

CITY OF PORT ST LUCIE

Date Checked: 2/8/2024

Checked by: Dennis Murphy

Recorded:

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

Planning Project #	P23-146
Proposed Plat Name:	Veranda Oaks - Plat No. 3
Legal Description:	VERANDA OAKS PLAT NO. 2 PHASE 2 (PB 117-1) TRACT C (29.53 AC - 1,286,152 SF)

Current Tax Roll Year: 2023

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	4435-704-0002-000-3	29.53	Y	PSLH
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Account History 4435-704-0002-000/3

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

[View a different due date](#)

Account Information

Roll Year:	2023
Tax Year:	2023
Account Number:	4435-704-0002-000/3 « Prev Next »
Millage Code:	0011 -
Certified	Veranda St Lucie Land Holdings LLC
Roll Owner(s):	7807 Baymeadows Rd E Ste 205 Jacksonville, FL 32256-0000 « Prev Next »
Situs Address:	0 TBD, Port Saint Lucie
Links:	Property Appraiser, Public Site

Market Value:	3,100,200
Class Value:	0
Just Value:	3,100,200
School Assessed Value:	3,100,200
Assessed Value:	3,100,200
Ad Valorem:	\$70,488.33
Non-ad Valorem:	\$61,323.45
Total Tax:	\$131,811.78

Location Details

Book-Page-Item:	--
Property Class:	99
Range:	40E
Township:	37S
Section:	36
Neighborhood:	AA04
Value Code:	00
Use Code:	9900
Total Acres:	29.53
Legal Description:	VERANDA OAKS PLAT NO. 2 PHASE 2 (PB 117-1) TRACT C (29.53 AC - 1,286,152 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	3,100,200	0	3,100,200	\$0.00
CT06	Co Public Transit MSTU	0.2500	3,100,200	0	3,100,200	\$775.05
EE19	Erosion District E	0.1000	3,100,200	0	3,100,200	\$310.02
FF02	Law Enf./Judicial Sys	2.7294	3,100,200	0	3,100,200	\$8,461.69
GF01	Co General Revenue Fund	4.2722	3,100,200	0	3,100,200	\$13,244.67
CS64	Childrens Service Council	0.3790	3,100,200	0	3,100,200	\$1,174.98
FD21	St Lucie Co Fire District	3.0000	3,100,200	0	3,100,200	\$9,300.60
FI40	FL Inland Navigation Dist	0.0288	3,100,200	0	3,100,200	\$89.29
PS25	City of Port St Lucie	4.7057	3,100,200	0	3,100,200	\$14,588.61
PS26	City of PSL Voted Debt	0.4943	3,100,200	0	3,100,200	\$1,532.43
SD09	School Discretionary	0.7480	3,100,200	0	3,100,200	\$2,318.95
SN39	School Capital Improvemnt	1.5000	3,100,200	0	3,100,200	\$4,650.30
SR08	School Req Local Effort	3.1640	3,100,200	0	3,100,200	\$9,809.03
SR09	School Voter Referendum	1.0000	3,100,200	0	3,100,200	\$3,100.20
MC14	Mosquito Control	0.1352	3,100,200	0	3,100,200	\$419.15
	S FL Wtr Mgmt District	0.2301	3,100,200	0	3,100,200	\$713.36
Total:			22.7367			\$70,488.33

Non-ad Valorem Details

Special Assessment	Rate	Units	Remaining Principal	Annual Payment
PSLH - PSL St. Lucie Land Holdings MSBU			\$162,320.40	\$46,213.03

Code	District	Receives Discount	Units	Tax
PS79	PSL Stormwater Veranda 2	Yes	84.890	\$15,110.42
V2CD	Veranda 2 CDD	Yes	0.000	\$0.00
Total:				\$61,323.45

Notes (1)

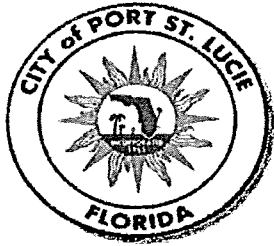
Search

Account Search

2023	4435-704-0002-000/3			-- Any --	Search
Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	Clear
2023	4435-704-0002-000/3	Veranda St Lucie Land Holdings 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



CITY OF PORT ST LUCIE

Date Checked: 8/25/2023

Checked by: Dennis Murphy

Recorded:

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

Planning Project #	P23-146
Proposed Plat Name:	Veranda Oaks - Plat No. 3
Legal Description:	VERANDA OAKS PLAT NO. 2 PHASE 2 (PB 117-1) TRACT C (29.53 AC - 1,286,152 SF)

