 150°42' WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. ALL LINES INTERSECTING CURVILINE CURVES ARE RADIAL UNLESS NOTED. (N/R) DENOTES NON-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 SUPPLEMENTED 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 ME 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 (PERM) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (PCP) AND  
LIST CORNERS WILL BE SET UNDER THE GUARANTEES PROVIDED WITH THE CITY ENGINEER OF PORT ST. LUCIE THAT THE REQUIRED  
STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 9A-17, FLORIDA  
ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.022,  
FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

RONNIE L. FURNISS  
PROFESSIONAL SURVEYOR/MAPPER #6722  
STATE OF FLORIDA  
CAULFIELD AND WHEELER, INC.  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434-5  
CERTIFICATE OF AUTHORIZATION NO.  
LB 3591



CITY OF PORT ST. LUCIE  
PROJECT NO. PXX-XXX

**Account History 4305-500-0030-000/2**

Roll	Status	Due	
2021	Acct: Paid-in-full		<a href="#">View</a>
2020	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>	2021
<b>Tax Year:</b>	2021
<b>Account Number:</b>	4305-500-0030-000/2 - Prev Next >
<b>Millage Code:</b>	0011 -
<b>Certified</b>	Taylor Morrison of Florida Inc 2600 Lake Lurien DR Ste 350 Maitland, FL 32751-7489
<b>Roll Owner(s):</b>	- Prev Next >
<b>Situs Address:</b>	0 TBD, Port Saint Lucie
<b>Links:</b>	<a href="#">Property Appraiser</a> , <a href="#">Public Site</a>

<b>Market Value:</b>	1,297,300
<b>Class Value:</b>	0
<b>Just Value:</b>	1,297,300
<b>School Assessed Value:</b>	1,297,300
<b>Assessed Value:</b>	1,297,300
<b>Ad Valorem:</b>	\$31,208.36
<b>Non-ad Valorem:</b>	\$20,970.37
<b>Total Tax:</b>	\$52,178.73

**Location Details**

<b>Book-Page-Item:</b>	--
<b>Property Class:</b>	99
<b>Range:</b>	39E
<b>Township:</b>	37S
<b>Section:</b>	05
<b>Neighborhood:</b>	TR20
<b>Value Code:</b>	00
<b>Use Code:</b>	9900
<b>Total Acres:</b>	36.72
<b>Legal Description:</b>	ESPLANADE AT TRADITION (PB 88-10) PARCEL 2 (36.72 AC - 1,599,523 SF)
<b>Last Updated:</b>	10/05/2021 02:27PM
<b>Last Updated By:</b>	Mary Brown

**Ad Valorem Details**

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.2313	1,297,300	0	1,297,300	\$300.07
CT06	Co Public Transit MSTU	0.1269	1,297,300	0	1,297,300	\$164.63
EE19	Erosion District E	0.1753	1,297,300	0	1,297,300	\$228.71
FF02	Law Enf/Jail/Judicial Sys	2.9824	1,297,300	0	1,297,300	\$3,869.07
GF01	Co General Revenue Fund	4.2077	1,297,300	0	1,297,300	\$5,458.65
CS64	Childrens Service Council	0.4544	1,297,300	0	1,297,300	\$589.49
FD21	St Lucie Co Fire District	3.0000	1,297,300	0	1,297,300	\$3,891.90
FI40	FL Inland Navigation Dist	0.0320	1,297,300	0	1,297,300	\$41.51
PS25	City of Port St Lucie	4.8807	1,297,300	0	1,297,300	\$6,331.73
PS26	City of PSL Voted Debt	0.7193	1,297,300	0	1,297,300	\$933.15
SD09	School Discretionary	0.7480	1,297,300	0	1,297,300	\$970.38
SN39	School Capital Improvemnt	1.5000	1,297,300	0	1,297,300	\$1,945.95
SR08	School Req Local Effort	3.6050	1,297,300	0	1,297,300	\$4,676.77
SR09	School Voter Referendum	1.0000	1,297,300	0	1,297,300	\$1,297.30
MC14	Mosquito Control	0.1352	1,297,300	0	1,297,300	\$175.39
	S FL Wtr Mgmt District	0.2572	1,297,300	0	1,297,300	\$333.66
<b>Total:</b>			<b>24.0564</b>			<b>\$31,208.36</b>

