



CITY OF PORT ST LUCIE

Date Checked: 2/3/2025

Checked by: Dennis Murphy

Recorded:

NEW PLATS -- PARENT PARCELS AND DESCRIPTION

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

Planning Project #	P24-020
Proposed Plat Name:	Marshall Parkway at Riverland Parcel B Phase 2
Legal Description:	21/28 37 39 THAT PART OF SECS MPDAF: FROM NE COR OF PARCEL DESC IN OR 557-676 RUN S 00 04 31 W 6640.79 FT, TH N 89 54 26 W 75 FT, TH N 53 36 07 W

Current Tax Roll Year: 2024

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	4321-333-0001-000-8	7.72	Y	N/A
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Printed 2/3/2025 1:12 PM

AdministrationRollsReal EstateTangibleCentralCashiering

AccountsBillsCertificatesSpecial AssessmentsReportsAdministration

Account History 4321-333-0001-000/8

Roll	Status	Due	
2024	Acct: Paid-in-full		View
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
2009	Acct: Paid-in-full		View
2008	Acct: Paid-in-full		View
Total Due:		\$0.00	

View a different due date

Account Information

Roll Year:	2024	Market Value:	0
Tax Year:	2024	Class Value:	0
Account Number:	4321-333-0001-000/8 « Prev Next »	Just Value:	0
Millage Code:	0011 -	School Assessed Value:	0
Certified	Port St Lucie City of	Assessed Value:	0
Roll Owner(s):	121 SW Port St Lucie BLVD Port St Lucie, FL 34984-5042 « Prev Next »	Ad Valorem:	\$0.00
Situs Address:	0 TBD, Port Saint Lucie	Non-ad Valorem:	\$0.00
Links:	Property Appraiser, Public Site	Total Tax:	\$0.00
Custom Flags:	06 - Government		

Location Details

Book-Page-Item:

3902-0342-

Property Class:

94

Range:

39E

Township:

37S

Section:

21

Neighborhood:

XX90

Value Code:

00

Use Code:

9400

Total Acres:

7.72

Legal Description:

21/28 37 39 THAT PART OF SECS MPDAF: FROM NE COR OF PARCEL DESC IN OR 557-676 RUN S 00 04 31 W 6640.79 FT,TH N 89 54 26 W 75 FT, TH N 53 36 07 W 34.14 FT TO POB; TH CONT N 53 36 07 W 9.30 FT TO CURVE CONC S, R OF 7926.97 FT, TH WLY ALG ARC 2594.71 FT TO CURVE CONC N, R OF 12,150 FT, TH WLY ALG ARC 2656.90 FT, TH N 89 52 25 W 25.47 FT, TH S 45 07 35 W 48.98 FT, TH N 00 28 42 W 220.02 FT, TH S 44 52 25 E 50.03 FT, TH S 89 52 25 E 27.05 FT TO CURVE CONC N, R OF 12,000 FT, TH ELY ALG ARC 2624.10 FT TO CURVE CONC S, R OF 8076.97 FT, TH ELY ALG ARC 2627.28 FT, TH N 51 14 04 E 44.94 FT,TH S 00 04 31 W 187.73 FT TO CURVE CONC S, R OF 7926.97 FT, TH WLY ALG ARC 27.68 FT TO POB- LESS THAT PART ASSESSED IN MARSHALL PARKWAY AT RIVERLAND PARCEL B - PHASE 1 (PB 108-18) AND LESS THAT PART ASSESSED INTO RIVERLAND BOULEVARD AT RIVERLAND PARCEL D (PB 117-24)- (7.721 AC - 336,326 SF) (OR 2972-774,802) (OR 3902-342)

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	0	0	0	\$0.00
EE19	Erosion District E	0.1000	0	0	0	\$0.00
FF02	Law Enf,Jail,Judicial Sys	2.7294	0	0	0	\$0.00
GF01	Co General Revenue Fund	4.2222	0	0	0	\$0.00
CS64	Childrens Service Council	0.3650	0	0	0	\$0.00
FD21	St Lucie Co Fire District	3.0000	0	0	0	\$0.00
FI40	FL Inland Navigation Dist	0.0288	0	0	0	\$0.00
PS25	City of Port St Lucie	4.6807	0	0	0	\$0.00
PS26	City of PSL Voted Debt	0.3743	0	0	0	\$0.00
SD09	School Discretionary	0.7480	0	0	0	\$0.00
SN39	School Capital Improvemnt	1.5000	0	0	0	\$0.00
SR08	School Req Local Effort	3.0000	0	0	0	\$0.00
SR09	School Voter Referendum	1.0000	0	0	0	\$0.00
MC14	Mosquito Control	0.1352	0	0	0	\$0.00
	S FL Wtr Mgmt District	0.2301	0	0	0	\$0.00
Total:		22.3637				\$0.00

