



CITY OF PORT ST LUCIE

Date Checked: 1/10/2025

Checked by: Dennis Murphy

Recorded:

NEW PLATS -- PARENT PARCELS AND DESCRIPTION

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

Planning Project #	P24-229
Proposed Plat Name:	Southern Grove - Commercial Shoppes @ the Heart
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	4315-710-0001-000-6	10.44	Y	PSS2
2	4315-710-0002-000-3	1.49	Y	PSS2
3	4315-710-0003-000-0	1.04	Y	PSS2
4	4315-710-0004-000-7	2.33	Y	PSS2
5	4315-710-0005-000-4	0.81	Y	N/A
6				
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CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
WEDNESDAY, JANUARY 22, 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:

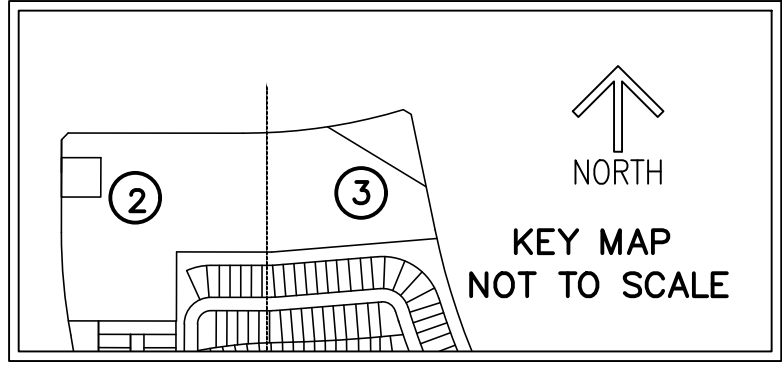
PROJECT

Dan	P19-160-A1	Calvary Christian Academy Amendment to Construction Plans
Dan	P24-223	Verano So. – Central Park Commercial Plat Preliminary Plat
Dan	P24-227	Southern Grove – Belterra Phase 1, Plat 1 Final Plat Construction Plans
Dan	P25-001	Wilson Grove - Sundance Master Sign Program
Bethany	P24-230	McDonald's – US Highway 1 Minor Site Plan Landscape Plan
Bethany	P24-231	McDonald's – US Highway 1 Special Exception Use
Francis	P25-002	Savona Plaza – Drive-Thru Windows Special Exception Use
Marissa	P84-077-A2	Village Green Drive Plaza Landscape Plan
Marissa	P19-160-A2	Calvary Christian Academy Minor Site Plan Amendment
Cody	P24-087	Southern Grove – Innovation Restaurant Hub Construction Plans
Cody	P24-229	Southern Grove – Commercial Shoppes @ the Heart Preliminary & Final Plat
Cody	P24-232	Southern Grove Plat No. 49 – Innovation Restaurant Hub Plat

SG-3 COMMERCIAL SHOPPES AT THE HEART

BEING A REPLAT OF THE COMMERCIAL PARCEL, PARCEL 1, PARCEL 2 AND PARCEL 3 OF SHOPPES AT THE HEART, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 15, 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:

COMMERCIAL PARCEL, PARCEL 1, PARCEL 2 AND PARCEL 3 OF SHOPPES AT THE HEART, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA.

CONTAINING 15.293 ACRES, MORE OR LESS.

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

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

PEB TRADITION SG3, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "SG-3 COMMERCIAL SHOPPES AT THE HEART", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- LOTS 1, 2 AND 3, AS SHOWN HEREON, ARE RESERVED TO PEB TRADITION SG3, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.
- PARCEL A AS SHOWN HEREON, ARE HEREBY DEDICATED TO PEB TRADITION SG3, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL USE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITIES OF SAID PEB TRADITION SG3, LLC.
- 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.
- LIFT STATION EASEMENT LSE, SAID EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. 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. MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND 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 OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, 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. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS 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.
- THE INGRESS/EGRESS EASEMENT (AE), AS SHOWN HEREON IS HEREBY DEDICATED FOR INGRESS EGRESS PURPOSES, FOR THE BENEFIT OF LOTS 1, 2, 3 AND PARCEL A, AND THE OWNERS OF PARCELS 1, 2, 3 AND PARCEL A, AND THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER AND UNDER SAID INGRESS AND EGRESS EASEMENT AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE, FLORIDA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT.
- THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO PEB TRADITION SG3, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS 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 PEB TRADITION SG3, LLC. 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 FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS _____ DAY OF _____, 2025.

PEB TRADITION SG3, LLC.
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: _____
PRINT NAME
BY: _____
IAN WEINER
AUTHORIZED PERSON
WITNESS: _____
PRINT NAME

ACKNOWLEDGEMENT:

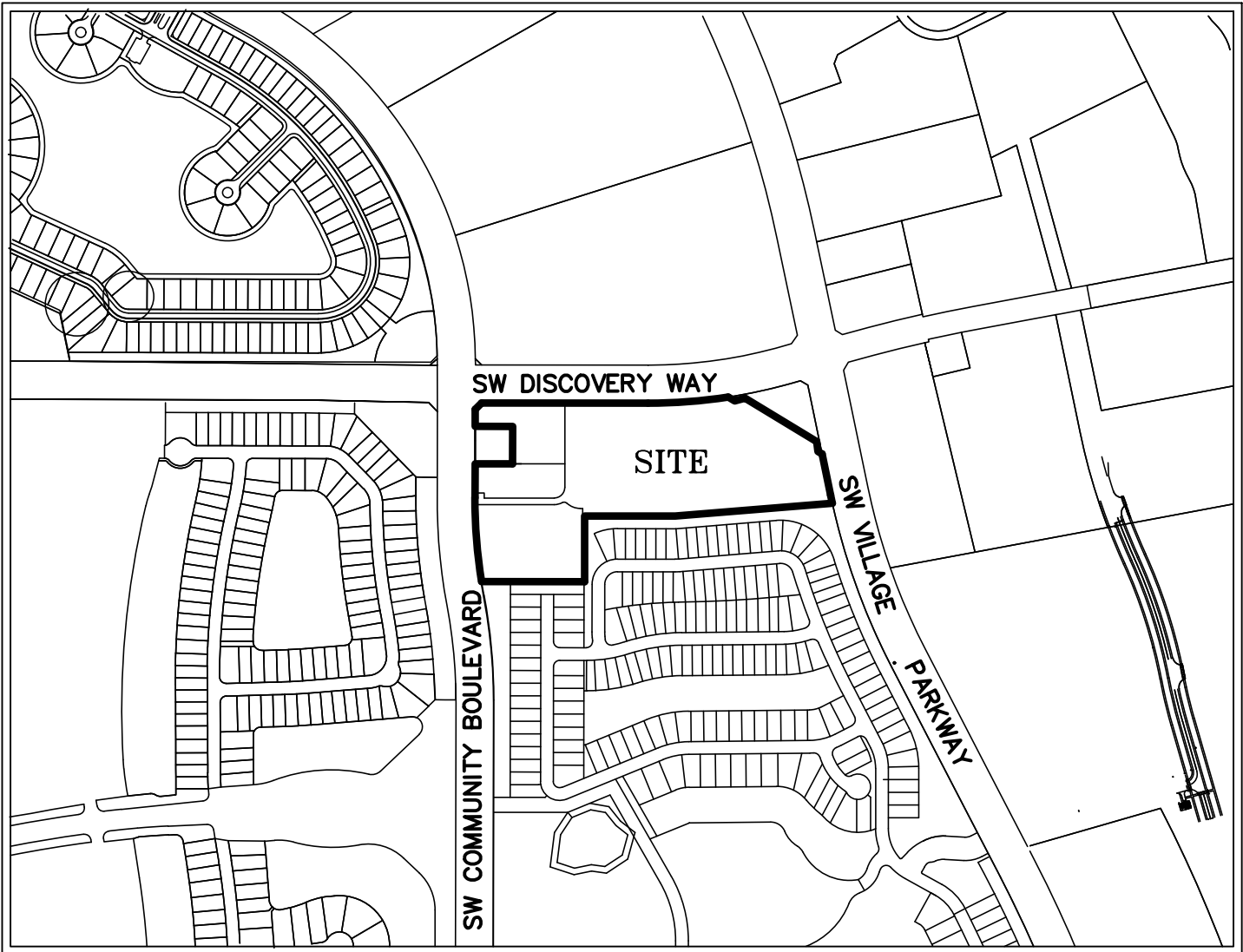
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY _____, AUTHORIZED PERSON, ON BEHALF OF PEB TRADITION SG3, LLC. A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

COMMISSION NO. &
EXPIRATION DATE

PRINT NAME: _____



LOCATION MAP

NOT TO SCALE

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4929, AT PAGE 2755, AS AMENDED OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED FEBRUARY 23, 2023, IN OFFICIAL RECORDS BOOK 4953, PAGE 2506, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2025.

SEACOAST NATIONAL BANK
WITNESS: _____
BY: _____
NAME MARCIA SNYDER
TITLE SVP CRE BANKING MANAGER
WITNESS: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY _____, ON BEHALF OF SEACOAST NATIONAL BANK, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
COMMISSION NUMBER: _____
PRINT NAME

CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SG-3 COMMERCIAL SHOPPES AT THE HEART, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2025.

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

ATTEST: SALLY WALSH, CITY CLERK



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF _____)

THE UNDERSIGNED, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2025, AT _____ AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY 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 2024.
- 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 _____, 2025

FLORIDA BAR NO. _____
SHUTTS & BOWEN LLP
525 OKEECHOBEE BLVD., SUITE 1100
WEST PALM BEACH, FL 33401

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 _____, 2025.

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

SURVEY NOTES:

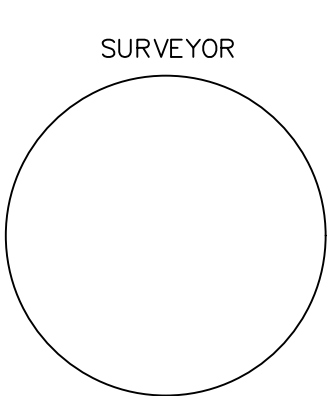
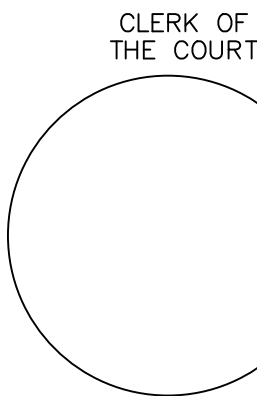
- THE BEARING BASE FOR THIS PLAT IS A PLAT BEARING BEING THE NORTH LINE OF PARCEL 1 OF THE PLAT OF SHOPPES AT THE HEART, AS RECORDED IN PLAT BOOK 108, PAGE 29, OF THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID NORTH LINE BEARS SOUTH 89°57'32" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL.
- 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.
- 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.
- 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 _____, 2025.