Current Tax Roll Year: 2022

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	4435-704-0002-000-3	29.53	Y	didn't exist on the 2022 tax roll
2				
3	4435-800-0005-000-9	2.53	Y	parent parcel - PSLH
4	4435-800-0006-000-6	31.03	Y	parent parcel - PSLH
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CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
WEDNESDAY, SEPTEMBER 13, 2023 – 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:

		<u>PROJECT</u>
Anne	P22-317	LTC Ranch POD 5 - Resubmittal Conceptual Subdivision Plan
Anne	P22-290	LTC Ranch POD 5 – Resubmittal Preliminary Plat Construction Plans
Anne	P22-301	LTC Ranch West POD 9 - Resubmittal Preliminary Plat Construction Plans
Bridget	P23-145	Southern Grove Plat No. 42 Major Site Plan Landscape Plan
Bianca	P02-359-A1	SLW – TLH (fka Scripps Treasure Coast Publishing Major Site Plan Amendment
Bethany	P23-143	Toscana SLC LLC PUD Amendment
Bethany	P23-146	Veranda Oaks-Plat No. 3, Phases 3 & 4 Final Plat Construction Plans
Francis	P23-139	St. Lucie Trail @ SLW PUD Amendment
Marissa	P23-079	International Plaza – Warehouse/Office Building Construction Plans
Cody	P23-144	Village Parkway Plaza @ Southern Grove Major Site Plan Landscape Plan

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)

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4

BENING A REPLAT OF TRACT C, ACCORDING TO THE PLAT OF VERANDA OAKS PLAT NO. 2, PHASE 2, AS RECORDED IN PLAT BOOK 117 PAGES 1 THROUGH 6,
PUBLIC RECORDS OF ST. LUCE COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST,
CITY OF PORT ST. LUCE, ST. LUCE COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TRACT C, VERANDA OAKS PLAT NO. 2, PHASE 2, ACCORDING TO THE PLAT OF PLAT NO. 2, AS RECORDED IN PLAT BOOK 117, PAGES 1 THROUGH 6, OF ST. LUCE COUNTY, FLORIDA.
CONTAINING 26.00 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA

BEFORE ME, the undersigned authority, on this _____ day of _____, 2014, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

I, the undersigned authority, do hereby certify that _____ is the person whose name is subscribed to the foregoing instrument, and that he executed the same for the purposes and consideration therein expressed. My commission expires on _____.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014.

Notary Public in and for the State of Florida
My Commission Expires _____

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4
ST. LUCE COUNTY, FLORIDA

ACKNOWLEDGMENT

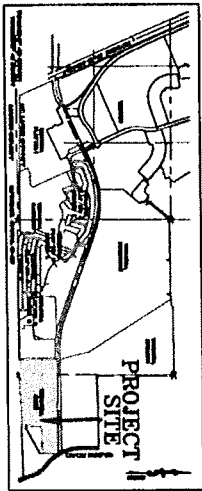
I, _____, do hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears to me, and that the same has been duly acknowledged by the person whose name is subscribed to the same.

Notary Public in and for the State of Florida
My Commission Expires _____

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4
ST. LUCE COUNTY, FLORIDA

ACKNOWLEDGMENT

I, _____, do hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears to me, and that the same has been duly acknowledged by the person whose name is subscribed to the same.



LOCATION MAP
NEXT TO PLAT

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA

BEFORE ME, the undersigned authority, on this _____ day of _____, 2014, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

I, the undersigned authority, do hereby certify that _____ is the person whose name is subscribed to the foregoing instrument, and that he executed the same for the purposes and consideration therein expressed. My commission expires on _____.

Notary Public in and for the State of Florida
My Commission Expires _____

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4
ST. LUCE COUNTY, FLORIDA

ACKNOWLEDGMENT

I, _____, do hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears to me, and that the same has been duly acknowledged by the person whose name is subscribed to the same.

Notary Public in and for the State of Florida
My Commission Expires _____

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4
ST. LUCE COUNTY, FLORIDA

ACKNOWLEDGMENT

I, _____, do hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears to me, and that the same has been duly acknowledged by the person whose name is subscribed to the same.

TITLE CERTIFICATION

BEFORE ME, the undersigned authority, on this _____ day of _____, 2014, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

I, the undersigned authority, do hereby certify that _____ is the person whose name is subscribed to the foregoing instrument, and that he executed the same for the purposes and consideration therein expressed. My commission expires on _____.