Non-ad Valorem Details

There are no non-ad valorem
for this account

Notes (0)

Search

Account Search

1 of 1 First « Prev :: Next » Last

2024

4321-333-0001-000/8

-- Any --

Search

Tax Yr

Account Number

Certified Roll Owner Name

Situs Address

Account Status

Clear

2024

4321-333-0001-000/8

Port St Lucie City of

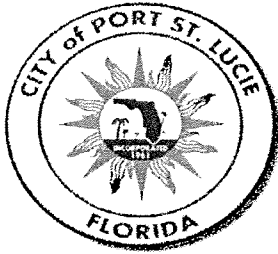
0 TBD Port Saint Lucie

Paid In Full

View

Search results as of less than a minute ago

1 of 1 First « Prev :: Next » Last



CITY OF PORT ST LUCIE

Date Checked: 2/14/2024

Checked by: Dennis Murphy

Recorded:

NEW PLATS -- PARENT PARCELS AND DESCRIPTION

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

Planning Project #	P24-020
Proposed Plat Name:	Marshall Parkway at Riverland Parcel B Phase 2
Legal Description:	21/28 37 39 THAT PART OF SECS MPDAF: FROM NE COR OF PARCEL DESC IN OR 557-676 RUN S 00 04 31 W 6640.79 FT, TH N 89 54 26 W 75 FT, TH N 53 36 07 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	4321-333-0001-000-8	7.72	Y	N/A
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Printed 2/14/2024 9:51 AM

CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
WEDNESDAY, FEBRUARY 28, 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

Bridget	P21-095-A1	Southern Grove – Tradition Regional Business Park (Legacy Park) Minor Site Plan Amendment
Bridget	P21-096-A1	Southern Grove – Tradition Regional Business Park – Lot 4 Minor Site Plan Amendment
Bridget	P23-168	Southern Grove-Legacy Park North – Distribution Complex (Project Everest) Construction Plans
Noel	P23-219	St. Andrews Park Phase II, Amendment No. 2 PUD Amendment
Dan	P15-193-A1	A Great Fence @ SLW – 751 NW Enterprise Dr. Minor Site Plan Amendment Landscape Plan
Bianca	P23-199	MedSquare Becker Road - Resubmittal Major Site Plan Construction Plans
Bethany	P22-127-A2	Florida Coastal Surgical Hospital Minor Site Plan Amendment Landscape Plan
Bethany	P23-110	Western Grove-WG-5d - Cadence Conceptual Subdivision Plat
Bethany	P23-213	Western Grove Cadence WG6D Clearing & Mass Grading
Bethany	P24-012	Western Grove-B D2 Parcel Clearing & Mass Grading

Francis	P24-019	JJF Automotive Shop Minor Site Plan Landscape Plan
Francis	P24-020	Marshall Parkway at Riverland Parcel B, Ph. 2 Preliminary & Final Plat Construction Plans
Marissa	P24-017	Starbucks - 9100 US Highway 1 – Drive-Thru Special Exception Use
Marissa	P24-018	Starbucks - 9100 US Highway 1 Minor Site Plan Landscape Plan
Cody	P23-144	Southern Grove – Village Parkway Plaza Construction Plans

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.

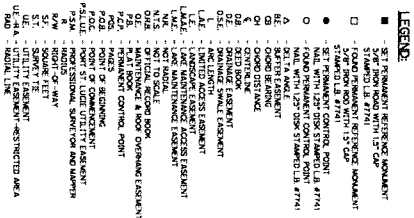
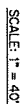
NOTE: Representatives must be familiar with the project, or the item will be tabled. If the applicant or representative is not present when their item is reviewed, the item will be tabled until the next SPRC Meeting.

