

#### CITY OF PORT ST LUCIE

Date Checked:

10/15/2024

Checked by: Recorded:

**Dennis Murphy** 

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

#### **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:

PROJECT	ROJEC <sup>®</sup>	Т
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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
Cody	P23-207	Minor Site Plan Amendment 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

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:** <u>Public and Press</u> 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:

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

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

#### **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

# NORTH-SOUTH "A" ROADWAY PLAT NO.2

BEING A PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, ELORIDA.

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	TIME	DATE	FILE NO.	PACE	PLAT BOOK

#### DESCRIPTION

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# CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY CORIDA

PRINT NAME OF MITNESSE

NAME SHAMOON M MARTIN TITLE WAYOR

# DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA

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SAW INIBO NOTARY PUBLIC

# CITY OF PORT ST LUCE. AMUNICIPAL CORPORATION OF THE STATE OF FLORIDA. DATED THIS DAY OF

# APPROVAL OF CITY COUNCIL

COUNTY OF FLORIDA

THE CITY OF PORE ST, LUCIE HERREN ACCOUNTS THE DISSIDATIONS TO THE CITY AS SHOWN HERCON AND CHEMISTS THAT THIS PLAT OF WORKHOLDING THE BRADIAN PLAT WO, JUNE BITY OF THE LITY OF WORKHOLD HAS RECORDED ON THE CITY COUNCIL OF PORT ST, LUCIE, MOREOUS THE JUNE AND THE LITY COUNCIL OF PORT ST, LUCIE, MOREOUS THE JUNE ST, LUCIE AND THE LITY COUNCIL OF PORT ST, LUCIE, MOREOUS THE JUNE ST, LUCIE AND THE LITY COUNCIL OF PORT ST, LUCIE, MOREOUS THE JUNE ST, LUCIE AND THE LITY ST, LUCIE AND

CITY OF FORT ST, LUCK

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\*\*RECONSTRUCTION OF HAVING AND HAVING EXPLOYED ON HAVING FOR CITY OF PORT SELECTION.\*\*

\*\*TOSION.\*\*

\*\*T SHANNON M. MARTIN. MAYOR SALLY MALSH, CITY CLERK

# CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

COUNTY OF ST. LUCK

ALCHELLE REMETER COURT
OF THE CHECK COURT
OF THE CHECK COURT
OF THE CHECK COURT

### TITLE CERTIFICATION

STATE OF FLORIDA

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ATTEST

## SURVEYOR'S NOTES:

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2 MOTIOS TAIS PLAT, AS RECORDED HITS GALAMAG FORM IS THE CHERCIA GENETION OF THE SURPINOSS LANDS DESCRIBED HERBY AND MALL IN AN CHERCIANSTANCES HE SUPPLANTED IN AUTHORITY BY ARY CITHER CHAMPIC OR CROTAL FORM OF THE PLAT.

3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY REFOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

# SURVEYOR & MAPPER'S CERTIFICATE

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SHEET 1 OF 4 SHEETS

#### **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 W, R OF 1975 FT, TH SLY ALG ARC 452.88 FT TO CURVE CONC W, R OF 1975 FT, TH SLY ALG ARC 338.12 FT TO CURVE CONC W, R OF 1975 FT, TH SLY ALG ARC 338.12 FT TO CURVE CONC W, R OF 1895 FT, TH NLY ALG ARC 324.38 FT, TH NLY ALG ARC 80 FT TO CURVE CONC W, R OF 1895 FT, TH NLY ALG ARC 334.39 FT, TH NLY ALG ARC 345.49 FT, TO CURVE CONC W, R OF 1998 FT, TH NLY ALG ARC 345.44 FT, TH NLY ALG ARC 354.44 FT, TH NLY ALG ARC 354.74 FT, TH NLY ALG ARC 354.74 FT, TH NLY ALG ARC 354.74 FT, TH NLY ALG ARC 355.75 FT, TH NLY ALG ARC