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



PSLUSD PROJECT NO. 5211E
CITY OF PORT ST. LUCIE
PROJECT NO. P21-272

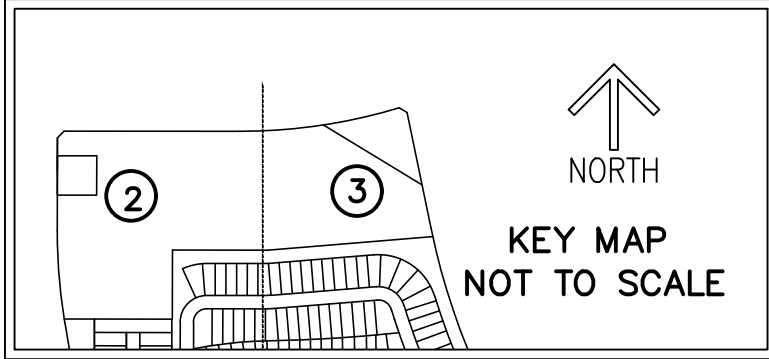
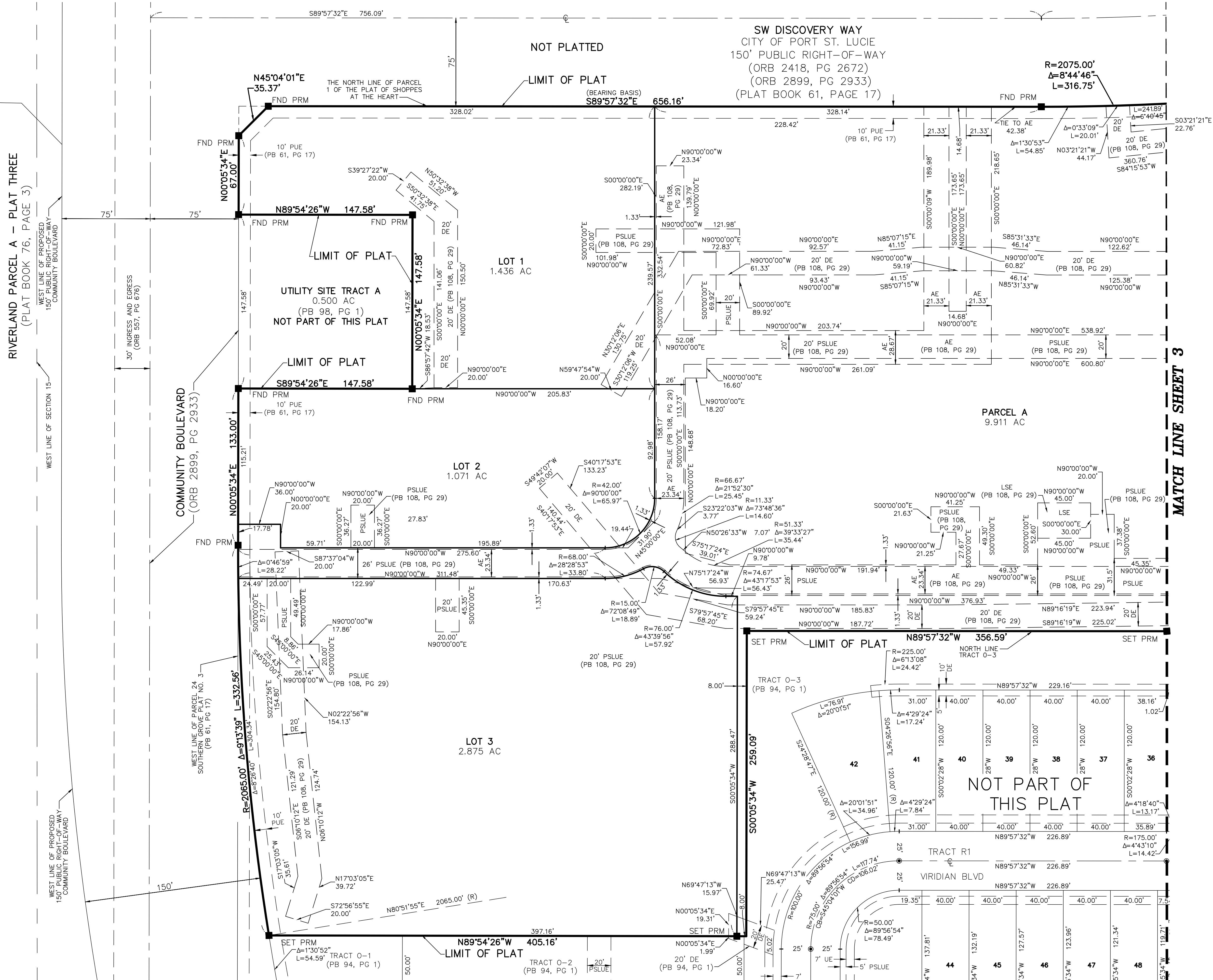
SG-3 COMMERCIAL SHOPPES AT THE HEART

BEING A REPLAT OF THE COMMERCIAL PARCEL, PARCEL 1, PARCEL 2 AND PARCEL 3 OF SHOPPES AT THE HEART, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA.

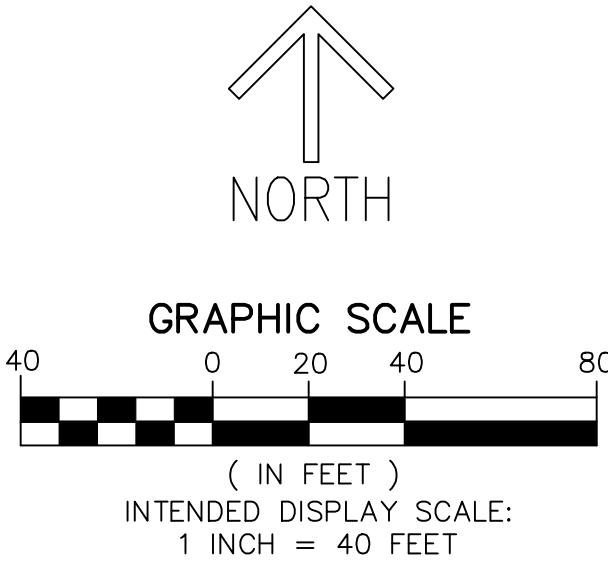
PLAT BOOK _____

PAGE _____

SHEET 2 OF 3



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



LEGEND/ABBREVIATIONS
C - CENTERLINE
Δ - DELTA (CENTRAL ANGLE)
(AE) - INGRESS/EGRESS EASEMENT
AC - ACRES
CB - CHORD BEARING
CBE - CONSERVATION BUFFER EASEMENT
CD - CHORD DISTANCE
DE - DRAINAGE EASEMENT
EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
FND - FOUND
FE - FENCE EASEMENT
IOE - IRRIGATION QUALITY EASEMENT
L - ARC LENGTH
LB - LICENSED BUSINESS
LBE - LANDSCAPE BUFFER EASEMENT
LME - LAKE MAINTENANCE EASEMENT
LMAE - LAKE MAINTENANCE ACCESS EASEMENT
LSE - LIFT STATION EASEMENT
WME - WATER MANAGEMENT EASEMENT
MEB - MAINTENANCE EASEMENT BUFFER
ORB - OFFICIAL RECORD BOOK
PB - PLAT BOOK
PDE - PRIVATE DRAINAGE EASEMENT
PG - PAGE
PUE - PUBLIC UTILITY EASEMENT
PSLUE - DENOTES PRIVATE UTILITY EASEMENT
R - RADIUS
(R) - INDICATES RADIAL LINE
SF - SQUARE FEET
UE - UTILITY EASEMENT
WMAE - WATER MANAGEMENT ACCESS EASEMENT
■ - DENOTES PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH CAP STAMPED
C&W PRM LB 3591
● - DENOTES PERMANENT CONTROL POINT

