



CITY OF PORT ST LUCIE

Date Checked: 1/10/2025

Checked by: Dennis Murphy

Recorded:

NEW PLATS -- PARENT PARCELS AND DESCRIPTION

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

Planning Project #	P24-223
Proposed Plat Name:	Verano So. - Central Park Commercial Plat
Legal Description:	

Current Tax Roll Year: 2024

Parcel #	Original Parent ID #(s)	Acreage	Current Tax Roll Year: 2024	Additional Comments
1	3332-700-0030-000-7	1.19	Y	N/A
2	3332-700-0032-000-1	6.64	Y	N/A
3				
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CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
WEDNESDAY, JANUARY 22, 2025 – 1:30 P.M.

VIRTUAL MEETING

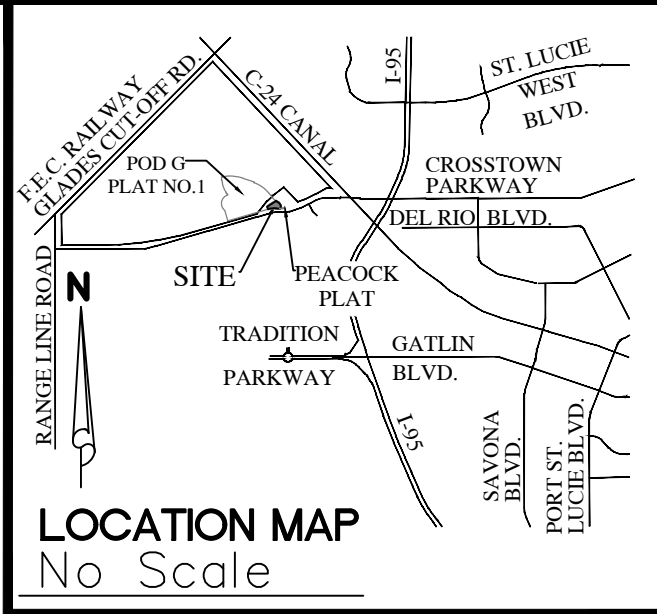
1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – **NONE**
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

PROJECT

Dan	P19-160-A1	Calvary Christian Academy Amendment to Construction Plans
Dan	P24-223	Verano So. – Central Park Commercial Plat Preliminary Plat
Dan	P24-227	Southern Grove – Belterra Phase 1, Plat 1 Final Plat Construction Plans
Dan	P25-001	Wilson Grove - Sundance Master Sign Program
Bethany	P24-230	McDonald's – US Highway 1 Minor Site Plan Landscape Plan
Bethany	P24-231	McDonald's – US Highway 1 Special Exception Use
Francis	P25-002	Savona Plaza – Drive-Thru Windows Special Exception Use
Marissa	P84-077-A2	Village Green Drive Plaza Landscape Plan
Marissa	P19-160-A2	Calvary Christian Academy Minor Site Plan Amendment
Cody	P24-087	Southern Grove – Innovation Restaurant Hub Construction Plans
Cody	P24-229	Southern Grove – Commercial Shoppes @ the Heart Preliminary & Final Plat
Cody	P24-232	Southern Grove Plat No. 49 – Innovation Restaurant Hub Plat

CENTRAL PARK COMMERCIAL PLAT

BEING ALL OF COMMERCIAL PARCEL 1 AND A PORTION OF POD 2, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA, ST. LUCIE COUNTY, FLORIDA.



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

DESCRIPTION

BEING ALL OF COMMERCIAL PARCEL 1 AND A PORTION OF POD 2, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY MOST CORNER, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES BEING ALONG THE SOUTHERLY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; 1) THENCE S.76°11'52"W., A DISTANCE OF 119.74 FEET; 2) THENCE N.86°26'39"W., A DISTANCE OF 259.29 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1575.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°32'55", A DISTANCE OF 537.37 FEET TO A POINT OF TANGENCY; 4) THENCE S.74°00'26"W., A DISTANCE OF 17.00 FEET; THENCE N.15°59'34"W., DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 199.31 FEET; THENCE N.57°38'00"E., A DISTANCE OF 742.94 FEET TO A POINT ON THE EASTERLY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1620.00 FEET AND A RADIAL BEARING OF N.36°40'00"E. AT SAID INTERSECTION, THE FOLLOWING THREE (3) COURSES BEING ALONG THE SAID EASTERLY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°29'57", A DISTANCE OF 183.76 FEET TO A POINT REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 380.00 FEET; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12", A DISTANCE OF 366.12 FEET TO A POINT OF TANGENCY; 3) THENCE S.04°37'46"E., A DISTANCE OF 115.59 FEET TO THE **POINT OF BEGINNING**.

