



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 #	P24-172
Proposed Plat Name:	Southern Grove Plat No. 48
Legal Description:	SOUTHERN GROVE PLAT NO. 32 (PB 90-12) TRACT 2 (28.570 AC - 1,244,509 SF)

Current Tax Roll Year: 2024

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	4315-802-0003-000-2	28.57	Y	PSS2
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Account History 4315-802-0003-000/2

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
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2024
Tax Year:	2024
Account Number:	4315-802-0003-000/2 « Prev Next »
Millage Code:	9341 -
Certified	ACCEL FLORIDA LLC
Roll Owner(s):	508 N Colony ST Meriden, CT 06450-2246 « Prev Next »
Situs Address:	0 TBD, Port Saint Lucie
Links:	Property Appraiser, Public Site

Market Value:	2,260,900
Class Value:	0
Just Value:	2,260,900
School Assessed Value:	2,260,900
Assessed Value:	2,260,900
Ad Valorem:	\$50,562.07
Non-ad Valorem:	\$155,768.53
Total Tax:	\$206,330.60

Location Details

Book-Page-Item: 4650-1127-

Property Class: 40

Range: 39E

Township: 37S

Section: 22

Neighborhood: YT01

Value Code: 00

Use Code: 4000

Total Acres: 28.57

Legal Description: SOUTHERN GROVE PLAT NO. 32 (PB 90-12) TRACT 2 (28.570 AC - 1,244,509 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	2,260,900	0	2,260,900	\$565.23
EE19	Erosion District E	0.1000	2,260,900	0	2,260,900	\$226.09
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MC14	Mosquito Control	0.1352	2,260,900	0	2,260,900	\$305.67
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SGC1	Southern Grove CDD Bond	Yes	0.000	\$0.00
SGCD	Southern Grove CDD O&M	Yes	20736.910	\$20,736.91
Total:				\$155,768.53

Notes (0)

Search 1 of 1 First « Prev.: Next » Last

Account Search

Tax Yr Account Number ▲ Certified Roll Owner Name Situs Address Account Status View

2024 4315-802-0003-000/2 ACCEL FLORIDA LLC 0 TBD Port Saint Lucie Paid In Full View

Search results as of 4 minutes ago 1 of 1 First « Prev.: Next » Last



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CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
WEDNESDAY, NOVEMBER 13, 2024 – 1:30 P.M.

VIRTUAL MEETING

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – **September 11 & October 23, 2024**
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

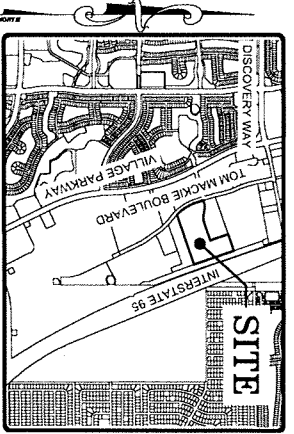
PROJECT

Bridget	P23-106-A1	Southern Grove-SG8 – Shoppes @ S.G. – Commercial Minor Site Plan Amendment Landscape Plan
Bridget	P23-206	Southern Grove - Tradition SG-8 – Shoppes @ SG Amended Preliminary & Final Plat
Bridget	P24-172	Southern Grove Plat No. 48 Subdivision Plat
Dan	P22-210	Riverland – Riverland Boulevard @ Riverland Parcel “D” Construction Plans Amendment
Dan	P24-095	Crosstown Parkway Major Site Plan
Dan	P24-176	Western Grove – St. Lucie West Grove – K-8 School Major Site Plan Landscape Plan
Bethany	P24-175	Lotis @ Tradition Major Site Plan Landscape Plan
Francis	P24-174	Riverland Parcel “E” Conceptual Subdivision Plat
Francis	P24-177	Riverland Parcel “D” – Plat 2 Replat Preliminary & Final Plat
Francis	P24-178	Gatlin Plaza – BJ’s Wholesale Club Major Site Plan Landscape Plan

SOUTHERN GROVE PLAT NO. 32

BEING A REPLAT OF TRACT 2 OF SOUTHERN GROVE PLAT NO. 32, AS RECORDED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 & 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO. _____



