

#### CITY OF PORT ST LUCIE

Date Checked:

1/9/2024

Checked by:

Dennis Murphy

Recorded:

#### **NEW PLATS -- PARENT PARCELS AND DESCRIPTION**

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

Planning Project #	P24-001
Proposed Plat Name:	LTC Ranch West POD 7
Legal Description:	LTC RANCH WEST POD 6A PHASE 1 (PB 120-1) TRACT D2 (149.150 AC - 6,496,953 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	3303-500-0016-000-9	149.15	Y	did not exist on 2023 Roll
2				
3	3302-704-0001-000-4	25.51	Υ	parent parcel
4	3302-704-0002-000-1	47.37	Υ	parent parcel
5	3302-704-0003-000-8	7.00	Υ	parent parcel
6	3302-704-0004-000-5	1975.26	Υ	parent parcel
7				
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17				
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20				

# CITY OF PORT ST. LUCIE <u>SITE PLAN REVIEW COMMITTEE AGENDA</u> <u>WEDNESDAY, JANUARY 24, 2024 – 1:30 P.M.</u>

#### **VIRTUAL MEETING**

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

		PROJECT
Bridget	P21-218	Emery II Plat Updated Construction Plans
Bridget	P22-106	Southern Grove SG-8 – Shoppes @ S.G. – Resubmittal Major Site Plan
Bianca	P23-171	Strickland Brothers @ NW Prima Vista – Oil Lube Facility – Resubmittal Minor Site Plan Construction
Bianca	P23-238	Darwin Square – Mavis Tire Special Exception Use
Francis	P23-117	St. Lucie County – Fire Station #20 Construction Plans
Marissa	P19-109-A1	Fountain Business Center @ Gatlin Commons Minor Site Plan Amendment
Cody	P23-164	LTC Ranch – Wylder – Gleynlea Amenity Center Resubmittal Minor Site Plan Construction Plans
Cody	P23-218	LTC Ranch – Glynlea Maintenance Area – Resubmittal Minor Site Plan Construction Plans
Cody	P24-001	LTC Ranch West POD 7 Final Plat

### LTC RANCH WEST POD V

PAGE PLAT BOOK

SHEET 1 OF 3

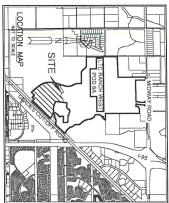
BEING A REPLAT OF TRACT "D2" LTC RANCH WEST POD 6A PHASE 1,
AS RECORDED IN PLAT BOOK 120, PAGE 1,
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYNNG IN SECTIONS 15 AND 16,
TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGNEERS - PLANNERS
7930 GLADES ROAD, SUITE 100

BOCA RATON, LORGIDA 3343 - (581)392-1991

CERTIFICATE OF AUTHORIZATION NO. LB3591 THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS





# LEGAL DESCRIPTION:

NOWALL MEN BY THESE EMERSENTS THAT MIDWAY COLDES DEVALOYERS, LLC A SCEAMAR THE RANCH MEST DOD 7, BEING AREPLAT OF TRACT "DZ" OF THE PLAT OF LTC RANCHMES THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLOREDA.

63,150 ACRES, MORE OR LESS.

NDS SITUATE IN THE CITY OF PORT ST, LUCIE, ST, LUCK

NOWAY CLADES DEVELOPERS. ILC. A DELAWARE LIMITED LIABSLITY COMPANY, OWNER OF THE LIAID DESCRIED AND FLATTED HAVE CAUSED SAID LIAIDS TO BE SURVEYED AND FLATTED AS SHOWN HEREON AND HEREINY DEDICATES AS FOLLOWS.

TRACTS 'IT AND '2' AS SHOWN HEREON, ARE HEREBY RESERVED TO MIDWAY

THE HOTE SILVER THIT MEMBERS (FRUIT) 45 DOWN HERON IS A THIT MEMBERS THE OFFICE THE OFFICE SILVER THE

NIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY R. AUSTIN BURR VICE PRESIDENT

PRINT NAME PRINT NAME

ACKNOWLEDGEMENT: STATE OF FLORIDA) COUNTY OF ST. LUCIE)

THESS MY HAND AND OFFICIAL SEAL THIS DAY OF

2024

COMMISSION NO. & EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

CLERK'S RECORDING CERTIFICATE: STATE OF FLORIDA COUNTY OF ST. LUCIE

, LOUGLE, R. MELEY, CLERK O'T BE GROLIF COMT OF ST. LUCE COMPY, LORGA, DO HERBY CERTRY HAIT BE ALT HAS BEIN CHAMBES, AND HAIT INC CAPITES IN PORM WITH ALT HE RECORDERISTS OF THE LUKE OF CHOICH. PERIVANCE TO MARS AND PLATS, AND HAIT HAS PERIVANG EEPS PLED OF RECORDS IN PLAT BROCK — PLACE(S).

