

CITY OF PORT ST LUCIE

Date Checked: 4/1/2024

Checked by: Dennis Murphy

Recorded:

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

Planning Project #	P23-112
Proposed Plat Name:	Western Grove - 5D Cadence @ Tradition
Legal Description:	6 37 39 ALL-LESS W 150 FT AND LESS THAT PART OF SEC MPDAF:BEG INT OF N LI OF SEC AND E R/W LI OF STATE RD S-609 RUN S 00 01 15 W ALG E LI OF R/W

Current Tax Roll Year: 2023

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	4306-311-0000-000-6	239.87	Y	N/A
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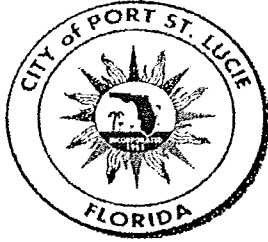
CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
WEDNESDAY, APRIL 10, 2024 – 1:30 P.M.

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	P24-025	Verano South PUD 1 – POD “D”, Plat No. 5 – Replat - Resubmittal Final Plat
Dan	P24-036	Wilson Grove – Entry Feature/Guard House Minor Site Plan Construction Plans
Bianca	P17-051-A1	Southern Grove – Wawa – Electric Vehicle Charging Station Minor Site Plan Amendment
Bethany	P23-112	Western Grove - 5D - Cadence @ Tradition – Resubmittal Preliminary & Final Plat Construction Plans
Francis	P80-033-A1	St. Lucie County Prima Vista Library Construction Plans
Francis	P21-120-A2	Riverland – Model Row Sales Center – Parcel “B” - Resubmittal Minor Site Plan Landscape Plan
Francis	P24-037	Riverland – Parcel “D” – Mail Kiosk Minor Site Plan Construction Plans
Marissa	P15-035-A2	City of PSL – Community Center Minor Site Plan Amendment
Marissa	P11-151-A3	Starbucks – 9100 US Highway 1 - Resubmittal Minor Site Plan Landscape Plan
Marissa	P24-017	Starbucks – 9100 US Highway 1 – Drive-Thru – Resubmittal Special Exception Use



CITY OF PORT ST LUCIE

Date Checked: 1/23/2024
 Checked by: Dennis Murphy
 Recorded:

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

Planning Project #	P23-112
Proposed Plat Name:	Western Grove - 5D Cadence @ Tradition
Legal Description:	6 37 39 ALL-LESS W 150 FT AND LESS THAT PART OF SEC MPDAF:BEG INT OF N LI OF SEC AND E R/W LI OF STATE RD S-609 RUN S 00 01 15 W ALG E LI OF R/W

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Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
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CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
WEDNESDAY, FEBRUARY 14, 2024 – 1:30 P.M.

VIRTUAL MEETING

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – **????, 2024**
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

PROJECT

Bridget	P21-007	Southern Grove – Parcell 28 Replat Amended Construction Plans
Bridget	P24-010	Southern Grove Plat No. 46 Preliminary & Final Plat Construction Plans
Dan	P19-240-A2	Riverland – Paseo Park Minor Site Plan Amendment Construction Plans
Dan	P24-005	Verano South – POD “D”, Plat 4 Replat 1 Final Plat Construction Plans
Dan	P24-008	Wilson Groves Parcel “A”, Plat 1 Preliminary & Final Plat
Bianca	P22-261-A1	St. Lucie Self Storage @ SLW - Resubmittal Minor Site Plan Amendment Construction Plans
Bianca	P24-003	Darwin Square – Mavis Tire Shop Minor Site Plan
Bianca	P24-009	Southern Grove – Sogro in the Park Minor Site Plan Construction Plans
Bethany	P21-140-A1	Veranda Falls Plat No. 8 – Veranda Falls Way Revised Construction Plans
Bethany	P22-277	Western Grove 7 – Brynlie – Resubmittal Preliminary & Final Plat Construction Plans

Bethany	P23-112	Western Grove - 5D - Cadence @ Tradition – Resubmittal Preliminary & Final Plat Construction Plans
Francis	P80-002-A1	Cornerstone Church Minor Site Plan Amendment Landscape Plans
Marissa	P03-416-A1	Coastal Gardens – Fence Minor Site Plan Amendment Landscape Plans
Marissa	P24-007	Biltmore Properties – SW Biltmore Street Minor Site Plan Landscape Plans
Cody	P23-235	LTC Ranch – Wylder – Third Lake - Resubmittal Major Site Plan Landscape Plan
Cody	P24-006	LTC Ranch POD 2 Clearing & Mass Grading

NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F. S. 286.0105)

NOTICE: Public and Press are invited to review all the backup for meetings. Copies are available in the City Clerk's Office.

NOTICE: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office at 772-871-5157.

AS A COURTESY TO THE PEOPLE RECORDING THE MEETING, PLEASE TURN ALL CELL PHONES TO SILENT.

NOTE: Representatives must be familiar with the project, or the item will be tabled. If the applicant or representative is not present when their item is reviewed, the item will be tabled until the next SPRC Meeting.

Note: Projects for this meeting are subject to change daily and there may be additions or deletions prior to the scheduled SPRC meeting date.

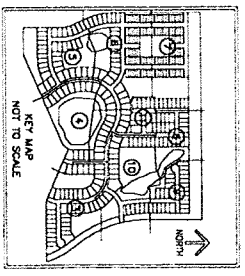
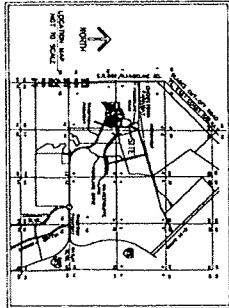
LEGAL DESCRIPTION:

BEING A PORTION OF SECTION 6, TOWNSHIP 31 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCE, FLORIDA COUNTY, FLORIDA.

CADENCE WGSJ

A PLANNED UNIT DEVELOPMENT BEING A PORTION OF SECTION 6, TOWNSHIP 31 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCE, FLORIDA COUNTY, FLORIDA.

CALLFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7800 GLASS ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561) 992-1181 CERTIFICATE OF AUTHORIZATION NO. 125291



CLIENT'S RECORDING CERTIFICATE.

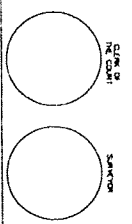
I, the undersigned, Clerk of the County Court of St. Lucie County, Florida, do hereby certify that the following is a true and correct copy of the original record as the same appears in the public records of St. Lucie County, Florida, to-wit: ...

SURVEY NOTES.