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PORT ST. LUCIE, COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PARCELS OF LAND AND INTEREST THEREIN, MORE PARTICULARLY DESCRIBED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS BEING MORE PARTICULARLY DESCRIBED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 28.56 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA,
COUNTY OF ST. LUCIE,
CITY OF PORT ST. LUCIE.
ACCEL FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS SOUTHERN GROVE PLAT NO. 32, BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND ALL EXPENSES WHEN THE BOUNDARIES OF THIS PLAT AND PREVIOUSLY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA POWER & LIGHT REGULATION COMMISSION ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, SOUTHERN GROVE PLAT NO. 32, FLORIDA STATUTES, THEIR SUCCESSORS AND/OR ASSIGNS ON SOUTHERN GROVE PLAT NO. 32, AS RECORDED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SOUTHERN GROVE PLAT NO. 22, AS RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SOUTHERN GROVE PLAT NO. 14, RECORDED IN PLAT BOOK 71, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SOUTHERN GROVE PLAT NO. 23, RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SOUTHERN GROVE PLAT NO. 22, RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL NOT BE VOIDED, ANNULLED OR TERMINATED BY THE RECORDING OF THIS PLAT IN ST. LUCIE COUNTY, FLORIDA. THE LAND DESCRIBED AND PLATTED HEREIN SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS _____ DAY OF _____, 2024.

APPROVAL OF CITY COUNCIL

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SOUTHERN GROVE PLAT NO. 32, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AND ALL REQUIREMENTS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED. THIS _____ DAY OF _____, 2024.

CITY OF PORT ST. LUCIE

SHANNON M. WATSON, MAYOR

CLERK'S RECORDING CERTIFICATE

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 COMPLES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA RELATIVE 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 _____, 2024.

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

SURVEYOR'S CERTIFICATE

I, MICHAEL J. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF SOUTHERN GROVE PLAT NO. 32 IS TRUE AND CORRECTLY DESCRIBED HEREIN, AND (B) THE BOUNDARIES OF THIS PLAT ARE CORRECTLY LOCATED AND CONFORM WITH THE PUBLIC RECORDS OF THIS COUNTY. THE BOUNDARIES OF THIS PLAT ARE CORRECTLY LOCATED AND CONFORM WITH THE PUBLIC RECORDS OF THIS COUNTY. THE BOUNDARIES OF THIS PLAT ARE CORRECTLY LOCATED AND CONFORM WITH THE PUBLIC RECORDS OF THIS COUNTY. THE BOUNDARIES OF THIS PLAT ARE CORRECTLY LOCATED AND CONFORM WITH THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

- NOTICE: THIS PLAT, AS RECORDED IN ITS OWNED FORM, IS THE OFFICIAL VERSION OF THE SURVEYED LANDS DESCRIBED HEREIN, AND WILL BE THE OFFICIAL VERSION OF THE SURVEYED LANDS DESCRIBED HEREIN FOR ALL PURPOSES.
- THESE MAPS OR ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL NOT BE VOIDED, ANNULLED OR TERMINATED BY THE RECORDING OF THIS PLAT IN ST. LUCIE COUNTY, FLORIDA.
- THESE MAPS OR ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL NOT BE VOIDED, ANNULLED OR TERMINATED BY THE RECORDING OF THIS PLAT IN ST. LUCIE COUNTY, FLORIDA.
- ALL THAT CERTAIN PARCELS OF LAND AND INTEREST THEREIN, MORE PARTICULARLY DESCRIBED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS BEING MORE PARTICULARLY DESCRIBED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 28.56 ACRES, MORE OR LESS.
- ALL THAT CERTAIN PARCELS OF LAND AND INTEREST THEREIN, MORE PARTICULARLY DESCRIBED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS BEING MORE PARTICULARLY DESCRIBED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 28.56 ACRES, MORE OR LESS.
- THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH CHAPTER 177, F.S., FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND APPROVED FOR RECORD BY THE CITY OF PORT ST. LUCIE.