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

SURVEY NOTES:

SERVICES AND HEARD MEE BASED ON THE SOUTHEAST LIVE OF THE PLAT OF "LTE RANCH WEST FOO AN PHASE I", IS RECORDED AN PLAT ROOK 120, AMEL IT, MEED RECORDES OF ST. LIVED COUNTY, PLORIDA, HANNE A BEARM OF SOUTH LAVASYS WEST, AND ALL COPIET BEARMOR AND RELEASE THE RETURN." LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL

NOTICE: THIS FIAT, AS RECORDS IN ITS GRAPHIC FORM, IS THE OPTICAL DEPICTION OF THE SUBDIVISED LAWSS DESCREED HERD AND WILL IN NO DECLINISTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC ON 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. LUGE COUNTY.

S. 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. LUCE.

SURVEYOR'S CERTIFICATE:
STATE OF FLORIDA
COUNTY OF ST. LUCE

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ROWSE L PURKISS
STATE OF FLORIDA.
CALIFELD MO MEETER, MC
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7900 CAUSS ROOK, 3UTE 100
BCA KATON, FLORIDA, 3UTE 300
GCA MONO, AUTO 100
BCA MONO AUTO 100
BCA MON

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

IN LICE ANCHO WEST RESIDENTAL COMMANTY DESCONENT DESTREET, A COMMANTY DEPLOPMENT DESTREET (IN E. DESTREET)

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ESTABLESTE NA CORRECT CONTINUES (IN CACIFICATE OF THREE CHAPTER CHAPT HEREBY CONSENTS TO PLATTING OF THE LANDS HEREIN, DATED THIS \_\_\_ DAY OF . 2024.

ATTEST: LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT. CHAIRMAN/VICE CHAIRMAN BOARD OF SUPERVISORS

PRINT NAME:

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

HEY ARE [] PERSONALLY MOOM TO NE ON [] HAVE PROJUCED DUTY AUTHORIZED IN THE STATE AGRICAND AND IN THE COMPILE ARE TO THE AGRICAND ASSISTED STATE OF FLORIDA COUNTY OF ST. LUCIE COMMISSION NO. & EXPIRATION DATE MITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS NOTARY PUBLIC, STATE OF FLORIDA

# MORTGAGEE'S JOINDER AND CONSENT:

THER ARE NO MORTILACES OF RECORD DISJURGEBBIG THE LAND DESCRIBED HERBY, DECEMP THAT CERTAIN CONSTRUCTION MORTICACE, AND PRIVINGE PLANG HEACH IS RECORDED AN OFFICIAL RECORDES ADOX 4450, AT ANCHOLOS TO THE DILLIC RECORDS OF ST. LUCE, COLAMPY, FLORICA, AS AMENDED ON OTHERWISE, MODELED FROM THE TO THEE.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

WITNESS: WINESS: NAME TITLE

# ACKNOWLEDGEMENT:

MTNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 2024.

COMMISSION NO. & EXPIRATION DATE

2024

### RANCH WEST POD V

PAGE PLAT BOOK \_

SHEET 2 OF 3

LTC

BEING A REPLAT OF TRACT "D2" LTC RANCH WEST POD 6A PHASE 1,
AS RECORDED IN PLAT BOOK 120, PAGE 1,
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYNIG IN SECTIONS 15 AND 16,
TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS

7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (\$61)392-1991

CERTIFICATE OF AUTHORIZATION NO. LB3591

TITLE CERTIFICATION:
STATE OF FLORIDA)
COUNTY OF \_\_\_\_\_\_

- THE RECORD TILE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF MODIAN GLOSS DEPLOPERS, LLC. A DELAWASE LITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- HINES, ARE, NO AMERICANS, OF RECORD ENCAMERING, THE LAND DESCRIBED HEREN, EXCEPT HAND. CERTAIN CONTINUED WITH OFFICE THAT WHICH RECORDS HEREN RECORDS ARE ARE AREA. AT PAGE 2734 OF THE FUBIL RECORDS OF ST. LUCE COUNTY, FLORIDA, AS AMENDED OF DIFFEREN CARDIST AND THE TO BE AREA.
- PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023.
- ALL ASSESSMENTS CURRENTLY DUE AND PAYABLE AGAINST SAID LAND HAVE BEEN SATISFIED.
- NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS ARE RECORDED, WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT

DATED THIS DAY OF

PRINT NAME:

DAN WERZGACZ, SR. COMMERCIAL TITLE EXAMINER
CHICAGO TITLE INSURANCE COMPANY

CITY OF PORT ST LUCIE APPROVAL OF PLAT: STATE OF FLORIDA) COUNTY OF ST LUCIE)

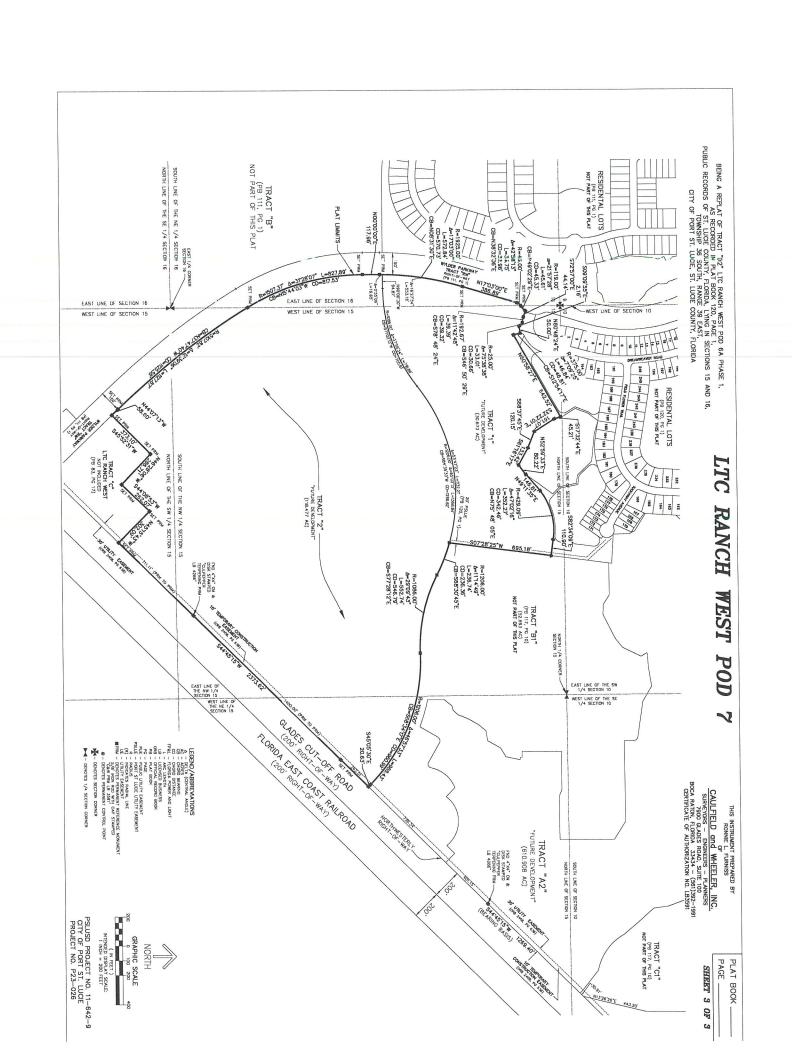
IT IS REBEN CORNED THAT THIS PLAT OF LICE MANCH WEST POUT 7, HAS BEEN GETOCALLY APPROXIMENT AND LICENSES THAT CONTROL THE CONTROL OF ALL POOR A POOR STATE CATE TO THE CONTROL THAT CATE THAT AND A CONTROL THAT CATE THAT TH

CITY OF PORT ST LUCIE: SHANKON M. MARTIN, MAYOR

SALLY WALSH, CITY CLERK

ATTEST:





Accounts Bills Certificates Special Assessments Reports Administration

**Account History** 3302-704-0001-000/4

Roll Status Due 2023 Acct: Paid-in-full View Acct: Paid-in-full View 2022 Acct: Paid-in-full 2021 View 2020 Acct: Paid-in-full View Acct: Paid-in-full 2019 View Total Due: \$0.00

**Account Information** 

Tax Year: 2023

SN39 School Capital Improvemnt

SR08 School Req Local Effort

SR09 School Voter Referendum

S FL Wtr Mgmt District

MC14 Mosquito Control

Total:

Account Number: 3302-704-0001-000/4 « Prev Next »

Millage Code: Certified Roll Owner(s):

Situs Address:

0011 -LTC Midway LLC

7995 Mahogany Run LN Naples, FL 34113-1625

« Prev Next » 0 TBD,

Port Saint Lucie Links: Property Appraiser, Public Site Market Value:

Assessed Value:

Ad Valorem:

School Assessed Value:

Class Value: Just Value:

> 667,356 379,663 \$10,476.96

0

1,199,956

1.199.956

Non-ad Valorem: \$0.00 Total Tax: \$10,476.96

**Location Details** 

Last Updated By: Mary Brown

View a different due date

Book-Page-Item: Property Class: Range: 39E 365 Township: Section: 03 Neighborhood: CN15 Value Code: 00 6000 Use Code: Total Acres: 25.51 Legal Description: LTC RANCH WEST (PB 83-17) TRACT A (25.51 AC - 1,111,216 SF) Last Updated: 10/04/2023 03:03PM

	Ad \	/alorem Details					A.
-	Code	District	Millage	Assessed	Exempt	Taxable	Tax
	CP05	County Parks MSTU	0.0000	379,663	0	379,663	\$0.00
	CT06	Co Public Transit MSTU	0.2500	379,663	0	379,663	\$94.92
-	EE19	Erosion District E	0.1000	379,663	0	379,663	\$37.97
	FF02	Law Enf, Jail, Judicial Sys	2.7294	379,663	0	379,663	\$1,036.25
	GF01	Co General Revenue Fund	4.2722	379,663	0	379,663	\$1,622.00
	CS64	Childrens Service Council	0.3790	379,663	0	379,663	\$143.89
	FD21	St Lucie Co Fire District	3.0000	379,663	0	379,663	\$1,138.99
	FI40	FL Inland Navigation Dist	0.0288	379,663	0	379,663	\$10.93
	PS25	City of Port St Lucie	4.7057	379,663	0	379,663	\$1,786.58
	PS26	City of PSL Voted Debt	0.4943	379,663	0	379,663	\$187.67
	SD09	School Discretionary	0.7480	667,356	0	667,356	\$499.18

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0.1352 379,663

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22,7367

\$499,18 0 667,356 \$1,001.03

\$2,111.51

\$667.36

\$51.33

\$87.35

\$10,476,96

**Non-ad Valorem Details** Code District Receives Discount Units Tax PS61 Port St Lucie 0.000 \$0.00 Yes Stormwater Improv/Maint Total: \$0.00

Notes (0)

Search Ac	count Search				1 - 5 of 5 First	« Prev :: Next » Las
	(3302-704-0001-000/4			Any	~	Search
Tax Yr	Account Number 🛦	Certified Roll Owner Name	Situs Address	Account Status	~	Clear
2019	3302-704-0001-000/4	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full		View
2020	3302-704-0001-000/4	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full		View
2021	3302-704-0001-000/4	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full		View
2022	3302-704-0001-000/4	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full		View
2023	3302-704-0001-000/4	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full		View
Search results as	of 1 minute ago				1 - 5 of 5 First	« Prev :: Next » Las



Administration Rolls Real Estate Tangible Central Cashlering

View a different due date

Accounts Bills Certificates Special Assessments Reports Administration

Links:

<b>Account History</b> 3302-704-0002-000/1						
Roll	Status	Due				
2023	Acct: Paid-in-full		View			
2022	Acct: Paid-in-full		View			
2021	Acct: Paid-in-full		View			
2020	Acct: Paid-in-full		View			
2019	Acct: Paid-in-full		View			
	Total Due:	\$0.00				