TOTAL LANDS CONTAINING: 349,965 SQUARE FEET OR 8.034 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY: _____

KNOW ALL MEN BY THESE PRESENTS THAT DK CENTRAL PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS CENTRAL PARK COMMERCIAL PLAT, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. OWNER HEREBY RESERVES FEE TITLE IN AND TO PARCEL 1 THROUGH PARCEL 4, FOR FUTURE DEVELOPMENT PURPOSES.

IN WITNESS WHEREOF, DK CENTRAL PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS ____ DAY OF _____, 2025.

WITNESS _____

PRINT NAME OF WITNESS)

ADDRESS _____

WITNESS _____

(PRINT NAME OF WITNESS)

ADDRESS _____

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY ____ OF _____, 2025, BY _____, MANAGER OF THE KOLTER GROUP, LLC., A FLORIDA LIMITED LIABILITY COMPANY, SOLE MANAGER OF DK CENTRAL PARK LLC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

PRINT NAME: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY: _____

THE UNDERSIGNED, _____, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY _____, DATED AS OF THE ____ DAY OF _____, 2025:

- (A.) THE RECORD TITLE TO THE LANDS AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF DK CENTRAL PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
(B.) ALL MORTGAGES ARE NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: OFFICIAL RECORD BOOK 3754, PAGE 1167.
(C.) PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2024.
(D.) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
(E.) THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: THIS ____ DAY OF _____, 2025.

BY: _____

NAME: _____

TITLE: _____

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE HEREBY ACCEPTS THE DEDICATIONS TO THE CITY, AS SHOWN HEREON AND CERTIFIES THAT THIS PLAT OF CENTRAL PARK COMMERCIAL PLAT, HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS ____ DAY OF _____, 2025.

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

SHANNON M. MARTIN, MAYOR

SALLY WALSH, CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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 COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING 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 _____, 2025.

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

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO.1 AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A GRID BEARING OF N86°26'39"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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

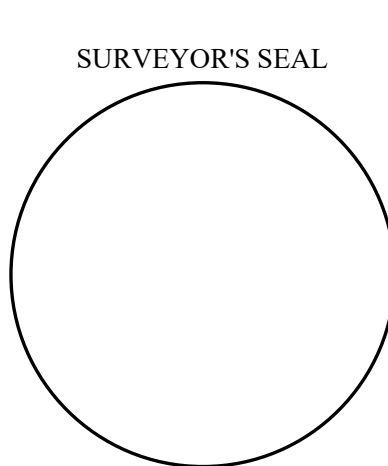
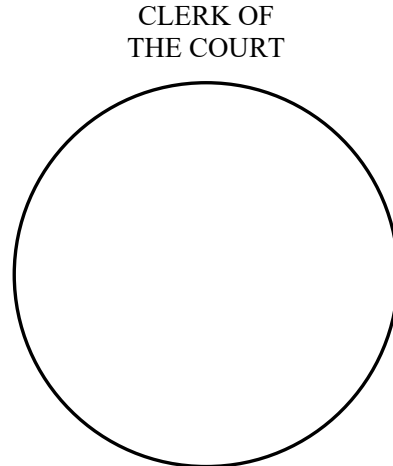
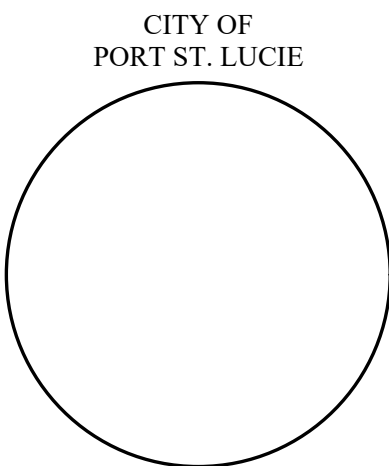
4. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("C.P.S.") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS ____ DAY OF _____, 2025.

GARY A. RAGER, P.S.M.
LICENSE NO. LS4828
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA.
GEOPoint SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768





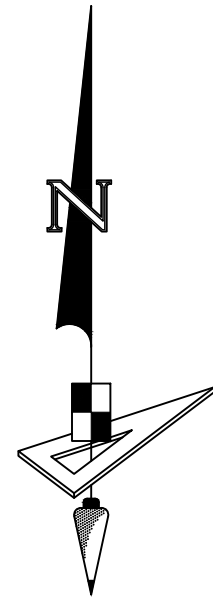
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

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

SHEET 01 OF 03 SHEETS

CENTRAL PARK COMMERCIAL PLAT

BEING ALL OF COMMERCIAL PARCEL 1 AND A PORTION OF POD 2, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA, ST. LUCIE COUNTY, FLORIDA.