PRINT NAME: _____ TITLE: _____
WITNESS SIGNATURE: _____ WITNESS SIGNATURE: _____

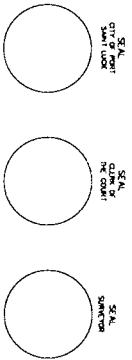
PRINTED NAME: _____
STATE OF FLORIDA

PRINTED NAME: _____
STATE OF FLORIDA

ACKNOWLEDGEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOBILITATION. THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC
NOTARY SEAL
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____



FEDERAL REGISTERED SURVEYOR NO. 10000
MICHAEL J. OWEN
SURVEYOR & ENVIRONMENTAL ENGINEERS
ENGINEERS & SURVEYORS @ ENVIRONMENTAL

E **D** **O**

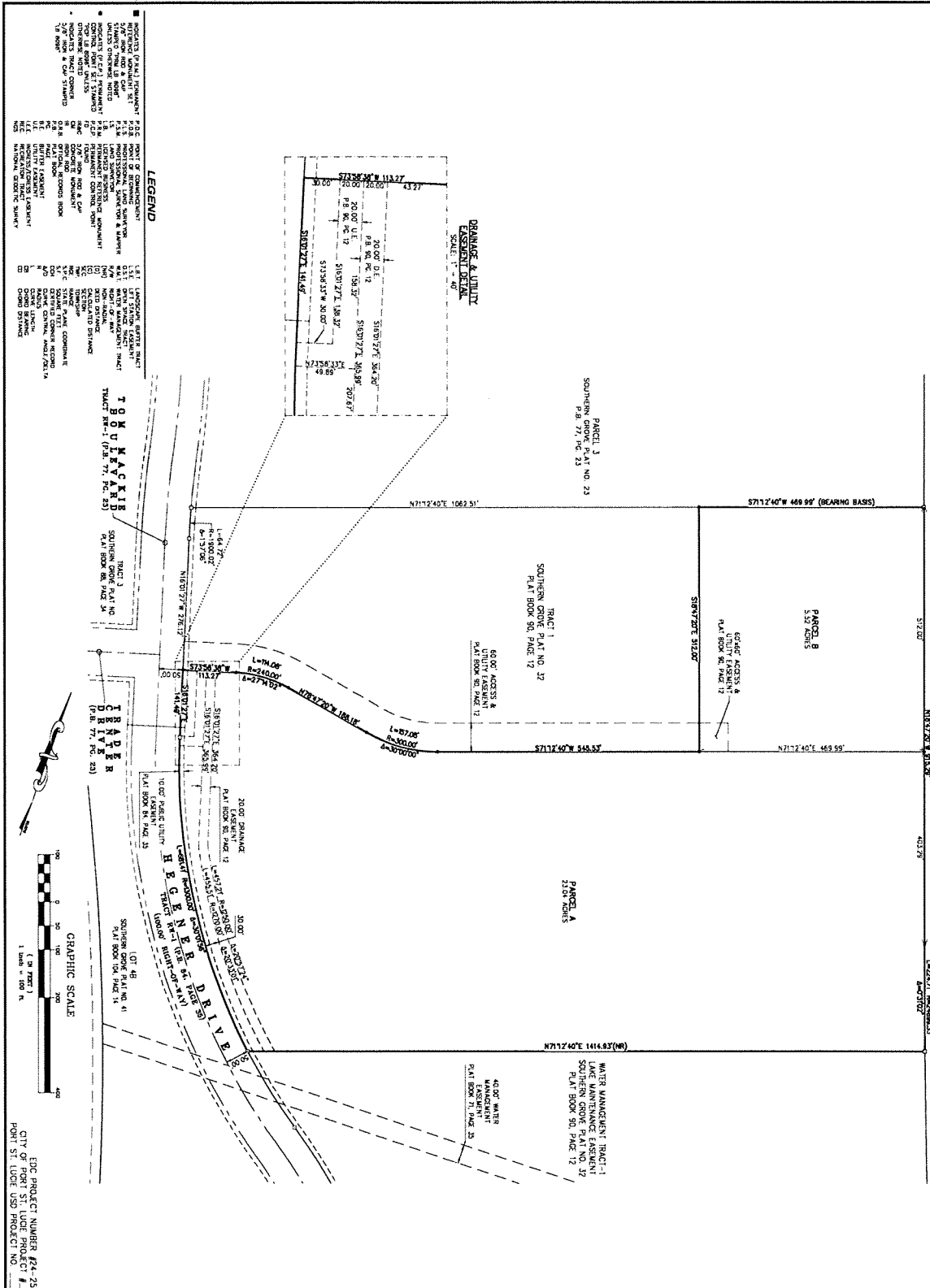
EPC PROJECT NUMBER: E24-236
CITY OF PORT ST. LUCIE PROJECT # _____
PART 3 OF LULU 530 PROJECT 1001