- 1. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS ON THE DATE AND AT THE PLACE HEREIN SET FORTH.
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SURVEYING ACT, AS AMENDED.
3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SURVEYING ACT, AS AMENDED.

SURVEYOR'S CERTIFICATE.

I, the undersigned, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the public records of St. Lucie County, Florida, to-wit: ...



PSUSD PROJECT NO. 5368-3 CITY OF PORT ST. LUCE PROJECT NO. P23-045

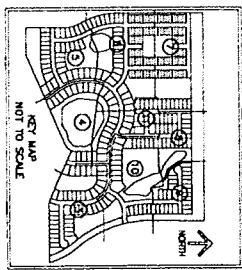
1. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS ON THE DATE AND AT THE PLACE HEREIN SET FORTH.
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SURVEYING ACT, AS AMENDED.
3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SURVEYING ACT, AS AMENDED.

CADENCE W65D

A PLANNED UNIT DEVELOPMENT
 BEING A PORTION OF SECTION 56, CORNER SOUTH RANGE 38
 EAST, THE CITY OF FORT ST. JUDE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY

CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 8004 BAYVIEW BOULEVARD, SUITE 1501
 MIAMI BEACH, FLORIDA 33154
 CERTIFICATE OF AUTHORIZATION NO. 1234567



PLAT BOOK _____
 PAGE _____

SHEET 2 OF 11

**CADENCE AT TRADITION HOMEOWNERS' ASSOCIATION, INC., A FLORIDA
 NOT-FOR-PROFIT CORPORATION.**

A STATE WHERE CADENCE AT TRADITION HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEED TO THIS ASSOCIATION AND AS STATED DEED, AND HEREBY IS TO BE BOUND BY ITS PROVISIONS. THIS _____ DAY OF _____, 2023.

CADENCE AT TRADITION HOMEOWNERS'
 ASSOCIATION, INC.
 NOT-FOR-PROFIT CORPORATION
 BY _____
 PRESIDENT

ACKNOWLEDGEMENT:
 I, _____, of the County of _____
 State of _____, hereby acknowledge that I
 am the owner of the above-described property,
 and that I have executed this deed for the
 purposes stated herein. I declare that I am
 of sound mind and memory, and that I have
 not been coerced, unduly influenced, or
 otherwise defrauded in the execution of
 this deed. _____ DAY OF _____, 2023.

ACCEPTANCE OF DEEDICATION:

THE UNDERSIGNED, _____, OF THE COUNTY OF _____ STATE OF _____, DO hereby acknowledge that I am the owner of the above-described property, and that I have executed this deed for the purposes stated herein. I declare that I am of sound mind and memory, and that I have not been coerced, unduly influenced, or otherwise defrauded in the execution of this deed. _____ DAY OF _____, 2023.

ACKNOWLEDGEMENT:
 I, _____, of the County of _____
 State of _____, hereby acknowledge that I
 am the owner of the above-described property,
 and that I have executed this deed for the
 purposes stated herein. I declare that I am
 of sound mind and memory, and that I have
 not been coerced, unduly influenced, or
 otherwise defrauded in the execution of
 this deed. _____ DAY OF _____, 2023.

CITY OF FORT ST. JUDE APPROVAL OF PLAT:
 I, _____, Mayor of the City of Fort St. Jude,
 do hereby approve the above plat and the
 subdivision described therein, and I declare
 that the same comply with all applicable
 laws and ordinances of the City of Fort St. Jude.
 _____ DAY OF _____, 2023.

TITLE CERTIFICATION:
 I, _____, of the County of _____
 State of _____, do hereby certify that the
 above-described property is the same as the
 property described in the deed to the
 above-described property, and that the
 same is not subject to any liens, mortgages,
 or other encumbrances. _____ DAY OF
 _____, 2023.



PSUSD PROJECT NO. 3388-3
 CITY OF FORT ST. JUDE
 PROJECT NO. P23-045

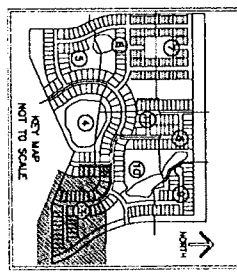
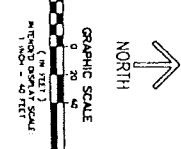
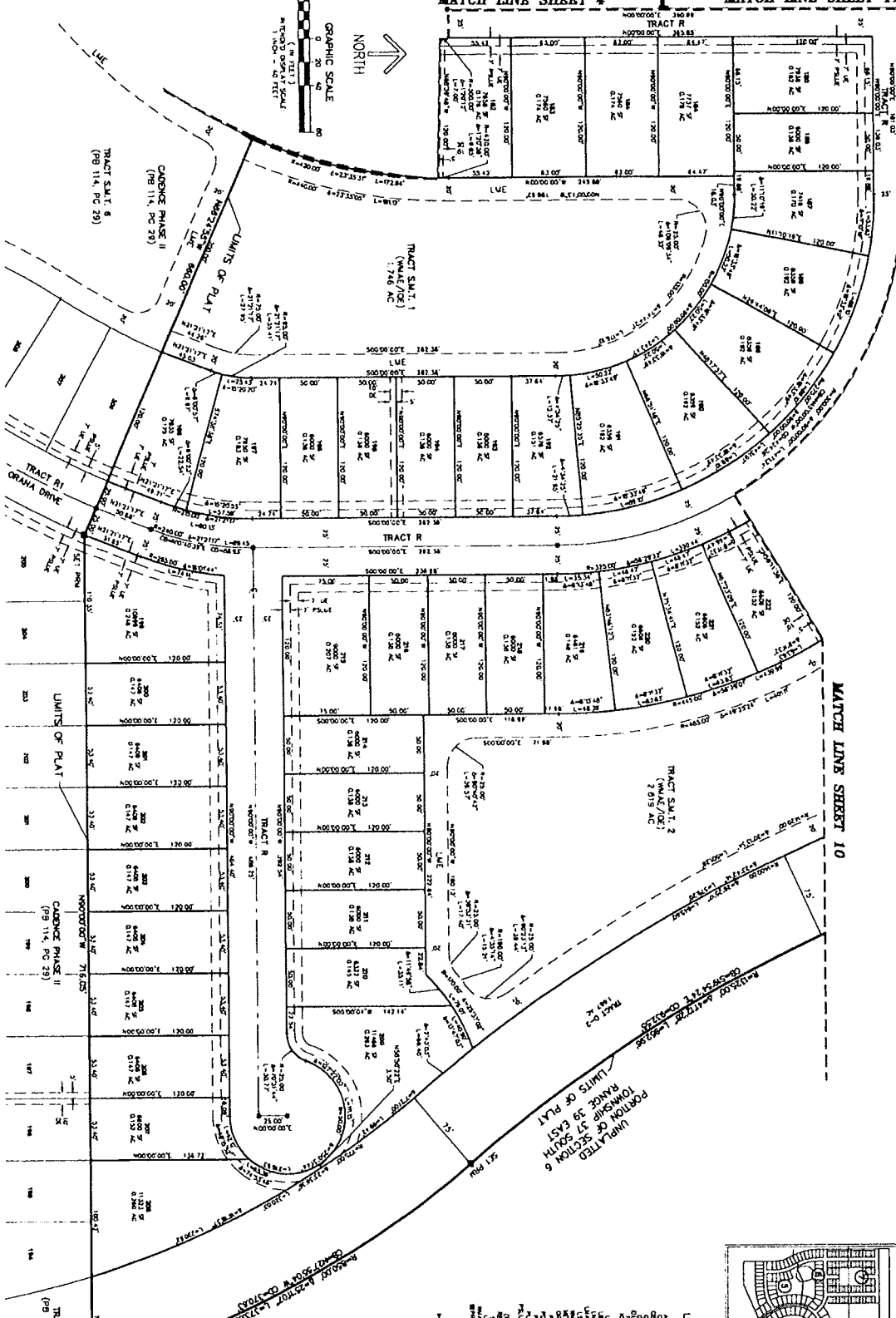
CADENCE WG5D