80 40 0 40 80

SCALE: 1" = 40'

PLAT BOOK

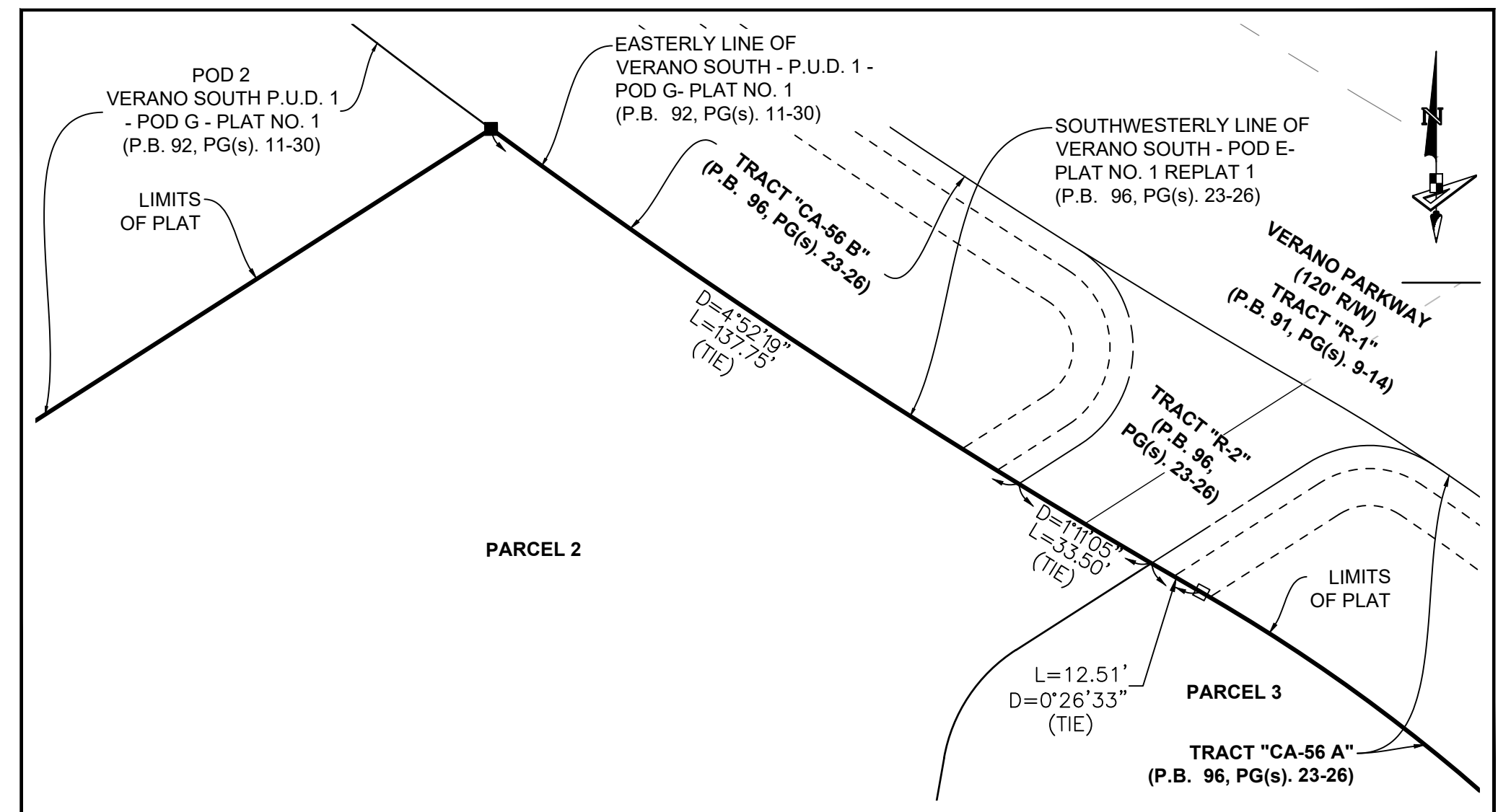
PAGE

FILE NO.