Notary Public in and for the State of Florida
My Commission Expires _____

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4
ST. LUCE COUNTY, FLORIDA

ACKNOWLEDGMENT

I, _____, do hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears to me, and that the same has been duly acknowledged by the person whose name is subscribed to the same.

Notary Public in and for the State of Florida
My Commission Expires _____

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4
ST. LUCE COUNTY, FLORIDA

ACKNOWLEDGMENT

I, _____, do hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears to me, and that the same has been duly acknowledged by the person whose name is subscribed to the same.

Notary Public in and for the State of Florida
My Commission Expires _____

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4
ST. LUCE COUNTY, FLORIDA

ACKNOWLEDGMENT

I, _____, do hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears to me, and that the same has been duly acknowledged by the person whose name is subscribed to the same.

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4

BEING A REPLAT OF TRACT C, ACCORDING TO THE PLAT OF VERANDA OAKS PLAT NO. 2, PHASE 2, AS RECORDED IN PLAT BOOK 117 PAGES 1 THROUGH 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

DEPOSIT RELEASE MORTGAGEE'S JOINDER AND CONSENT:

THE UNDERSIGNED HEREBY CERTIFY THAT IT IS THE INTENTION OF A JOINDER RELEASE MORTGAGEE FROM THE PROPERTY RECORDS SECTION AND THE COUNTY CLERK OF ST. LUCIE COUNTY, FLORIDA, TO RECORDE THIS INSTRUMENT IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBSTITUTED TO THE ORIGINAL FROM RECORD.

IN WITNESS WHEREOF, THE SAID COUNTY HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE BY AND WITH THE APPROVAL OF ITS BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____ 2005.

THOMAS PIERCE & ASSOCIATES, INC. A FLORIDA CORPORATION
BY _____ OFFICE _____
NAME _____ PROJECT NAME _____
TITLE _____ ADDRESS _____
PROJECT NAME _____

ACKNOWLEDGMENT

I, _____ OF THE COUNTY OF _____ STATE OF FLORIDA, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____ 2005, I HAVE PERSONALLY KNOWN AND BEEN DULY ADVISED BY THE COUNTY CLERK OF ST. LUCIE COUNTY, FLORIDA, THAT THE INSTRUMENT BEING RECORDED HEREIN IS THE VOLUNTARY ACT OF THE SAID PERSONS AND THAT THE SAID INSTRUMENT IS NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS OF ANY OTHER PERSONS.

WITNESSED BY ME AND OFFICIAL, SEAL, IN THE COUNTY AND STATE LAST MENTIONED THIS _____ DAY OF _____ 2005.

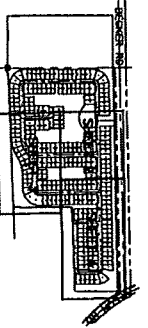
COMMISSIONER OF ST. LUCIE COUNTY, FLORIDA
COUNTY CLERK OF ST. LUCIE COUNTY, FLORIDA
PLAT NO. _____

CITY OF PORT ST. LUCIE
PROJECT NO. XXXX
PSLUSD PROJECT NO. XXXX

PREPARED BY THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2890 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KESSEK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6159
SHEET 2 OF 6

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4

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PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



