



CITY OF PORT ST LUCIE

Date Checked: 10/15/2024

Checked by: Dennis Murphy

Recorded:

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

Planning Project #	P24-101
Proposed Plat Name:	Verano North/South A Roadway Plat No. 2
Legal Description:	31 36 39 AND 6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD C-24 CANAL AND WELY R/W LI OF FEC R/R TH S 44 46 01 W 5069.68

Current Tax Roll Year: 2023

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	3331-131-0002-000-3	9.49	Y	Road
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CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
WEDNESDAY, OCTOBER 23, 2024 – 1:30 P.M.

VIRTUAL MEETING

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – **September 25, 2024**
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

		<u>PROJECT</u>
Bridget	P24-010	Southern Grove-Plat No. 46 – Destination Way Construction Plans Street Tree Landscaping Plan
Bridget	P24-070	Rivella PUD Amendment No. 10 PUD Amendment
Bridget	P24-114	Southern Grove – Tradition SD-7 – Resubmittal Preliminary & Final Plat Construction Plans
Bridget	P24-149	Southern Grove - America Walks MPUD Amendment
Bridget	P24-163	Southern Grove – Kenley SG-4A – Tresello Preliminary Plat Construction Plans
Dan	P13-056-A1	Club Med/Sandpiper Resort Minor Site Amendment Construction Plans
Dan	P24-101	Verano N/S “A” Roadway Plat No. 2 Preliminary & Final Plat
Dan	P24-156	Wilson Grove - Wilson Groves Parcel A Plat 3 Preliminary & Final Plat Landscape Plan
Bethany	P22-127-A3	Florida Coastal Surgical Hospital Major Site Plan Amendment
Bethany	P15-074-A1	SLW – Cashmere Corners - Starbucks Minor Site Plan Amendment
Bethany	P24-148	SLW – Cashmere Starbucks Minor Site Plan

Bethany	P24-152	Gatlin Pointe Phase II - Harbor Village Special Exception Use
Bethany	P24-157	Western Grove – Cadence WG5D Phase 2 Preliminary Plat Construction Plans
Bethany	P24-158	Western Grove – N/S Road A Preliminary Plat Construction Plans
Francis	P80-033-A1	St. Lucie County Prima Vista Library – Resubmittal Construction Plans
Francis	P23-090-A1	Sympatico Residential Major Site Amendment Landscape Plan
Francis	P24-096	Murphy USA - Resubmittal Special Exception Use
Francis	P24-117	Globe Townhomes - Resubmittal LMD Rezoning
Marissa	P00-185-A1	St. Lucie County - Oxbow Center & Preserve Minor Site Plan Amendment
Marissa	P24-007	Biltmore Properties Landscape & Construction Plans
Cody	P23-121-A1	LTC Ranch – Wylder POD 6A – Four Seasons Amenity Minor Site Plan Amendment
Cody	P23-207	Gingerbread Lane Day Care - Resubmittal Minor Site Plan Landscape Plan
Cody	P24-127	Gouda – Midway - Resubmittal PUD Rezoning
Cody	P24-154	LTC Ranch POD 2 Phase 1 Final Plat Construction Plans
Cody	P24-155	LTC Ranch West POD 9 Phase 2 Final Plat Construction Plans
Sofia	P18-004-A2	SLW – Walmart – OPD Addition Minor Site Plan Amendment Construction Plans

Sofia

P24-162

Riverland – Sports Complex
Minor Site Plan
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.



CITY OF PORT ST LUCIE

Date Checked: 7/17/2024

Checked by: Dennis Murphy
Recorded:

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

Planning Project #	P24-101
Proposed Plat Name:	Verano North/South A Roadway Plat No. 2
Legal Description:	31 36 39 AND 6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD C-24 CANAL AND WELY R/W LI OF FEC R/R TH S 44 46 01 W 5069.68

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CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
WEDNESDAY, JULY 24, 2024 – 1:30 P.M.

