

CITY OF PORT ST LUCIE

Date Checked:

5/17/2024

Checked by: Recorded:

Dennis Murphy

NEW PLATS -- PARENT PARCELS AND DESCRIPTION

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

Planning Project #	P23-198
Proposed Plat Name:	Riverland - Parcel D - Plat One Replat
Legal Description:	

Current Tax Roll Year: 2023

Parcel #			Current and prior years' SLC	
raicei #	Original Parent ID #(s)	Acreage	Property Taxes Paid: (Y/N)	Additional Comments
1	4320-505-0008-000-1	22.40	N/A	Parcel did not exist on 2023 Tax Toll
2	4320-505-0021-000-8	1.16	N/A	Parcel did not exist on 2023 Tax Toll
3	4320-505-0022-000-5	0.14	N/A	Parcel did not exist on 2023 Tax Toll
4				
5	4319-141-0002-000-9	265.33	Υ	Parent Pacel
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Cerrificases Special Assessments Reports Administration

29.498.373

Account History 4210 141 0002 000/0

Account History 43 19-141-0002-000/9						
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			
2018	Acct: Paid-in-full		View			
2017	Acct: Paid-in-full		View			
2016	Acct: Paid-in-full		View			
2015	Acct: Paid-in-full		View			
2014	Acct: Paid-in-full		View			
2013	Acct: Paid-in-full		View			
2012	Acct: Paid-in-full		View			
	Total Due:	\$0.0	00			

Account Information Roll Year: 2023

2023 Tax Year: 4319-141-0002-000/9 Account Number:

« Prev Next »

Millage Code: 0011 -

Certified Riverland Associates IV LLP Roll Owner(s): 1600 Sawgrass Corporate PKWY Ste 400

Sunrise, FL 33323-2890 « Prev Next »

Situs Address: 0 TBD, Port Saint Lucie

Property Appraiser, Public Site

Class Value: 29,498,373 Just Value: School Assessed Value: 17,091,351 Assessed Value: 17,091,351

Market Value:

Ad Valorem: \$388,600.91 Non-ad Valorem: \$0.00

Total Tax: \$388,600,91

View a different due date **Location Details**

Accounts

Book-Page-Item: 4951-0669-Property Class: 60 Range: 39E Township: 375 Section: 15 TR20 Neighborhood: Value Code: 00 Use Code: 6000 Total Acres 456 97 Legal Description: 19/20 37 39 THAT PART OF SECS MPDAF:

BEGIN AT SE COR OF RIVERLAND PARCEL C - PLAT 3, TH S 00 28 42 E, ALG THE W LI OF RIVERLAND BLVD, 3513.78 FT, TH S 44 49 26 W 49.76 FT, TH N 89 52 25 W 4247.16 FT TO A CURVE CONC SLY, R OF 2500 FT, TH WLY ALG CURVE 480.45 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 2500 FT, TH WLY ALG SAID CURVE 480.45 FT, TH N 89 52 35 W 182.32 FT, TH N 44 49 06 W 49.45 FT, TH N 00 10 54 E 3073.71 FT, TO A CURVE CONC WLY, R OF 2080 FT, TH NLY ALG SAID CURVE 647.03 FT TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONC SLY, R OF 1161.40 FT, R BEARS S 15 38 09 E, TH ELY ALG SAID CURVE 495 03 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 7100 FT, TH ELY ALG SAID CURVCE 2065.48 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC SLY, R OF 5786.21 FT, TH ELY ALG SAID CURVE 1881.95 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 4800 FT, TH ELY ALG SAID CURVE 940.9 FT, TH N 89 31 18 E 156.07 FT TO THE POB (456.97 AC - 19,905,801 SF) (OR 4951-669)

Last Updated: Last Updated By:

10/04/2023 03:03PM Mary Brown

Ad Valorem Details

1							
The second	Code	District	Millage	Assessed	Exempt	Taxable	Tax
1100000	CP05	County Parks MSTU	0.0000	17,091,351	0	17,091,351	\$0.00
4000000	CT06	Co Public Transit MSTU	0.2500	17,091,351	0	17,091,351	\$4,272.84
	EE19	Erosion District E	0.1000	17,091,351	0	17,091,351	\$1,709.14
	FF02	Law Enf, Jail, Judicial Sys	2.7294	17,091,351	0	17,091,351	\$46,649.13
-011-020	GF01	Co General Revenue Fund	4.2722	17,091,351	0	17,091,351	\$73,017.67
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	FD21	St Lucie Co Fire District	3.0000	17,091,351	0	17,091,351	\$51,274.05
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	PS25	City of Port St Lucie	4.7057	17,091,351	0	17,091,351	\$80,426.77
	PS26	City of PSL Voted Debt	0.4943	17,091,351	0	17,091,351	\$8,448.25
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	SN39	School Capital Improvemnt	1.5000	17,091,351	0	17,091,351	\$25,637.03
1217777	SR08	School Reg Local Effort	3.1640	17,091,351	0	17,091,351	\$54,077.03
	SR09	School Voter Referendum	1.0000	17,091,351	0	17,091,351	\$17,091.35
	MC14	Mosquito Control	0.1352	17,091,351	0	17,091,351	\$2,310.75
		S FL Wtr Mgmt District	0.2301	17,091,351	0	17,091,351	\$3,932.72
	Total:		22.7367				\$388,600.91

Non-ad Valorem Details

There are no non-ad valorems for this account

Notes (0)

1 of 1 First « Prev :: Next » Last Search Account Search Search 2023 4319-141-0002-000/9 -- Any --Clear **Certified Roll** Account Status Tax Yr Account Number -Owner Name 2023 4319-141-0002-000/9 Riverland Associates IV LLP 0 TBD Port Saint Lucie Paid In Full View Search results as of 2 minutes ago 1 of 1 First « Prev :: Next » Last





CITY OF PORT ST LUCIE

Date Checked:

11/30/2023

Checked by: Recorded:

Dennis Murphy

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5	4319-141-0002-000-9	265.33	N	Parent Pacel - taxes not paid
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CITY OF PORT ST. LUCIE SITE PLAN REVIEW COMMITTEE AGENDA TUESDAY, DECEMBER 13, 2023 – 1:30 P.M.