DATE

TIME

DETAIL "A" (SCALE: 1"=30')



LEGEND

P.B. ----	Plat Book
O.R.B. ----	Official Records Book
Pg(s). ----	Page(s)
S.F.W.M.D. ----	South Florida Water Management District
C.U.E. ----	City Utility Easement
U.E. ----	Utility Easement
CA ----	Common Area
AC.± ----	Acres
⊙ ----	Centerline
O.S.T. ----	Open Space Tract
R/W ----	Right-of-Way
P.U.D. ----	Planned Unit Development
R ----	Radius
L ----	Arc Length
D ----	Delta—Central Angle
C.M. ----	Concrete Monument
A.K.A. ----	Also Known As
P.T. ----	Point of Tangency
P.C. ----	Point of Curvature
P.R.C. ----	Point of Reverse Curvature
N.T.I. ----	Non-Tangent Intersection
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)
SEC—TWP—RGE ----	Section—Township—Range



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 02 OF 03 SHEETS

MATCH LINE - SHEET 03

PSLUSD # X-XXXX-XX

CITY OF PORT ST. LUCIE PROJECT NO. (PXX-XXX)

CENTRAL PARK COMMERCIAL PLAT

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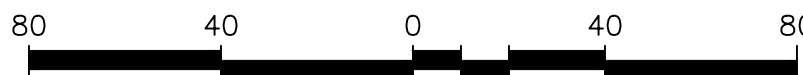
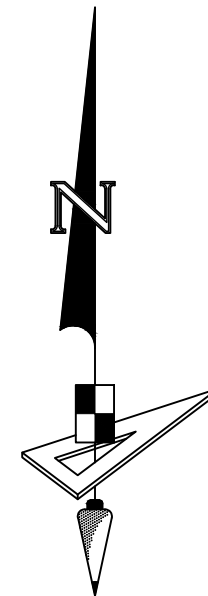
PLAT BOOK