A PLANNED UNIT DEVELOPMENT
 BEING A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39
 EAST, THE CITY OF PORT ST. LUCE, ST. LUCE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
 NAME OF FIRM
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7000 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33433 - (305) 992-1991
 COMPANY OF PROFESSIONAL REGISTRATION NO. 058581

PLAT BOOK _____
 PAGE _____
SEHEET 3 OF 11

MATCH LINE SHEET 4 MATCH LINE SHEET 11



- LEGEND/ABBREVIATIONS
- 1 - LOT
 - 2 - BLOCK
 - 3 - SECTION
 - 4 - TOWNSHIP
 - 5 - RANGE
 - 6 - COUNTY
 - 7 - STATE
 - 8 - FEDERAL
 - 9 - NATIONAL
 - 10 - INTERNATIONAL
 - 11 - LOCAL
 - 12 - DISTRICT
 - 13 - ZONE
 - 14 - PHASE
 - 15 - TRACT
 - 16 - LOT
 - 17 - BLOCK
 - 18 - SECTION
 - 19 - TOWNSHIP
 - 20 - RANGE
 - 21 - COUNTY
 - 22 - STATE
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 - 32 - BLOCK
 - 33 - SECTION
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 - 38 - FEDERAL
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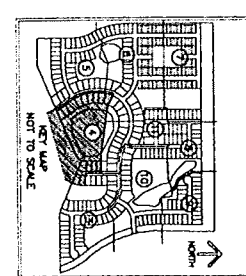
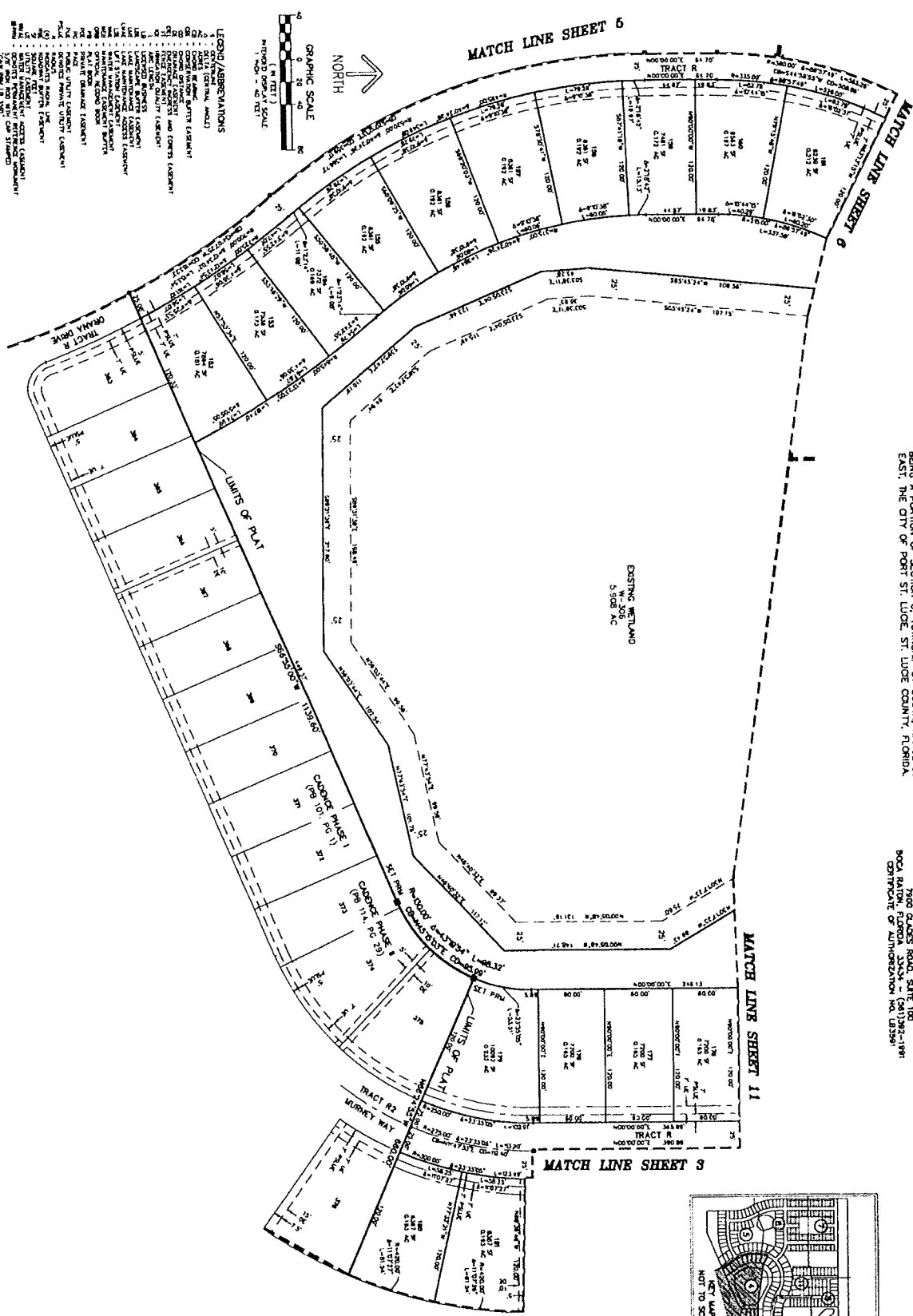
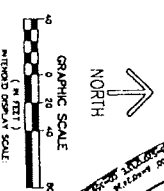
PSUSD PROJECT NO. S388-3
 CITY OF PORT ST. LUCE
 PROJECT NO. P23-045