**Non-ad Valorem Details**

Code	District	Receives Discount	Units	Tax
PSG5	PSL Stormwater Traditions Improv/Maint	Yes	105.570	\$17,735.76
TRD1	Traditions Operat/Maint	Yes	3234.612	\$3,234.61
TRD2	Traditions Bond	Yes	0.000	\$0.00
<b>Total:</b>				<b>\$20,970.37</b>

**Notes (0)**

**Search Account Search**

2021	4305-500-0030-000/2			-- Any --	1 of 1	<a href="#">First</a> <a href="#">Prev</a> <a href="#">Next</a> <a href="#">Last</a>
Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status		
2021	4305-500-0030-000/2	Taylor Morrison of Florida Inc	0 TBD Port Saint Lucie	Paid In Full		<a href="#">View</a>

Search results as of 5 minutes ago

**Account History 4305-500-0031-000/9**

Roll	Status	Due	
2021	Acct: Paid-in-full		<a href="#">View</a>
2020	Acct: Paid-in-full		<a href="#">View</a>
Total Due:		<b>\$0.00</b>	

[View a different due date](#)

**Account Information**

**Roll Year:** 2021  
**Tax Year:** 2021  
**Account Number:** 4305-500-0031-000/9  
 < Prev Next >  
**Millage Code:** 0011 -  
**Certified:** Taylor Morrison of Florida Inc  
**Roll Owner(s):** 2600 Lake Lucien DR Ste 350  
 Matland, FL 32751-7489  
 < Prev Next >  
**Situs Address:** 0 TBD,  
 Port Saint Lucie  
**Links:** Property Appraiser, Public Site

**Market Value:** 470,800  
**Class Value:** 0  
**Just Value:** 470,800  
**School Assessed Value:** 470,800  
**Assessed Value:** 470,800  
**Ad Valorem:** \$11,325.74  
**Non-ad Valorem:** \$7,306.04  
**Total Tax:** \$18,631.78

**Location Details**

**Book-Page-Item:** --  
**Property Class:** 99  
**Range:** 39E  
**Township:** 37S  
**Section:** 05  
**Neighborhood:** TR20  
**Value Code:** 00  
**Use Code:** 9900  
**Total Acres:** 12.79  
**Legal Description:** ESPLANADE AT TRADITION (PB 88-10)  
 PARCEL 3A (12.794 AC - 557,307 SF)  
**Last Updated:** 10/05/2021 02:27PM  
**Last Updated By:** Mary Brown

**Ad Valorem Details**

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.2313	470,800	0	470,800	\$108.90
CT06	Co Public Transit MSTU	0.1269	470,800	0	470,800	\$59.74
EE19	Erosion District E	0.1763	470,800	0	470,800	\$83.00
FF02	Law Enf./Jail/Judicial Sys	2.9824	470,800	0	470,800	\$1,404.11
GF01	Co General Revenue Fund	4.2077	470,800	0	470,800	\$1,980.99
CS64	Childrens Service Council	0.4544	470,800	0	470,800	\$213.93
FD21	St Lucie Co Fire District	3.0000	470,800	0	470,800	\$1,412.40
FI40	FL Inland Navigation Dist	0.0320	470,800	0	470,800	\$15.07
PS25	City of Port St Lucie	4.8807	470,800	0	470,800	\$2,297.83
PS26	City of PSL Voted Debt	0.7193	470,800	0	470,800	\$338.65
SD09	School Discretionary	0.7480	470,800	0	470,800	\$352.16
SN39	School Capital Improvemnt	1.5000	470,800	0	470,800	\$706.20
SR08	School Req Local Effort	3.6050	470,800	0	470,800	\$1,697.23
SR09	School Voter Referendum	1.0000	470,800	0	470,800	\$470.80
MC14	Mosquito Control	0.1352	470,800	0	470,800	\$63.65
	5 FL Wtr Mgmt District	0.2572	470,800	0	470,800	\$121.08
<b>Total:</b>			24.0564			<b>\$11,325.74</b>