VIRTUAL MEETING

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – **June 26, 2024 & March 27, 2024 - Revised**
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

PROJECT

Bridget	P22-258	Southern Grove – Tresello – <i>Resubmittal</i> Conceptual Subdivision Plan
Bridget	P24-099	Destination @ Tradition MPUD – Southern Grove MPUD
Bridget	P24-100	Southern Grove – Tradition Commerce Park MPUD Amendment No. 4
Dan	P23-200	Verano PUD-4 Acre Commerce Center Drive Construction Plans
Dan	P24-008	Wilson Groves Parcel “A”, Plat 1 – Townhomes - Resubmittal Preliminary & Final Plat
Dan	P24-101	Verano North/South “A” Roadway Plat No. 2 Preliminary Plat Construction Plans
Bianca	P88-128-A2	SLW – Champlain South Complex Minor Site Plan Amendment
Bianca	P20-245-A2	Western Grove – Esplanade @ Tradition – Amenity Center Minor Site Plan Amendment Landscape Plan
Bianca	P24-032	SLW – Industrial Park, Lot 8 Minor Site Plan Construction Plans
Bianca	P24-093	SLW – Industrial Park – Warehouse Landscape Plan
Bianca	P24-097	Gatlin Commons PUD Amendment No. 9 PUD Amendment

Property Identification

Site Address: RANGE LINE RD
 Sec/Town/Range: 28/36S/39E
 Parcel ID: 3331-131-0002-000-3
 Jurisdiction: Port Saint Lucie

Use Type: 8900
 Account #: 195984
 Map ID: 33/28S
 Zoning:

Ownership

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



Legal Description

31 36 39 AND 6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD C-24 CANAL AND WELY R/W LI OF FEC R/R TH S 44 46 01 W 5069.68 FT, TH S 04 13 20 E 258.80 FT TO NE COR OF SEC 31, TH S 89 40 25 W 312.01 FT, TH S 44 46 01 W 2126.69 FT TO POB AND CURVE CONC SW, R OF 2118 FT, TH SELY ALG ARC 1522.68 FT, TH S 01 58 48 E 2828.10 FT TO CURVE CONC W, R OF 2078 FT, TH SLY ALG ARC 452.88 FT TO CURVE CONC E, R OF 2188 FT, TH SLY ALG ARC 983.39 FT, TH S 15 14 40 E 603.08 FT TO CURVE CONC W, R OF 1975 FT, TH SLY ALG ARC 338.12 FT TO CURVE CONC N, R OF 22,918 FT, TH WLY ALG ARC 80 FT TO CURVE CONC W, R OF 1895 FT, TH NLY ALG ARC 324.83 FT, TH N 15 14 40 W 603.08 FT TO CURVE CONC E, R OF 2268 FT, TH NLY ALG ARC 1019.35 FT TO CURVE CONC W, R OF 1998 FT, TH NLY ALG ARC 435.44 FT, TH N 01 58 48 W 2828.10 FT TO CURVE CONC SW, R 2038 FT, TH NWLY ALG ARC 1462.28 FT TO SELY R/W LI OF FEC R/R, TH N 44 46 01 E ALG R/W LI 80.05 FT TO POB- LESS THAT PART ASSESSED INTO NORTH-SOUTH A ROADWAY PLAT (PB 117-20) (9.486 AC - 413,210 SF) (OR 4817-2829)

Current Values

Just/Market Value:	\$830,000
Assessed Value:	\$830,000
Exemptions:	\$830,000
Taxable Value:	\$0

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	9.49
Land Size (SF):	413,210

Building Design Wind Speed

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

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
Mar 31, 2022	4817 / 2829	0111	WD	Verano Development LLC	\$100

Special Features and Yard Items

Type	Qty	Units	Year BIt
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Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$0	2023		7900	City of Port St Lucie	\$830,000
Land:	\$830,000					
Just/Market:	\$830,000					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$830,000					
Exemption(s):	\$830,000					
Taxable:	\$0					

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
2023	\$830,000	\$830,000	\$830,000	\$0
2022	\$861,420	\$3,384	\$0	\$3,384

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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Account History 3331-131-0002-000/3

Roll	Status	Due	
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	Market Value:	830,000
Tax Year:	2023	Class Value:	0
Account Number:	3331-131-0002-000/3 « Prev Next »	Just Value:	830,000
Millage Code:	0041 -	School Assessed Value:	830,000
Certified:	City of Port St Lucie	Assessed Value:	830,000
Roll Owner(s):	121 SW Port St Lucie BLVD Port St Lucie, FL 34984-5042 « Prev Next »	Ad Valorem:	\$0.00
Situs Address:	0 Range Line RD, Port Saint Lucie	Non-ad Valorem:	\$0.00
Links:	Property Appraiser , Public Site	Total Tax:	\$0.00
Exemptions:	7900 - City of Port St Lucie 830,000 *See details below for exemptions that vary by district.		
Custom Flags:	06 - Government		