CADENCE WG5D

A PLANNED UNIT DEVELOPMENT
 BEING A PORTION OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 39
 EAST, THE CITY OF PORT ST. LUCE, ST. LUCIE COUNTY, FLORIDA

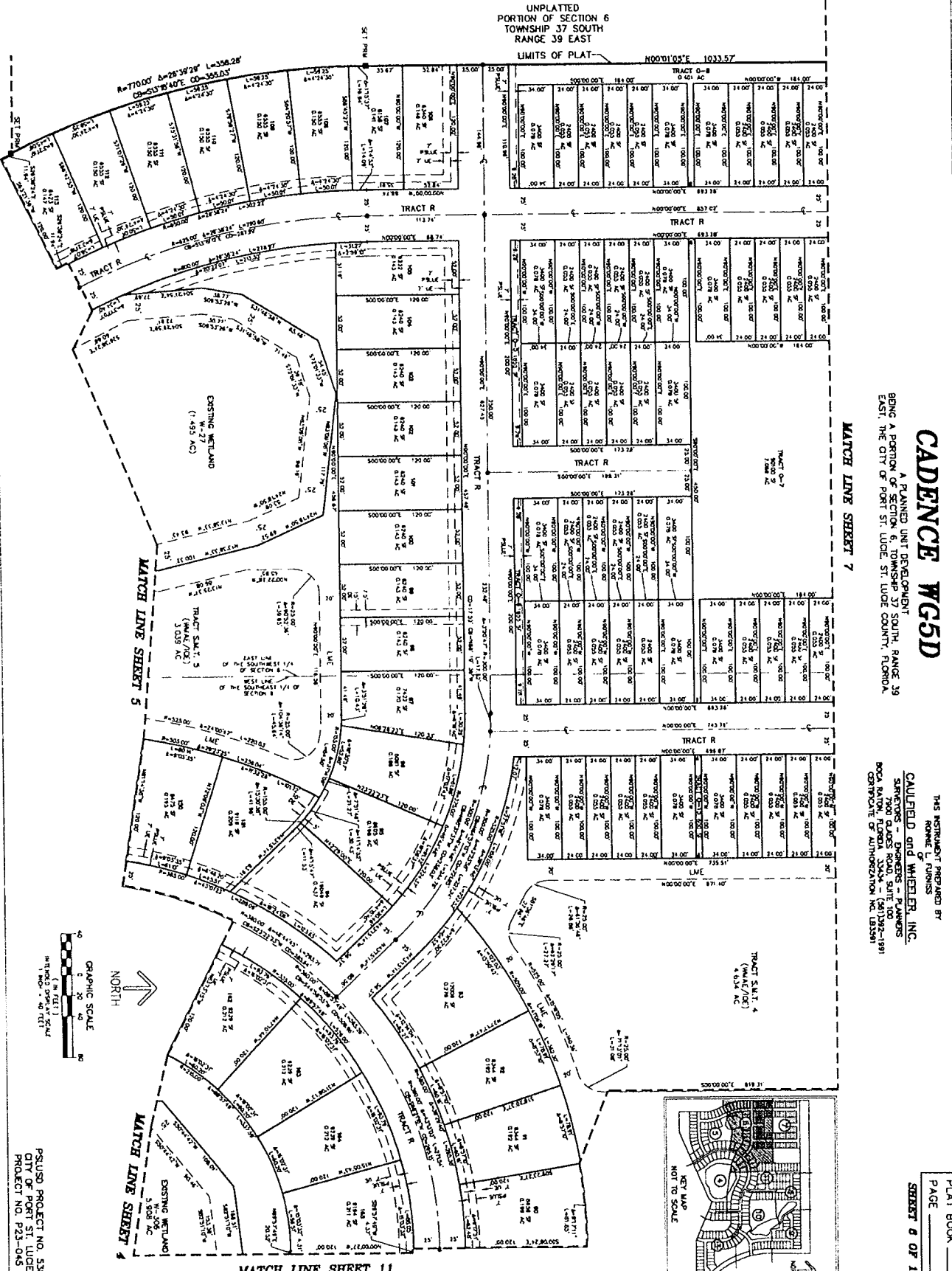
THIS INSTRUMENT PREPARED BY
 ROME & FURNESS
 CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7200 GULF BLVD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (904)395-1991
 CONTRACT NO. 102599

- LEGEND/ABBREVIATIONS**
- 1. UNITS OF PLAY
 - 2. COORDINATE SYSTEM
 - 3. SURVEY CONTROL POINT
 - 4. SURVEY CONTROL POINT (ADJACENT TO TRACT)
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PSUSD PROJECT NO. 5308-3
 CITY OF PORT ST. LUCE
 PROJECT NO. P23-045

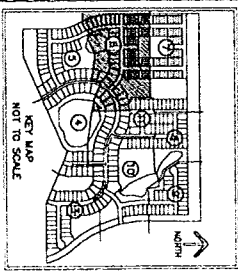
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UNPLATTED
PORTION OF SECTION 6
TOWNSHIP 37 SOUTH
RANGE 39 EAST

CADENCE WGSB
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF PORT ST. LUCIE,
ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
CALLFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7000 OLIVES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561) 992-1991
CONTRACT NO. 120990



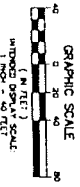
PSUSD PROJECT NO. 5388-3
CITY OF PORT ST. LUCIE
PROJECT NO. P23-045