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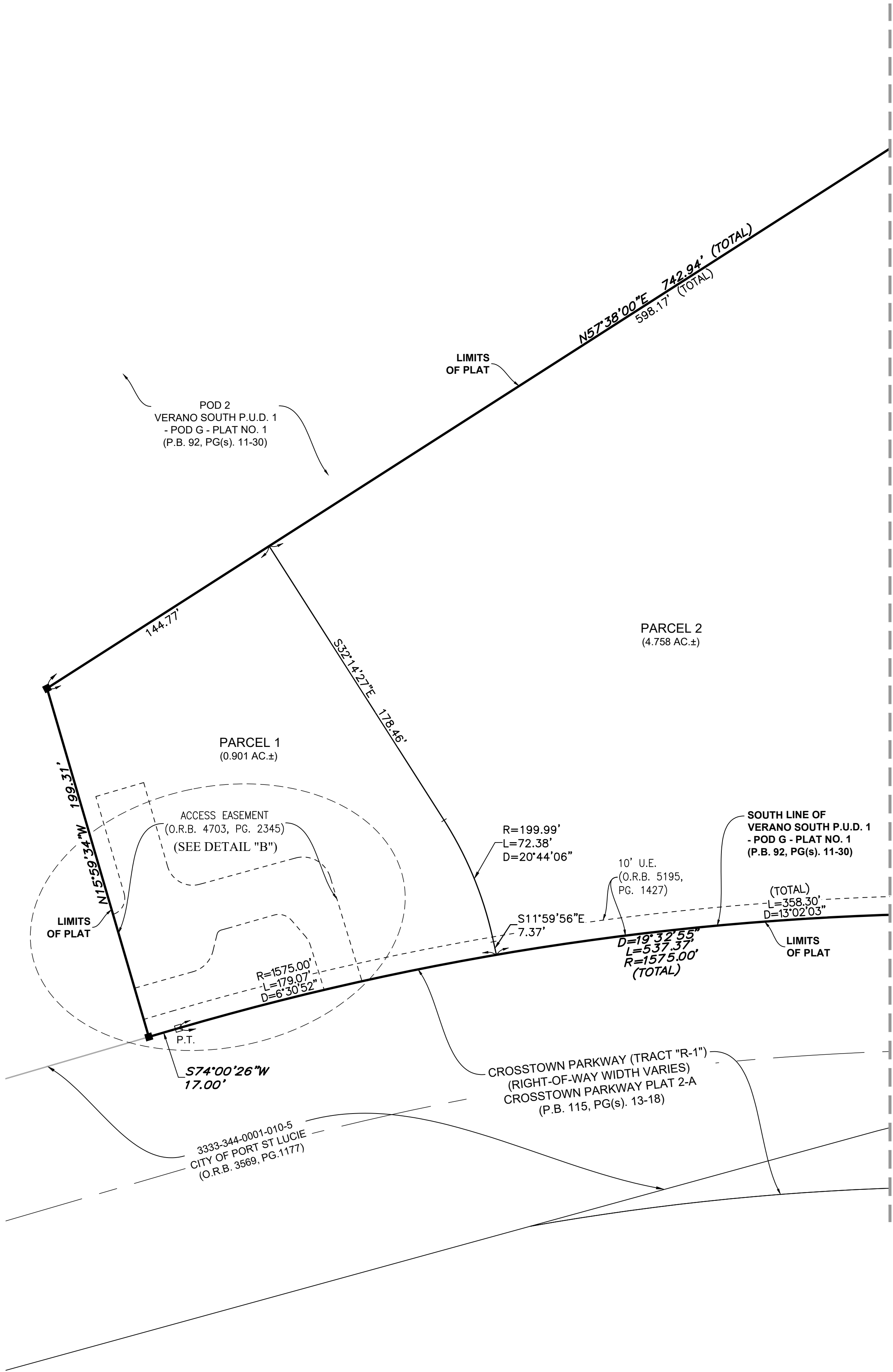
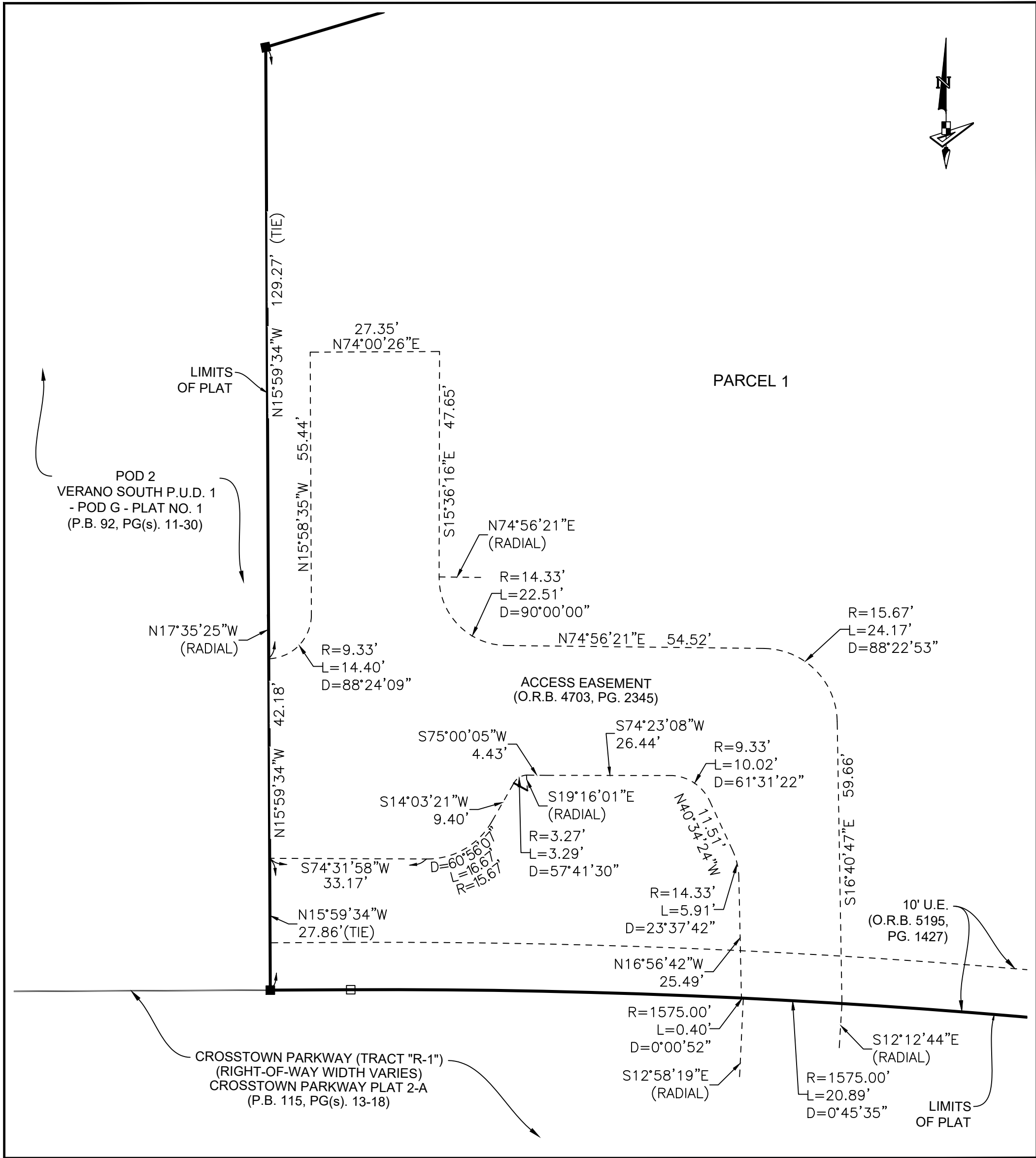


SCALE: 1" = 40'

