



CITY OF PORT ST LUCIE

Date Checked: 1/6/2025

Checked by: Dennis Murphy

Recorded:

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

Planning Project #	P24-048
Proposed Plat Name:	Verano South POD D - Plat 6 - Replat 1
Legal Description:	

Current Tax Roll Year: 2024

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	3328-322-0001-000-2	94.91	Y	N/A
2	3329-331-0001-000-3	738.41	Y	N/A
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Account History 3328-322-0001-000/2

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
2020	Acct: Paid-in-full		View
2019	Acct: Paid-in-full		View
2018	Acct: Paid-in-full		View
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2024	Market Value:	6,277,900
Tax Year:	2024	Class Value:	0
Account Number:	3328-322-0001-000/2 « Prev Next »	Just Value:	6,277,900
Millage Code:	0041 -	School Assessed Value:	6,277,900
Certified	Verano Development LLC	Assessed Value:	5,986,310
Roll Owner(s):	105 NE 1st ST Delray Beach, FL 33444-3807 « Prev Next »	Ad Valorem:	\$134,888.55
Situs Address:	0 RANGE LINE RD, Port Saint Lucie	Non-ad Valorem:	\$0.00
Links:	Property Appraiser, Public Site	Total Tax:	\$134,888.55

Location Details

Book-Page-Item: --

Property Class: 99

Range: 39E

Township: 36S

Section: 28

Neighborhood: TR20

Value Code: 00

Use Code: 9900

Total Acres: 94.91

Legal Description: 28/29/31/32/33 36 39 AND 4/5/6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD C-24 CANAL AND SELY R/W LI OF RR, TH S 43 08 38 E ALG SWLY LI 660.44 FT TO POB; TH CONT S 43 08 38 E 8771.30 FT, TH S 46 51 22 W 22 FT TO CURVE CONC S, R OF 200 FT, TH WLY ALG ARC 314.16 FT, TH S 46 51 23 W 1036.73 FT TO CURVE CONC NE, R OF 849 FT, TH SWLY ALG ARC 143.55 FT, TH S 56 32 39 E 180.21 FT TO CURVE CONC SE, R OF 1151 FT, TH SWLY ALG ARC 171.33 FT TO CURVE CONC NW, R OF 1349 FT, TH SWLY ALG ARC 76.69 FT, TH S 51 16 22 W 1058.68 FT, TH S 38 43 38 E 317 FT, TH S 51 16 22 W 150.72 FT, TH CONT S 51 16 22 W 36.87 FT, TH S 45 15 13 W 400 FT, TH S 38 44 44 W 1074.70 FT, TH S 74 00 26 W 3831.01 FT TO CURVE CONC N, R OF 22,198 FT, TH SWLY AND WLY 6405.35 FT, TH N 89 58 45 W 2278.50 FT TO ELY RD R/W LI OF SR 609, TH N 00 01 15 E ALG R/W LI 1975.87 FT, TH N 44 46 01 E 7027.80 FT, TH S 04 13 00 E 66.11 FT, TH N 44 46 12 E 1795.70 FT, TH S 89 40 25 W 35.41 FT, TH N 44 46 02 E 4748.92 FT TO POB- LESS THAT PART IN SECS 6/6 37 39 MPDAF: BEG INT OF E LI FPL ESMT AS REC IN OR 767-2676 AND N LI OF PARCEL AS IN OR 2186-0548 RUN N 14 45 25 W 789.36 FT, TH N 01 58 48 W 235.96 FT, TH N 74 05 51 E 1124.39 FT, TH S 15 54 09 E 1181.91 FT TO N LI OF PARCEL AS IN OR 2186-548; SAID POINT BEING ON A CURVE CONCAVE TO TH NW, R OF 22,918 FT, TH SWLY ALG SAID N LI ALG ARC, CA OF 03 01 14 1208.23 FT TO POB AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 POD A PLAT NO. 1 (PB 77-27) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 POD A PLAT NO. 2 AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 POD A PLAT NO. 3 (PB 80-1) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD A PLAT NO. 5 (PB 85-10) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD A PLAT NO. 6 (PB 87-11) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD D PLAT NO. 1 (PB 87-14) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD E PLAT NO. 1 (PB 91-9) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD G - PLAT NO. 1 (PB 92-11) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 + POD D - PLAT NO. 3 (PB 92-31) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD D - PLAT NO. 2 (PB 95-17) AND LESS AS IN OR 4558-1957 AND LESS AS IN OR 4579-2982 AND LESS THAT PART ASSESSED INTO VERANO SOUTH - POD G - PLAT NO. 3 (PB 101-25) AND LESS THAT PART ASSESSED INTO VERANO SOUTH - POD G - PLAT NO. 5 (PB 101 -34) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD I - POD D - PLAT NO. 4 (PB 102-1) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD E - PLAT NO. 2 (PB 103-13) AND LESS THAT PART ASSESSED INTO VERANO SOUTH - POD G - PLAT NO. 6 (PB 104-12)

Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CT06	Co Public Transit MSTU	0.2500	5,986,310	0	5,986,310	\$1,496.58
EE19	Erosion District E	0.1000	5,986,310	0	5,986,310	\$598.63
FF02	Law Enf,Jail,Judicial Sys	2.7294	5,986,310	0	5,986,310	\$16,339.03
GF01	Co General Revenue Fund	4.2222	5,986,310	0	5,986,310	\$25,275.40
CS64	Childrens Service Council	0.3650	5,986,310	0	5,986,310	\$2,185.00
FD21	St Lucie Co Fire District	3.0000	5,986,310	0	5,986,310	\$17,958.93
FI40	FL Inland Navigation Dist	0.0288	5,986,310	0	5,986,310	\$172.41
PS25	City of Port St Lucie	4.6807	5,986,310	0	5,986,310	\$28,020.12
PS26	City of PSL Voted Debt	0.3743	5,986,310	0	5,986,310	\$2,240.68
SD09	School Discretionary	0.7480	6,277,900	0	6,277,900	\$4,695.87
SN39	School Capital Improvemnt	1.5000	6,277,900	0	6,277,900	\$9,416.85
SR08	School Req Local Effort	3.0000	6,277,900	0	6,277,900	\$18,833.70
SR09	School Voter Referendum	1.0000	6,277,900	0	6,277,900	\$6,277.90
	S FL Wtr Mgmt District	0.2301	5,986,310	0	5,986,310	\$1,377.45
Total:		22.2285				\$134,888.55

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS68	PSL Stormwater Verano	Yes	0.000	\$0.00
VCCD	Verano #5	Yes	0.000	\$0.00
Total:				\$0.00

Location Details

AND LESS AS IN OR 4838-2206 AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD D - PLAT NO. 5 (PB 112-19)- (94.908 AC - 4,134,192 SF) (OR 4045-2079)

Last Updated: 10/03/2024 01:11PM

Last Updated By: Mary Brown

Notes (0)

Search

Account Search

1 of 1 First « Prev :: Next » Last

2024

3328-322-0001-000/2

-- Any --

Search

Tax Yr

Account Number

Certified Roll
Owner Name

Situs Address

Account Status

Clear

Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	View
2024	3328-322-0001-000/2	Verano Development LLC	0 RANGE LINE RD Port Saint Lucie	Paid In Full	View

Search results as of less than a minute ago

1 of 1 First « Prev :: Next » Last



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Current Version: December 2024

Account History 3329-331-0001-000/3

Roll	Status	Due	View
2024	Acct: Paid-in-full		View
2023	Acct: Paid-in-full		View
2022	Acct: Paid-in-full		View
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2024
Tax Year:	2024
Account Number:	3329-331-0001-000/3 « Prev Next »
Millage Code:	0041 -
Certified	Astor Creek Development LLC
Roll Owner(s):	105 NE 1st ST Delray Beach, FL 33444-3807 « Prev Next »
Situs Address:	0 RANGE LINE RD, Port Saint Lucie
Links:	Property Appraiser, Public Site

Market Value:	17,736,000
Class Value:	0
Just Value:	17,736,000
School Assessed Value:	17,736,000
Assessed Value:	17,736,000
Ad Valorem:	\$394,244.68
Non-ad Valorem:	\$152,206.59
Total Tax:	\$546,451.27

Location Details

Book-Page-Item: 4910-0619-99
Property Class: 39E
Range: 39E
Township: 36S
Section: 28
Neighborhood: TR20
Value Code: 00
Use Code: 9900
Total Acres: 660.04
Legal Description: 29/31/32 36 39 AND 5/6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD C-24 CANAL AND SELY R/W LI OF FEC RR, TH S 44 46 01 W 3776.32 FT TO POB; TH S 40 22 55 E 2499.07 FT, TH S 46 45 48 E 1035.02 FT, TH S 84 25 35 E 446.22 FT, TH S 03 36 07 E 837.27 FT TO CURVE CONC SW, R OF 927.20 FT, TH SELY ALG ARC 903.28 FT, TH S 13 08 55 E 233.14 FT TO CURVE CONC NW, R OF 290.66 FT, THSLY ALG ARC 269.76 FT TO CURVE CONC SW, R OF 342.74 FT, THSLY ALG ARC 123.82 FT, TH S 84 07 03 E 144.05 FT TO CURVE CONC SW, R OF 3054.65 FT, TH SELY ALG ARC 1100.35 FT, TH S 71 11 28 E 539.85 FT, TH S 18 48 32 W 120 FT, TH 71 11 28 W 539.28 FT TO CURVE CONC SW, R OF 2930 FT, TH NWLY ALG ARC 1056.64 FT TO CURVE CONC SE, R OF 1885.95 FT, TH WLY ALG ARC 145.10 FT, TH S 84 38 39 W 348.46 FT, TH S 84 38 39 W 384.85 FT TO CURVE CONC SE, R OF 1381 FT, TH SWLY ALG ARC 2001.15 FT, TH S 01 37 10 W 429.02 FT TO CURVE CONC NE, R OF 1500 FT, TH SLY ALG ARC 461.09 FT, TH S 15 59 34 E 1409.94 FT TO CURVE CONC NW, R OF 22918 FT, TH WLY ALG ARC 3788.39 FT TO CURVE CONC SW, R OF 1975 FT, TH NLY ALG ARC 337.89 FT, TH N 15 14 40 W 603.08 FT TO CURVE CONC NE, R OF 2188 FT, TH NLY ALG ARC 983.39 FT TO CURVE CONC NW, R OF 2078 FT, TH NLY ALG ARC 452.83 FT, TH N 01 58 48 W 2828.10 FT TO CURVE CONC SW, R OF 2118 FT, TH NWLY ALG ARC 1522.89 FT TO SELY R/W OF FEC RR, TH N 44 46 01 E ALG SELY R/W LI 2126.62 FT, TH N 89 40 25 E 312.01 FT TO NE COR OF SEC 31, TH N 04 13 20 W 258.80 FT, TH N44 46 01 E 1292.56 FT TO POB- LESS VERANO SOUTH POD G PLAT 3 (PB 101-25) AND LESS VERANO SOUTH POD G PLAT 5 (PB 101-34) AND LESS VERANO SOUTH POD G PLAT 6 (PB 104-12) AND LESS VERANO SOUTH POD G PLAT 4 (PB 113-11)- (660.042 AC - 28,751,429 SF) (OR 4838-2206)
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	17,736,000	0	17,736,000	\$4,434.00
EE19	Erosion District E	0.1000	17,736,000	0	17,736,000	\$1,773.60
FF02	Law Enf,Jail,Judicial Sys	2.7294	17,736,000	0	17,736,000	\$48,408.64
GF01	Co General Revenue Fund	4.2222	17,736,000	0	17,736,000	\$74,884.94
CS64	Childrens Service Council	0.3650	17,736,000	0	17,736,000	\$6,473.64
FD21	St Lucie Co Fire District	3.0000	17,736,000	0	17,736,000	\$53,208.00
FI40	FL Inland Navigation Dist	0.0288	17,736,000	0	17,736,000	\$510.80
PS25	City of Port St Lucie	4.6807	17,736,000	0	17,736,000	\$83,016.90
PS26	City of PSL Voted Debt	0.3743	17,736,000	0	17,736,000	\$6,638.58
SD09	School Discretionary	0.7480	17,736,000	0	17,736,000	\$13,266.53
SN39	School Capital Improvemnt	1.5000	17,736,000	0	17,736,000	\$26,604.00
SR08	School Req Local Effort	3.0000	17,736,000	0	17,736,000	\$53,208.00
SR09	School Voter Referendum	1.0000	17,736,000	0	17,736,000	\$17,736.00
	S FL Wtr Mgmt District	0.2301	17,736,000	0	17,736,000	\$4,081.05
Total:		22.2285				\$394,244.68