CADENCE WGSJ

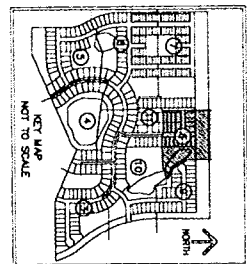
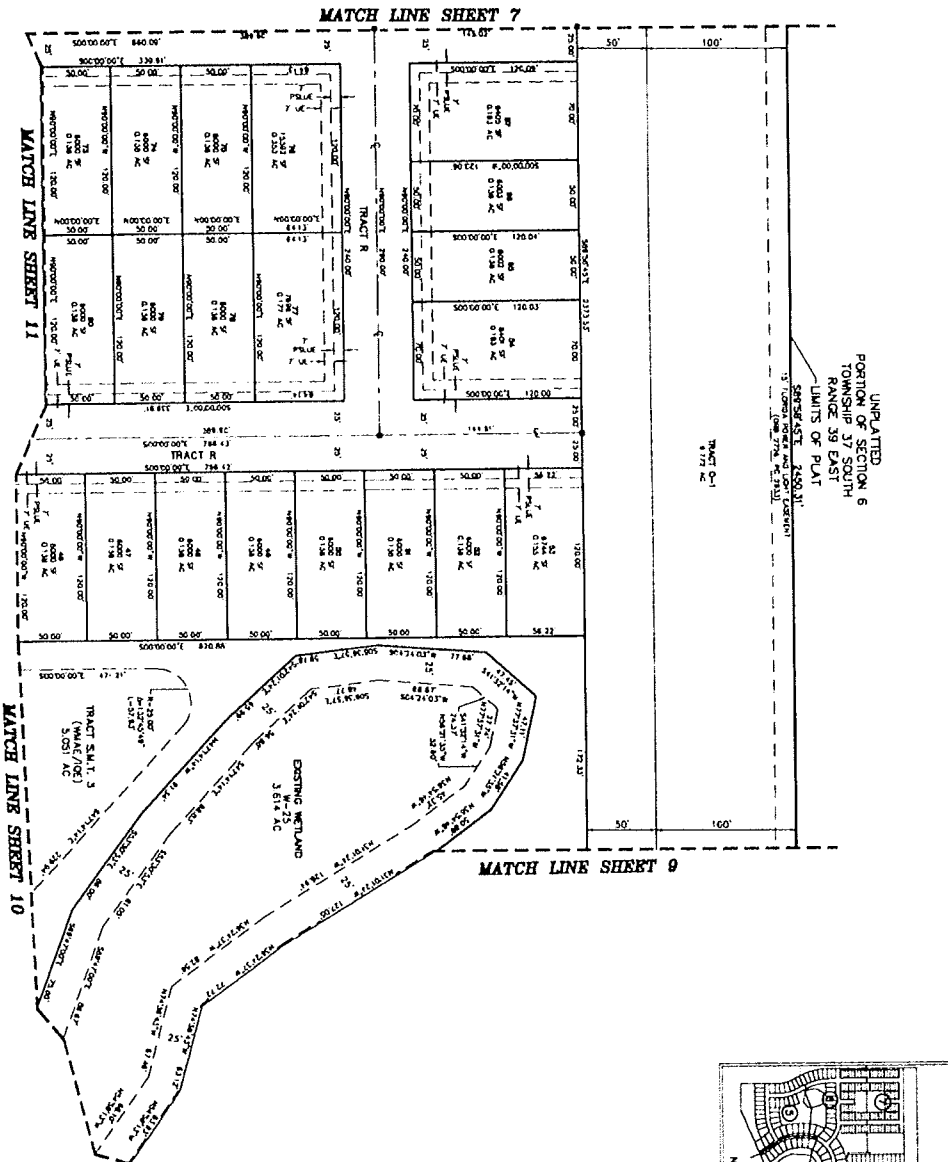
A PLANNED UNIT DEVELOPMENT
 PORTION OF SECTION 6
 TOWNSHIP 37 SOUTH
 RANGE 39 EAST
 THE CITY OF FORT ST. LUCE, ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
 ROBERT D. RAINES
 CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7100 CLARK ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561) 992-1191
 CERTIFICATE OF AUTHORIZATION NO. 125891

PLAT BOOK _____
 PAGE _____
 SHEET 8 OF 11



- LEGEND / ABBREVIATIONS**
- 1 - 1/4" SECTION CORNER
 - 2 - 1/4" SECTION CORNER
 - 3 - 1/4" SECTION CORNER
 - 4 - 1/4" SECTION CORNER
 - 5 - 1/4" SECTION CORNER
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PLUSD PROJECT NO. 5388-3
 CITY OF FORT ST. LUCE
 PROJECT NO. P23-045

UNPLATTED
 PORTION OF SECTION 6
 TOWNSHIP 37 SOUTH
 RANGE 39 EAST
 -LIMITS OF PLAT-

CADENCE WG5D

A PLANNED UNIT DEVELOPMENT

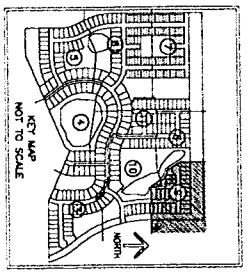
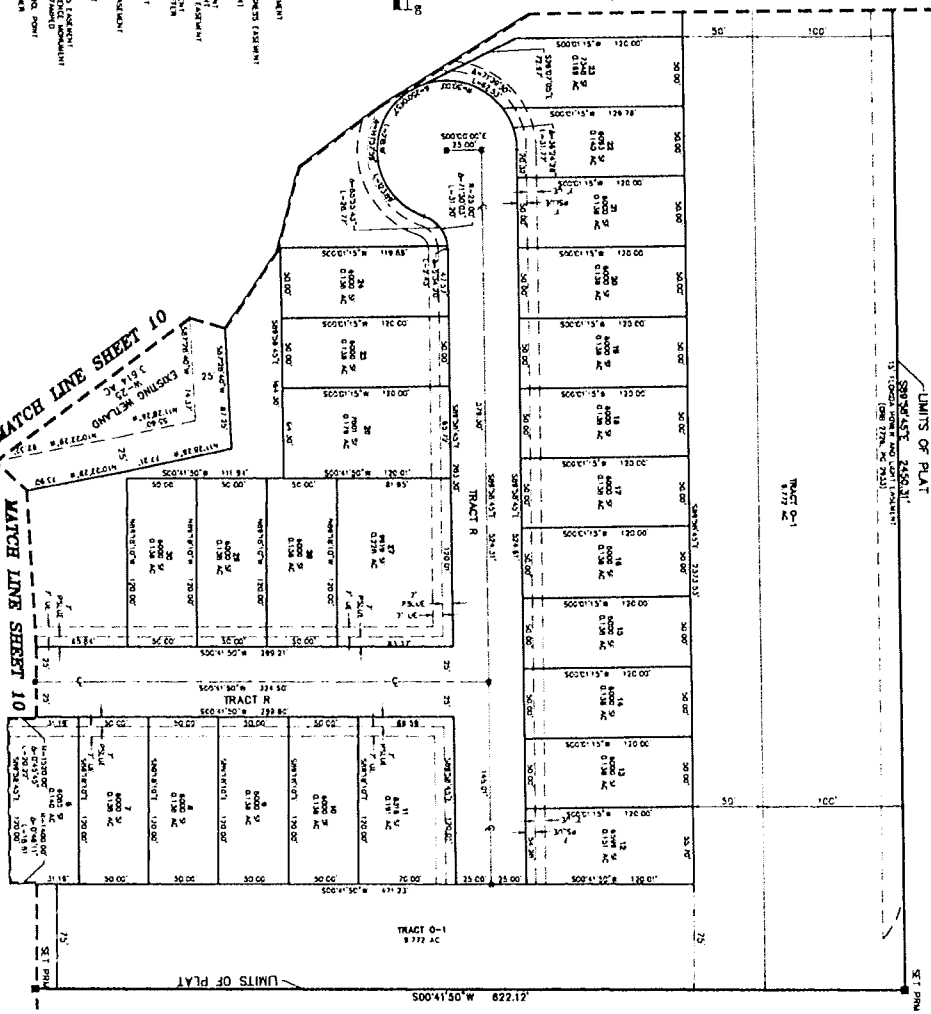
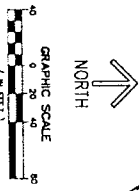
BRING A PORTION OF SECTION 6,
 TOWNSHIP 37 SOUTH, RANGE 39
 EAST, THE CITY OF PORT ST. LUCE,
 ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
 CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7800 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33433 (954) 993-1991
 CONTRIBUTOR © ADMINISTRATION No. 035591