Account Inform	ation		
Roll Year:	2023	Market Value:	1,602,200
Tax Year:	2023	Class Value:	0
Account Number:	3302-704-0002-000/1	Just Value:	1,602,200
	« Prev Next »	School Assessed Value:	1,602,200
Millage Code:	0011 -	Assessed Value:	1,602,200
Certified	LTC Midway LLC	Ad Valorem:	\$36,428.74
Roll Owner(s):	7995 Mahogany Run LN Naples, FL 34113-1625	Non-ad Valorem:	\$0.00
	« Prev Next »	Total Tax:	\$36,428.74
Situs Address:	0 TBD, Port Saint Lucie		

Location De	etails	
Book-Page-Item:		
Property Class:	99	
Range:	39E	
Township:	36S	
Section:	03	
Neighborhood:	CN15	
Value Code:	00	
Use Code:	9900	
Total Acres:	47.37	
Legal Description:	LTC RANCH WEST (PB 83-17) TRACT B (47.37 AC - 2,063,437 SF)	
Last Updated:	10/04/2023 03:03PM	
Last Updated By:	Mary Brown	

Code	District	Millage	Assessed	Exempt	Taxable	lax
CP05	County Parks MSTU	0.0000	1,602,200	0	1,602,200	\$0.00
CT06	Co Public Transit MSTU	0.2500	1,602,200	0	1,602,200	\$400.55
EE19	Erosion District E	0.1000	1,602,200	0	1,602,200	\$160.22
FF02	Law Enf,Jail,Judicial Sys	2.7294	1,602,200	0	1,602,200	\$4,373.04
GF01	Co General Revenue Fund	4.2722	1,602,200	0	1,602,200	\$6,844.92
CS64	Childrens Service Council	0.3790	1,602,200	0	1,602,200	\$607.23
FD21	St Lucie Co Fire District	3.0000	1,602,200	0	1,602,200	\$4,806.60
FI40	FL Inland Navigation Dist	0.0288	1,602,200	0	1,602,200	\$46.14
PS25	City of Port St Lucie	4.7057	1,602,200	0	1,602,200	\$7,539.47
PS26	City of PSL Voted Debt	0.4943	1,602,200	0	1,602,200	\$791.97
SD09	School Discretionary	0.7480	1,602,200	0	1,602,200	\$1,198.45
SN39	School Capital Improvemnt	1.5000	1,602,200	0	1,602,200	\$2,403.30
SR08	School Req Local Effort	3.1640	1,602,200	0	1,602,200	\$5,069.36
SR09	School Voter Referendum	1.0000	1,602,200	0	1,602,200	\$1,602.20
MC14	Mosquito Control	0.1352	1,602,200	0	1,602,200	\$216.62
	S FL Wtr Mgmt District	0.2301	1,602,200	0	1,602,200	\$368.67
Total:	· · · · · · · · · · · · · · · · · · ·	22.7367	***************************************			\$36,428.74

Property Appraiser, Public Site

Non	-ad Valor	em Details		A	8
Code	District	Receives Discount	Units	Tax	
PS61	Port St Lucie Stormwater Improv/Maint	Yes	0.000	\$0.00	
	Total:			\$0.00	

Notes (0)

Search Acc	ount Search				1 - 5 of 5 First	« Prev :: Next » Last
	(3302-704-0002-000/1			Any	~	Search
Tax Yr	Account Number *	Certified Roll Owner Name	Situs Address	Account Status	~	Clear
2019	3302-704-0002-000/1	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full		View
2020	3302-704-0002-000/1	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full		View
2021	3302-704-0002-000/1	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full		View
2022	3302-704-0002-000/1	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full		View
2023	3302-704-0002-000/1	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full		View
Search results as o	f less than a minute ago				1 - 5 of 5 Firs	t « Prev :: Next » Last



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Current Version: December 2023

Administration Rolls Real Estate Tangible Central Cashiering

Accounts Bills Certificates Special Assessments Reports Administration

Links:

Acco	unt History 33	02-704-00	03-000/8
Roll	Status	Due	
2023	Acct: Paid-in-full		View
2022	Acct: Paid-in-full		View
2021	Acct: Paid-in-full		View
2020	Acct: Paid-in-full		View
2019	Acct: Paid-in-full		View
	Total Due:	\$0	.00
View a	different due date		