SHEET INDEX

NOT TO SCALE

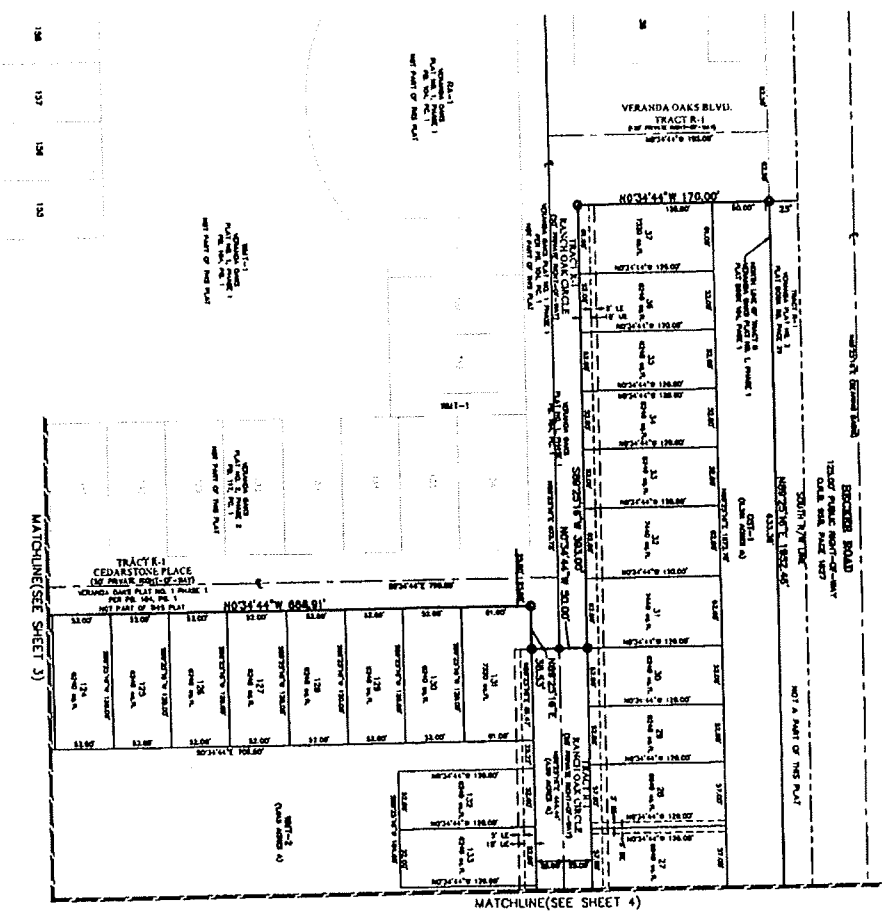
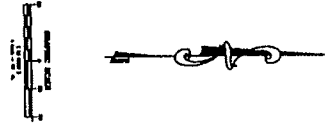
SURVEYOR'S NOTES

1. ALL LOTS INTERFERED OR OBTAINED BY THE COMPLETION OF THIS PLAT SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS AS THE ORIGINAL PLAT.

2. THE SURVEYOR HAS BEEN ADVISED THAT THE PLAT OF VERANDA OAKS PLAT NO. 2, PHASE 2, AS RECORDED IN PLAT BOOK 117 PAGES 1 THROUGH 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, IS THE ORIGINAL PLAT OF THIS PLAT AND THAT THE PLAT OF VERANDA OAKS PLAT NO. 2, PHASE 2, AS RECORDED IN PLAT BOOK 117 PAGES 1 THROUGH 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, IS THE ORIGINAL PLAT OF THIS PLAT AND THAT THE PLAT OF VERANDA OAKS PLAT NO. 2, PHASE 2, AS RECORDED IN PLAT BOOK 117 PAGES 1 THROUGH 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, IS THE ORIGINAL PLAT OF THIS PLAT.

LEGEND

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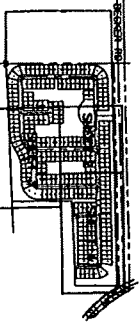
RECORDED BY THE OFFICE OF:
CLIFFORD & TROTTING, INC.
1111 S. W. 10TH AVENUE
SUITE 100
FORT LAUDERDALE, FLORIDA 33404
CERTIFICATION NO. LB 4296

THOMAS F. WERNER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 8194

CITY OF PORT ST. LUCIE
PROJECT NO. XXXX
PLANS PROJECT NO. XXXX

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4

BEING A REPLAT OF TRACT C, ACCORDING TO THE PLAT OF VERANDA OAKS PLAT NO. 2, PHASE 2, AS RECORDED IN PLAT BOOK 117 PAGES 1 THROUGH 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