PLAT BOOK _____
 PAGE _____
 SHEET 9 OF 11

UNPLATTED
 PORTION OF SECTION 6
 TOWNSHIP 37 SOUTH
 RANGE 39 EAST

- LEGEND/ABBREVIATIONS**
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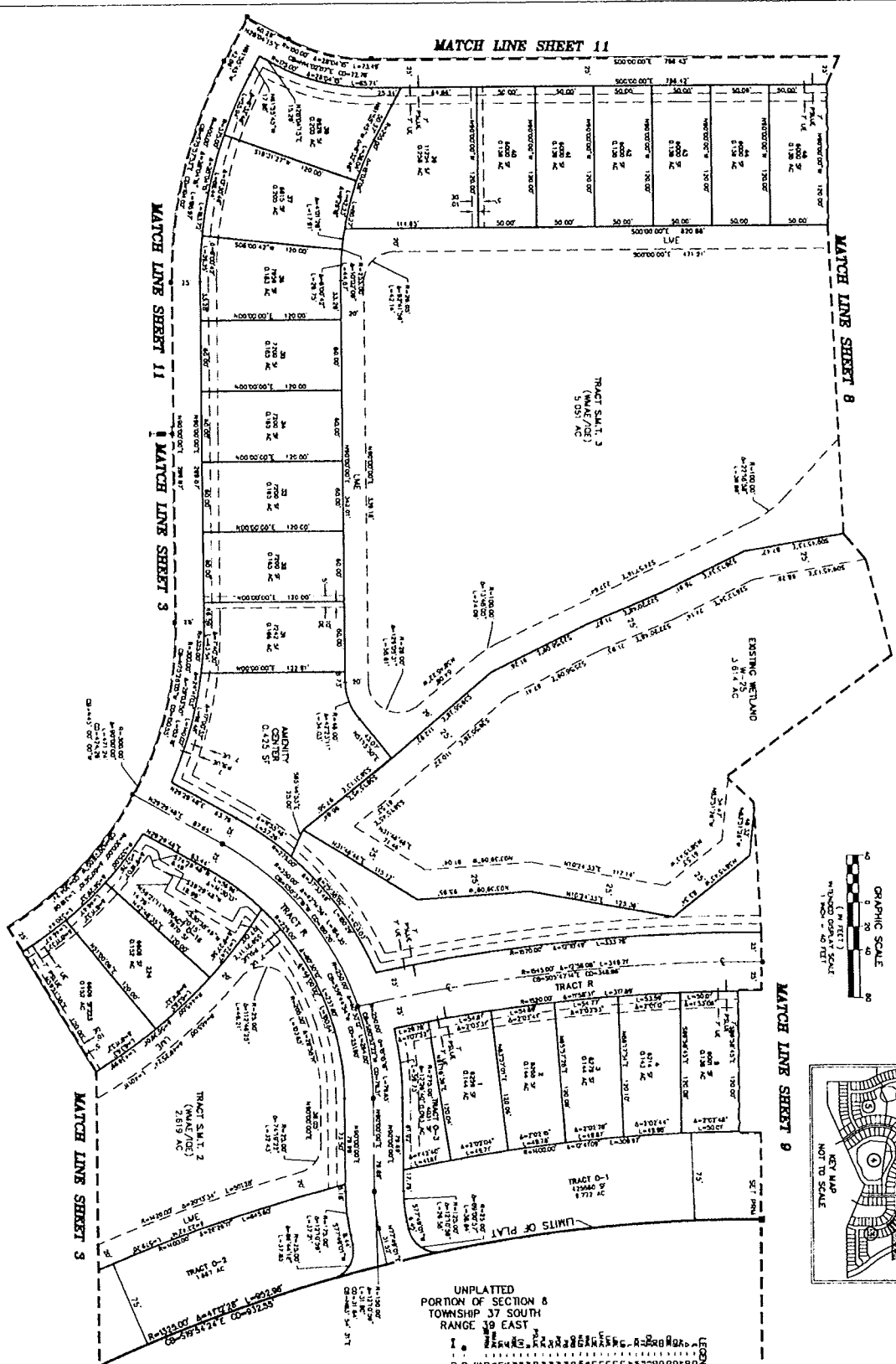
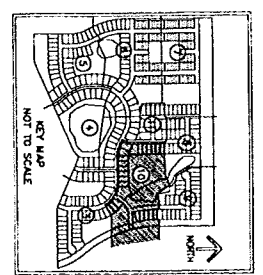
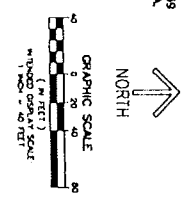
PSUSD PROJECT NO. 5398-3
 CITY OF PORT ST. LUCE
 PROJECT NO. P23-045

THIS INSTRUMENT PREPARED BY
 ROWEN L. FARRISS
 OF
 CALVERTED and WHEELER, INC.
 SURVEYORS and ENGINEERS
 1000 EAST PALM BLVD. SUITE 100
 BOCA RATON, FLORIDA 33434 - (561) 965-1000
 CERTIFICATE OF AUTHORIZATION NO. 125884

A PLANNED UNIT DEVELOPMENT
 BEING A PORTION OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39
 EAST, THE CITY OF PORT ST. LUCE, ST. LUCIE COUNTY, FLORIDA.