LEGEND

- P.B. ----- Plat Book
O.R.B. ----- Official Records Book
Pg(s) ----- Page(s)
S.F.W.M.D. ----- South Florida Water Management District
C.U.E. ----- City Utility Easement
U.E. ----- Utility Easement
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O.S.T. ----- Open Space Tract
R/W ----- Right-of-Way
P.U.D. ----- Planned Unit Development
R ----- Radius
L ----- Arc Length
D ----- Delta—Central Angle
C.M. ----- Concrete Monument
A.K.A. ----- Also Known As
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P.R.C. ----- Point of Reverse Curvature
N.T.I. ----- Non—Tangent Intersection
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)
SEC—TWP—RGE ----- Section—Township—Range

DETAIL "B" (SCALE:1"=20')



MATCH LINE - SHEET 02

Property Identification

Site Address: 11590 SW ROMA WAY
Sec/Town/Range: 04/36S/39E
Parcel ID: 3332-700-0030-000-7
Jurisdiction: Port Saint Lucie

Use Type: 1000
Account #: 189677
Map ID: 43/04N
Zoning: Planned Un

Ownership

DK Central Park LLC
105 1ST ST
Delray Beach, FL 33444

Legal Description

VERANO SOUTH PUD 1 - POD G - PLAT NO. 1 (PB 92-11) A PORTION OF POD 2 BEING MPDAF: BEG AT ELY MOST SE COR OF TRACT R-1, TH S 38 43 51 E ALG THE NELY BOUNDARY LI OF SAID PLAT 125.95 FT TO A CURVE CONC NE, R OF 1620 FT, TH SELY ALG CURVE 412.88 FT TO THE POB, TH S 57 38 00 W 742.94 FT, TH S 15 59 34 E 199.31 FT TO SLY BOUNDARY OF SAID PLAT, TH N 74 00 26 E ALG SAID SLY BOUNDARY LI 17 FT M/L TO A CURVE CONC SLY, R OF 1575 FT, TH ALG CURVE AND SLY BOUNDARY OF SAID PLAT 83.04 FT, TH N 15 59 34 W 200.25 FT, TH N 62 42 58 E 687.83 FT TO THE NELY BOUNDARY LI OF SAID PLAT AND A POINT ON A CURVE CONC NELY, R OF 1620 FT, TH NWLY ALONG SAID NELY BOUNDARY LI OF SAID PLAT 97.93 FT M/L TO POB (1.19 AC - 51,963 SF)



Current Values

Just/Market Value: \$736,600
Assessed Value: \$50,102
Exemptions: \$0
Taxable Value: \$50,102

Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 1.19
Land Size (SF): 51,963

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.

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

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 24, 2021	4579 / 2982	0330	SPWD	Verano Development LLC	\$100

Special Features and Yard Items

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

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown	
Building and SFYI:	\$0		

Land:	\$736,600
Just/Market:	\$736,600
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$686,498
Assessed:	\$50,102
Exemption(s):	\$0
Taxable:	\$50,102

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2021	0068	3.43	PSL Stormwater in Verano	\$627.69
Start Year	AssessCode	Units	Description	Amount
2022	0087	0	Verano #3 CDD - 2021	\$0.00

This does not necessarily represent the total Special Assesments 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 [2](#).

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$736,600	\$50,102	\$0	\$50,102
2023	\$736,600	\$45,548	\$0	\$45,548
2022	\$381,200	\$381,200	\$0	\$381,200
2021	\$381,200	\$381,200	\$0	\$381,200

Permits

Number	Issue Date	Description	Amount	Fee
P22-06391	Mar 11, 2022	Commercial New Construction	\$1,514,981	\$14,196
P22-06399	Mar 11, 2022		\$232,156	\$2,696
P22-08027	Apr 13, 2022		\$114,083	\$1,416
P22-07927	Apr 13, 2022	New Residential Multi Family	\$3,380,564	\$153,603
P22-07945	Apr 13, 2022	New Residential Multi Family	\$4,803,189	\$240,193
P22-07991	Apr 13, 2022	New Residential Multi Family	\$1,678,699	\$55,551
P22-08239	Apr 13, 2022	New Residential Multi Family	\$3,380,564	\$153,603
P22-17084	Apr 26, 2022	Wall	\$88,500	\$2,449
P22-23707	May 27, 2022	New Residential Multi Family	\$1,718,346	\$53,965
P22-24434	May 27, 2022	New Residential Multi Family	\$1,718,346	\$53,965
P22-24466	May 27, 2022	New Residential Multi Family	\$1,718,346	\$53,965
P22-24497	May 27, 2022	New Residential Multi Family	\$3,380,564	\$153,620
P22-24503	May 27, 2022	New Residential Multi Family	\$3,380,564	\$153,620
P22-24632	Jul 7, 2022		\$40,160	\$766
P22-24621	Jul 5, 2022	New Residential Multi Family	\$4,803,188	\$240,256
P22-24629	Jul 5, 2022	New Residential Multi Family	\$3,380,564	\$153,620
P22-24642	Jul 5, 2022	New Residential Multi Family	\$1,718,346	\$53,965
P22-24645	Jul 5, 2022	New Residential Multi Family	\$1,718,346	\$53,965
P22-24802	Jul 5, 2022	New Residential Multi Family	\$4,803,188	\$240,206
P22-30588	Jul 5, 2022	New Residential Multi Family	\$3,811,600	\$141,325
P22-30600	Jul 5, 2022	New Residential Multi Family	\$3,811,600	\$141,325
P22-30686	Jul 5, 2022	New Residential Multi Family	\$3,811,600	\$141,325
P22-30696	Jul 5, 2022	New Residential Multi Family	\$3,811,600	\$141,325
P22-34505	Jul 6, 2022	Pool	\$250,000	\$902
P22-36244	Jul 1, 2022			