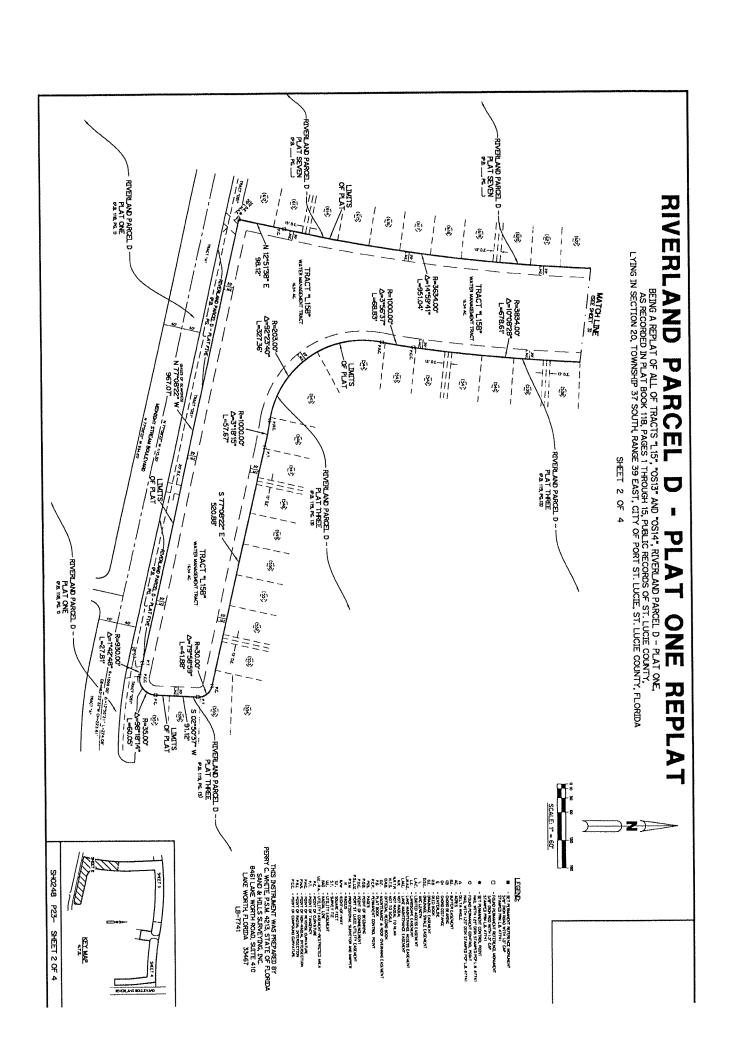
VIRTUAL MEETING

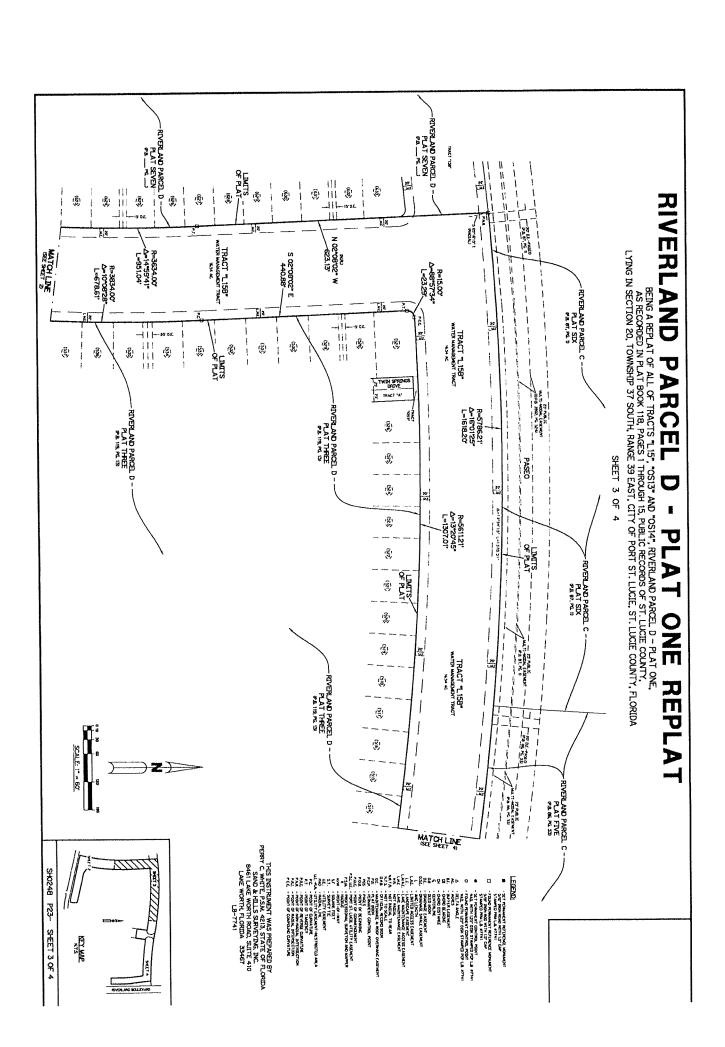
- 1. Meeting Called to Order
- 2. Roll Call
- 3. Approval of Minutes OCTOBER 25, 2023 & NOVEMBER 8, 2023
- 4. Addition and Deletions
- 5. Public to be Heard
- 6. Review of Development Projects:

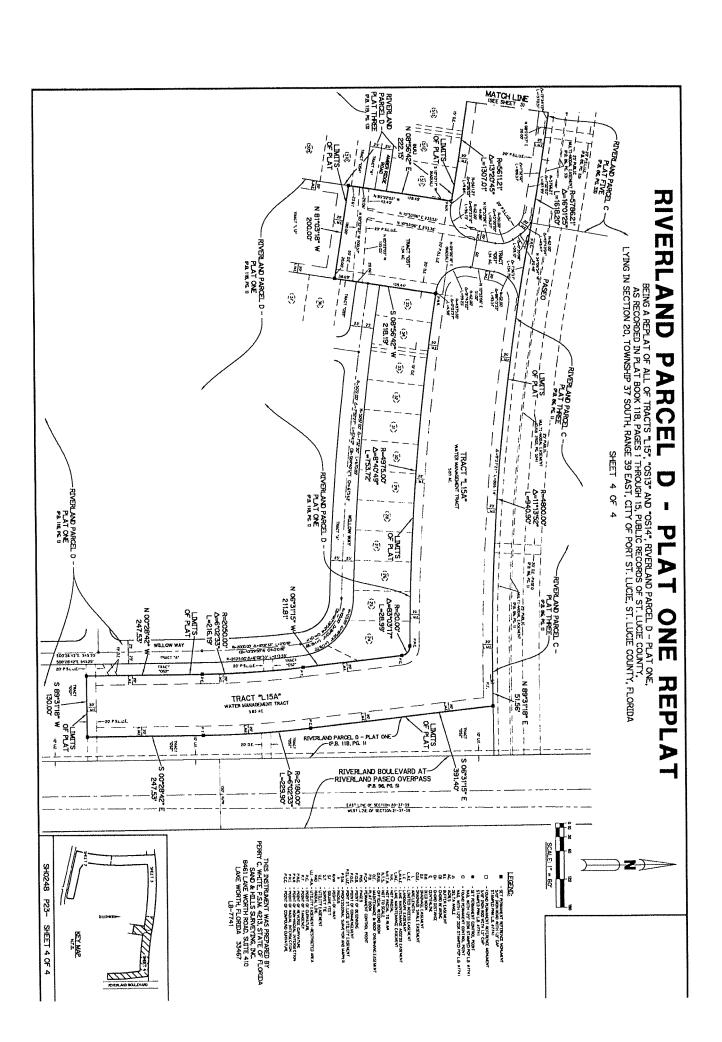
PRO.	IECT
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Bridget	P21-244	Southern Grove – Telaro Phase 2 & 3 Preliminary & Final Plat Construction Plans
Bridget	P23-206	Southern Grove – Tradition SG-8 – Shoppes @ SG Subdivision Plat Landscape Plan
Bianca	P23-214	SoGro Park @ Southern Grove Clearing & Mass Grading
Bethany	P23-213	Cadence WG5D @ Western Grove Clearing & Mass Grading
Francis	P23-054	Murphy USA – US Highway 1 - Resubmittal Construction Plans
Francis	P23-198	Riverland Parcel "D" – Plat One Replat Preliminary & Final Plat
Marissa	P04-203-A1	Shoppes @ Tradition – Patio - Resubmittal Minor Site Plan Amendment
Marissa	P23-217	Mansion Estates Replat 2 Subdivision Plat
Cody	P23-207	Gingerbread Lane Day Care Minor Site Plan Landscape
Cody	P23-218	LTC Ranch – Glynlea Maintenance Area Minor Site Plan Construction Plans

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Property Identification

Site Address: TBD

Sec/Town/Range: 20/37S/39E Parcel ID: 4320-505-0008-000-1 Jurisdiction: Port Saint Lucie

Use Type: 0900 Account #: 200187 Map ID: 43/20S Zoning:

Ownership

RIVERLAND PARCEL D HOA INC 1600 Sawgrass Corporate PKWY Ste 400 Sunrise, FL 33323

Legal Description

RIVERLAND PARCEL D - PLAT ONE (PB 118-1) TRACT L15 (AS PER PLAT DEDICATION DATED 7/19/23)

Current Values

Just/Market Value:

Assessed Value:

Exemptions:

Taxable Value:

Property taxes are subject to change upon change of

- 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

0 Finished/Under Air (SF): 0 Gross Sketched Area (SF): 22.4 Land Size (acres): 975,633 Land Size (SF):

Building Design Wind Speed

Occupancy Category I II III

Speed 140 150 160

Sources/links:

Sale History

Price Sale Code Grantor Book/Page Date

Special Features and Yard Items

Units Year Blt Qty Type

Current Year Values

Current Year Exemption Value Breakdown Current Values Breakdown

Building: Land: Just/Market: Ag Credit:

Save Our Homes or 10% Cap:

Assessed: Exemption(s): Taxable:

Current Year Special Assessment Breakdown

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 Lucic

All information is believed to be correct at this time, but is subject to change and is provided without any warranty. © Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

Property Identification

Site Address: TBD Sec/Town/Range: 20/37S/39E Parcel ID: 4320-505-0022-000-5 Jurisdiction: Port Saint Lucie

Use Type: 0900 Account #: 200201 Map ID: 43/20S Zoning:

Ownership

RIVERLAND PARCEL D HOA INC 1600 Sawgrass Corporate PKWY Ste 400 Sunrise, FL 33323