CADENCE WGSU

PLAT BOOK _____
 PAGE _____
 SHEET 10 OF 11



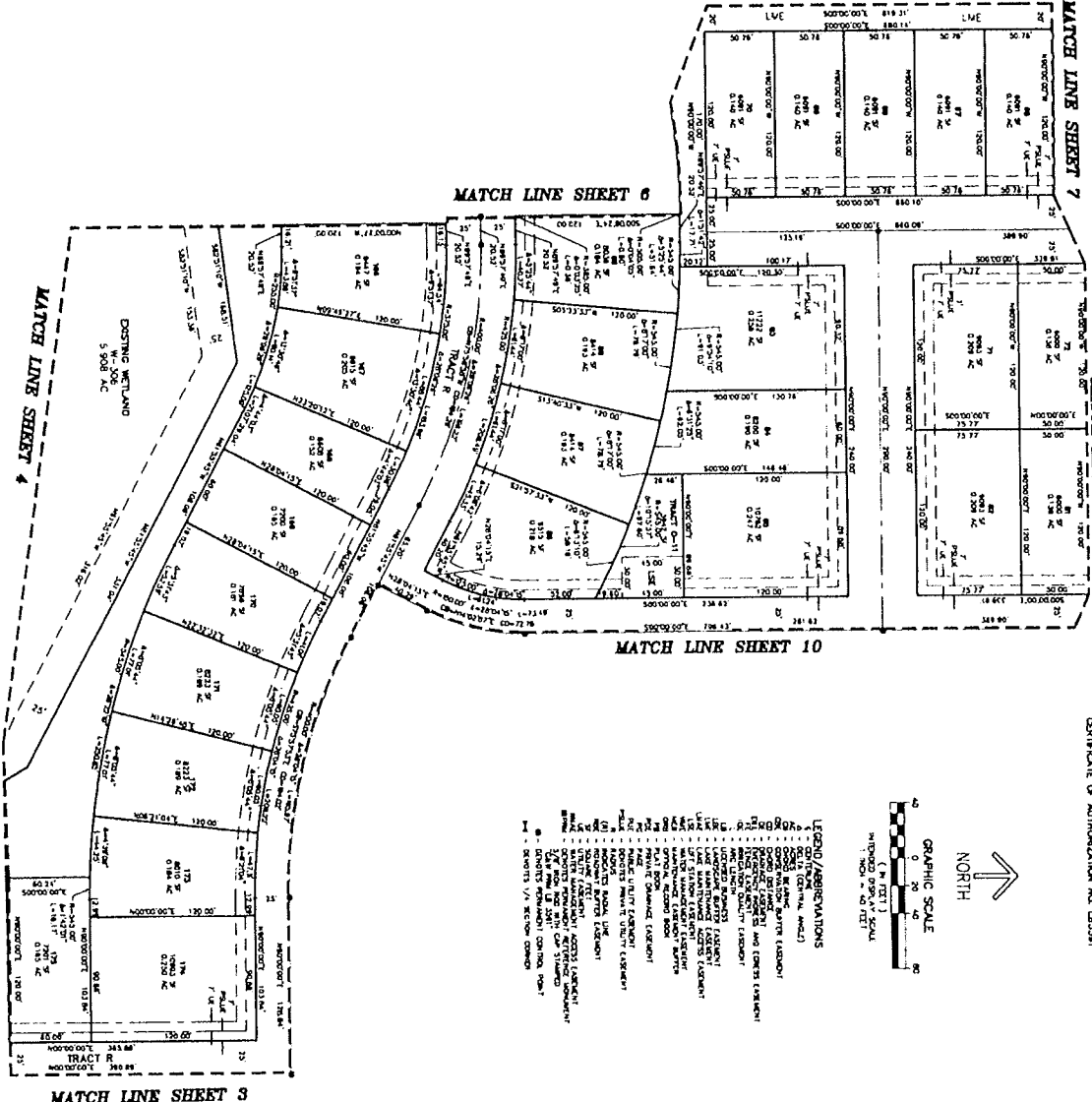
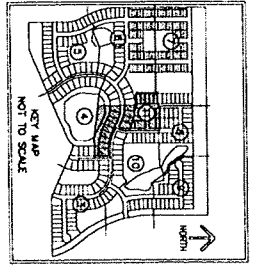
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 PORTION OF SECTION 8 &
 TOWNSHIP 37 SOUTH
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PLUSD PROJECT NO. 5388-3
 CITY OF PORT ST. LUCE
 PROJECT NO. P23-045

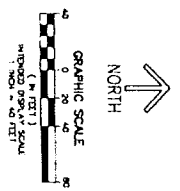
CADENCE WG5D

A PLANNED UNIT DEVELOPMENT
 BEING A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39
 EAST, THE CITY OF PORT ST. LUCE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
 CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7708 CLARES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561) 997-1991
 CONTRIBUTOR OF ADMINISTRATION NO. 182991



- LEGEND/ABBREVIATIONS**
- 1. LOT
 - 2. TRACT
 - 3. SECTION
 - 4. TOWNSHIP
 - 5. RANGE
 - 6. DISTRICT
 - 7. ZONING DISTRICT
 - 8. PLANNED UNIT DEVELOPMENT
 - 9. SUBDIVISION
 - 10. LOT AREA
 - 11. TRACT AREA
 - 12. SECTION AREA
 - 13. TOWNSHIP AREA
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 - 99. SUBDIVISION AREA
 - 100. LOT AREA



Property Identification

Site Address: TBD
 Sec/Town/Range: 06/37S/39E
 Parcel ID: 4306-311-0000-000-6
 Jurisdiction: Port Saint Lucie

Use Type: 6000
 Account #: 153567
 Map ID: 43:06S
 Zoning:

Ownership

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



Legal Description

6 37 39 ALL-LESS W 150 FT AND LESS THAT PART OF SEC MPDAF: BEG INT OF N LI OF SEC AND E R/W LI OF STATE RD S-609 RUN S 00 01 15 W ALG E LI OF R/W 2906.07 FT, TH S 89 58 45 E 5228 FT M/L TO E LI OF SEC, TH N ALG E LI 2940 FT M/L TO NE COR OF SEC, TH W ALG N LI OF SEC 5207 FT M/L TO POB AND LESS THAT PART OF SEC MPD IN OR 1536-1598 AND LESS THAT PART MPDAF: FROM SW COR OF PARCEL DESC IN OR 2186-548 RUN S 00 01 15 W 60 FT, TH S 89 58 45 E 50 FT TO POB, TH S 00 01 15 W 350 FT, TH S 89 58 45 E 310 FT, TH N 00 01 15 E 350 FT, TH N 89 58 45 W 310 FT TO POB AND LESS THAT PART AS IN OR 3071-2612 AND LESS THAT PART AS IN OR 3772-288 AND LESS THAT PART ASSESSED INTO CADENCE PHASE I (PB 101-10) (239.872 AC - 10,448,824 SF)