Air Conditioning Only		\$0	\$0		
	P22-30591	Jun 2, 2022	Electric	\$0	\$0
	P22-30607	Jun 2, 2022	Electric	\$0	\$0
	P22-30688	Jun 2, 2022	Electric	\$0	\$0
	P22-30699	Jun 2, 2022	Electric	\$0	\$0
	P22-34507	Jun 23, 2022	Plumbing	\$0	\$0
	P22-24597	Sep 7, 2022	Garage Detached	\$138,572	\$1,507
	P22-24609	Sep 7, 2022	Garage Detached	\$138,572	\$1,295
	P22-24626	Sep 7, 2022	Garage Detached	\$138,572	\$1,295
	P22-24639	Sep 7, 2022	Garage Detached	\$138,572	\$1,295
	P22-24641	Sep 7, 2022	Garage Detached	\$138,572	\$1,295

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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Property Identification

Site Address: TBD

Sec/Town/Range: 04/36S/39E

Parcel ID: 3332-700-0032-000-1

Jurisdiction: Port Saint Lucie

Use Type: 1000

Account #: 189679

Map ID: 43/04N

Zoning: Planned Un

Ownership

DK Central Park LLC
105 1ST ST
Delray Beach, FL 33444

Legal Description

VERANO SOUTH PUD 1 - POD G - PLAT NO. 1 (PB 92-11)
COMMERCIAL PARCEL 1 (6.643 AC - 289,369 SF)

Current Values

Just/Market Value:\$2,272,700

Assessed Value:\$1,580,865

Exemptions:\$0

Taxable Value:\$1,580,865



Total Areas

Finished/Under Air (SF):0

Gross Sketched Area (SF):0

Land Size (acres):6.64

Land Size (SF):289,369

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
Mar 24, 2021	4579 / 2982	0330	SPWD	Verano Development LLC	\$100

Special Features and Yard Items

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

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown	
Building and SFYI:	\$0		

Land:	\$2,272,700
Just/Market:	\$2,272,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$691,835
Assessed:	\$1,580,865
Exemption(s):	\$0
Taxable:	\$1,580,865

Current Year Special Assessment Breakdown				
Start Year	AssessCode	Units	Description	Amount
2021	0068	23.09	PSL Stormwater in Verano	\$4,225.47
Start Year	AssessCode	Units	Description	Amount
2022	0087	0	Verano #3 CDD - 2021	\$0.00

This does not necessarily represent the total Special Assesments 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	\$2,272,700	\$1,580,865	\$0	\$1,580,865
2023	\$1,704,500	\$1,437,150	\$0	\$1,437,150
2022	\$1,306,500	\$1,306,500	\$0	\$1,306,500
2021	\$1,306,500	\$1,306,500	\$0	\$1,306,500

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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AdministrationRollsReal EstateTangibleCentralCashiering

AccountsBillsCertificatesSpecial AssessmentsReportsAdministration

Port S.🕒📄🔗

Account History 3332-700-0030-000/7

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	Market Value:	736,600
Tax Year:	2024	Class Value:	0
Account Number:	3332-700-0030-000/7	Just Value:	736,600
	« Prev Next »	School Assessed Value:	736,600
Millage Code:	0041 -	Assessed Value:	50,102
Certified	DK Central Park LLC	Ad Valorem:	\$5,402.94
Roll Owner(s):	105 1ST ST Delray Beach, FL 33444	Non-ad Valorem:	\$627.69
	« Prev Next »	Total Tax:	\$6,030.63
Situs Address:	11590 SW ROMA WAY, Port Saint Lucie		
Links:	Property Appraiser, Public Site		