SHEET INDEX

SURVEYOR'S NOTES

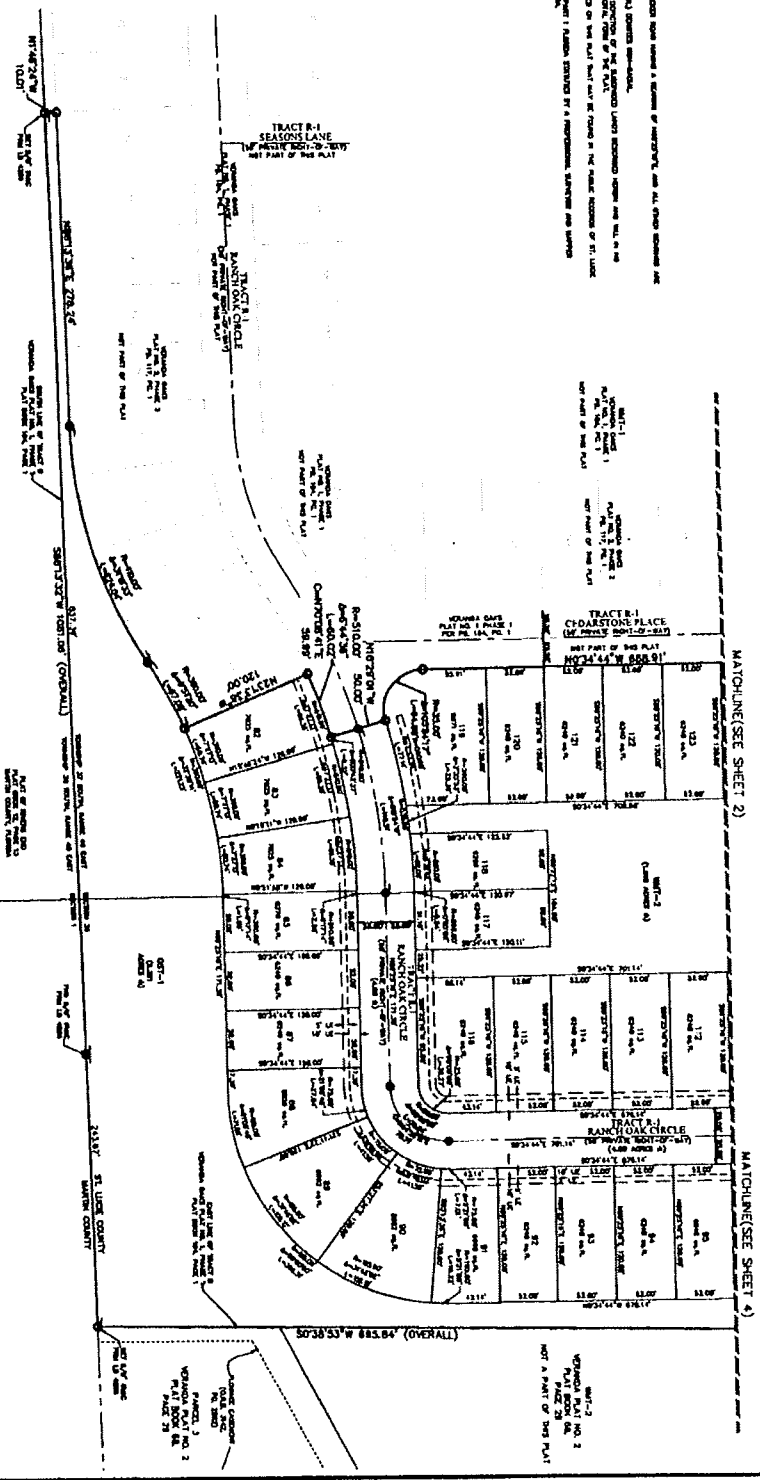
1. ALL LINES AND POINTS SHOWN ARE THE PROPERTY OF THE CITY OF PORT ST. LUCIE, FLORIDA, AND ARE SHOWN FOR INFORMATION ONLY. NO WARRANTY IS MADE BY THE SURVEYOR AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON.

2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION SHOWN HEREON IS IN ACCORDANCE WITH THE RECORDS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION SHOWN HEREON IS IN ACCORDANCE WITH THE RECORDS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LEGEND