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS68	PSL Stormwater Verano	Yes	831.730	\$152,206.59
VCCD	Verano #5	Yes	0.000	\$0.00
Total:				\$152,206.59

Notes (0)

Search

Account Search [dropdown] 1 of 1 First « Prev :: Next » Last

2024	3329-331-0001-000/3			-- Any --	Search
Tax Yr	Account Number	Certified Roll	Situs Address	Account Status	Clear
2024	3329-331-0001-000/3	Astor Creek Development LLC	0 RANGE LINE RD 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: 4/19/2024

Checked by: Dennis Murphy

Recorded:

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

Planning Project #	P24-048
Proposed Plat Name:	Verano South POD D - Plat 6 - Replat 1
Legal Description:	

Current Tax Roll Year: 2023

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	3328-322-0001-000-2	94.91	Y	N/A
2	3329-331-0001-000-3	738.41	Y	N/A
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CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
WEDNESDAY, MAY 8, 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	P00-103-A2	Tamlite Lighting @ SLW – Lot I-38 Revised Construction Plans
Bridget	P20-091-A2	SLW – Lot I-37 Revised Construction Plans
Bridget	P23-106	Southern Grove-SG-8 - Shoppes @ S.G. – Commercial Detail Plans
Dan	P24-047	Verano South POD "G", Plat 7 Preliminary & Final Plat Construction Plans
Dan	P24-048	Verano South POD "D", Plat 6 - Replat 1 Preliminary Plat Construction Plans
Bethany	P17-004-A2	City of PSL-Riverwalk/Westmoreland Park Construction Plans
Marissa	P19-128-A1	FLP Midway Service Center Minor Site Plan Amendment
	P87-145-A1	Victoria Square - Electric Vehicle Charging Station Minor Site Plan Amendment

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.

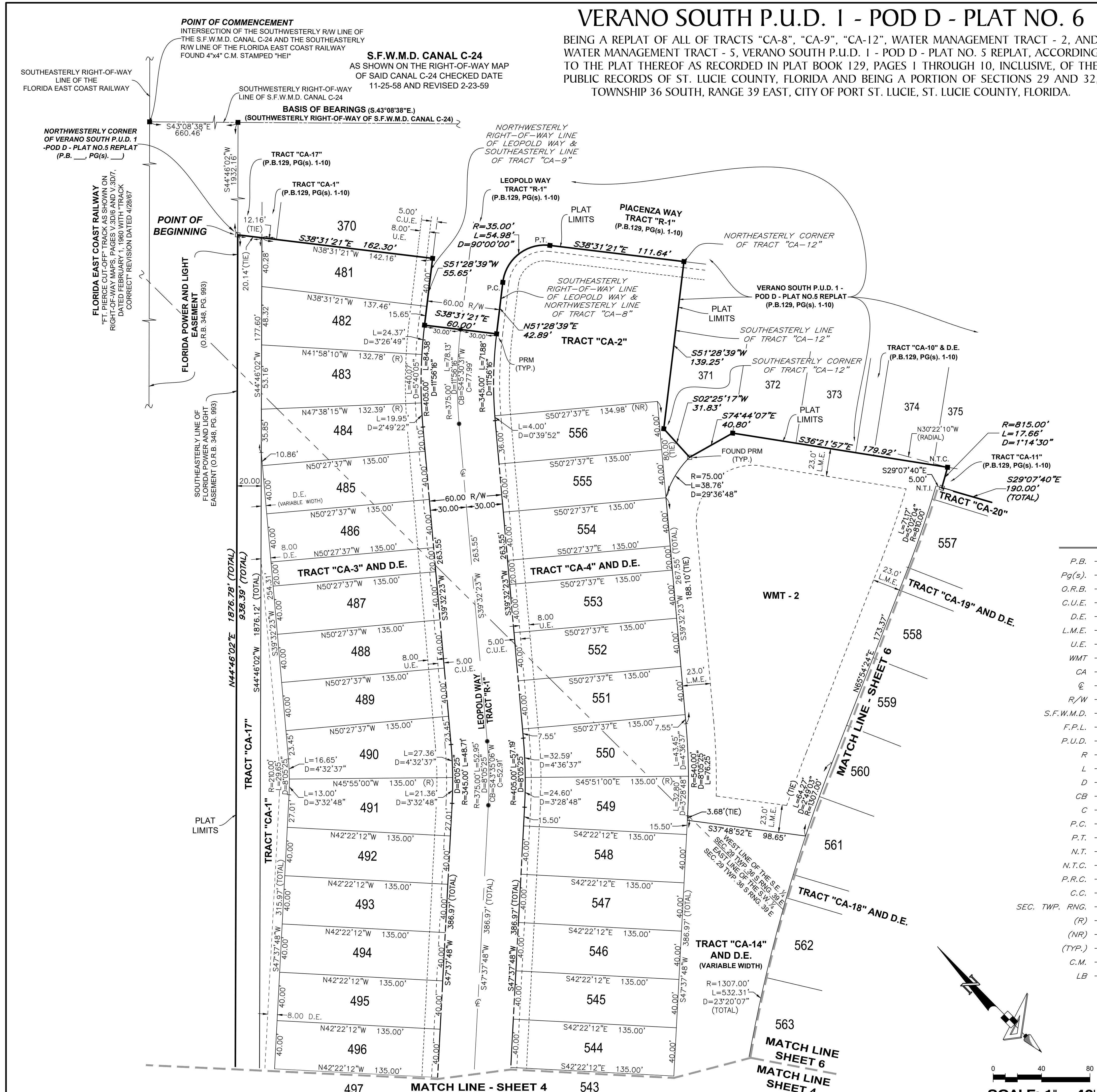
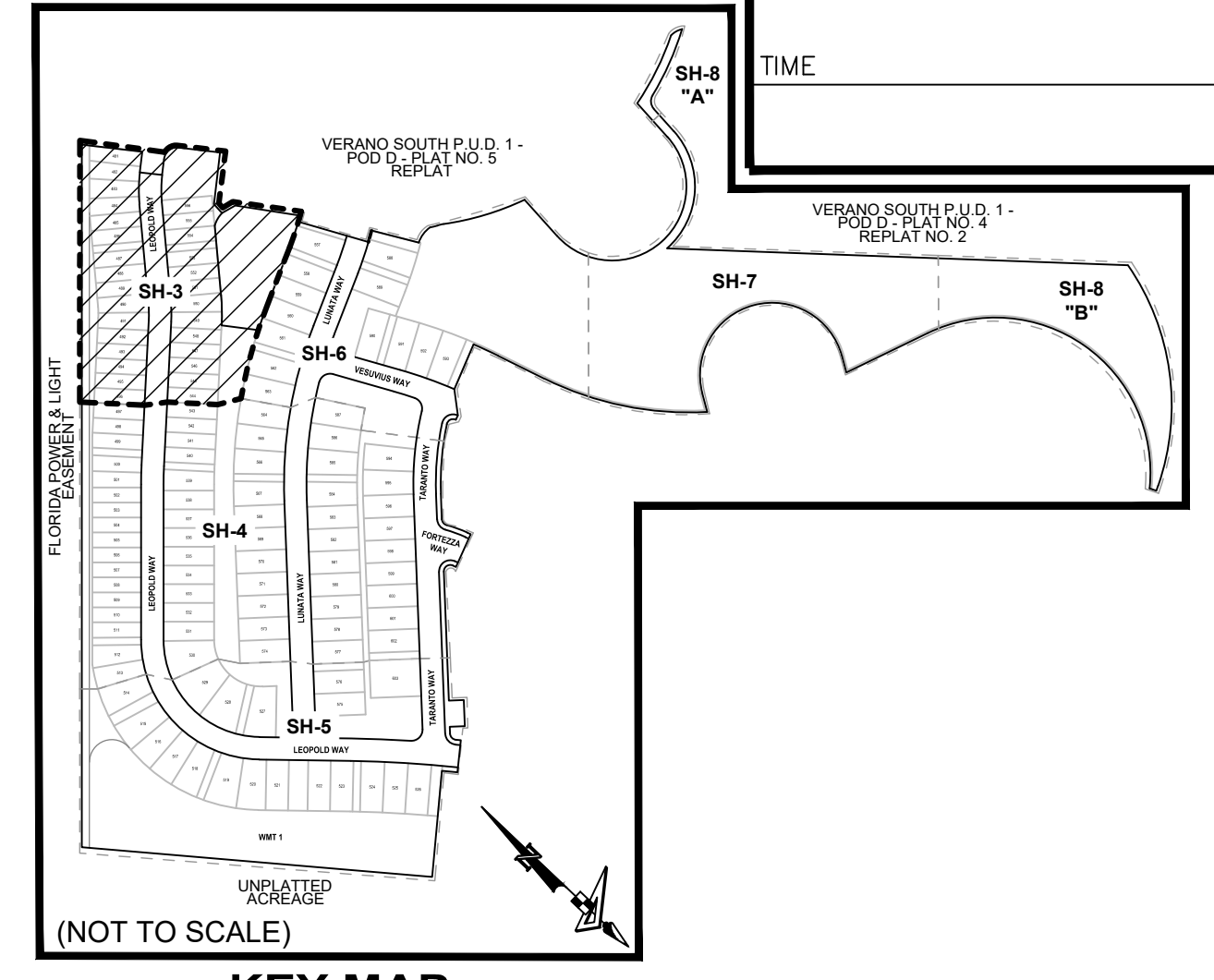
NOTE: Representatives must be familiar with the project, or the item will be tabled. If the applicant or representative is not present when their item is reviewed, the item will be tabled until the next SPRC Meeting.

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

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6

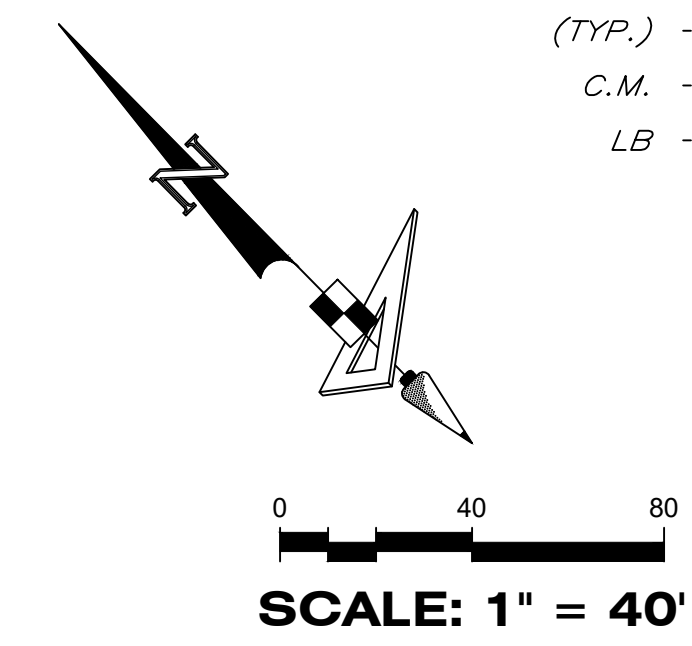
BEING A REPLAT OF ALL OF TRACTS "CA-8", "CA-9", "CA-12", WATER MANAGEMENT TRACT - 2, AND WATER MANAGEMENT TRACT - 5, VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 1 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



LEGEND

- P.B. ----- Plat Book
- Pg(s) ----- Page(s)
- O.R.B. ----- Official Records Book
- C.U.E. ----- City Utility Easement
- D.E. ----- Drainage Easement
- L.M.E. ----- Lake Maintenance Easement
- U.E. ----- Utility Easement
- WMT ----- Stormwater Management Tract
- CA ----- Common Area Tract
- ⊕ ----- Centerline
- R/W ----- Right-of-Way
- S.F.W.M.D. ----- South Florida Water Management District
- F.P.L. ----- Florida Power and Light
- P.U.D. ----- Planned Unit Development
- R ----- Radius
- L ----- Arc Length
- D ----- Delta-Central Angle
- CB ----- Chord Bearing
- C ----- Chord Length
- P.C. ----- Point of Curvature
- P.T. ----- Point of Tangency
- N.T. ----- Non-Tangent
- N.T.C. ----- Non-Tangent Curve
- P.R.C. ----- Point of Reverse Curve
- C.C. ----- Compound Curve
- SEC. TWP. RNG. ----- Section Township Range
- (R) ----- Radial
- (NR) ----- Non-Radial
- (TYP.) ----- Typical
- C.M. ----- Concrete Monument
- LB ----- Licensed Business