PSLUSD PROJECT NO. 5211E
CITY OF PORT ST. LUCIE
PROJECT NO. P21-272

SG-3 COMMERCIAL SHOPPES AT THE HEART

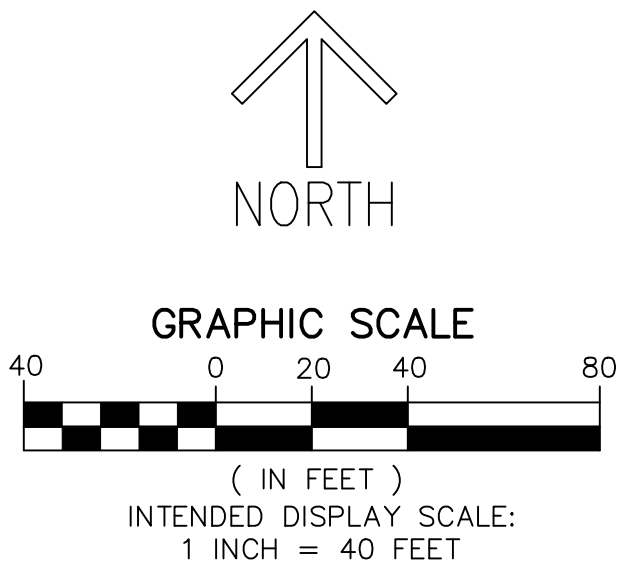
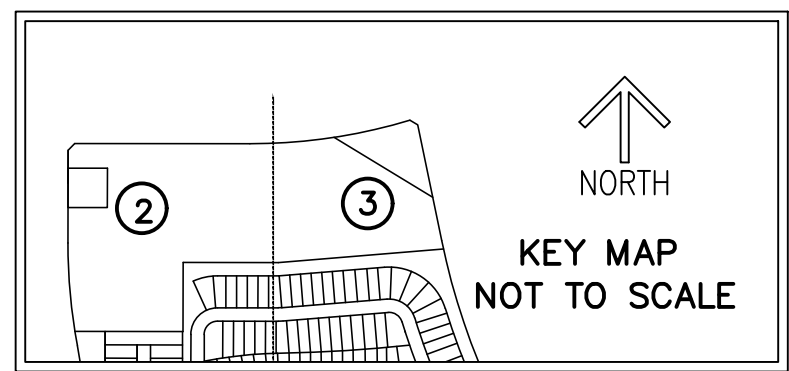
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PLAT BOOK _____

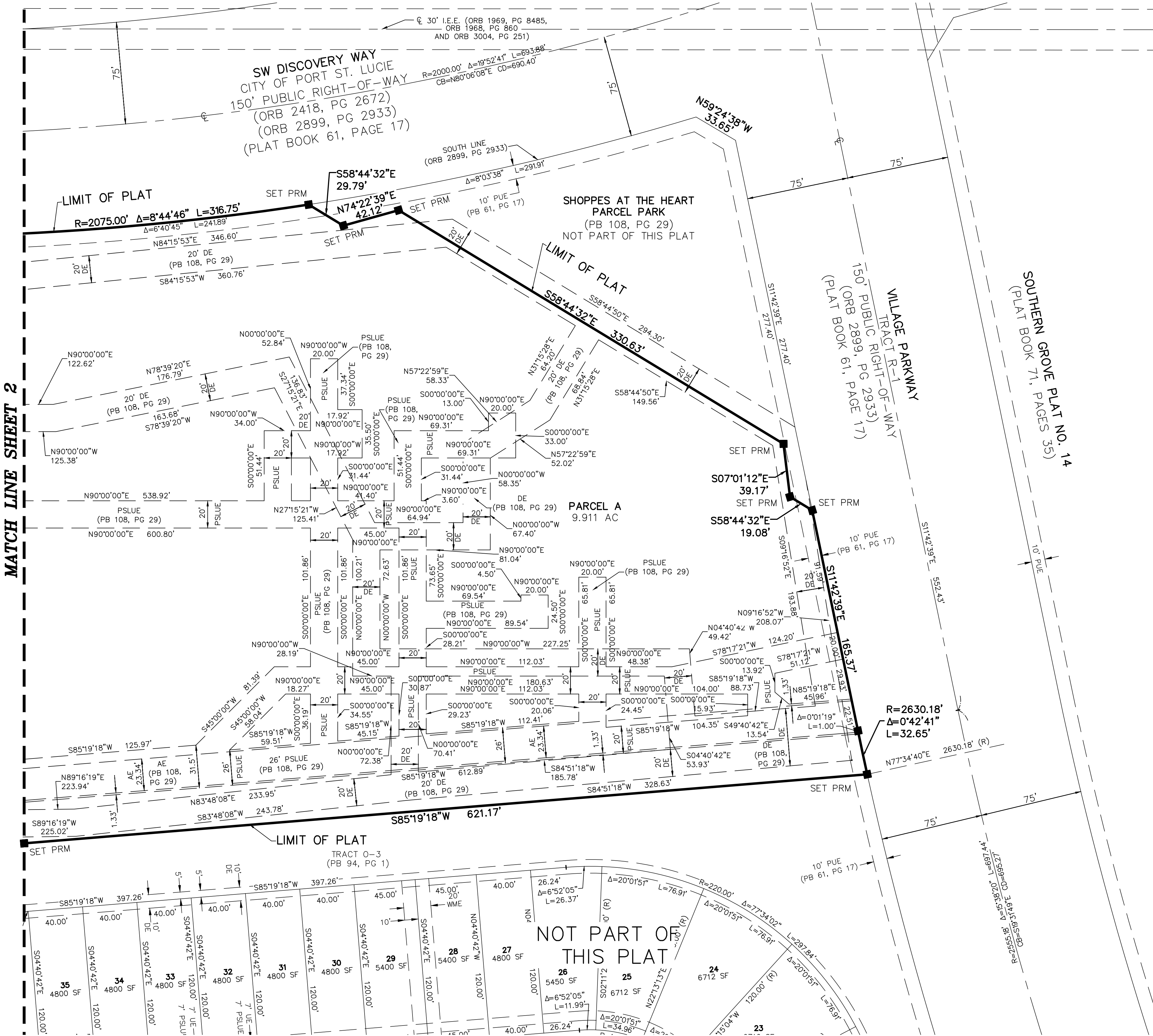
PAGE _____

SHEET 3 OF 3

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNESS
OF
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SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
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- LEGEND/ABBREVIATIONS**
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 - - DENOTES PERMANENT REFERENCE MONUMENT
 - 5/8" IRON ROD WITH CAP STAMPED
 - - DENOTES PERMANENT CONTROL POINT



Property Identification

Site Address: 10170 SW DISCOVERY WAY
Sec/Town/Range: 15/37S/39E
Parcel ID: 4315-710-0001-000-6
Jurisdiction: Port Saint Lucie