#### **Current Values**

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

#### Property taxes are subject to change upon change of ownership.

Past taxes are not a reliable projection of future taxes.
The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

#### **Total Areas**

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

#### **Building Design Wind Speed**

Occupancy Category I II III 140 150 160 Speed

Sources/links:

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**

Qty Units Year Blt Type

#### **Current Year Values**

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

#### Current Year Special Assessment Breakdown

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

**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

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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Bills Certificates Special Assessments Reports Administration

#### Account History 3331-131-0002-000/3

Roll 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: Tax Year: 2023

Account Number: 3331-131-0002-000/3 « Prev Next »

Millage Code: 0041 -

City of Port St Lucie Certified Roll Owner(s): 121 SW Port St Lucie BLVD Port St Lucie, FL 34984-5042

« Prev Next »

Situs Address: 0 Range Line RD,

Port Saint Lucie

Links: Property Appraiser, Public Site

Exemptions: 7900 - City of Port St LUcie 830,000 \*See details below for exemptions that vary by district.

**Custom Flags:** 06 - Government Market Value: 830,000 Class Value: 0 Just Value: 830,000 School Assessed Value: 830,000 Assessed Value: 830.000 Ad Valorem: \$0.00 Non-ad Valorem: \$0.00 Total Tax: \$0.00

#### **Location Details**

Book-Page-Item: 4817-2829-Property Class: 39E Range: Township 365 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 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, THSLY 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) 03/01/2024 03:24PM Last Updated:

Last Updated By: Cindy Crowe

#### Ad Valouese Details

Ad \	/alorem Details						Æa
Code	District	Millage	Assessed	Exempt	Taxab	le	Tax
CP05	County Parks MSTU	0.0000	830,000	830,000 7900: 830	0,000	0	\$0.00
CT06	Co Public Transit MSTU	0.2500	830,000	830,000 7900: 830		0	\$0.00
EE19	Erosion District E	0.1000	830,000	830,000 7900: 830	0,000	0	\$0.00
FF02	Law Enf.Jail,Judicial Sys	2.7294	830,000	830,000 7900: 830	0,000	0	\$0.00
GF01	Co General Revenue Fund	4.2722	830,000	830,000 7900: 830	0,000	0	\$0.00
CS64	Childrens Service Council	0.3790	830,000	830,000 7900: 830	0,000	О	\$0.00
FD21	St Lucie Co Fire District	3.0000	830,000	830,000 7900: 830	0,000	0	\$0.00
F140	FL Inland Navigation Dist	0.0288	830,000	830,000 7900: 830	0,000	0	\$0.00
P525	City of Port St Lucie	4.7057	830,000	830,000 7900: 83	0,000	0	\$0.00
PS26	City of PSL Voted Debt	0.4943	830,000	830,000 7900: 830	0,000	0	\$0.00
SD09	School Discretionary	0.7480	830,000	830,000 7900: 836	0,000	0	\$0.00
\$N39	School Capital Improvemnt	1.5000	830,000	830,000 7900: 83	0,000	0	\$0.00
5R08	School Req Local Effort	3.1640	830,000	830,000 7900: 83	0,000	0	\$0.00
SR09	School Voter Referendum	1.0000	830,000	830,000 7900: 83	000,0	0	\$0.00
	S FL Wtr Mgmt District	0.2301	830,000	830,000 7900: 83	0,000	0	\$0.00
Total:		22.6015					\$0.00

#### **Non-ad Valorem Details**

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

#### Notes (0)

1 of 1 First « Prev :: Next » Last Search Account Search 2023 3331-131-0002-000/3 -- Any --**Certified Roll** Situs Address Tax Yr **Account Number** Account Status Owner Name 3331-131-0002-000/3 0 Range Line RD Port Saint Lucie Paid In Full 2023 City of Port St Lucie 1 of 1 First « Prev :: Next » Last Search results as of less than a minute ago