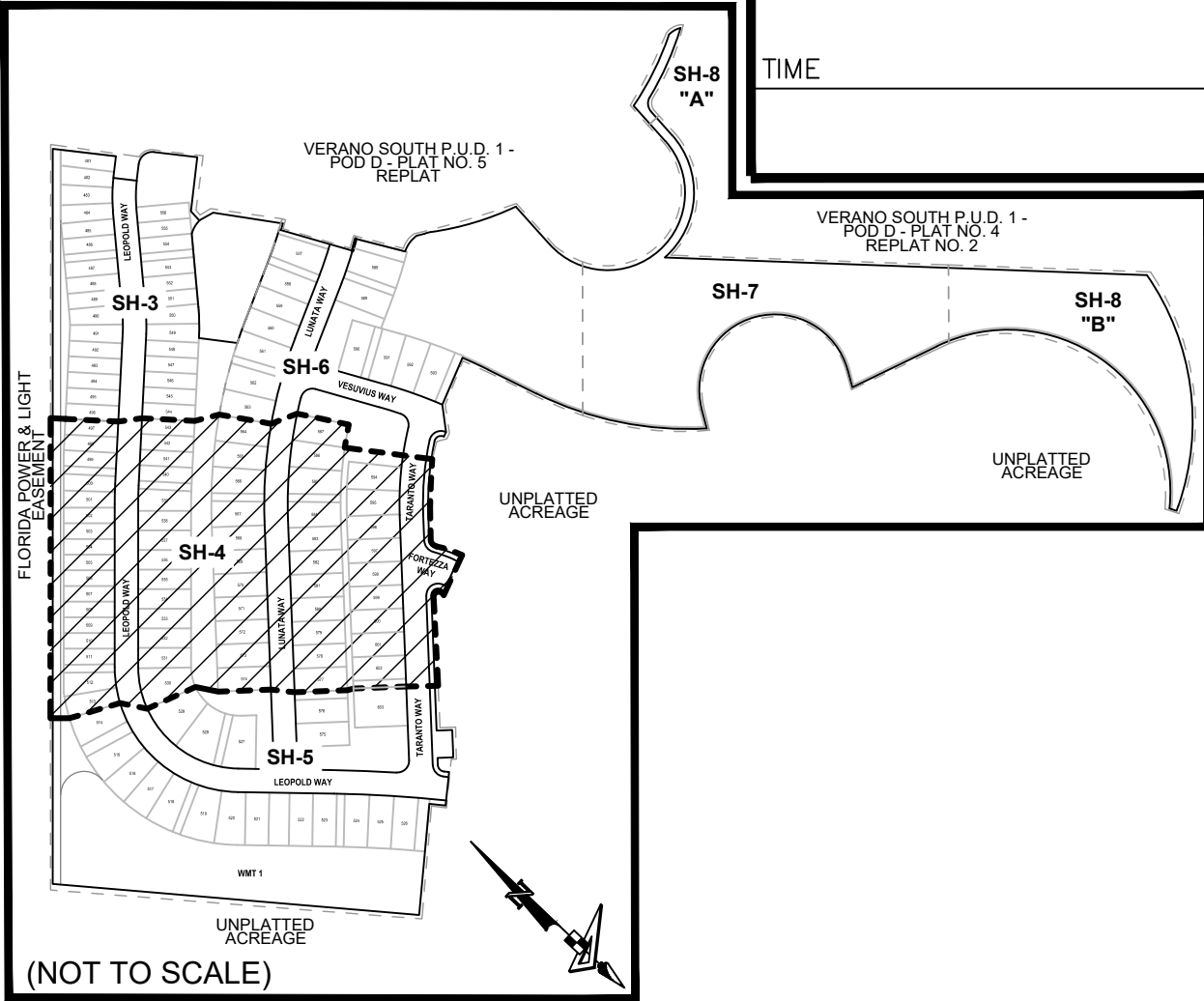
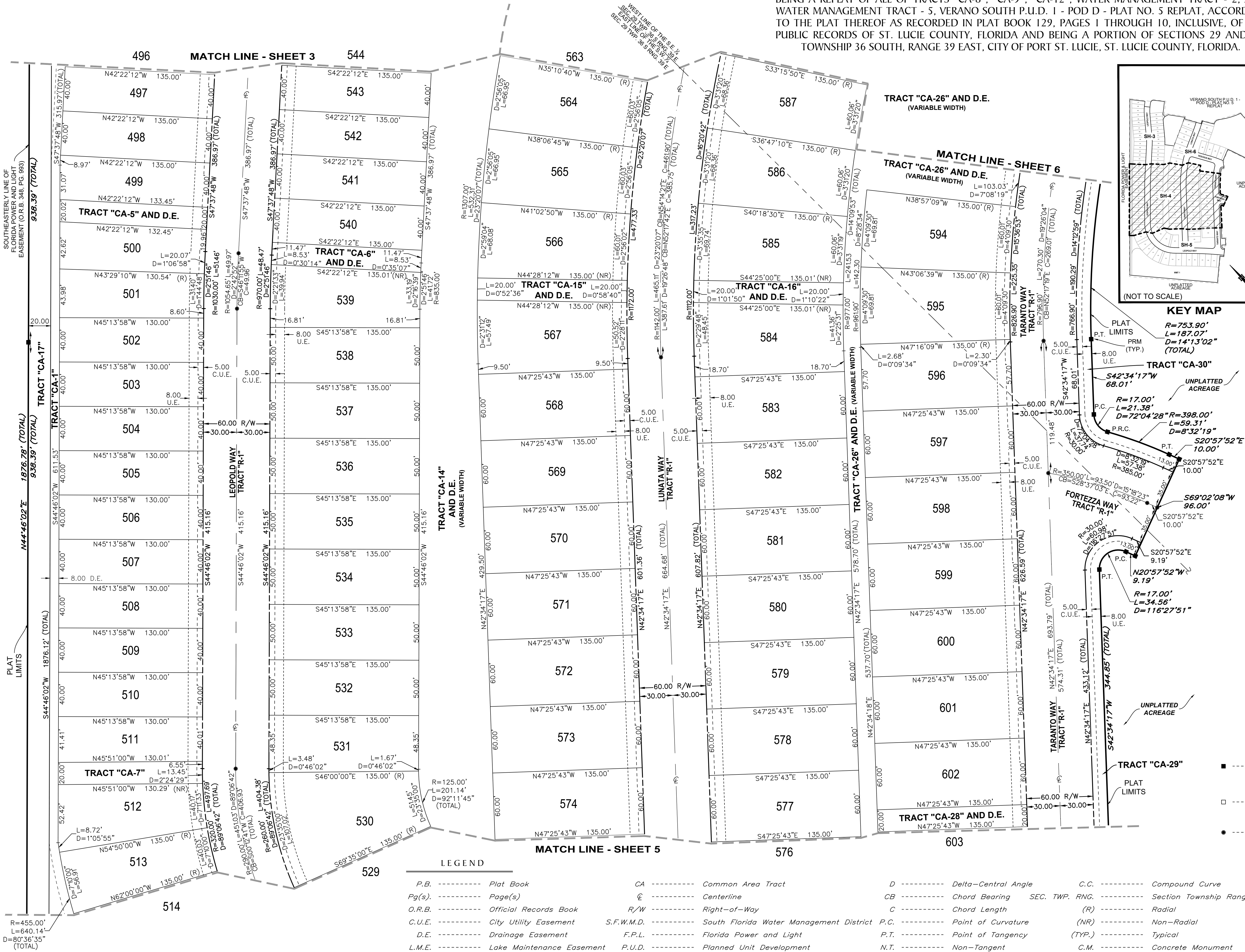


DRAWN BY: WALTER/PLATTING/VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5 REPLAT; CHECKED BY: SERGIO MACHADO; PLOTTED BY: SERGIO MACHADO; ON: 12/28/24 11:59 AM; LAST SAVED BY: SERGIO; ON: 12/28/24 11:59 AM

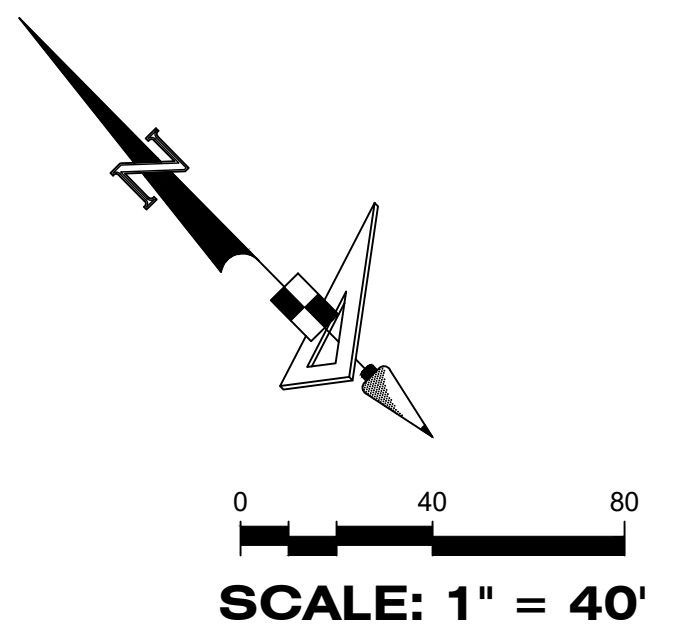
VERANO SOUTH P.U.D. I - POD D - PLAT NO. 6

BEING A REPLAT OF ALL OF TRACTS "CA-8", "CA-9", "CA-12", WATER MANAGEMENT TRACT - 2, AND WATER MANAGEMENT TRACT - 5, VERANO SOUTH P.U.D. I - POD D - PLAT NO. 5 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 1 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	



KEY MAP



PSLUSD # P24-048
CITY OF PORT ST. LUCIE PROJECT NO. (11-652-33E)

LEGEND

P.B. ----- Plat Book	CA ----- Common Area Tract
Pg(s) ----- Page(s)	C ----- Centerline
O.R.B. ----- Official Records Book	R/W ----- Right-of-Way
C.U.E. ----- City Utility Easement	S.F.W.M.D. ----- South Florida Water Management District
D.E. ----- Drainage Easement	F.P.L. ----- Florida Power and Light
L.M.E. ----- Lake Maintenance Easement	P.U.D. ----- Planned Unit Development
U.E. ----- Utility Easement	R ----- Radius
WMT ----- Stormwater Management Tract	L ----- Arc Length

D ----- Delta—Central Angle	C.C. ----- Compound Curve
CB ----- Chord Bearing	SEC. TWP. RNG. ----- Section Township Range
C ----- Chord Length	(R) ----- Radial
P.C. ----- Point of Curvature	(NR) ----- Non—Radial
P.T. ----- Point of Tangency	(TYP.) ----- Typical
N.T. ----- Non—Tangent	C.M. ----- Concrete Monument
N.T.C. ----- Non—Tangent Curve	LB ----- Licensed Business
P.R.C. ----- Point of Reverse Curve	

- LEGEND**
- Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
 - Indicates found (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
 - Indicates (PCP) Permanent Control Point LB7768

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurveying.com
Licensed Business Number LB 7768