Current Values

Just/Market Value: \$13,836,690
 Assessed Value: \$65,965
 Exemptions: \$0
 Taxable Value: \$65,965

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): 239.87
 Land Size (SF): 10,448,824

Building Design Wind Speed

Occupancy Category I II III
 Speed 140 150 160
 Sources/links:

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 21, 2018	4153 / 0856	0205	SPWD	Tradition Florida LLC	\$22,771,800
Feb 25, 2011	3274 / 0915	0311	CertTitle	Tradition Research Park LLC	\$100
Jul 2, 2003	1745 / 1816	XX02	WD	A Duda and Sons Inc	\$5,432,600
Jan 1, 1982	0369 / 1748	XX02	CV		\$2,233,100

Building Information (1 of 1)

Finished Area: 0 SF
 Gross Sketched Area: 0 SF

Exterior Data

View:
 Building Type:
 Grade:
 Story Height:

Roof Cover:
 Year Built: N/A
 Effective Year: N/A
 No. Units: 0

Roof Structure:
 Frame:
 Primary Wall:
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Primary Int Wall:
 Avg Hg/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$13,836,690
Just/Market:	\$13,836,690
Ag Credit:	\$13,770,725
Save Our Homes or 10% Cap:	\$0
Assessed:	\$65,965
Exemption(s):	\$0
Taxable:	\$65,965

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2020	0090	66479.97	Tradition Operating/Maintenance	\$66,479.97
Start Year	AssessCode	Units	Description	Amount
2022	0091	0	Tradition Bond	\$0.00

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.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$13,836,690	\$65,965	\$0	\$65,965
2022	\$11,069,352	\$65,965	\$0	\$65,965
2021	\$6,690,770	\$69,738	\$0	\$69,738
2020	\$2,546,944	\$69,738	\$0	\$69,738

Permits

Number Issue Date Description Amount Fee

Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in Port Saint Lucie

All information is believed to be correct at this time, but is subject to change and is provided without any warranty. © Copyright 2024 Saint Lucie County Property Appraiser. All rights reserved.

Account History 4306-311-0000-000/6

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
2011	Acct: Paid-in-full		View
2010	Acct: Paid-in-full		View
	Delq Advertised		
2009	Acct: Paid-in-full		View
	Cert: Redeemed		
2008	Acct: Paid-in-full		View
2007	Acct: Paid-in-full		View
	Delq Advertised		
2006	Acct: Paid-in-full		View
2005	Acct: Paid-in-full		View
2004	Acct: Paid-in-full		View
2003	Acct: Paid-in-full		View
	Total Due:	\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2023
Tax Year:	2023
Account Number:	4306-311-0000-000/6 « Prev Next »
Millage Code:	0041 -
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:	13,836,690
Class Value:	0
Just Value:	13,836,690
School Assessed Value:	65,965
Assessed Value:	65,965
Ad Valorem:	\$1,490.92
Non-ad Valorem:	\$66,479.97
Total Tax:	\$67,970.89

Location Details

Book-Page-Item:	4153-0856-
Property Class:	00
Range:	39E
Township:	37S
Section:	06
Neighborhood:	TR20
Value Code:	00
Use Code:	6000
Total Acres:	239.87
Legal Description:	6.37.39 ALL-LESS W 150 FT AND LESS THAT PART OF SEC MPDAF BEG INST OF N LI OF SEC AND E R/W LI OF STATE RD S-609 RUN S 00 01 15 W ALG E LI OF RAW 2906 67 FT,TH S 89 58 45 E S 228 FT W/L TO E LI OF SEC,TH N ALG E LI 2949 FT M/L TO NE COR OF SEC,TH W ALG N LI OF SEC S 207 FT M/L TO POB AND LESS THAT PART OF SEC MPDAF IN OR 1536-1598 AND LESS THAT PART MPDAF FROM SW COR OF PARCEL DESC IN OR 2186-548 RUN S 00 01 15 W 60 FT,TH S 89 58 45 E 50 FT TO POB,TH S 00 01 15 W 350 FT,TH S 89 58 45 E 310 FT,TH N 00 01 15 E 350 FT,TH N 89 58 45 W 310 FT TO POB AND LESS THAT PART AS IN OR 3071-2612 AND LESS THAT PART AS IN OR 3772-288 AND LESS THAT PART ASSESSED INTO CADENCE PHASE I (PB 101-10)- (239.872 AC - 10,448.824 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	65,965	0	65,965	\$0.00
CT06	Co Public Transit MSTU	0.2500	65,965	0	65,965	\$16.49
EE19	Erosion District E	0.1000	65,965	0	65,965	\$6.60
FF02	Law Enforcement Judicial Sys	2.7294	65,965	0	65,965	\$180.94
GFP1	Co General Revenue Fund	4.2722	65,965	0	65,965	\$281.82
CS64	Childrens Service Council	0.3790	65,965	0	65,965	\$25.00
FD21	St Lucie Co Fire District	3.0000	65,965	0	65,965	\$197.90
FI40	FL Inland Navigation Dist	0.0288	65,965	0	65,965	\$1.90
PS25	City of Port St Lucie	4.7057	65,965	0	65,965	\$310.41
PS26	City of PSL Voted Debt	0.4943	65,965	0	65,965	\$32.61
SD09	School Discretionary	0.7480	65,965	0	65,965	\$49.34
SN39	School Capital Improvement	1.5000	65,965	0	65,965	\$98.95
SR08	School Reg Local Effort	3.1640	65,965	0	65,965	\$208.71
SR09	School Voter Referendum	1.0000	65,965	0	65,965	\$65.97
	S FL Wtr Mgmt District	0.2301	65,965	0	65,965	\$15.18
Total:		22.6015				\$1,490.92

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
TRD1	Traditions Operat/Maint	Yes	66479.970	\$66,479.97
TRD2	Traditions Bond	Yes	0.000	\$0.00
Total				\$66,479.97

Notes (0)

Search Account Search

Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	
2023	4306-311-0000-000/6	MATTAMY PALM BEACH LLC	0 TBD Port Saint Lucie	Paid In Full	View

Search results as of less than a minute ago



GRANT STREET GROUP