- 1. DOTTED CENTERLINE
- 2. DOTTED PROPERTY BOUNDARY
- 3. DOTTED ADJACENT PROPERTY BOUNDARY
- 4. DOTTED EASEMENT BOUNDARY
- 5. DOTTED UTILITY LOCATION
- 6. DOTTED CONCRETE FOUNDATION
- 7. DOTTED CONCRETE WALL
- 8. DOTTED CONCRETE SLAB
- 9. DOTTED CHAIN LINK FENCE
- 10. DOTTED CEMENT FINISH
- 11. DOTTED BRICK WALL
- 12. DOTTED BRICK PAVEMENT
- 13. DOTTED ASPHALT PAVEMENT
- 14. DOTTED GRAVEL DRIVEWAY
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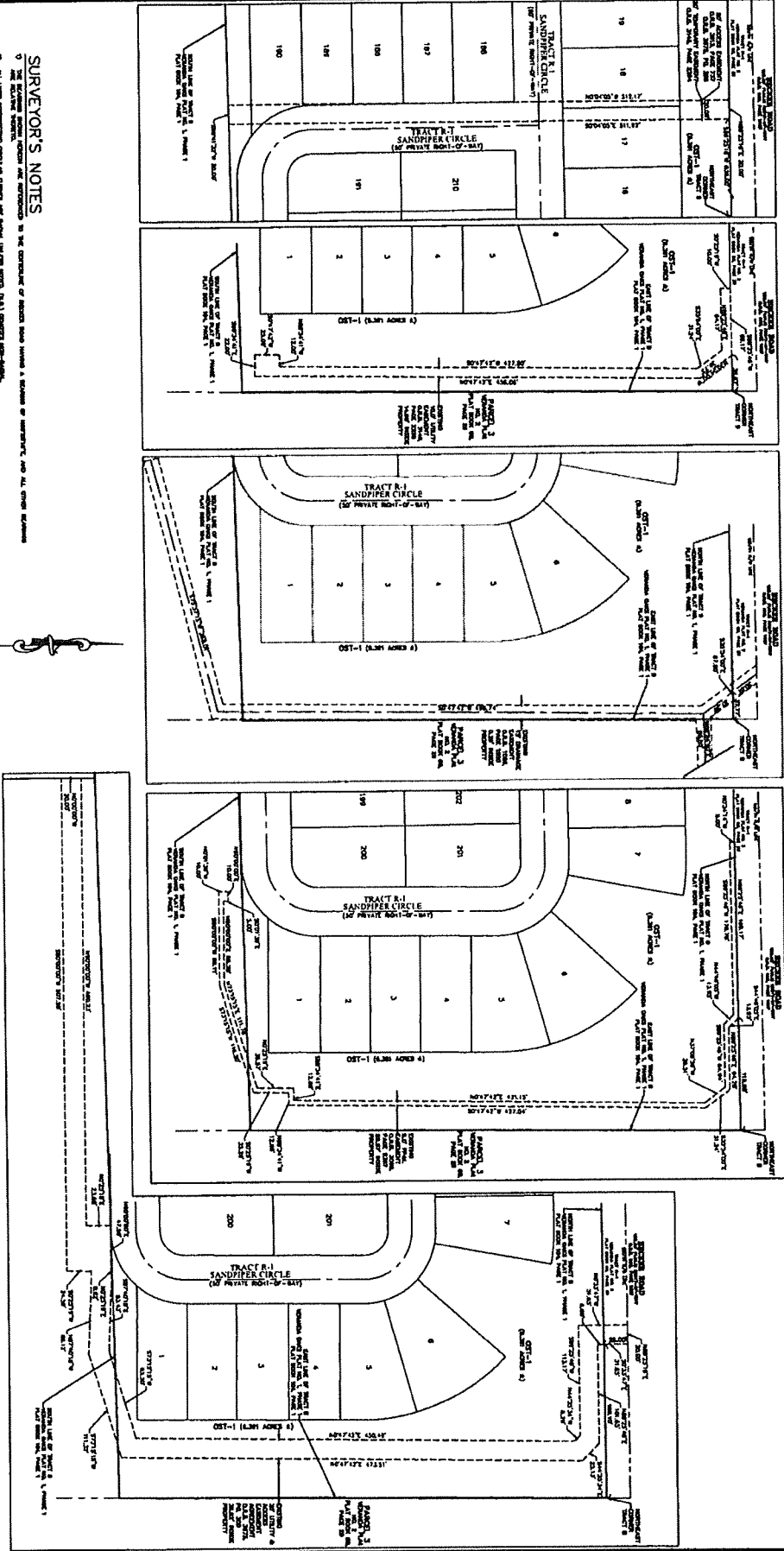


PREPARED BY THE SURVEYOR:
CLIFFORD & TERRY, INC.
 2580 SOUTH 25th STREET
 TAMPA, FLORIDA 33618
 CERTIFICATION NO. LB 4286
 THOMAS B. CLIFFORD
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 8199

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4

BEING A REPLAT OF TRACT C, ACCORDING TO THE PLAT OF VERANDA OAKS PLAT NO. 2, PHASE 2, AS RECORDED IN PLAT BOOK 117 PAGES 1 THROUGH 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____



SURVEYOR'S NOTES

1. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS ON THE 15TH DAY OF APRIL, 2000.
2. ALL LINES SHOWN ON THIS PLAN ARE BASED ON THE ORIGINAL SURVEY OF THE CITY OF PORT ST. LUCIE, FLORIDA, AS RECORDED IN PLAT BOOK 117, PAGES 1 THROUGH 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, F.S.
4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF PORT ST. LUCIE, FLORIDA, AND HAS FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE RECORDS.
5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF PORT ST. LUCIE, FLORIDA, AND HAS FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE RECORDS.

EASEMENT DETAIL SHEET

CITY OF PORT ST. LUCIE
PROJECT NO. 2000-0001
PLUUSD PROJECT NO. XXXX

DESIGNED BY THE ARCHITECT:
CULPEPPER & TERPSTING, INC.
2580 SOUTH 25TH STREET
CENTRAVON, FL 32809
CERTIFICATION NO. LD 4286

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF PORT ST. LUCIE, FLORIDA, AND HAS FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE RECORDS.