SHEET 04 OF 08 SHEETS

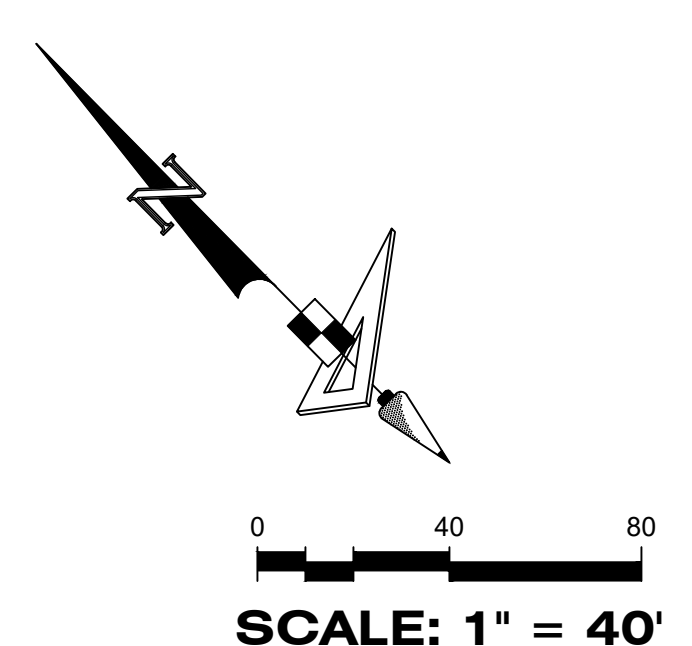
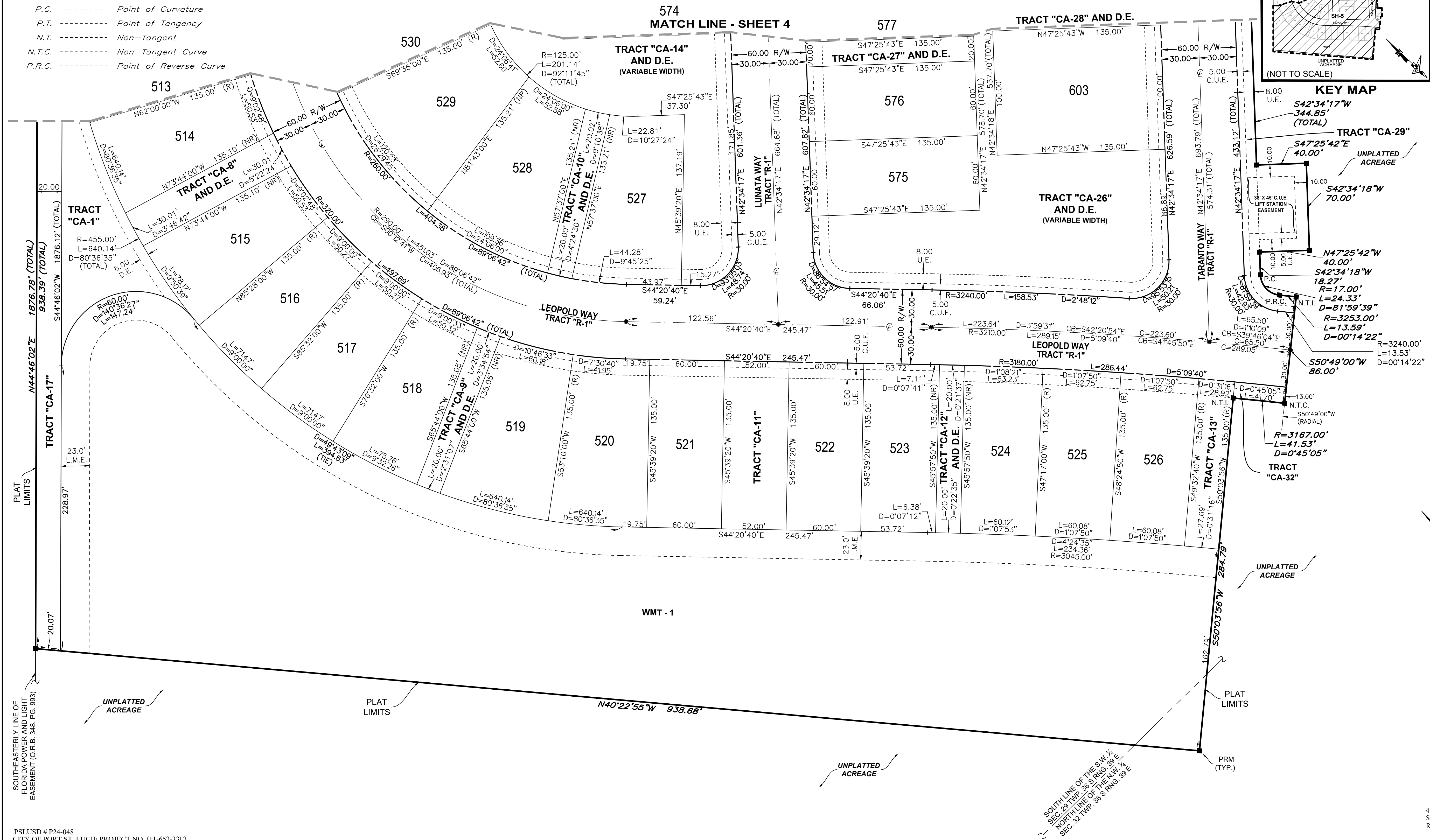
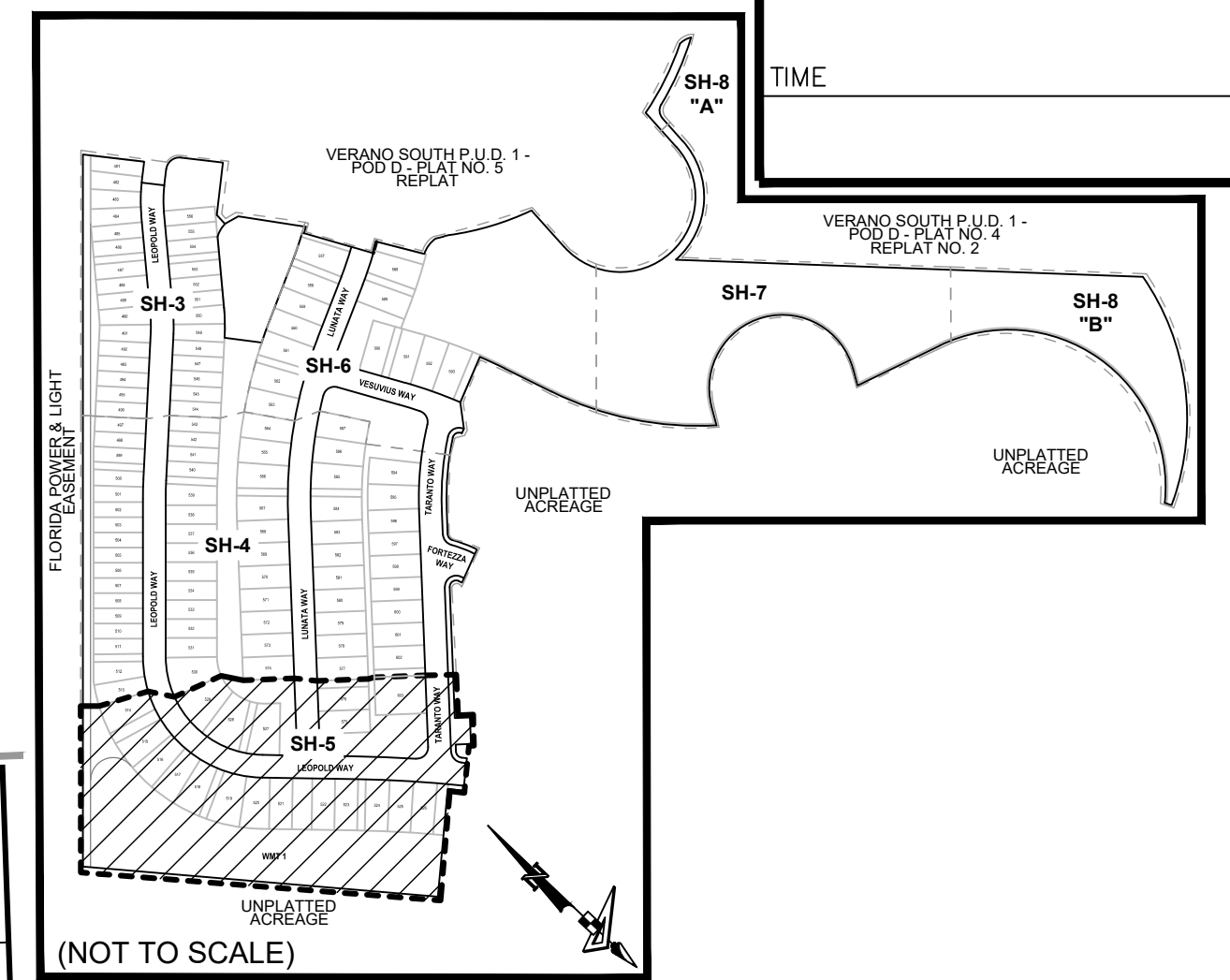
LEGEND

- | | |
|--|--|
| P.B. ----- Plat Book | C.C. ----- Compound Curve |
| Pg(s) ----- Page(s) | SEC. TWP. RNG. ----- Section Township Range |
| O.R.B. ----- Official Records Book | (R) ----- Radial |
| C.U.E. ----- City Utility Easement | (NR) ----- Non-Radial |
| D.E. ----- Drainage Easement | (TYP.) ----- Typical |
| L.M.E. ----- Lake Maintenance Easement | C.M. ----- Concrete Monument |
| U.E. ----- Utility Easement | LB ----- Licensed Business |
| WMT ----- Stormwater Management Tract | ■ ----- Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted) |
| CA ----- Common Area Tract | □ ----- Indicates found (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted) |
| Ⓢ ----- Centerline | ● ----- Indicates (PCP) Permanent Control Point LB7768 |
| R/W ----- Right-of-Way | |
| S.F.W.M.D. ----- South Florida Water Management District | |
| F.P.L. ----- Florida Power and Light | |
| P.U.D. ----- Planned Unit Development | |
| R ----- Radius | |
| L ----- Arc Length | |
| D ----- Delta-Central Angle | |
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| C ----- Chord Length | |
| P.C. ----- Point of Curvature | |
| P.T. ----- Point of Tangency | |
| N.T. ----- Non-Tangent | |
| N.T.C. ----- Non-Tangent Curve | |
| P.R.C. ----- Point of Reverse Curve | |

VERANO SOUTH P.U.D. I - POD D - PLAT NO. 6

BEING A REPLAT OF ALL OF TRACTS "CA-8", "CA-9", "CA-12", WATER MANAGEMENT TRACT - 2, AND WATER MANAGEMENT TRACT - 5, VERANO SOUTH P.U.D. I - POD D - PLAT NO. 5 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 1 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



PSLUSD # P24-048
CITY OF PORT ST. LUCIE PROJECT NO. (11-652-33E)