Legal Description

RIVERLAND PARCEL D - PLAT ONE (PB 118-1) TRACT OS14 (AS PER PLAT DEDICATION

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

0 Finished/Under Air (SF): 0 Gross Sketched Area (SF): 0.14 Land Size (acres): Land Size (SF): 6,266

Building Design Wind Speed

Occupancy Category I II III Speed 140 150 160

Sources/links:

Sale History

Price Book/Page Sale Code Deed Grantor Date

Special Features and Yard Items

Qty Units Year Blt Type

Current Year Values

Current Year Exemption Value Breakdown Current Values Breakdown

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

Taxable:

Current Year Special Assessment Breakdown

Historical Values

Year Just/Market Assessed Exemptions Taxable

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Property Identification

Site Address: TBD

Sec/Town/Range: 20/37S/39E Parcel ID: 4320-505-0021-000-8 Jurisdiction: Port Saint Lucie

Use Type: 0900 Account #: 200200 Map ID: 43/20S Zoning:

Ownership

RIVERLAND PARCEL D HOA INC 1600 Sawgrass Corporate PKWY Ste 400 Sunrise, FL 33323

Legal Description

RIVERLAND PARCEL D - PLAT ONE (PB 118-1) TRACT OS13 (AS PER PLAT DEDICATION DATED 7/19/23)

Current Values

hist/Market Value: Assessed Value: Exemptions:

Taxable Value: Property taxes are subject to change upon change of

- 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.

ownership.

Taxes for this parcel: SLC Tax Collector's Office 2 Download TRIM for this parcel: Download PDF 🖸

Total Areas

Finished/Under Air (SF): 0 Gross Sketched Area (SF): 1.16 Land Size (acres): Land Size (SF): 50,574

Building Design Wind Speed

Occupancy Category 1 II III Speed 140 150 160

Sources/links:

Sale History

Price Grantor Date Book/Page Sale Code Deed

Special Features and Yard Items

Qty Units Year Blt Type

Current Year Values

Current Year Exemption Value Breakdown Current Values Breakdown

Building: Land: Just/Market: Ag Credit: Save Our Homes or 10% Cap:

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Current Year Special Assessment Breakdown

Historical Values

Year Just/Market Assessed Exemptions Taxable

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© Copyright 2023 Saint Lucie County Property Appraiser, All rights reserved.

Accounts DBs Certificares Special Assessments Reports Administration

Roll	Status	Due		
2023	Acct: Unpaid		\$373,056.87	View
2022	Acct: Paid-in-full			View
2021	Acct: Paid-in-full			View
2020	Acct: Paid-in-full	į		View
2019	Acct: Paid-in-full			View
2018	Acct: Paid-in-full			View
2017	Acct: Paid-in-full			View
2016	Acct: Pa-d-in-full			View
2015	Acct: Pard-in-full			View
2014	Acct: Paid-in-full			View
2013	Acct: Paid-in-full	1		View
2012	Acct: Paid-in-full			View
	Total Due:	1	\$373,056.87	

Account Infor	mation		
Roll Year:	2023	Market Value:	29,498,373
Tax Year:	2023	Class Value:	0
Account Number:	4319-141-0002-000/9	Just Value:	29,498,373
	« Prev Next »	School Assessed Value:	17,091,351
Millage Code:	0011 -	Assessed Value:	17,091,351
Certified	Riverland Associates IV LLP	Ad Valorem:	\$388,600.91
Roll Owner(s):	1600 Sawgrass Corporate PKWY Ste 400 Sunrise, Ft 33323-2890	Non-ad Valorem:	\$0.00
	« Prev Next »	Total Tax:	\$388,600.91
Situs Address:	O TBD,	Print Combined Reminder	
Ì	Port Saint Lucie		
Links:	Property Appraiser, Public Site	1	
F.,			

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	Notes (0)		
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1 of 1 First . Prev :: Next » Last Search Account Search Search -- Any --4319-141-0002-000/9 2023 Clear Account Number --Certified Roll Situs Address Account Status Owner Name 4319-141-0002-000/9 Riverland Associates IV LLP 0 TBD Port Saint Lucie Unpaid View 2023 Search results as of less than a minute ago 1 of 1 | First w Previll Next > Last

Last Updated:

Last Updated By: Mary Brown