Account History 4435-800-0005-000/9

Roll	Status	Due	View
2022	Acct: Paid-in-full	\$0.00	View
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2022
Tax Year:	2022
Account Number:	4435-800-0005-000/9 * Prev Next *
Millage Code:	0011 -
Certified	Veranda St Lucie Land Holdings LLC
Roll Owner(s):	7807 Baymeadows Rd E Ste 205 Jacksonville, FL 32256-0000 * Prev Next *
Situs Address:	0 TBD, Port Saint Lucie
Links:	Property Appraiser, Public Site

Market Value:	186,000
Class Value:	0
Just Value:	186,000
School Assessed Value:	186,000
Assessed Value:	186,000
Ad Valorem:	\$4,278.07
Non-ad Valorem:	\$5,537.29
Total Tax:	\$9,815.36

Location Details

Book-Page-Item:	--
Property Class:	99
Range:	40E
Township:	375
Section:	36
Neighborhood:	AA04
Value Code:	00
Use Code:	9900
Total Acres:	2.53
Legal Description:	VERANDA OAKS PLAT NO. 1 PHASE 1 (PB 104-1) TRACT A (2.53 AC - 110,206 SF)
Last Updated:	10/06/2022 03:36PM
Last Updated By:	Mary Brown

Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.1813	186,000	0	186,000	\$33.72
CT06	Co Public Transit MSTU	0.1269	186,000	0	186,000	\$23.60
EE19	Erosion District E	0.1763	186,000	0	186,000	\$32.79
FF02	Law Enf/Jail/Judicial Sys	2.7294	186,000	0	186,000	\$507.67
GF01	Co General Revenue Fund	4.2077	186,000	0	186,000	\$782.63
CS64	Childrens Service Council	0.4025	186,000	0	186,000	\$74.87
FD21	St Lucie Co Fire District	3.0000	186,000	0	186,000	\$558.00
FI40	FL Inland Navigation Dist	0.0320	186,000	0	186,000	\$5.95
PS25	City of Port St Lucie	4.7307	186,000	0	186,000	\$879.91
PS26	City of PSL Voted Debt	0.5693	186,000	0	186,000	\$105.89
SD09	School Discretionary	0.7480	186,000	0	186,000	\$139.13
SN39	School Capital Improvemnt	1.5000	186,000	0	186,000	\$279.00
SR08	School Req Local Effort	3.2310	186,000	0	186,000	\$600.97
SR09	School Voter Referendum	1.0000	186,000	0	186,000	\$186.00
MC14	Mosquito Control	0.1352	186,000	0	186,000	\$25.15
	S FL Wtr Mgmt District	0.2301	186,000	0	186,000	\$42.79
Total:			23.0004			\$4,278.07

Non-ad Valorem Details

Special Assessment	Rate	Units	Remaining Principal	Annual Payment
PSLH - PSL St. Lucie Land Holdings MSBU			\$18,475.81	\$4,315.93

Code	District	Receives Discount	Units	Tax
PS79	PSL Stormwater Veranda 2	Yes	7.270	\$1,221.36
V2CD	Veranda 2 CDD	Yes	0.000	\$0.00
Total:				\$5,537.29

Notes (1)

Search Account Search				1 of 1 First ◀ Prev :: Next ▶ Last	
<input type="text" value="2022"/>	<input type="text" value="4435-800-0005-000/9"/>	<input type="text"/>	<input type="text"/>	-- Any --	<input type="text" value="Search"/>
Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	<input type="text" value="Clear"/>
2022	4435-800-0005-000/9	Veranda St Lucie Land Holdings LLC	0 TBD Port Saint Lucie	Paid In Full	<input type="text" value="View"/>
Search results as of less than a minute ago					
				1 of 1 First ◀ Prev :: Next ▶ Last	



GRANT STREET GROUP

Account History 4435-800-0006-000/6

Roll	Status	Due	View
2022	Acct. Paid-in-full		View
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2022
Tax Year:	2022
Account Number:	4435-800-0006-000/6 « Prev Next »
Millage Code:	0011 -
Certified	Veranda St Lucie Land Holdings LLC 7807 Baymeadows Rd E Ste 205 Jacksonville, FL 32256-0000 « Prev Next »
Roll Owner(s):	
Situs Address:	0 TBD, Port Saint Lucie
Links:	Property Appraiser, Public Site

Market Value:	2,280,900
Class Value:	0
Just Value:	2,280,900
School Assessed Value:	2,280,900
Assessed Value:	2,280,900
Ad Valorem:	\$52,461.62
Non-ad Valorem:	\$67,928.15
Total Tax:	\$120,389.77