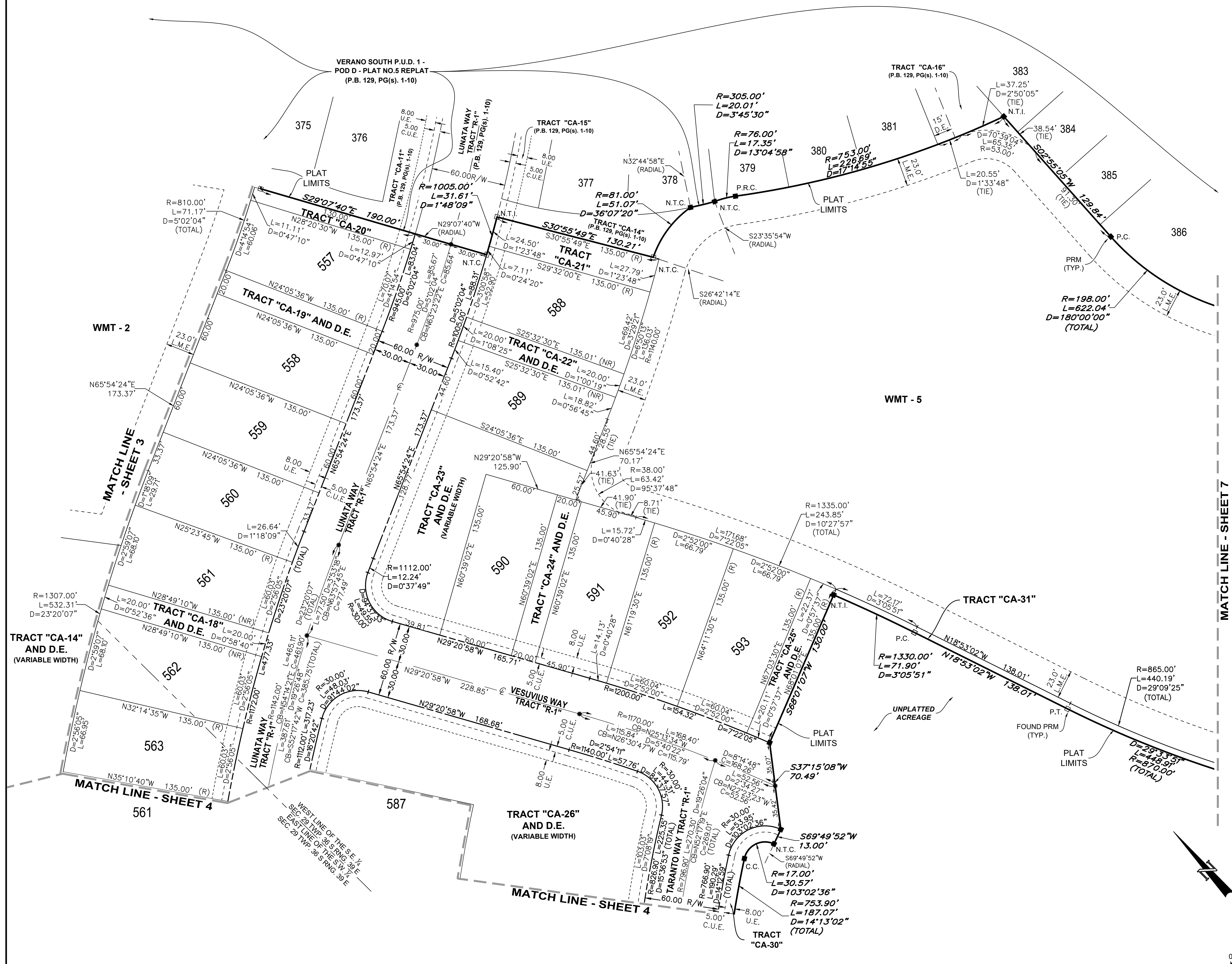
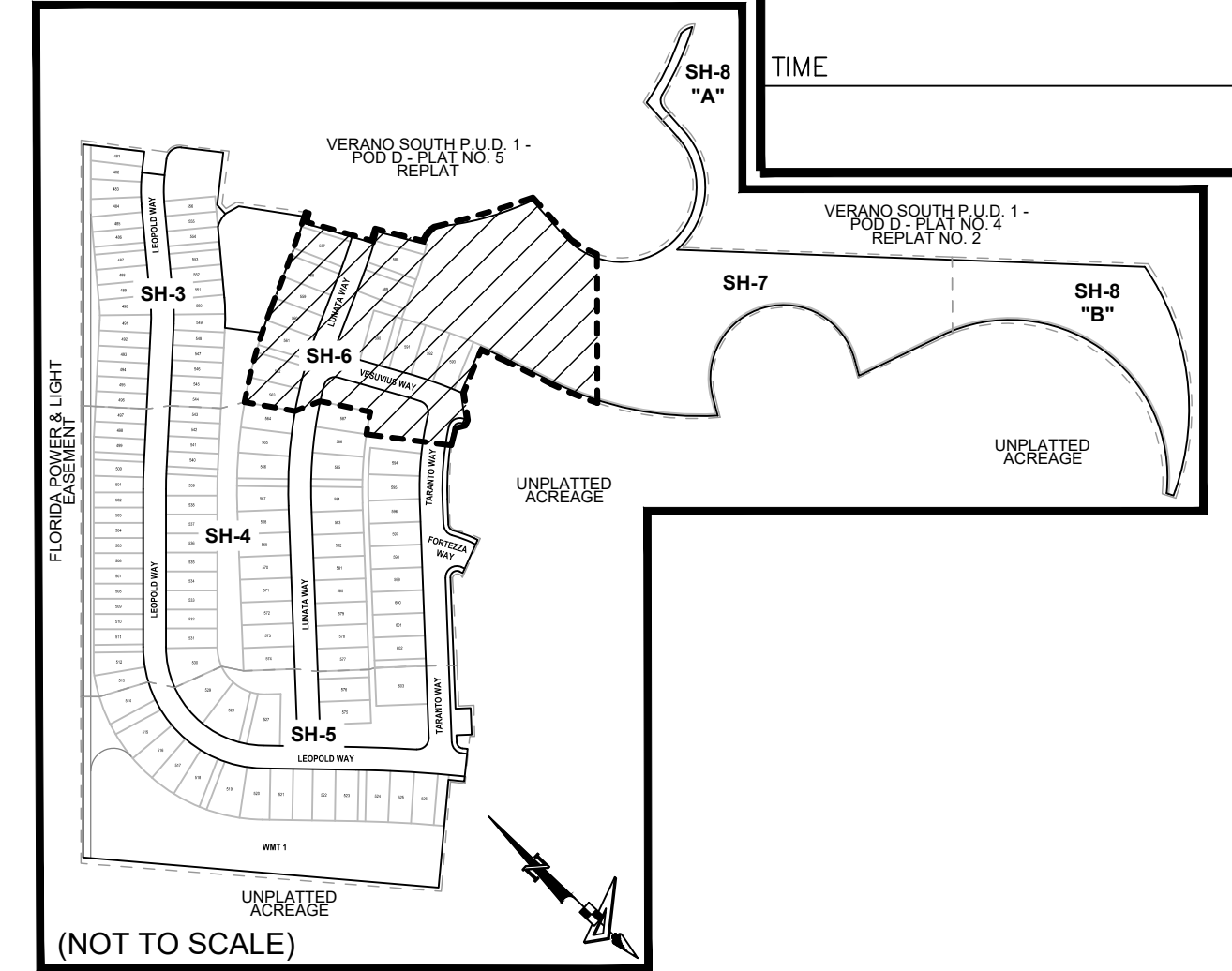
GeoPoint
Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768
SHEET 05 OF 08 SHEETS

DRAWN BY: WALTERSON/PLATTING/VERANO SOUTH P.U.D. I - POD D - PLAT NO. 6; PLOTTED BY: SERGIO MACHADO; ON: 12/28/24 11:59 AM; LAST SAVED BY: SERGIO MACHADO; ON: 12/28/24 11:59 AM

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6

BEING A REPLAT OF ALL OF TRACTS "CA-8", "CA-9", "CA-12", WATER MANAGEMENT TRACT - 2, AND WATER MANAGEMENT TRACT - 5, VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 1 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK
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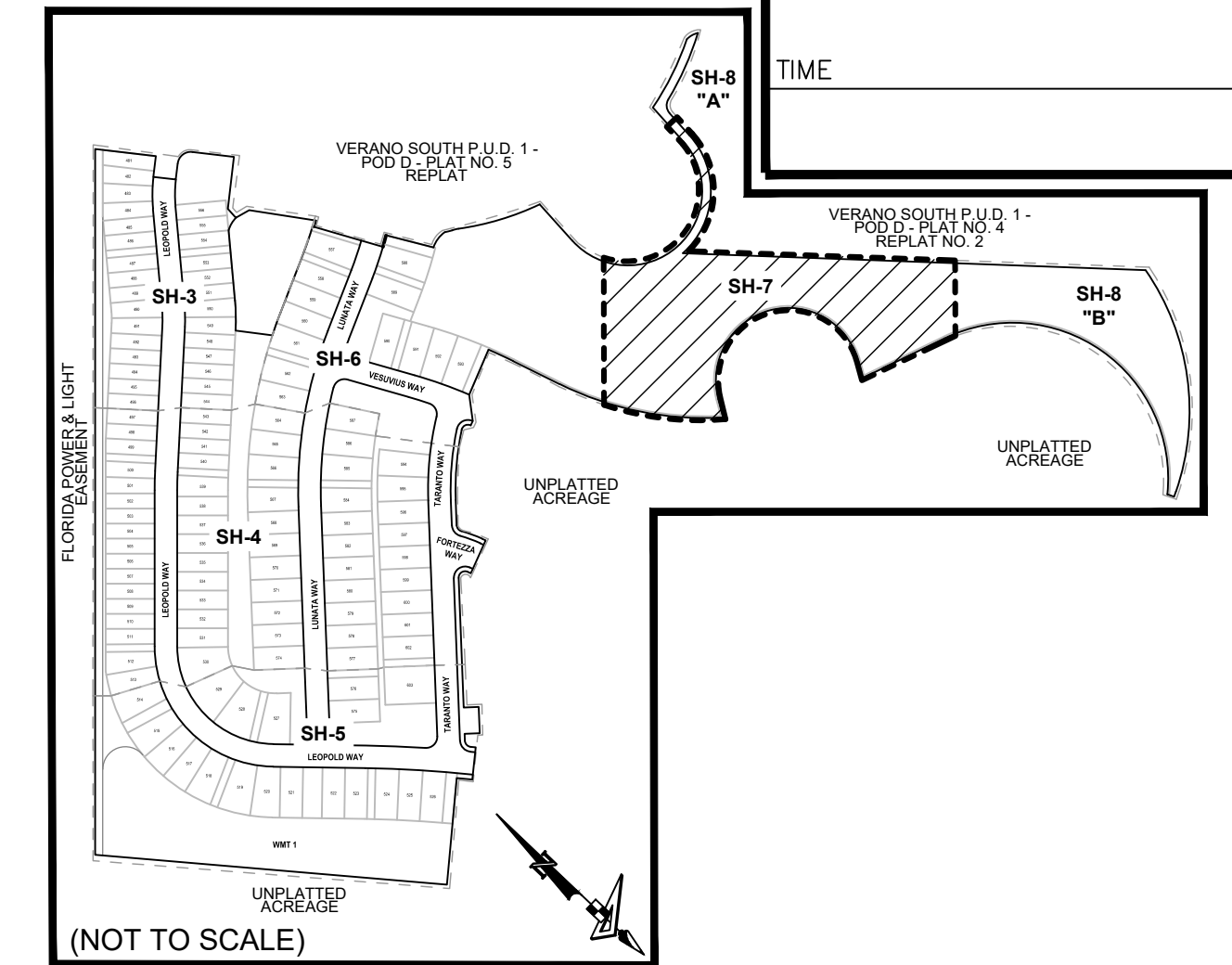
LEGEND	
P.B.	Plat Book
Pg(s).	Page(s)
O.R.B.	Official Records Book
C.U.E.	City Utility Easement
D.E.	Drainage Easement
L.M.E.	Lake Maintenance Easement
U.E.	Utility Easement
WMT	Stormwater Management Tract
CA	Common Area Tract
@	Centerline
R/W	Right-of-Way
S.F.W.M.D.	South Florida Water Management District
F.P.L.	Florida Power and Light
P.U.D.	Planned Unit Development
R	Radius
L	Arc Length
D	Delta-Central Angle
CB	Chord Bearing
C	Chord Length
P.C.	Point of Curvature
P.T.	Point of Tangency
N.T.	Non-Tangent
N.T.C.	Non-Tangent Curve
P.R.C.	Point of Reverse Curve
C.C.	Compound Curve
SEC. TWP. RNG.	Section Township Range
(R)	Radial
(NR)	Non-Radial
(TYP.)	Typical
C.M.	Concrete Monument
LB	Licensed Business
■	Indicates (PRM) Permanent Reference Monument - 4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
□	Indicates found (PRM) Permanent Reference Monument - 4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
●	Indicates (PCP) Permanent Control Point LB7768

DRAWN BY: WALTER/PLATTING/VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6 - PLAT NO. 5 REPLAT. LAST SAVED BY: SERGIO MACHADO. ON: 12/28/2024 11:59 AM. LAST SAVED BY: SERGIO MACHADO. ON: 12/28/2024 11:59 AM.