#### **Account Information** Roll Year: 2023 Market Value: 356,700 Tax Year: 2023 Class Value: 3302-704-0003-000/8 Just Value: Account Number: 356,700 « Prev Next » School Assessed Value: 356,700 Millage Code: 0011 -Assessed Value: 356,700 LTC Midway LLC 7995 Mahogany Run LN Naples, FL 34113-1625 « Prev Next » Certified Ad Valorem: \$8,110.19 Roll Owner(s): Non-ad Valorem: \$0.00 Total Tax: \$8,110.19 Situs Address: 0 TBD,

Location De	etalis
Book-Page-Item:	
Property Class:	51
Range:	39E
Township:	368
Section:	15
Neighborhood:	CN15
Value Code:	00
Use Code:	5100
Total Acres:	7
Legal Description:	LTC RANCH WEST (PB 83-17) TRACT C (7 AC - 304,920 SF)
Last Updated:	10/04/2023 03:03PM
Last Updated By:	Mary Brown

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	356,700	0	356,700	\$0.00
CT06	Co Public Transit MSTU	0.2500	356,700	0	356,700	\$89.18
EE19	Erosion District E	0.1000	356,700	0	356,700	\$35.67
FF02	Law Enf, Jail, Judicial Sys	2.7294	356,700	0	356,700	\$973.58
GF01	Co General Revenue Fund	4.2722	356,700	0	356,700	\$1,523.89
CS64	Childrens Service Council	0.3790	356,700	0	356,700	\$135.19
FD21	St Lucie Co Fire District	3.0000	356,700	0	356,700	\$1,070.10
FI40	FL Inland Navigation Dist	0.0288	356,700	0	356,700	\$10.27
PS25	City of Port St Lucie	4.7057	356,700	0	356,700	\$1,678.52
PS26	City of PSL Voted Debt	0.4943	356,700	0	356,700	\$176.32
SD09	School Discretionary	0.7480	356,700	0	356,700	\$266.81
SN39	School Capital Improvemnt	1.5000	356,700	0	356,700	\$535.05
SR08	School Req Local Effort	3.1640	356,700	0	356,700	\$1,128.60
SR09	School Voter Referendum	1.0000	356,700	0	356,700	\$356.70
MC14	Mosquito Control	0.1352	356,700	0	356,700	\$48.23
	S FL Wtr Mgmt District	0.2301	356,700	0	356,700	\$82.08
Total:		22.7367				\$8,110.19

Port Saint Lucie Property Appraiser, Public Site

		em Details		
Code	District	Receives Discount	Units	Tax
PS61	Port St Lucie Stormwater Improv/Maint	Yes	0.000	\$0.00
	Total:			\$0.00

Notes (0					The second secon	<b>***</b>
Search	Account Search 🗸				1-5 of 5 Firs	t « Prev :: Next » Last
	(3302-704-0003-000/8			Any	~	Search
Tax Yr	Account Number -	Certified Roll	Situs Address	Account Status	~	Clear
		Owner Name				
2019	3302-704-0003-000/8	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full		View
2020	3302-704-0003-000/8	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full		View
2021	3302-704-0003-000/8	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full		View
2022	3302-704-0003-000/8	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full		View
2023	3302-704-0003-000/8	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full		View
Search results	as of less than a minute ago				1 - 5 of 5 Firs	t « Prev :: Next » Last



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Current Version: December 2023

29,756,461

6,836,120

Accounts Bills Certificates Special Assessments Reports Administration

Acco	unt History 33	02-704-0004	-000/5
Roll	Status	Due	
2022	Acct: Paid-in-full		View
2021	Acct: Paid-in-full		View
	Cert: Redeemed		
2020	Acct: Paid-in-full		View
2019	Acct: Paid-in-full		View
	Total Due:	\$0.00	
View a	different due date		

#### **Account Information**

Roll Year: 2022 Tax Year: 2022 Account Number: 3302-704-0004-000/5 « Prev Next » Millage Code: 0011 -

Certified Midway Glades Developers LLC 7807 Baymeadows Rd E Ste 205 Jacksonville, FL 32256-9666 Roll Owner(s):

Port Saint Lucie

« Prev Next » Situs Address:

Links: Property Appraiser, Public Site Market Value: Class Value: Just Value:

Assessed Value:

29,756,461 School Assessed Value: 6,836,120

Ad Valorem: \$157,233.49 Non-ad Valorem: \$0.00

Total Tax: \$157,233.49

Location De	etails
Book-Page-Item:	4455 0499
Property Class:	51
Range:	39E
Township:	36S
Section:	03
Neighborhood:	CN15
Value Code:	00
Use Code:	5100
Total Acres:	1975.26
Legal Description:	LTC RANCH WEST (PB 83-17) TRACT D (1975.26 AC - 86,042,325 SF)
Last Updated:	10/06/2022 03:36PM
Last Updated By:	Mary Brown

Ad \	/alorem Details					Alla.
Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.1813	6,836,120	0	6,836,120	\$1,239.39
CT06	Co Public Transit MSTU	0.1269	6,836,120	0	6,836,120	\$867.50
EE19	Erosion District E	0.1763	6,836,120	0	6,836,120	\$1,205.21
FF02	Law Enf, Jail, Judicial Sys	2.7294	6,836,120	U	6,836,120	\$18,658.51
GF01	Co General Revenue Fund	4.2077	6,836,120	0	6,836,120	\$28,764.34
CS64	Childrens Service Council	0.4025	6,836,120	0	6,836,120	\$2,751.54
FD21	St Lucie Co Fire District	3.0000	6,836,120	0	6,836,120	\$20,508.36
FI40	FL Inland Navigation Dist	0.0320	6,836,120	0	6,836,120	\$218.76
PS25	City of Port St Lucie	4.7307	6,836,120	0	6,836,120	\$32,339.63
PS26	City of PSL Voted Debt	0.5693	6,836,120	0	6,836,120	\$3,891.80
SD09	School Discretionary	0.7480	6,836,120	0	6,836,120	\$5,113.42
SN39	School Capital Improvemnt	1.5000	6,836,120	0	6,836,120	\$10,254.18
SR08	School Req Local Effort	3.2310	6,836,120	0	6,836,120	\$22,087.50
SR09	School Voter Referendum	1.0000	6,836,120	0	6,836,120	\$6,836.12
MC14	Mosquito Control	0.1352	6,836,120	0	6,836,120	\$924.24
	S FL Wtr Mgmt District	0.2301	6,836,120	0	6,836,120	\$1,572.99
Total:		23.0004				\$157,233.49

Code	District	Receives Discount	Units	Tax
PS61	Port St Lucie	Yes	0.000	\$0.00
	Stormwater			
	Improv/Maint			
	Total:			\$0.00

#### Notes (0)

1 - 4 of 4 First « Prev :: Next » Last Search Account Search Search 3302-704-0004-000/5 -- Any --Clear Certified Roll Tax Yr Account Number -Situs Address Account Status Owner Name 2019 3302-704-0004-000/5 Paid In Full 0 TBD Port Saint Lucie LTC Midway LLC Paid In Full View Midway Glades Developers LLC 0 TBD Port Saint Lucie 2020 3302-704-0004-000/5 Paid In Full View 2021 3302-704-0004-000/5 Midway Glades Developers LLC 0 TBD Port Saint Lucie 2022 3302-704-0004-000/5 Midway Glades Developers LLC 0 TBD Port Saint Lucie Paid In Full View Search results as of less than a minute ago 1 - 4 of 4 First « Prev :: Next » Last



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#### **Property Identification**

Site Address: TBD Sec/Town/Range: 09/36S/39E Parcel ID: 3303-500-0016-000-9

Jurisdiction: Port Saint Lucie

Use Type: 9900 Account #: 201552 Map ID: 33/15N Zoning:

#### Ownership

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

#### **Legal Description**

LTC RANCH WEST POD 6A PHASE 1 (PB 120-1) TRACT D2 (149.150 AC - 6,496,953 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 2 Download TRIM for this parcel: Download PDF

#### **Total Areas**

Finished/Under Air (SF): Gross Sketched Area (SF): Land Size (acres): Land Size (SF):

#### **Building Design Wind Speed**

Occupancy Category I II III 140 150 160 Speed

Sources/links:

#### Sale History

Date

Book/Page

Sale Code

Deed

Grantor

Price

0

0

149.15

6,496,953

#### Special Features and Yard Items

Type

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

Start Year 2024

AssessCode 1045

Units 0

Description LTC Ranch West CDD Amount \$0.00

Start Year 2024

AssessCode 0061

Units 0.75

Description Port St. Lucie Stormwater

Amount \$133.50

#### **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

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