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

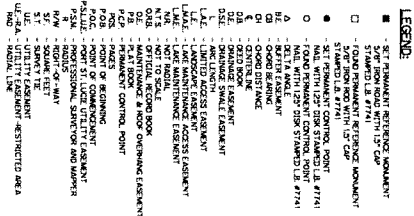
A PARCEL OF LAND LYING IN SECTIONS 21 AND 28, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

0 8 20 40 80 120

SCALE: 1" = 40'

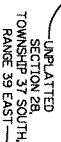
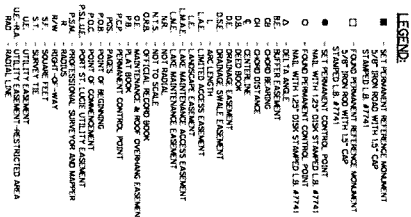


A PARCEL OF LAND LYING IN SECTIONS 21 AND 28, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

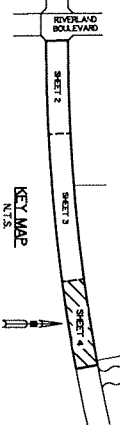


A key map showing the project location. It features a vertical line representing a road or boundary. At the top, a horizontal line intersects it, labeled "RIVINGTON BOULEVARD". Below this, the vertical line is divided into three segments labeled "SEGMENT 2", "SEGMENT 3", and "SEGMENT 4" from top to bottom. Segment 3 is shaded with diagonal lines. To the left of the vertical line, the text "KEY MAP" is written vertically, with "N.T.S." (Not To Scale) below it. A north arrow points upwards to the left of the map.

A PARCEL OF LAND LYING IN SECTIONS 21 AND 28, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741



Property Identification

Site Address: TBD
Sec/Town/Range: 21/37S/39E
Parcel ID: 4321-333-0001-000-8
Jurisdiction: Port Saint Lucie

Use Type: 9400
Account #: 174436
Map ID: 43/21S
Zoning:

Ownership

Port St Lucie City of
121 SW Port St Lucie BLVD
Port St Lucie, FL 34984

Legal Description

21/28 37 39 THAT PART OF SECS MPDAF: FROM NE COR OF PARCEL DESC IN OR 557-676 RUN S 00 04 31 W 6640.79 FT, TH N 89 54 26 W 75 FT, TH N 53 36 07 W 34.14 FT TO POB; TH CONT N 53 36 07 W 9.30 FT TO CURVE CONC S, R OF 7926.97 FT, TH WLY ALG ARC 2594.71 FT TO CURVE CONC N, R OF 12,150 FT, TH WLY ALG ARC 2656.90 FT, TH N 89 52 25 W 25.47 FT, TH S 45 07 35 W 48.98 FT, TH N 00 28 42 W 220.02 FT, TH S 44 52 25 E 50.03 FT, TH S 89 52 25 E 27.05 FT TO CURVE CONC N, R OF 12,000 FT, TH ELY ALG ARC 2624.10 FT TO CURVE CONC S, R OF 8076.97 FT, TH ELY ALG ARC 2627.28 FT, TH N 51 14 04 E 44.94 FT, TH S 00 04 31 W 187.73 FT TO CURVE CONC S, R OF 7926.97 FT, TH WLY ALG ARC 27.68 FT TO POB- LESS THAT PART ASSESSED IN MARSHALL PARKWAY AT RIVERLAND PARCEL B - PHASE 1 (PB 108-18) AND LESS THAT PART ASSESSED INTO RIVERLAND BOULEVARD AT RIVERLAND PARCEL D (PB 117-24)- (7.721 AC - 336,326 SF) (OR 2972-774,802) (OR 3902-342)

Current Values

Just/Market Value: \$965,100
Assessed Value: \$965,100
Exemptions: \$0
Taxable Value: \$965,100

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.

Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 7.72
Land Size (SF): 336,326

Building Design Wind Speed

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

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 10, 2016	3902 / 0342	0118	QC	Port St Lucie City of	\$3,200
Jun 23, 2016	3902 / 0465	0118	SPWD	Riverland/Kennedy II LLC	\$100
Mar 16, 2015	3727 / 0886	0311	QC	Port St Lucie City of	\$0
Jul 26, 2007	2972 / 0802	XX03	SPWD	Riverland/Kennedy LLP	\$0
Jun 14, 2006	2589 / 1402	XX02	SPWD	Minto Kennedy Groves LLC	\$100

Building Information (1 of 1)

Finished Area: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	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

Current Year Exemption Value Breakdown

Building:	\$0
Land:	\$965,100
Just/Market:	\$965,100
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$965,100
Exemption(s):	\$0
Taxable:	\$965,100

Current Year Special Assessment Breakdown

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	\$965,100	\$965,100	\$0	\$965,100
2022	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0

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 4321-333-0001-000/8

Roll	Status	Due	Due to Owner	
2023	Acct: Paid-in-full		\$21,065.45	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
2009	Acct: Paid-in-full			View
2008	Acct: Paid-in-full			View
Total Due:		\$0.00		
Pending Refunds:			\$21,065.45	

[View a different due date](#)

Account Information

Roll Year:	2023	Market Value:	0
Tax Year:	2023	Class Value:	0
Account Number:	4321-333-0001-000/8 « Prev Next »	Just Value:	0
Millage Code:	0011 -	School Assessed Value:	0
Certified	City of Port St Lucie	Assessed Value:	0
Roll Owner(s):	121 SW Port St Lucie BLVD Port St Lucie, FL 34984-5042 « Prev Next »	Ad Valorem:	\$0.00
		Non-ad Valorem:	\$0.00
		Total Tax:	\$0.00
Situs Address:	0 TBD, Port Saint Lucie		
Links:	Property Appraiser, Public Site		
Flags:	Corrected		
Custom Flags:	06 - Government		

Location Details

Book-Page-Item:	3902-0342-
Property Class:	94
Range:	39E
Township:	37S
Section:	21
Neighborhood:	TR20
Value Code:	00
Use Code:	9400
Total Acres:	7.72
Legal Description:	21/28 37 39 THAT PART OF SECS MPDAF: FROM NE COR OF PARCEL DESC IN OR 557-676 RUN S 00 04 31 W 6640.79 FT,TH N 89 54 26 W 75 FT, TH N 53 36 07 W 34.14 FT TO POB; TH CONT N 53 36 07 W 9.30 FT TO CURVE CONC S, R OF 7926.97 FT, TH WLY ALG ARC 2594.71 FT TO CURVE CONC N, R OF 12,150 FT, TH WLY ALG ARC 2656.90 FT, TH N 89 52 25 W 25.47 FT, TH S 45 07 35 W 48.98 FT, TH N 00 28 42 W 220.02 FT, TH S 44 52 25 E 50.03 FT, TH S 89 52 25 E 27.05 FT TO CURVE CONC N, R OF 12,000 FT, TH ELY ALG ARC 2624.10 FT TO CURVE CONC S, R OF 8076.97 FT, TH ELY ALG ARC 2627.28 FT, TH N 51 14 04 E 44.94 FT,TH S 00 04 31 W 187.73 FT TO CURVE CONC S, R OF 7926.97 FT, TH WLY ALG ARC 27.68 FT TO POB- LESS THAT PART ASSESSED IN MARSHALL PARKWAY AT RIVERLAND PARCEL B - PHASE 1 (PB 108-18) AND LESS THAT PART ASSESSED INTO RIVERLAND BOULEVARD AT RIVERLAND PARCEL D (PB 117-24)- (7.721 AC - 336.326 SF) (OR 2972-774,802) (OR 3902-342)
Last Updated:	02/02/2024 11:44AM
Last Updated By:	Wendy Browning

Ad Valorem Details

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




Non-ad Valorem Details

There are no non-ad valorem
for this account

Notes (2)

☒ All But System notes ☐ All notes ☐ Call notes ☐ Distribution Note notes ☐ General notes ☐ Public notes ☐ Reminder notes ☐ System notes

Filter: ☒ 2023 ☐ All Other Years

Category	Year	Date	User	Notes	Action
General	2023	02/02/2024	Wendy B	2023 correction processed due to incorrect land use code being assigned. Parcel is a roadway. A refund will be issued to Riverland Development Company LLC in the sum of \$21,065.45. DOR approved.	 
General	2023	01/16/2024	Wendy B	Received correction from the Property Appraiser's office for the 2023 tax roll; waiting on approval from DOR before processing.	

[Print Notes](#)
[Expand Notes](#)