Location Details

Book-Page-Item: 4817-2829-

Property Class: 89

Range: 39E

Township: 36S

Section: 28

Neighborhood: TR20

Value Code: 00

Use Code: 8900

Total Acres: 9.49

Legal Description: 31 36 39 AND 6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SPWMD C-24 CANAL AND WELY R/W LI OF FEC R/R TH S 44 46 01 W 5069.68 FT, TH S 04 13 20 E 258.80 FT TO NE COR OF SEC 31, TH S 89 40 25 W 312.01 FT, TH S 44 46 01 W 2126.69 FT TO POB AND CURVE CONC SW, R OF 2118 FT, TH SELY ALG ARC 1522.68 FT, TH S 01 58 48 E 2828.10 FT TO CURVE CONC W, R OF 2078 FT, TH SLY ALG ARC 452.88 FT TO CURVE CONC E, R OF 2188 FT, TH SLY ALG ARC 983.39 FT, TH S 15 14 40 E 603.08 FT TO CURVE CONC W, R OF 1975 FT, TH SLY ALG ARC 338.12 FT TO CURVE CONC N, R OF 22,918 FT, TH WLY ALG ARC 80 FT TO CURVE CONC W, R OF 1895 FT, TH NLY ALG ARC 324.83 FT, TH N 15 14 40 W 603.08 FT TO CURVE CONC E, R OF 2268 FT, TH NLY ALG ARC 1019.35 FT TO CURVE CONC W, R OF 1998 FT, TH NLY ALG ARC 435.44 FT, TH N 01 58 48 W 2828.10 FT TO CURVE CONC SW, R 2038 FT, TH NWLY ALG ARC 1462.28 FT TO SELY R/W LI OF FEC R/R, TH N 44 46 01 E ALG R/W LI 80.05 FT TO POB- LESS THAT PART ASSESSED INTO NORTH-SOUTH A ROADWAY PLAT (PB 117-20) (9.486 AC - 413,210 SF) (OR 4817-2829)

Last Updated: 03/01/2024 03:24PM

Last Updated By: Cindy Crowe

Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	830,000	830,000	0	\$0.00
				7900: 830,000		
CT06	Co Public Transit MSTU	0.2500	830,000	830,000	0	\$0.00
				7900: 830,000		
EE19	Erosion District E	0.1000	830,000	830,000	0	\$0.00
				7900: 830,000		
FF02	Law Enf./Judicial Sys	2.7294	830,000	830,000	0	\$0.00
				7900: 830,000		
GF01	Co General Revenue Fund	4.2722	830,000	830,000	0	\$0.00
				7900: 830,000		
CS64	Childrens Service Council	0.3790	830,000	830,000	0	\$0.00
				7900: 830,000		
FD21	St Lucie Co Fire District	3.0000	830,000	830,000	0	\$0.00
				7900: 830,000		
FI40	FL Inland Navigation Dist	0.0288	830,000	830,000	0	\$0.00
				7900: 830,000		
PS25	City of Port St Lucie	4.7057	830,000	830,000	0	\$0.00
				7900: 830,000		
PS26	City of PSL Voted Debt	0.4943	830,000	830,000	0	\$0.00
				7900: 830,000		
SD09	School Discretionary	0.7480	830,000	830,000	0	\$0.00
				7900: 830,000		
SN39	School Capital Improvemnt	1.5000	830,000	830,000	0	\$0.00
				7900: 830,000		
SR08	School Req Local Effort	3.1640	830,000	830,000	0	\$0.00
				7900: 830,000		
SR09	School Voter Referendum	1.0000	830,000	830,000	0	\$0.00
				7900: 830,000		
	S FL Wtr Mgmt District	0.2301	830,000	830,000	0	\$0.00
				7900: 830,000		
Total:			22.6015			\$0.00

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS58	PSL Stormwater Verano	Yes	0.000	\$0.00
VCCD	Verano #5	Yes	0.000	\$0.00
Total:				\$0.00

Notes (0)

Search

Account Search 1 of 1 [First](#) [« Prev](#) [Next](#) [» Last](#)

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

2023 3331-131-0002-000/3 City of Port St Lucie 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](#)