**Non-ad Valorem Details**

Code	District	Receives Discount	Units	Tax
P565	PSL Stormwater Traditions Improv/Maint	Yes	35.780	\$6,179.04
TRD1	Traditions Operat/Maint	Yes	1127.005	\$1,127.00
TRD2	Traditions Bond	Yes	0.000	\$0.00
<b>Total:</b>				<b>\$7,306.04</b>

**Notes (0)**

**Search** Account Search

Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	
2021	4305-500-0031-000/9	Taylor Morrison of Florida Inc	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>

Search results as of less than a minute ago

**Account History 4305-500-0033-000/3**

Roll	Status	Due	
2021	Acct: Paid-in-full		<a href="#">View</a>
2020	Acct: Paid-in-full		<a href="#">View</a>
Total Due:		<b>\$0.00</b>	

[View a different due date](#)

**Account Information**

**Roll Year:** 2021  
**Tax Year:** 2021  
**Account Number:** 4305-500-0033-000/3  
 < Prev Next >  
**Millage Code:** 0011 -  
**Certified:** Taylor Morrison of Florida Inc  
**Roll Owner(s):** 2600 Lake Lucien DR Ste 350  
 Maitland, FL 32751-7489  
 < Prev Next >  
**Situs Address:** 0 TBD,  
 Port Saint Lucie  
**Links:** Property Appraiser, Public Site

**Market Value:** 1,930,958  
**Class Value:** 0  
**Just Value:** 1,930,958  
**School Assessed Value:** 17,359  
**Assessed Value:** 17,359  
**Ad Valorem:** \$417.60  
**Non-ad Valorem:** \$36,049.05  
**Total Tax:** \$36,466.65

**Location Details**

**Book-Page-Item:** 4422-0939-  
**Property Class:** 60  
**Range:** 39E  
**Township:** 37S  
**Section:** 05  
**Neighborhood:** TR20  
**Value Code:** 00  
**Use Code:** 6000  
**Total Acres:** 63.12  
**Legal Description:** ESPLANADE AT TRADITION (PB 83-10)  
 PARCEL 4 (63.123 AC - 2,749,638 SF)  
**Last Updated:** 10/05/2021 02:27PM  
**Last Updated By:** Mary Brown

**Ad Valorem Details**

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.2313	17,359	0	17,359	\$4.02
CT06	Co Public Transit MSTU	0.1269	17,359	0	17,359	\$2.20
EE19	Erosion District E	0.1763	17,359	0	17,359	\$3.06
FF02	Law Enf/Jail/Judicial Sys	2.9824	17,359	0	17,359	\$51.77
GF01	Co General Revenue Fund	4.2077	17,359	0	17,359	\$73.04
CS64	Childrens Service Council	0.4544	17,359	0	17,359	\$7.89
FD21	St Lucie Co Fire District	3.0000	17,359	0	17,359	\$52.08
FI40	FL Inland Navigation Dist	0.0320	17,359	0	17,359	\$0.56
PS25	City of Port St Lucie	4.8807	17,359	0	17,359	\$84.72
PS25	City of PSL Voted Debt	0.7193	17,359	0	17,359	\$12.49
SD09	School Discretionary	0.7480	17,359	0	17,359	\$12.98
SN39	School Capital Improvemint	1.5000	17,359	0	17,359	\$26.04
SR08	School Req Local Effort	3.6050	17,359	0	17,359	\$62.58
SR09	School Voter Referendum	1.0000	17,359	0	17,359	\$17.36
MC14	Mosquito Control	0.1352	17,359	0	17,359	\$2.35
	S FL Wtr Mgmt District	0.2572	17,359	0	17,359	\$4.46
<b>Total:</b>			<b>24.0564</b>			<b>\$417.60</b>

