



**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	Y	parent parcel
4	3302-704-0002-000-1	47.37	Y	parent parcel
5	3302-704-0003-000-8	7.00	Y	parent parcel
6	3302-704-0004-000-5	1975.26	Y	parent parcel
7				
8				
9				
10				
11				
12				
13				
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15				
16				
17				
18				
19				
20				

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

VIRTUAL MEETING

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

PROJECT

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 – Gleynelea 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







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

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>
2019	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:** 3302-704-0001-000/4  
 « Prev Next »  
**Millage Code:** 0011 -  
**Certified Roll Owner(s):** LTC Midway LLC  
 7995 Mahogany Run LN  
 Naples, FL 34113-1625  
 « Prev Next »  
**Situs Address:** 0 TBD,  
 Port Saint Lucie  
**Links:** Property Appraiser, Public Site

**Market Value:** 1,199,956  
**Class Value:** 0  
**Just Value:** 1,199,956  
**School Assessed Value:** 667,356  
**Assessed Value:** 379,663  
**Ad Valorem:** \$10,476.96  
**Non-ad Valorem:** \$0.00  
**Total Tax:** \$10,476.96

### Location Details

**Book-Page-Item:** --  
**Property Class:** 60  
**Range:** 39E  
**Township:** 36S  
**Section:** 03  
**Neighborhood:** CN15  
**Value Code:** 00  
**Use Code:** 6000  
**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  
**Last Updated By:** Mary Brown

### Ad Valorem Details

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
SN39	School Capital Improvemnt	1.5000	667,356	0	667,356	\$1,001.03
SR08	School Req Local Effort	3.1640	667,356	0	667,356	\$2,111.51
SR09	School Voter Referendum	1.0000	667,356	0	667,356	\$667.36
MC14	Mosquito Control	0.1352	379,663	0	379,663	\$51.33
	S FL Wtr Mgmt District	0.2301	379,663	0	379,663	\$87.35
<b>Total:</b>			22.7367			<b>\$10,476.96</b>

### Non-ad Valorem Details

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

### Notes (0)

### Search

Account Search

Tax Yr

Account Number

Certified Roll Owner Name

Situs Address

Account Status

Search

1 - 5 of 5 First « Prev :: Next » Last

2019	3302-704-0001-000/4	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>
2020	3302-704-0001-000/4	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>
2021	3302-704-0001-000/4	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>
2022	3302-704-0001-000/4	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>
2023	3302-704-0001-000/4	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>

Search results as of 1 minute ago

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### Account History 3302-704-0002-000/1

Roll	Status	Due	
2023	Acct: Paid-in-full		<a href="#">View</a>
2022	Acct: Paid-in-full		<a href="#">View</a>
2021	Acct: Paid-in-full		<a href="#">View</a>
2020	Acct: Paid-in-full		<a href="#">View</a>
2019	Acct: Paid-in-full		<a href="#">View</a>
Total Due:		\$0.00	

[View a different due date](#)

### Account Information

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

### Location Details

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

### Ad Valorem Details

Code	District	Millage	Assessed	Exempt	taxable	tax
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
<b>Total:</b>		22.7367				<b>\$36,428.74</b>

### Non-ad Valorem Details

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

### Notes (0)

### Search

Account Search

1 - 5 of 5 First « Prev :: Next » Last

Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	
2019	3302-704-0002-000/1	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>
2020	3302-704-0002-000/1	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>
2021	3302-704-0002-000/1	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>
2022	3302-704-0002-000/1	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>
2023	3302-704-0002-000/1	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>

Search results as of less than a minute ago

1 - 5 of 5 First « Prev :: Next » Last

### Account History 3302-704-0003-000/8

Roll	Status	Due	
2023	Acct: Paid-in-full		<a href="#">View</a>
2022	Acct: Paid-in-full		<a href="#">View</a>
2021	Acct: Paid-in-full		<a href="#">View</a>
2020	Acct: Paid-in-full		<a href="#">View</a>
2019	Acct: Paid-in-full		<a href="#">View</a>
Total Due:		\$0.00	

[View a different due date](#)

### Account Information

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

### Location Details

<b>Book-Page-Item:</b>	--
<b>Property Class:</b>	51
<b>Range:</b>	39E
<b>Township:</b>	36S
<b>Section:</b>	15
<b>Neighborhood:</b>	CN15
<b>Value Code:</b>	00
<b>Use Code:</b>	5100
<b>Total Acres:</b>	7
<b>Legal Description:</b>	LTC RANCH WEST (PB 83-17) TRACT C (7 AC - 304,920 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	356,700	0	356,700	\$0.00
CT06	Co Public Transit MSTU	0.2500	356,700	0	356,700	\$89.18
EE19	Erezion District F	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
<b>Total:</b>		<b>22.7367</b>				<b>\$8,110.19</b>

### Non-ad Valorem Details

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

### Notes (0)

### Search

Account Search 1 - 5 of 5    First « Prev :: Next » Last

Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	Clear
2019	3302-704-0003-000/8	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>
2020	3302-704-0003-000/8	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>
2021	3302-704-0003-000/8	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>
2022	3302-704-0003-000/8	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>
2023	3302-704-0003-000/8	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>

Search results as of less than a minute ago 1 - 5 of 5    First « Prev :: Next » Last





### Account History 3302-704-0004-000/5

Roll	Status	Due	View
2022	Acct: Paid-in-full		<a href="#">View</a>
2021	Acct: Paid-in-full Cert: Redeemed		<a href="#">View</a>
2020	Acct: Paid-in-full		<a href="#">View</a>
2019	Acct: Paid-in-full		<a href="#">View</a>
Total Due:		\$0.00	

[View a different due date](#)

### Account Information

Roll Year:	2022	Market Value:	29,756,461
Tax Year:	2022	Class Value:	0
Account Number:	3302-704-0004-000/5 « Prev Next »	Just Value:	29,756,461
Millage Code:	0011 -	School Assessed Value:	6,836,120
Certified	Midway Glades Developers LLC	Assessed Value:	6,836,120
Roll Owner(s):	7807 Baymeadows Rd E Ste 205 Jacksonville, FL 32256-9666 « Prev Next »	Ad Valorem:	\$157,233.49
Situs Address:	0 TBD, Port Saint Lucie	Non-ad Valorem:	\$0.00
Links:	Property Appraiser, Public Site	Total Tax:	\$157,233.49

### Location Details

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 Valorem Details

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	0	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

### Non-ad Valorem Details

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

### Notes (0)

### Search

Account Search      1 - 4 of 4 [First](#) [« Prev](#) [Next](#) [» Last](#)

Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	Clear
2019	3302-704-0004-000/5	LTC Midway LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>
2020	3302-704-0004-000/5	Midway Glades Developers LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>
2021	3302-704-0004-000/5	Midway Glades Developers LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>
2022	3302-704-0004-000/5	Midway Glades Developers LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>

Search results as of less than a minute ago 1 - 4 of 4 [First](#) [« Prev](#) [Next](#) [» Last](#)

### 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:

Image  
 or  
 Sketch  
 unavailable  
 for display

#### 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):	149.15
Land Size (SF):	6,496,953

### 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

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	AssessCode	Units	Description	Amount
2024	1045	0	LTC Ranch West CDD	\$0.00
Start Year	AssessCode	Units	Description	Amount
2024	0061	0.75	Port St. Lucie Stormwater	\$133.50

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

### 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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