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6

BEING A REPLAT OF ALL OF TRACTS "CA-8", "CA-9", "CA-12", WATER MANAGEMENT TRACT - 2, AND WATER MANAGEMENT TRACT - 5, VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 1 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

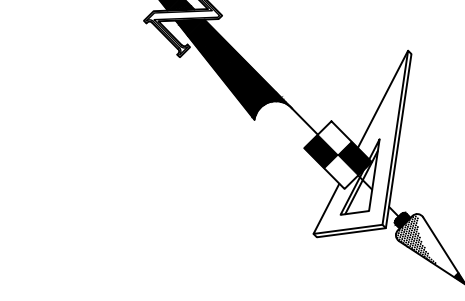
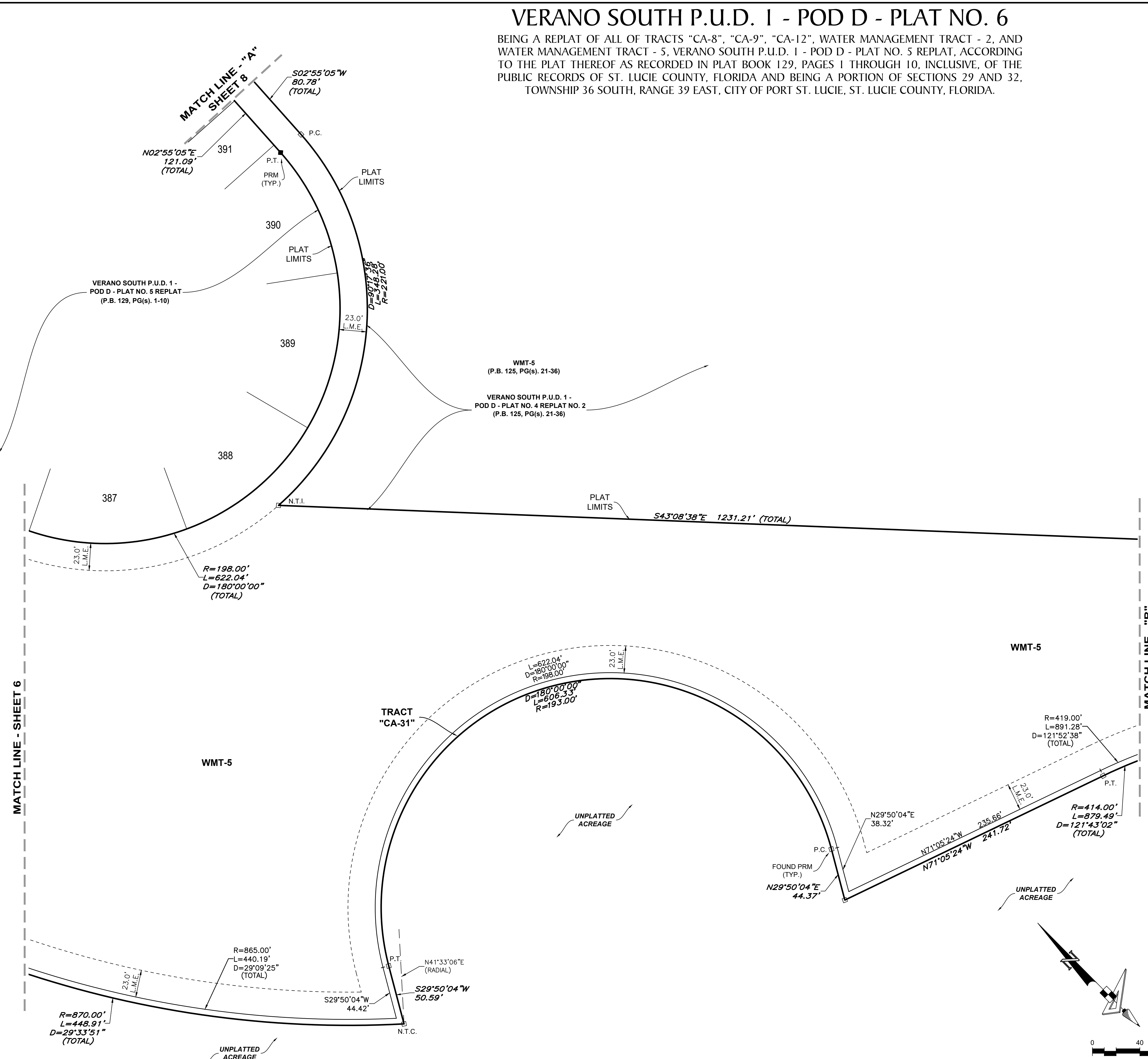
PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	



KEY MAP

LEGEND

- P.B. ----- Plat Book
- Pg(s) ----- Page(s)
- O.R.B. ----- Official Records Book
- C.U.E. ----- City Utility Easement
- D.E. ----- Drainage Easement
- L.M.E. ----- Lake Maintenance Easement
- U.E. ----- Utility Easement
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- CA ----- Common Area Tract
- Ⓢ ----- Centerline
- R/W ----- Right-of-Way
- S.F.W.M.D. ----- South Florida Water Management District
- F.P.L. ----- Florida Power and Light
- P.U.D. ----- Planned Unit Development
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- SEC. TWP. (RNG) ----- Section Township Range
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- C.M. ----- Concrete Monument
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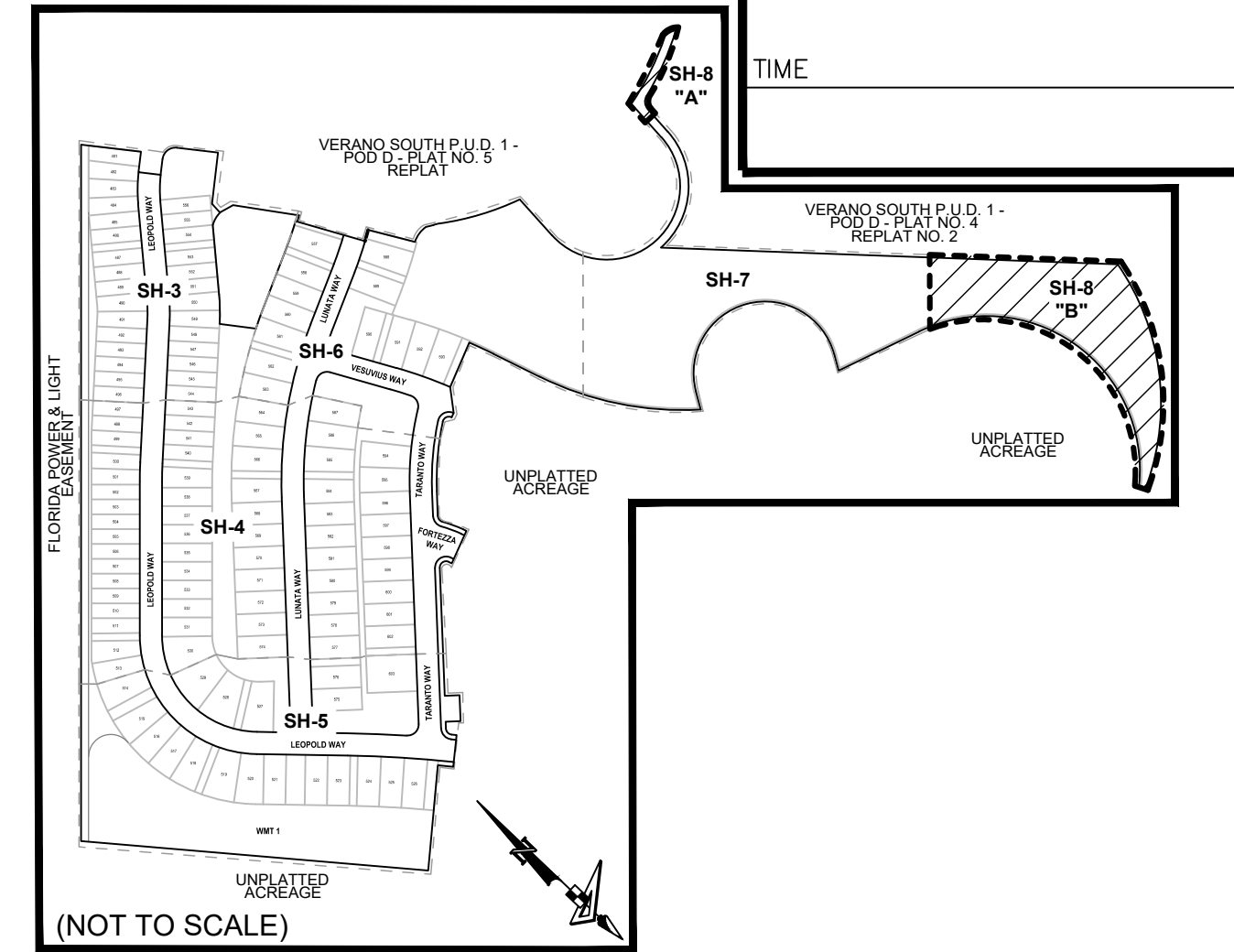
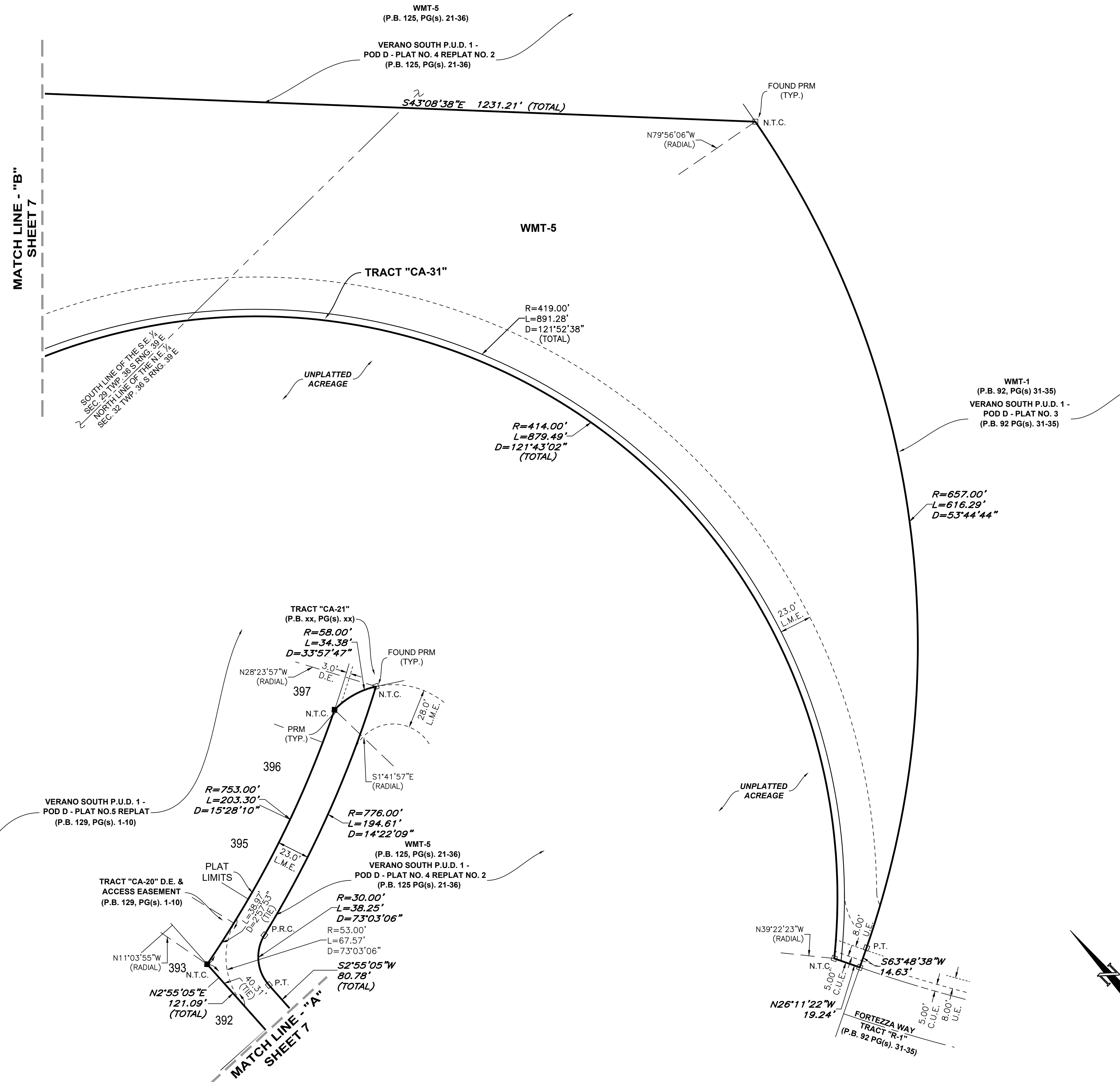
SCALE: 1" = 40'

DRAWN: WATKINS/PLATTING/VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6 (PLAT NO. 6) PLANNING/POD DP/PA 6/PLANNING/POD DP/PA 6/PLANNING/POD DP/PA 6 LAST SAVED BY: SERGIO MACHADO ON: 12/26/2024 11:29 AM