Use Type: 1000
Account #: 196392
Map ID: 43/15S
Zoning: Master Pla

Ownership

PEBB TRADITION SG3 LLC
7900 Glades RD Ste 600
Boca Raton, FL 33434-4105

Legal Description

SHOPPES AT THE HEART (PB 108-29) COMMERCIAL PARCEL (10.435 AC - 454,549 SF)

Current Values

Just/Market Value: \$2,100,000
Assessed Value: \$2,100,000
Exemptions: \$0
Taxable Value: \$2,100,000





Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 10.44
Land Size (SF): 454,549

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 

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
Dec 16, 2022	4929 / 2664	0205	SPWD	MATTAMY PALM BEACH LLC	\$5,008,500

Special Features and Yard Items

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

Current Year Values

Current Values Breakdown

Building and SFYI: \$0

Current Year Exemption Value Breakdown

Land:	\$2,100,000
Just/Market:	\$2,100,000
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$2,100,000
Exemption(s):	\$0
Taxable:	\$2,100,000

Current Year Special Assessment Breakdown				
Start Year	AssessCode	Units	Description	Amount
2023	0092	7574.03	Southern Grove Operating/Maintenance	\$7,574.03
Start Year	AssessCode	Units	Description	Amount
2023	0080	147.01	PSL Stormwater in Southern Grove	\$26,902.83
Start Year	AssessCode	Units	Description	Amount
2023	0093	62936	Southern Grove Bond	\$62,936.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office [\[2\]](#).

Historical Values				
Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$2,100,000	\$2,100,000	\$0	\$2,100,000
2023	\$2,100,000	\$2,100,000	\$0	\$2,100,000

Permits				
Number	Issue Date	Description	Amount	Fee
P23-01832	Jan 17, 2023	Foundation	\$250,000	\$0
P23-43439	Sep 21, 2023	Foundation	\$80,000	\$0
P23-43446	Sep 21, 2023	Foundation	\$50,000	\$0
P23-43448	Sep 21, 2023	Foundation	\$30,000	\$0
2333494	Dec 8, 2023	Commercial New Construction	\$300,000	\$52,704
2328840	Nov 1, 2023	Commercial New Construction	\$2,840,132	\$166,978
2403327	May 14, 2024		\$150,000	\$835
2418471	Jul 1, 2024	Dumpster Enclosure	\$100,000	\$364
2413735	Jul 1, 2024	Dumpster Enclosure	\$70,203	\$725
2418458	Jul 1, 2024	Dumpster Enclosure	\$100,000	\$363
2438366	Sep 26, 2024	Re Roof Permit	\$0	\$0
2424123	Oct 25, 2024	Commercial New Construction	\$100,000	\$2,992
2426177	Oct 29, 2024	Commercial New Construction	\$799,526	\$14,881
2431083	Oct 8, 2024	Commercial New Construction	\$270,000	\$6,473
2434027	Nov 1, 2024	Commercial New Construction	\$1,800,000	\$16,793
2425606	Nov 4, 2024	Commercial New Construction	\$1,000,000	\$18,140
2413766	Nov 5, 2024	Interior Commercial	\$175,000	\$4,090

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

Property Identification

Site Address: TBD
Sec/Town/Range: 15/37S/39E
Parcel ID: 4315-710-0002-000-3
Jurisdiction: Port Saint Lucie

Use Type: 1000
Account #: 196393
Map ID: 43/15S
Zoning: Master Pla

Ownership

PEBB TRADITION SG3 LLC
7900 Glades RD Ste 600
Boca Raton, FL 33434-4105

Legal Description



SHOPPES AT THE HEART (PB 108-29) PARCEL 1 (1.486 AC - 64,730 SF)

Current Values

Just/Market Value: \$299,100
Assessed Value: \$299,100
Exemptions: \$0
Taxable Value: \$299,100

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): 1.49
Land Size (SF): 64,730

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
Dec 16, 2022	4929 / 2664	0205	SPWD	MATTAMY PALM BEACH LLC	\$5,008,500

Special Features and Yard Items

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

Current Year Values

Current Values Breakdown

Building and SFYI: \$0

Current Year Exemption Value Breakdown

Land:	\$299,100
Just/Market:	\$299,100
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$299,100
Exemption(s):	\$0
Taxable:	\$299,100

Current Year Special Assessment Breakdown				
Start Year	AssessCode	Units	Description	Amount
2023	0093	0	Southern Grove Bond	\$0.00
Start Year	AssessCode	Units	Description	Amount
2023	0080	4.28	PSL Stormwater in Southern Grove	\$783.24
Start Year	AssessCode	Units	Description	Amount
2023	0092	1078.58	Southern Grove Operating/Maintenance	\$1,078.58

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
2024	\$299,100	\$299,100	\$0	\$299,100
2023	\$299,100	\$299,100	\$0	\$299,100

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

Property Identification

Site Address: TBD

Sec/Town/Range: 15/37S/39E

Parcel ID: 4315-710-0004-000-7

Jurisdiction: Port Saint Lucie

Use Type: 1000

Account #: 196395

Map ID: 43/15S

Zoning: Master Pla

Ownership

PEBB TRADITION SG3 LLC
7900 Glades RD Ste 600
Boca Raton, FL 33434-4105

Legal Description

SHOPPES AT THE HEART (PB 108-29) PARCEL 3 (2.334 AC - 101,669 SF)

Current Values

Just/Market Value:\$469,700


Assessed Value:\$469,700


Exemptions:\$0

Taxable Value:\$469,700

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):2.33

Land Size (SF):101,669

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
Dec 16, 2022	4929 / 2664	0205	SPWD	MATTAMY PALM BEACH LLC	\$5,008,500

Special Features and Yard Items

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

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building and SFYI:\$0

Land:	\$469,700
Just/Market:	\$469,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$469,700
Exemption(s):	\$0
Taxable:	\$469,700

Current Year Special Assessment Breakdown				
Start Year	AssessCode	Units	Description	Amount
2023	0093	0	Southern Grove Bond	\$0.00
Start Year	AssessCode	Units	Description	Amount
2023	0080	6.7	PSL Stormwater in Southern Grove	\$1,226.10
Start Year	AssessCode	Units	Description	Amount
2023	0092	1694.08	Southern Grove Operating/Maintenance	\$1,694.08

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
2024	\$469,700	\$469,700	\$0	\$469,700
2023	\$469,700	\$469,700	\$0	\$469,700

Permits				
Number	Issue Date	Description	Amount	Fee
2333471	Nov 28, 2023	Commercial New Construction	\$400,000	\$288,638

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

Property Identification

Site Address: TBD

Sec/Town/Range: 15/37S/39E

Parcel ID: 4315-710-0003-000-0

Jurisdiction: Port Saint Lucie

Use Type: 1000

Account #: 196394

Map ID: 43/15S

Zoning: Master Pla

Ownership

PEBB TRADITION SG3 LLC
7900 Glades RD Ste 600
Boca Raton, FL 33434-4105

Legal Description

SHOPPES AT THE HEART (PB 108-29) PARCEL 2 (1.037 AC - 45,172 SF)

Current Values

Just/Market Value:\$208,700

Assessed Value:\$208,700

Exemptions:\$0

Taxable Value:\$208,700



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.