SHEET 1 OF 2

SOUTHERN GROVE PLAT NO. 32

BEING A REPEAT OF TRACT 2 OF SOUTHERN GROVE PLAT NO. 32, AS RECORDED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 & 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF POINT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO. _____



LEGEND

1.00' LANDSCAPE BUFFER ZONE	1.00' LANDSCAPE BUFFER ZONE
2.00' DRAINAGE	2.00' DRAINAGE
10.00' PUBLIC UTILITY	10.00' PUBLIC UTILITY
10.00' DRIVEWAY	10.00' DRIVEWAY
10.00' SIDEWALK	10.00' SIDEWALK
10.00' FENCE	10.00' FENCE
10.00' SIGN	10.00' SIGN
10.00' LIGHT	10.00' LIGHT
10.00' UTILITY	10.00' UTILITY
10.00' ACCESS	10.00' ACCESS
10.00' EGRESS	10.00' EGRESS
10.00' ESCAPE	10.00' ESCAPE
10.00' VIEW	10.00' VIEW
10.00' SOUND	10.00' SOUND
10.00' SHADOW	10.00' SHADOW
10.00' AIR	10.00' AIR

GRAPHIC SCALE
1 inch = 100 feet

PROJECT INFORMATION
EPC PROJECT NUMBER: 224-238
CITY OF POINT ST. LUCIE
PROJECT NO. 224-238

ENGINEERS & SURVEYORS & ENVIRONMENTAL
EDR
224-238
1000 W. UNIVERSITY BLVD., SUITE 100
PORT ST. LUCIE, FLORIDA 34956
TEL: 888-999-9999
WWW.EDRSURVEYS.COM

Property Identification

Site Address: TBD
 Sec/Town/Range: 22/37S/39E
 Parcel ID: 4315-802-0003-000-2
 Jurisdiction: Port Saint Lucie

Use Type: 4000
 Account #: 189066
 Map ID: 43/22N
 Zoning: Master Pla

Ownership

ACCEL FLORIDA LLC
 508 N Colony ST
 Meriden, CT 06450-2246

Legal Description

SOUTHERN GROVE PLAT NO. 32 (PB 90-12) TRACT 2 (28.570 AC - 1,244,509 SF)

Current Values

Just/Market Value: \$2,260,900
 Assessed Value: \$2,260,900
 Exemptions: \$0
 Taxable Value: \$2,260,900

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): 28.57
 Land Size (SF): 1,244,509

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
Jul 12, 2021	4650 / 1127	0318	SPWD	Port St Lucie Governmental Finance Corp	\$1,742,000

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building and SFYI: \$0
 Land: \$2,260,900
 Just/Market: \$2,260,900
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$0
 Assessed: \$2,260,900
 Exemption(s): \$0
 Taxable: \$2,260,900

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2021	0080	82.14	PSL Stormwater in Southern Grove	\$15,031.62
2022	0092	20736.91	Southern Grove Operating/Maintenance	\$20,736.91

Start Year	AssessCode	Units	Description	Amount
2023	0093	0	Southern Grove 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
2024	\$2,260,900	\$2,260,900	\$0	\$2,260,900
2023	\$2,260,900	\$2,260,900	\$0	\$2,260,900
2022	\$2,340,700	\$2,340,700	\$0	\$2,340,700
2021	\$2,279,900	\$2,279,900	\$0	\$2,279,900

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.

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[View a different due date](#)

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[Print Combined Reminder](#)

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Tax Yr Account Number Certified Roll Owner Name Situs Address Account Status View

2024 4315-802-0003-000/2 ACCEL FLORIDA LLC 0 TBD Port Saint Lucie Unpaid View

Search results as of less than a minute ago

1 of 1 First « Prev :: Next » Last