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6

BEING A REPLAT OF ALL OF TRACTS "CA-8", "CA-9", "CA-12", WATER MANAGEMENT TRACT - 2, AND WATER MANAGEMENT TRACT - 5, VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 1 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

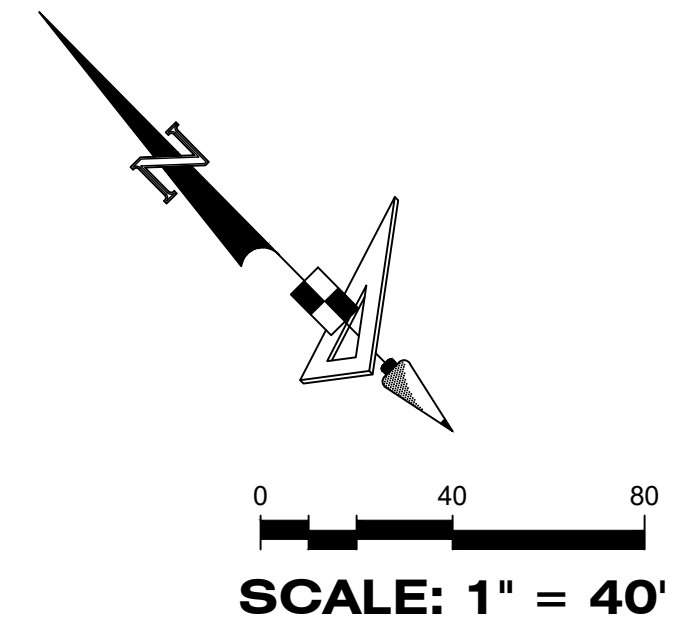
PLAT BOOK
PAGE
FILE NO.
DATE
TIME



KEY MAP

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- P.B. ----- Plat Book
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- ----- Indicates (PCP) Permanent Control Point LB7768



DRAWN BY: WALTER O. PATTERSON, VERANO SOUTH P.U.D. 1 - POD D PLAT NO. 6, PLAT NO. 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. LAST SAVED BY: SERGIO MACHADO, ON: 12/26/2024 11:09 AM

Property Identification

Site Address: RANGE LINE RD
 Sec/Town/Range: 28/36S/39E
 Parcel ID: 3328-322-0001-000-2
 Jurisdiction: Port Saint Lucie

Use Type: 9900
 Account #: 182585
 Map ID: 33/28S
 Zoning: Planned Un

Ownership

Verano Development LLC
 105 NE 1st ST
 Delray Beach, FL 33444-3807

Legal Description

28/29/31/32/33 36 39 AND 4/5/6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD C-24 CANAL AND SELY R/W LI OF RR, TH S 43 08 38 E ALG SWLY LI 660.44 FT TO POB; TH CONT 43 08 38 E 8771.30 FT, TH S 46 51 22 W 22 FT TO CURVE CONC S, R OF 200 FT, TH WLY ALG ARC 314.16 FT, TH S 46 51 23 W 1036.73 FT TO CURVE CONC NE, R OF 849 FT, TH SWLY ALG ARC 143.55 FT, TH S 56 32 39 E 180.21 FT TO CURVE CONC SE, R OF 1151 FT, TH SWLY ALG ARC 171.33 FT TO CURVE CONC NW, R OF 1349 FT, TH SWLY ALG ARC 76.69 FT, TH S 51 16 22 W 1058.68 FT, TH S 38 43 38 E 317 FT, TH S 51 16 22 W 150.72 FT, TH CONT S 51 16 22 W 36.87 FT, TH S 45 15 13 W 400 FT, TH S 38 44 44 W 1074.70 FT, TH S 74 00 26 W 3831.01 FT TO CURVE CONC N, R OF 22,198 FT, TH SWLY AND WLY 6405.35 FT, TH N 89 58 45 W 2278.50 FT TO ELY RD R/W LI OF SR 609, TH N 00 01 15 E ALG R/W LI 1975.87 FT, TH N 44 46 01 E 7027.80 FT, TH S 04 13 00 E 66.11 FT, TH N 44 46 12 E 1795.70 FT, TH S 89 40 25 W 35.41 FT, TH N 44 46 02 E 4748.92 FT TO POB- LESS THAT PART IN SECS 6/6 37 39 MPDAF: BEG INT OF E LI FPL ESMT AS REC IN OR 767-2676 AND N LI OF PARCEL AS IN OR 2186-0548 RUN N 14 45 25 W 789.36 FT, TH N 01 58 48 W 235.96 FT, TH N 74 05 51 E 1124.39 FT, TH S 15 54 09 E 1181.91 FT TO N LI OF PARCEL AS IN OR 2186-548; SAID POINT BEING ON A CURVE CONCAVE TO TH NW, R OF 22,918 FT, TH SWLY ALG SAID N LI ALG ARC, CA OF 03 01 14 1208.23 FT TO POB AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 POD A PLAT NO. 1 (PB 77-27) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 POD A PLAT NO. 2 AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 POD A PLAT NO. 3 (PB 80-1) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD A PLAT NO. 5 (PB 85-10) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD A PLAT NO. 6 (PB 87-11) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD D PLAT NO. 1 (PB 87-14) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD E PLAT NO. 1 (PB 91-9) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD G - PLAT NO. 1 (PB 92-11) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 + POD D - PLAT NO. 3 (PB 92-31) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD D - PLAT NO. 2 (PB 95-17) AND LESS AS IN OR 4558-1957 AND LESS AS IN OR 4579-2982 AND LESS THAT PART ASSESSED INTO VERANO SOUTH - POD G - PLAT NO. 3 (PB 101-25) AND LESS THAT PART ASSESSED INTO VERANO SOUTH - POD G - PLAT NO. 5 (PB 101 -34) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD I - POD D - PLAT NO. 4 (PB 102-1) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1- POD E - PLAT NO. 2 (PB 103-13) AND LESS THAT PART ASSESSED INTO VERANO SOUTH - POD G - PLAT NO. 6 (PB 104-12) AND LESS AS IN OR 4838-2206 AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD D - PLAT NO. 5 (PB 112-19)- (94.908 AC - 4,134,192 SF) (OR 4045-2079)



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	94.91
Land Size (SF):	4,134,192

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Current Values

Just/Market Value:	\$6,277,900
Assessed Value:	\$5,986,310
Exemptions:	\$0
Taxable Value:	\$5,986,310

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](#) [📄](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
------	-----------	-----------	------	---------	-------

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building and SFYI:	\$0
Land:	\$6,277,900
Just/Market:	\$6,277,900
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$291,590
Assessed:	\$5,986,310
Exemption(s):	\$0
Taxable:	\$5,986,310

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2018	0068	0	PSL Stormwater in Verano	\$0.00

Start Year	AssessCode	Units	Description	Amount
2018	0083	0	Verano Center CDD	\$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	\$6,277,900	\$5,986,310	\$0	\$5,986,310
2023	\$5,442,100	\$5,442,100	\$0	\$5,442,100
2022	\$6,195,879	\$41,177	\$0	\$41,177
2021	\$19,988,523	\$996,543	\$0	\$996,543

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

Property Identification

Site Address: RANGE LINE RD
 Sec/Town/Range: 28/36S/39E
 Parcel ID: 3329-331-0001-000-3
 Jurisdiction: Port Saint Lucie

Use Type: 9900
 Account #: 195983
 Map ID: 33/28S
 Zoning: Planned Un

Ownership

Astor Creek Development LLC
 105 NE 1st ST
 Delray Beach, FL 33444-3807

Legal Description

29/31/32 36 39 AND 5/6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD C-24 CANAL AND SELY R/W LI OF FEC RR, TH S 44 46 01 W 3776.32 FT TO POB; TH S 40 22 55 E 2499.07 FT, TH S 46 45 48 E 1035.02 FT, TH S 84 25 35 E 446.22 FT, TH S 03 36 07 E 837.27 FT TO CURVE CONC SW, R OF 927.20 FT, TH SELY ALG ARC 903.28 FT, TH S 13 08 55 E 233.14 FT TO CURVE CONC NW, R OF 290.66 FT, TH SLY ALG ARC 269.76 FT TO CURVE CONC SW, R OF 342.74 FT, TH SLY ALG ARC 123.82 FT, TH S 84 07 03 E 144.05 FT TO CURVE CONC SW, R OF 3054.65 FT, TH SELY ALG ARC 1100.35 FT, TH S 71 11 28 E 539.85 FT, TH S 18 48 32 W 120 FT, TH 71 11 28 W 539.28 FT TO CURVE CONC SW, R OF 2930 FT, TH NWLY ALG ARC 1056.64 FT TO CURVE CONC SE, R OF 1885.95 FT, TH WLY ALG ARC 145.10 FT, TH S 84 38 39 W 348.46 FT, TH S 84 38 39 W 384.85 FT TO CURVE CONC SE, R OF 1381 FT, TH SWLY ALG ARC 2001.15 FT, TH S 01 37 10 W 429.02 FT TO CURVE CONC NE, R OF 1500 FT, TH SLY ALG ARC 461.09 FT, TH S 15 59 34 E 1409.94 FT TO CURVE CONC NW, R OF 22918 FT, TH WLY ALG ARC 3788.39 FT TO CURVE CONC SW, R OF 1975 FT, TH NLY ALG ARC 337.89 FT, TH N 15 14 40 W 603.08 FT TO CURVE CONC NE, R OF 2188 FT, TH NLY ALG ARC 983.39 FT TO CURVE CONC NW, R OF 2078 FT, TH NLY ALG ARC 452.83 FT, TH N 01 58 48 W 2828.10 FT TO CURVE CONC SW, R OF 2118 FT, TH NWLY ALG ARC 1522.89 FT TO SELY R/W OF FEC RR, TH N 44 4601 E ALG SELY R/W LI 2126.62 FT, TH N 89 40 25 E 312.01 FT TO NE COR OF SEC 31, TH N 04 13 20 W 258.80 FT, TH N44 46 01 E 1292.56 FT TO POB- LESS VERANO SOUTH POD G PLAT 3 (PB 101-25) AND LESS VERANO SOUTH POD G PLAT 5 (PB 101-34) AND LESS VERANO SOUTH POD G PLAT 6 (PB 104-12 AND LESS VERANO SOUTH POD G PLAT 4 (PB 113-11)- (660.042 AC - 28,751,429 SF) (OR 4838-2206)



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	660.04
Land Size (SF):	28,751,429

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Current Values

Just/Market Value:	\$17,736,000
Assessed Value:	\$17,736,000
Exemptions:	\$0
Taxable Value:	\$17,736,000

Property taxes are subject to change upon change of ownership.