Total Areas

Finished/Under Air (SF):0

Gross Sketched Area (SF):0

Land Size (acres):1.04

Land Size (SF):45,172

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

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
Dec 16, 2022	4929 / 2664	0205	SPWD	MATTAMY PALM BEACH LLC	\$5,008,500

Special Features and Yard Items

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

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building and SFYI:\$0

Land:	\$208,700
Just/Market:	\$208,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$208,700
Exemption(s):	\$0
Taxable:	\$208,700

Current Year Special Assessment Breakdown				
Start Year	AssessCode	Units	Description	Amount
2023	0093	0	Southern Grove Bond	\$0.00
Start Year	AssessCode	Units	Description	Amount
2023	0080	2.99	PSL Stormwater in Southern Grove	\$547.17
Start Year	AssessCode	Units	Description	Amount
2023	0092	752.69	Southern Grove Operating/Maintenance	\$752.69

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
2024	\$208,700	\$208,700	\$0	\$208,700
2023	\$208,700	\$208,700	\$0	\$208,700

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

Property Identification

Site Address: TBD

Sec/Town/Range: 15/37S/39E

Parcel ID: 4315-710-0005-000-4

Jurisdiction: Port Saint Lucie

Use Type: 1000

Account #: 196396

Map ID: 43/15S

Zoning: Master Pla

Ownership

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

Legal Description

SHOPPES AT THE HEART (PB 108-29) PARCEL PARK (0.81 AC - 35,284 SF)

Current Values

Just/Market Value: \$163,000


Assessed Value: \$163,000


Exemptions: \$0

Taxable Value: \$163,000

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): 0.81

Land Size (SF): 35,284

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

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

Special Features and Yard Items

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

Current Year Values

Current Values Breakdown


Building and SFYI: \$0

Land: \$163,000

Current Year Exemption Value Breakdown

Just/Market:	\$163,000
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$163,000
Exemption(s):	\$0
Taxable:	\$163,000

Current Year Special Assessment Breakdown				
Start Year	AssessCode	Units	Description	Amount
2023	0093	0	Southern Grove Bond	\$0.00
Start Year	AssessCode	Units	Description	Amount
2023	0092	587.93	Southern Grove Operating/Maintenance	\$587.93
Start Year	AssessCode	Units	Description	Amount
2023	0080	11.85	PSL Stormwater in Southern Grove	\$2,168.55

This does not necessarily represent the total Special Assesments 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
2024	\$163,000	\$163,000	\$0	\$163,000
2023	\$163,000	\$163,000	\$0	\$163,000

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

Account History 4315-710-0001-000/6

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

[View a different due date](#)

Account Information

Roll Year:

2024

Tax Year:

2024

Account Number:

4315-710-0001-000/6
« Prev Next »

Millage Code:

9341 -

Certified

PEBB TRADITION SG3 LLC

Roll Owner(s):

7900 Glades RD Ste 600
Boca Raton, FL 33434-4105
« Prev Next »

Situs Address:

10170 SW DISCOVERY WAY,
Port Saint Lucie

Links:

Property Appraiser, Public Site

Market Value:

2,100,000

Class Value:

0

Just Value:

2,100,000

School Assessed Value:

2,100,000

Assessed Value:

2,100,000

Ad Valorem:

\$46,963.77

Non-ad Valorem:

\$126,834.31

Total Tax:

\$173,798.08

Location Details

Book-Page-Item: 4929-2664-

Property Class: 10

Range: 39E

Township: 37S

Section: 15

Neighborhood: YT01

Value Code: 00

Use Code: 1000

Total Acres: 10.44

Legal Description: SHOPPES AT THE HEART (PB 108-29) COMMERCIAL PARCEL (10.435 AC - 454,549 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	2,100,000	0	2,100,000	\$525.00
EE19	Erosion District E	0.1000	2,100,000	0	2,100,000	\$210.00
FF02	Law Enf,Jail,Judicial Sys	2.7294	2,100,000	0	2,100,000	\$5,731.74
GF01	Co General Revenue Fund	4.2222	2,100,000	0	2,100,000	\$8,866.62
CS64	Childrens Service Council	0.3650	2,100,000	0	2,100,000	\$766.50
FD21	St Lucie Co Fire District	3.0000	2,100,000	0	2,100,000	\$6,300.00
FI40	FL Inland Navigation Dist	0.0288	2,100,000	0	2,100,000	\$60.48
PS25	City of Port St Lucie	4.6807	2,100,000	0	2,100,000	\$9,829.47
PS26	City of PSL Voted Debt	0.3743	2,100,000	0	2,100,000	\$786.03
SD09	School Discretionary	0.7480	2,100,000	0	2,100,000	\$1,570.80
SN39	School Capital Improvemnt	1.5000	2,100,000	0	2,100,000	\$3,150.00
SR08	School Req Local Effort	3.0000	2,100,000	0	2,100,000	\$6,300.00
SR09	School Voter Referendum	1.0000	2,100,000	0	2,100,000	\$2,100.00
MC14	Mosquito Control	0.1352	2,100,000	0	2,100,000	\$283.92
	S FL Wtr Mgmt District	0.2301	2,100,000	0	2,100,000	\$483.21
Total:			22.3637			\$46,963.77

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS80	PSL Stormwater Southern Grove	Yes	147.010	\$26,902.83
PS52	PSL Southwest Annexation SAD Dist. No. 1	Yes	1.000	\$29,421.45
SGC1	Southern Grove CDD Bond	Yes	62936.000	\$62,936.00
SGCD	Southern Grove CDD O&M	Yes	7574.030	\$7,574.03
Total:				\$126,834.31