Location Details

Book-Page-Item:	--
Property Class:	99
Range:	40E
Township:	37S
Section:	36
Neighborhood:	AA04
Value Code:	00
Use Code:	9900
Total Acres:	31.03
Legal Description:	VERANDA OAKS PLAT NO. 1 PHASE 1 (PB 104-1) TRACT B (31.033 AC - 1,351,797 SF)
Last Updated:	10/06/2022 03:36PM
Last Updated By:	Mary Brown

Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.1813	2,280,900	0	2,280,900	\$413.53
CT06	Co Public Transit MSTU	0.1269	2,280,900	0	2,280,900	\$289.45
EE19	Erosion District E	0.1763	2,280,900	0	2,280,900	\$402.12
FF02	Law Enf./Jail/Judicial Sys	2.7294	2,280,900	0	2,280,900	\$6,225.49
GF01	Co General Revenue Fund	4.2077	2,280,900	0	2,280,900	\$9,597.34
CS64	Childrens Service Council	0.4025	2,280,900	0	2,280,900	\$918.06
FD21	St Lucie Co Fire District	3.0000	2,280,900	0	2,280,900	\$6,842.70
FI40	FL Inland Navigation Dist	0.0320	2,280,900	0	2,280,900	\$72.99
PS25	City of Port St Lucie	4.7307	2,280,900	0	2,280,900	\$10,790.25
PS26	City of PSL Voted Debt	0.5693	2,280,900	0	2,280,900	\$1,298.52
SO09	School Discretionary	0.7480	2,280,900	0	2,280,900	\$1,706.11
SN39	School Capital Improvemnt	1.5000	2,280,900	0	2,280,900	\$3,421.35
SR08	School Req Local Effort	3.2310	2,280,900	0	2,280,900	\$7,369.59
SR09	School Voter Referendum	1.0000	2,280,900	0	2,280,900	\$2,280.90
MC14	Mosquito Control	0.1352	2,280,900	0	2,280,900	\$308.38
	S FL Wtr Mgmt District	0.2301	2,280,900	0	2,280,900	\$524.84
Total:		23.0004				\$52,461.62

Non-ad Valorem Details

Special Assessment	Rate	Units	Remaining Principal	Annual Payment
PSLH - PSL St. Lucie Land Holdings MSBU			\$226,624.42	\$52,939.19

Code	District	Receives Discount	Units	Tax
PS79	PSL Stormwater Veranda 2	Yes	89.220	\$14,988.96
V2CD	Veranda 2 CDD	Yes	0.000	\$0.00
Total:				\$67,928.15

Notes (1)

Search Account Search <input type="text" value="2022"/> <input type="text" value="4435-800-0006-000/6"/> <input type="text" value="Certified Roll Owner Name"/> <input type="text" value="Situs Address"/> <input type="text" value="-- Any --"/> <input type="text" value="Search"/>					
Tax Yr Account Number Certified Roll Owner Name Situs Address Account Status <input type="text" value="Clear"/>					
2022	4435-800-0006-000/6	Veranda St Lucie Land Holdings 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					

Property Identification

Site Address: TBD
 Sec/Town/Range: 36:37S:40E
 Parcel ID: 4435-704-0002-000-3
 Jurisdiction: Port Saint Lucie

Use Type: 9900
 Account #: 199752
 Map ID: 44/36S
 Zoning:

Ownership

Veranda St Lucie Land Holdings LLC
 7807 Baymeadows Rd E Ste 205
 Jacksonville, FL 32256

Legal Description

VERANDA OAKS PLAT NO. 2 PHASE 2 (PB 117-1) TRACT C (29.53 AC - 1,286,152 SF)

Current Values

Just/Market Value: \$3,100,200
 Assessed Value: \$3,100,200
 Exemptions: \$0
 Taxable Value: \$3,100,200

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): 29.53
 Land Size (SF): 1,286,152

Building Design Wind Speed

Occupancy Category I II III
 Speed 140 160 170
 Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
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Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building: \$0
 Land: \$3,100,200
 Just/Market: \$3,100,200
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$0
 Assessed: \$3,100,200
 Exemption(s): \$0
 Taxable: \$3,100,200

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2023	1079	0	Veranda 2 CDD	\$0.00

Start Year	AssessCode	Units	Description	Amount
2023	0079	84.89	PSL Stormwater in Veranda 2	\$15,110.42

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	\$3,100,200	\$3,100,200	\$0	\$3,100,200

Permits

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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