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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
Oct 24, 2022	4910 / 0619	0111	C-Deed	Astor Creek Development LLC	\$100
Jun 2, 2022	4838 / 2206	0330	SPWD	Verano Development LLC	\$100

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building and SFYI:	\$0
Land:	\$17,736,000
Just/Market:	\$17,736,000
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$17,736,000
Exemption(s):	\$0
Taxable:	\$17,736,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2018	0083	0	Verano Center CDD	\$0.00
Start Year	AssessCode	Units	Description	Amount
2018	0068	831.73	PSL Stormwater in Verano	\$152,206.59

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	\$17,736,000	\$17,736,000	\$0	\$17,736,000
2023	\$17,229,000	\$17,229,000	\$0	\$17,229,000
2022	\$25,975,481	\$3,693,363	\$0	\$3,693,363

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.
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Account History 3328-322-0001-000/2

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
2020	Acct: Paid-in-full		View
2019	Acct: Paid-in-full		View
2018	Acct: Paid-in-full		View
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2023	Market Value:	5,442,100
Tax Year:	2023	Class Value:	0
Account Number:	3328-322-0001-000/2	Just Value:	5,442,100
	« Prev Next »	School Assessed Value:	5,442,100
Millage Code:	0041 -	Assessed Value:	5,442,100
Certified	Verano Development LLC	Ad Valorem:	\$122,999.63
Roll Owner(s):	105 NE 1st ST Delray Beach, FL 33444-3807	Non-ad Valorem:	\$0.00
	« Prev Next »	Total Tax:	\$122,999.63
Situs Address:	0 Range Line RD, Port Saint Lucie		
Links:	Property Appraiser, Public Site		

Location Details

Book-Page-Item: --

Property Class: 99

Range: 39E

Township: 36S

Section: 28

Neighborhood: TR20

Value Code: 00

Use Code: 9900

Total Acres: 94.91

Legal Description: 28/29/31/32/33 36 39 AND 4/5/6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD C-24 CANAL AND SELY R/W LI OF RR, TH S 43 08 38 E ALG SWLY LI 660.44 FT TO POB; TH CONT S 43 08 38 E 8771.30 FT, TH S 46 51 22 W 22 FT TO CURVE CONC S, R OF 200 FT, TH WLY ALG ARC 314.16 FT, TH S 46 51 23 W 1036.73 FT TO CURVE CONC NE, R OF 849 FT, TH SWLY ALG ARC 143.55 FT, TH S 56 32 39 E 180.21 FT TO CURVE CONC SE, R OF 1151 FT, TH SWLY ALG ARC 171.33 FT TO CURVE CONC NW, R OF 1349 FT, TH SWLY ALG ARC 76.69 FT, TH S 51 16 22 W 1058.68 FT, TH S 38 43 38 E 317 FT, TH S 51 16 22 W 150.72 FT, TH CONT S 51 16 22 W 36.87 FT, TH S 45 15 13 W 400 FT, TH S 38 44 44 W 1074.70 FT, TH S 74 00 26 W 3831.01 FT TO CURVE CONC N, R OF 22,198 FT, TH SWLY AND WLY 6405.35 FT, TH N 89 58 45 W 2278.50 FT TO ELY RD R/W LI OF SR 609, TH N 00 01 15 E ALG R/W LI 1975.87 FT, TH N 44 46 01 E 7027.80 FT, TH S 04 13 00 E 66.11 FT, TH N 44 46 12 E 1795.70 FT, TH S 89 40 25 W 35.41 FT, TH N 44 46 02 E 4748.92 FT TO POB- LESS THAT PART IN SECS 6/6 37 39 MPDAF: BEG INT OF E LI FPL ESMT AS REC IN OR 767-2676 AND N LI OF PARCEL AS IN OR 2186-0548 RUN N 14 45 25 W 789.36 FT, TH N 01 58 48 W 235.96 FT, TH N 74 05 51 E 1124.39 FT, TH S 15 54 09 E 1181.91 FT TO N LI OF PARCEL AS IN OR 2186-548; SAID POINT BEING ON A CURVE CONCAVE TO TH NW, R OF 22,918 FT, TH SWLY ALG SAID N LI ALG ARC, CA OF 03 01 14 1208.23 FT TO POB AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 POD A PLAT NO. 1 (PB 77-27) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 POD A PLAT NO. 2 AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 POD A PLAT NO. 3 (PB 80-1) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD A PLAT NO. 5 (PB 85-10) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD A PLAT NO. 6 (PB 87-11) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD D PLAT NO. 1 (PB 87-14) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD E PLAT NO. 1 (PB 91-9) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD G - PLAT NO. 1 (PB 92-11) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 + POD D - PLAT NO. 3 (PB 92-31) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD D - PLAT NO. 2 (PB 95-17) AND LESS AS IN OR 4558-1957 AND LESS AS IN OR 4579-2982 AND LESS THAT PART ASSESSED INTO VERANO SOUTH - POD G - PLAT NO. 3 (PB 101-25) AND LESS THAT PART ASSESSED INTO VERANO SOUTH - POD G - PLAT NO. 5 (PB 101 -34) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD I - POD D - PLAT NO. 4 (PB 102-1) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD E - PLAT NO. 2 (PB 103-13) AND LESS THAT PART ASSESSED INTO VERANO SOUTH - POD G - PLAT NO. 6 (PB 104-12)

Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	5,442,100	0	5,442,100	\$0.00
CT06	Co Public Transit MSTU	0.2500	5,442,100	0	5,442,100	\$1,360.53
EE19	Erosion District E	0.1000	5,442,100	0	5,442,100	\$544.21
FF02	Law Enf,Jail,Judicial Sys	2.7294	5,442,100	0	5,442,100	\$14,853.67
GF01	Co General Revenue Fund	4.2722	5,442,100	0	5,442,100	\$23,249.74
CS64	Childrens Service Council	0.3790	5,442,100	0	5,442,100	\$2,062.56
FD21	St Lucie Co Fire District	3.0000	5,442,100	0	5,442,100	\$16,326.30
FI40	FL Inland Navigation Dist	0.0288	5,442,100	0	5,442,100	\$156.73
PS25	City of Port St Lucie	4.7057	5,442,100	0	5,442,100	\$25,608.89
PS26	City of PSL Voted Debt	0.4943	5,442,100	0	5,442,100	\$2,690.03
SD09	School Discretionary	0.7480	5,442,100	0	5,442,100	\$4,070.69
SN39	School Capital Improvemnt	1.5000	5,442,100	0	5,442,100	\$8,163.15
SR08	School Req Local Effort	3.1640	5,442,100	0	5,442,100	\$17,218.80
SR09	School Voter Referendum	1.0000	5,442,100	0	5,442,100	\$5,442.10
	S FL Wtr Mgmt District	0.2301	5,442,100	0	5,442,100	\$1,252.23
Total:		22.6015				\$122,999.63

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS68	PSL Stormwater Verano	Yes	0.000	\$0.00
VCCD	Verano #5	Yes	0.000	\$0.00
Total:				\$0.00

Location Details

AND LESS AS IN OR 4838-2206 AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD D - PLAT NO. 5 (PB 112-19)- (94.908 AC - 4,134,192 SF) (OR 4045-2079)

Last Updated: 10/04/2023 03:03PM
Last Updated By: Mary Brown

Notes (1)

Search

Account Search

1 of 1 First « Prev :: Next » Last

2024

3328-322-0001-000/2

-- Any --

Search

Tax Yr

Account Number

Certified Roll
Owner Name

Situs Address

Account Status

Clear

Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	View
2024	3328-322-0001-000/2	Verano Development LLC	0 RANGE LINE RD Port Saint Lucie	Paid In Full	View

Search results as of 30 minutes ago

1 of 1 First « Prev :: Next » Last



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Current Version: December 2024

Account History 3329-331-0001-000/3

Roll	Status	Due	View
2024	Acct: Paid-in-full		View
2023	Acct: Paid-in-full		View
2022	Acct: Paid-in-full		View
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2023
Tax Year:	2023
Account Number:	3329-331-0001-000/3 « Prev Next »
Millage Code:	0041 -
Certified	Astor Creek Development LLC
Roll Owner(s):	105 NE 1st ST Delray Beach, FL 33444-3807 « Prev Next »
Situs Address:	0 Range Line RD, Port Saint Lucie
Links:	Property Appraiser, Public Site
Flags:	Corrected

Market Value:	17,229,000
Class Value:	0
Just Value:	17,229,000
School Assessed Value:	17,229,000
Assessed Value:	17,229,000
Ad Valorem:	\$389,401.25
Non-ad Valorem:	\$148,047.94
Total Tax:	\$537,449.19

Location Details

Book-Page-Item: 4910-0619-
Property Class: 99
Range: 39E
Township: 36S
Section: 28
Neighborhood: TR20
Value Code: 00
Use Code: 9900
Total Acres: 738.41

Legal Description: 29/31/32 36 39 AND 5/6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SPWMD C-24 CANAL AND SELY R/W LI OF FEC RR, TH S 44 46 01 W 3776.32 FT TO POB; TH S 40 22 55 E 2499.07 FT, TH S 46 45 48 E 1035.02 FT, TH S 84 25 35 E 446.22 FT, TH S 03 36 07 E 837.27 FT TO CURVE CONC SW, R OF 927.20 FT, TH SELY ALG ARC 903.28 FT, TH S 13 08 55 E 233.14 FT TO CURVE CONC NW, R OF 290.66 FT, THSLY ALG ARC 269.76 FT TO CURVE CONC SW, R OF 342.74 FT, THSLY ALG ARC 123.82 FT, TH S 84 07 03 E 144.05 FT TO CURVE CONC SW, R OF 3054.65 FT, TH SELY ALG ARC 1100.35 FT, TH S 71 11 28 E 539.85 FT, TH S 18 48 32 W 120 FT, TH 71 11 28 W 539.28 FT TO CURVE CONC SW, R OF 2930 FT, TH NWLY ALG ARC 1056.64 FT TO CURVE CONC SE, R OF 1885.95 FT, TH WLY ALG ARC 145.10 FT, TH S 84 38 39 W 348.46 FT, TH S 84 38 39 W 384.85 FT TO CURVE CONC SE, R OF 1381 FT, TH SWLY ALG ARC 2001.15 FT, TH S 01 37 10 W 429.02 FT TO CURVE CONC NE, R OF 1500 FT, TH SLY ALG ARC 461.09 FT, TH S 15 59 34 E 1409.94 FT TO CURVE CONC NW, R OF 22918 FT, TH WLY ALG ARC 3788.39 FT TO CURVE CONC SW, R OF 1975 FT, TH NLY ALG ARC 337.89 FT, TH N 15 14 40 W 603.08 FT TO CURVE CONC NE, R OF 2188 FT, TH NLY ALG ARC 983.39 FT TO CURVE CONC NW, R OF 2078 FT, TH NLY ALG ARC 452.83 FT, TH N 01 58 48 W 2828.10 FT TO CURVE CONC SW, R OF 2118 FT, TH NWLY ALG ARC 1522.89 FT TO SELY R/W OF FEC RR, TH N 44 4601 E ALG SELY R/W LI 2126.62 FT, TH N 89 40 25 E 312.01 FT TO NE COR OF SEC 31, TH N 04 13 20 W 258.80 FT, TH N44 46 01 E 1292.56 FT TO POB- LESS VERANO SOUTH POD G PLAT 3 (PB 101-25) AND LESS VERANO SOUTH POD G PLAT 5 (PB 101-34) AND LESS VERANO SOUTH POD G PLAT 6 (PB 104-12) AND LESS VERANO SOUTH POD G PLAT 4 (PB 113-11)- (660.042 AC - 28,751,429 SF) (OR 4838-2206)

Last Updated: 03/11/2024 07:59AM
Last Updated By: Wendy Browning

Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	17,229,000	0	17,229,000	\$0.00
CT06	Co Public Transit MSTU	0.2500	17,229,000	0	17,229,000	\$4,307.25
EE19	Erosion District E	0.1000	17,229,000	0	17,229,000	\$1,722.90
FF02	Law Enf,Jail,Judicial Sys	2.7294	17,229,000	0	17,229,000	\$47,024.83
GF01	Co General Revenue Fund	4.2722	17,229,000	0	17,229,000	\$73,605.73
CS64	Childrens Service Council	0.3790	17,229,000	0	17,229,000	\$6,529.79
FD21	St Lucie Co Fire District	3.0000	17,229,000	0	17,229,000	\$51,687.00
FI40	FL Inland Navigation Dist	0.0288	17,229,000	0	17,229,000	\$496.20
PS25	City of Port St Lucie	4.7057	17,229,000	0	17,229,000	\$81,074.51
PS26	City of PSL Voted Debt	0.4943	17,229,000	0	17,229,000	\$8,516.29
SD09	School Discretionary	0.7480	17,229,000	0	17,229,000	\$12,887.29
SN39	School Capital Improvemnt	1.5000	17,229,000	0	17,229,000	\$25,843.50
SR08	School Req Local Effort	3.1640	17,229,000	0	17,229,000	\$54,512.56
SR09	School Voter Referendum	1.0000	17,229,000	0	17,229,000	\$17,229.00
	S FL Wtr Mgmt District	0.2301	17,229,000	0	17,229,000	\$3,964.40
Total:		22.6015				\$389,401.25

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS68	PSL Stormwater Verano	Yes	831.730	\$148,047.94
VCCD	Verano #5	Yes	0.000	\$0.00
Total:				\$148,047.94

Notes (4)

Search	Account Search	1 of 1	First « Prev :: Next » Last
2024	3329-331-0001-000/3		
Tax Yr	Account Number	Certified Roll Owner Name	Situs Address
2024	3329-331-0001-000/3	Astor Creek Development LLC	0 RANGE LINE RD Port Saint Lucie
Search results as of less than a minute ago		Paid In Full	View
		1 of 1	First « Prev :: Next » Last