Notes (0)

Search

Account Search

2024

4315-710-0001-000/6

-- Any --

Search

Tax Yr

Account Number

Certified Roll Owner Name

Situs Address

Account Status

Clear

2024

4315-710-0001-000/6

PEBB TRADITION SG3 LLC

10170 SW DISCOVERY WAY 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 4315-710-0002-000/3

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

View a different due date

Account Information

Roll Year:	2024
Tax Year:	2024
Account Number:	4315-710-0002-000/3 « Prev Next »
Millage Code:	9341 -
Certified	PEBB TRADITION SG3 LLC
Roll Owner(s):	7900 Glades RD Ste 600 Boca Raton, FL 33434-4105 « Prev Next »
Situs Address:	0 TBD, Port Saint Lucie
Links:	Property Appraiser, Public Site

Market Value:	299,100
Class Value:	0
Just Value:	299,100
School Assessed Value:	299,100
Assessed Value:	299,100
Ad Valorem:	\$6,688.98
Non-ad Valorem:	\$9,637.42
Total Tax:	\$16,326.40

Location Details

Book-Page-Item:	4929-2664-
Property Class:	10
Range:	39E
Township:	37S
Section:	15
Neighborhood:	YT01
Value Code:	00
Use Code:	1000
Total Acres:	1.49
Legal Description:	SHOPPES AT THE HEART (PB 108-29) PARCEL 1 (1.486 AC - 64,730 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	299,100	0	299,100	\$74.78
EE19	Erosion District E	0.1000	299,100	0	299,100	\$29.91
FF02	Law Enf,Jail,Judicial Sys	2.7294	299,100	0	299,100	\$816.36
GF01	Co General Revenue Fund	4.2222	299,100	0	299,100	\$1,262.86
CS64	Childrens Service Council	0.3650	299,100	0	299,100	\$109.17
FD21	St Lucie Co Fire District	3.0000	299,100	0	299,100	\$897.30
FI40	FL Inland Navigation Dist	0.0288	299,100	0	299,100	\$8.61
PS25	City of Port St Lucie	4.6807	299,100	0	299,100	\$1,400.00
PS26	City of PSL Voted Debt	0.3743	299,100	0	299,100	\$111.95
SD09	School Discretionary	0.7480	299,100	0	299,100	\$223.73
SN39	School Capital Improvemnt	1.5000	299,100	0	299,100	\$448.65
SR08	School Req Local Effort	3.0000	299,100	0	299,100	\$897.30
SR09	School Voter Referendum	1.0000	299,100	0	299,100	\$299.10
MC14	Mosquito Control	0.1352	299,100	0	299,100	\$40.44
	S FL Wtr Mgmt District	0.2301	299,100	0	299,100	\$68.82
Total:		22.3637				\$6,688.98

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS80	PSL Stormwater Southern Grove	Yes	4.280	\$783.24
PSS2	PSL Southwest Annexation S&AD Dist. No. 1	Yes	1.000	\$7,775.60
SGC1	Southern Grove CDD Bond	Yes	0.000	\$0.00
SGCD	Southern Grove CDD O&M	Yes	1078.580	\$1,078.58
Total:				\$9,637.42

Notes (0)

Search

Account Search

1 of 1First « Prev :: Next » Last

20244315-710-0002

-- Any --

Search

Tax YrAccount NumberCertified Roll Owner NameSitus AddressAccount Status

Clear

20244315-710-0002-000/3PEBB TRADITION SG3 LLC0 TBD Port Saint LuciePaid In FullView

Search results as of less than a minute ago

1 of 1First « Prev :: Next » Last

Account History 4315-710-0003-000/0

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

View a different due date

Account Information

Roll Year:	2024	Market Value:	208,700
Tax Year:	2024	Class Value:	0
Account Number:	4315-710-0003-000/0	Just Value:	208,700
	« Prev Next »	School Assessed Value:	208,700
Millage Code:	9341 -	Assessed Value:	208,700
Certified	PEBB TRADITION SG3 LLC	Ad Valorem:	\$4,667.31
Roll Owner(s):	7900 Glades RD Ste 600	Non-ad Valorem:	\$6,483.59
	Boca Raton, FL 33434-4105	Total Tax:	\$11,150.90
	« Prev Next »		
Situs Address:	0 TBD,		
	Port Saint Lucie		
Links:	Property Appraiser, Public Site		

Location Details

Book-Page-Item:	4929-2664-
Property Class:	10
Range:	39E
Township:	37S
Section:	15
Neighborhood:	YT01
Value Code:	00
Use Code:	1000
Total Acres:	1.04
Legal Description:	SHOPPES AT THE HEART (PB 108-29) PARCEL 2 (1.037 AC - 45,172 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	208,700	0	208,700	\$52.18
EE19	Erosion District E	0.1000	208,700	0	208,700	\$20.87
FF02	Law Enf,Jail,Judicial Sys	2.7294	208,700	0	208,700	\$569.63
GF01	Co General Revenue Fund	4.2222	208,700	0	208,700	\$881.17
CS64	Childrens Service Council	0.3650	208,700	0	208,700	\$76.18
FD21	St Lucie Co Fire District	3.0000	208,700	0	208,700	\$626.10
FI40	FL Inland Navigation Dist	0.0288	208,700	0	208,700	\$6.01
PS25	City of Port St Lucie	4.6807	208,700	0	208,700	\$976.86
PS26	City of PSL Voted Debt	0.3743	208,700	0	208,700	\$78.12
SD09	School Discretionary	0.7480	208,700	0	208,700	\$156.11
SN39	School Capital Improvemnt	1.5000	208,700	0	208,700	\$313.05
SR08	School Req Local Effort	3.0000	208,700	0	208,700	\$626.10
SR09	School Voter Referendum	1.0000	208,700	0	208,700	\$208.70
MC14	Mosquito Control	0.1352	208,700	0	208,700	\$28.22
	S FL Wtr Mgmt District	0.2301	208,700	0	208,700	\$48.01
Total:		22.3637				\$4,667.31

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS80	PSL Stormwater Southern Grove	Yes	2.990	\$547.17
PSS2	PSL Southwest Annexation SAD Dist. No. 1	Yes	1.000	\$5,183.73
SGC1	Southern Grove CDD Bond	Yes	0.000	\$0.00
SGCD	Southern Grove CDD O&M	Yes	752.690	\$752.69
Total:				\$6,483.59

Notes (0)