**Non-ad Valorem Details**

Code	District	Receives Discount	Units	Tax
PS65	PSL Stormwater Traditions Improv/Maint	Yes	181.480	\$30,488.64
TRD1	Traditions Operat/Maint	Yes	5560.414	\$5,560.41
TRD2	Traditions Bond	Yes	0.000	\$0.00
<b>Total:</b>				<b>\$36,049.05</b>

**Notes (0)**

**Search** Account Search

Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status
2021	4305-500-0033-000/3	Taylor Morrison of Florida Inc	0 TBD Port Saint Lucie	Paid In Full

Search results as of less than a minute ago



Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

### Property Identification

Site Address: TBD  
Sec/Town Range: 05 37S 39E  
Parcel ID: 4305-502-0015-000-7  
Jurisdiction: Port Saint Lucie

Use Type: 9900  
Account #: 194903  
Map ID: 43 05S  
Zoning:

### Ownership

Taylor Morrison of Florida Inc  
2600 Lake Lucien DR Ste 350  
Maitland, FL 32751

### Legal Description

ESPLANADE AT TRADITION PHASE 2 (PB 105-1) PARCEL 1 (40.821 AC - 1,778,162 SF)

### Current Values

Just/Market Value:  
Assessed Value:  
Exemptions:  
Taxable Value:

**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):	40.82
Land Size (SF):	1,778,162

### Building Design Wind Speed

Occupancy Category	I	II	III & IV
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

Current Year Exemption Value Breakdown

Building:  
Land:  
Just/Market:  
Ag Credit:  
Save Our Homes or 10% Cap:  
Assessed:  
Exemption(s):  
Taxable:

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

**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 2022 Saint Lucie County Property Appraiser. All rights reserved.

## Dennis Murphy

---

**From:** Bethany Grubbs  
**Sent:** Thursday, June 16, 2022 12:48 PM  
**To:** Dennis Murphy  
**Subject:** Fw: Parcel ID - Esplanade

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sorry I thought he had you on it.

---

**From:** Davis, Mack <Mack.Davis@kimley-horn.com>  
**Sent:** Monday, June 13, 2022 5:39 PM  
**To:** Bethany Grubbs <bgrubbs@cityofpsl.com>  
**Cc:** Husainy, Kinan <Kinan.Husainy@kimley-horn.com>  
**Subject:** RE: Parcel ID - Esplanade

Bethany,

The parcel ID number should be 4305-502-0015-000-7.

This is what is listed on the St. Lucie County Property Appraiser's website.

Please let me know if you need anything additional.

Thanks,

**Mack Davis** | Analyst  
**Kimley-Horn** | 445 24<sup>th</sup> Street, Suite 200, Vero Beach, FL 32960  
Direct: 772 794 4091 | Mobile: 229 412 9598

**From:** Bethany Grubbs <bgrubbs@cityofpsl.com>  
**Sent:** Wednesday, June 8, 2022 2:25 PM  
**To:** Husainy, Kinan <Kinan.Husainy@kimley-horn.com>  
**Cc:** Dennis Murphy <DMurphy@cityofpsl.com>  
**Subject:** Parcel ID - Esplanade

adobe/stock You don't often get email from [bgrubbs@cityofpsl.com](mailto:bgrubbs@cityofpsl.com). [Learn why this is important](#)

Hi Kinan,

Can you confirm the parcel # for P22-186. The parcel id entered into fusion does not exist. Can you confirm if the correct parcel id is 4305-500-0030-000-2.

Also, just a friendly reminder that the project has a balance of \$5,447.00.

Thanks so much,

| *Bethany Grubbs*