Search

Account Search

1 of 1 First « Prev :: Next » Last

2024	4315-710-0003			-- Any --	Search
Tax Yr	Account Number ▲	Certified Roll Owner Name	Situs Address	Account Status	Clear
2024	4315-710-0003-000/0	PEBB TRADITION SG3 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 4315-710-0004-000/7

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

View a different due date

Account Information

Roll Year:	2024	Market Value:	469,700
Tax Year:	2024	Class Value:	0
Account Number:	4315-710-0004-000/7	Just Value:	469,700
	« Prev Next »	School Assessed Value:	469,700
Millage Code:	9341 -	Assessed Value:	469,700
Certified	PEBB TRADITION SG3 LLC	Ad Valorem:	\$10,504.24
Roll Owner(s):	7900 Glades RD Ste 600	Non-ad Valorem:	\$15,879.51
	Boca Raton, FL 33434-4105	Total Tax:	\$26,383.75
	« Prev Next »		
Situs Address:	0 TBD, Port Saint Lucie		
Links:	Property Appraiser, Public Site		

Location Details

Book-Page-Item:	4929-2664-
Property Class:	10
Range:	39E
Township:	37S
Section:	15
Neighborhood:	YT01
Value Code:	00
Use Code:	1000
Total Acres:	2.33
Legal Description:	SHOPPES AT THE HEART (PB 108-29) PARCEL 3 (2.334 AC - 101,669 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	469,700	0	469,700	\$117.43
EE19	Erosion District E	0.1000	469,700	0	469,700	\$46.97
FF02	Law Enf,Jail,Judicial Sys	2.7294	469,700	0	469,700	\$1,282.00
GF01	Co General Revenue Fund	4.2222	469,700	0	469,700	\$1,983.17
CS64	Childrens Service Council	0.3650	469,700	0	469,700	\$171.44
FD21	St Lucie Co Fire District	3.0000	469,700	0	469,700	\$1,409.10
FI40	FL Inland Navigation Dist	0.0288	469,700	0	469,700	\$13.53
PS25	City of Port St Lucie	4.6807	469,700	0	469,700	\$2,198.52
PS26	City of PSL Voted Debt	0.3743	469,700	0	469,700	\$175.81
SD09	School Discretionary	0.7480	469,700	0	469,700	\$351.34
SN39	School Capital Improvemnt	1.5000	469,700	0	469,700	\$704.55
SR08	School Req Local Effort	3.0000	469,700	0	469,700	\$1,409.10
SR09	School Voter Referendum	1.0000	469,700	0	469,700	\$469.70
MC14	Mosquito Control	0.1352	469,700	0	469,700	\$63.50
	S FL Wtr Mgmt District	0.2301	469,700	0	469,700	\$108.08
Total:		22.3637				\$10,504.24

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS80	PSL Stormwater Southern Grove	Yes	6.700	\$1,226.10
PSS2	PSL Southwest Annexation SAD Dist. No. 1	Yes	1.000	\$12,959.33
SGC1	Southern Grove CDD Bond	Yes	0.000	\$0.00
SGCD	Southern Grove CDD O&M	Yes	1694.080	\$1,694.08
Total:				\$15,879.51

Notes (0)

SearchAccount Search1 of 1First « Prev :: Next » Last

20244315-710-0004

-- Any --

Search

Tax YrAccount NumberCertified Roll Owner NameSitus AddressAccount Status

20244315-710-0004-000/7PEBB TRADITION SG3 LLC0 TBD Port Saint LuciePaid In FullView

Search results as of less than a minute ago1 of 1First « Prev :: Next » Last

Account History 4315-710-0005-000/4

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

[View a different due date](#)

Account Information

Roll Year:	2024
Tax Year:	2024
Account Number:	4315-710-0005-000/4 « Prev Next »
Millage Code:	9341 -
Certified	MATTAMY PALM BEACH LLC
Roll Owner(s):	2500 Quantum Lakes DR Ste 215 Boynton Beach, FL 33426-8308 « Prev Next »
Situs Address:	0 TBD, Port Saint Lucie
Links:	Property Appraiser, Public Site

Market Value:	163,000
Class Value:	0
Just Value:	163,000
School Assessed Value:	163,000
Assessed Value:	163,000
Ad Valorem:	\$3,645.27
Non-ad Valorem:	\$2,756.48
Total Tax:	\$6,401.75

Location Details

Book-Page-Item:	--
Property Class:	10
Range:	39E
Township:	37S
Section:	15
Neighborhood:	YT01
Value Code:	00
Use Code:	1000
Total Acres:	0.81
Legal Description:	SHOPPES AT THE HEART (PB 108-29) PARCEL PARK (0.81 AC - 35,284 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	163,000	0	163,000	\$40.75
EE19	Erosion District E	0.1000	163,000	0	163,000	\$16.30
FF02	Law Enf,Jail,Judicial Sys	2.7294	163,000	0	163,000	\$444.89
GF01	Co General Revenue Fund	4.2222	163,000	0	163,000	\$688.22
CS64	Childrens Service Council	0.3650	163,000	0	163,000	\$59.50
FD21	St Lucie Co Fire District	3.0000	163,000	0	163,000	\$489.00
FI40	FL Inland Navigation Dist	0.0288	163,000	0	163,000	\$4.69
PS25	City of Port St Lucie	4.6807	163,000	0	163,000	\$762.95
PS26	City of PSL Voted Debt	0.3743	163,000	0	163,000	\$61.01
SD09	School Discretionary	0.7480	163,000	0	163,000	\$121.92
SN39	School Capital Improvemnt	1.5000	163,000	0	163,000	\$244.50
SR08	School Req Local Effort	3.0000	163,000	0	163,000	\$489.00
SR09	School Voter Referendum	1.0000	163,000	0	163,000	\$163.00
MC14	Mosquito Control	0.1352	163,000	0	163,000	\$22.04
	S FL Wtr Mgmt District	0.2301	163,000	0	163,000	\$37.50
Total:		22.3637				\$3,645.27

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS80	PSL Stormwater Southern Grove	Yes	11.850	\$2,168.55
SGC1	Southern Grove CDD Bond	Yes	0.000	\$0.00
SGCD	Southern Grove CDD O&M	Yes	587.930	\$587.93
Total:				\$2,756.48

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	4315-710-0005-000/4	MATTAMY PALM BEACH LLC	0 TBD Port Saint Lucie	Paid In Full	View
Search results as of less than a minute ago					

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Current Version: December 2024