Location Details

Book-Page-Item: 4579-2982-

Property Class: 10

Range: 39E

Township: 36S

Section: 04

Neighborhood: YT01

Value Code: 00

Use Code: 1000

Total Acres: 1.19

Legal Description: VERANO SOUTH PUD 1 - POD G - PLAT NO. 1 (PB 92-11) A PORTION OF POD 2 BEING MPDAF: BEG AT ELY MOST SE COR OF TRACT R-1, TH S 38 43 51 E ALG THE NELY BOUNDARY LI OF SAID PLAT 125.95 FT TO A CURVE CONC NE, R OF 1620 FT, TH SELY ALG CURVE 412.88 FT TO THE POB, TH S 57 38 00 W 742.94 FT, TH S 15 59 34 E 199.31 FT TO SLY BOUNDARY OF SAID PLAT, TH N 74 00 26 E ALG SAID SLY BOUNDARY LI 17 FT M/L TO A CURVE CONC SLY, R OF 1575 FT, TH ALG CURVE AND SLY BOUNDARY OF SAID PLAT 83.04 FT, TH N 15 59 34 W 200.25 FT, TH N 62 42 58 E 687.83 FT TO THE NELY BOUNDARY LI OF SAID PLAT AND A POINT ON A CURVE CONC NELY, R OF 1620 FT, TH NWLY ALONG SAID NELY BOUNDARY LI OF SAID PLAT 97.93 FT M/L TO POB (1.19 AC - 51,963 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	50,102	0	50,102	\$12.53
EE19	Erosion District E	0.1000	50,102	0	50,102	\$5.01
FF02	Law Enf,Jail,Judicial Sys	2.7294	50,102	0	50,102	\$136.75
GF01	Co General Revenue Fund	4.2222	50,102	0	50,102	\$211.54
CS64	Childrens Service Council	0.3650	50,102	0	50,102	\$18.29
FD21	St Lucie Co Fire District	3.0000	50,102	0	50,102	\$150.31
FI40	FL Inland Navigation Dist	0.0288	50,102	0	50,102	\$1.44
PS25	City of Port St Lucie	4.6807	50,102	0	50,102	\$234.51
PS26	City of PSL Voted Debt	0.3743	50,102	0	50,102	\$18.75
SD09	School Discretionary	0.7480	736,600	0	736,600	\$550.98
SN39	School Capital Improvemnt	1.5000	736,600	0	736,600	\$1,104.90
SR08	School Req Local Effort	3.0000	736,600	0	736,600	\$2,209.80
SR09	School Voter Referendum	1.0000	736,600	0	736,600	\$736.60
	S FL Wtr Mgmt District	0.2301	50,102	0	50,102	\$11.53
Total:		22.2285				\$5,402.94

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS68	PSL Stormwater Verano	Yes	3.430	\$627.69
PS87	Verano Center #3 CDD	Yes	0.000	\$0.00
Total:				\$627.69

Notes (0)

Search

Account Search

1 of 1 First « Prev :: Next » Last

2024

3332-700-0030-000/7

-- Any --

Search

Tax Yr

Account Number

Certified Roll Owner Name

Situs Address

Account Status

Clear

2024

3332-700-0030-000/7

DK Central Park LLC

11590 SW ROMA WAY 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

https://stlucie.taxsys.net/tcb/app/re/accounts

1/1

Account History 3332-700-0032-000/1

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:3332-700-0032-000/1

« Prev Next »

Millage Code:0041 -

CertifiedDK Central Park LLC

Roll Owner(s):105 1ST ST

Delray Beach, FL 33444

« Prev Next »

Situs Address:0 TBD,

Port Saint Lucie

Links:Property Appraiser, Public Site

Market Value:2,272,700

Class Value:0

Just Value:2,272,700

School Assessed Value:2,272,700

Assessed Value:1,580,865

Ad Valorem:\$39,462.86

Non-ad Valorem:\$4,225.47

Total Tax:\$43,688.33

Location Details

Book-Page-Item:4579-2982-

Property Class:10

Range:39E

Township:36S

Section:04

Neighborhood:YT01

Value Code:00

Use Code:1000

Total Acres:6.64

Legal Description:VERANO SOUTH PUD 1 - POD G - PLAT NO. 1 (PB 92-11) COMMERCIAL PARCEL 1 (6.643 AC - 289,369 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	1,580,865	0	1,580,865	\$395.22
EE19	Erosion District E	0.1000	1,580,865	0	1,580,865	\$158.09
FF02	Law Enf,jail,Judicial Sys	2.7294	1,580,865	0	1,580,865	\$4,314.81
GF01	Co General Revenue Fund	4.2222	1,580,865	0	1,580,865	\$6,674.73
CS64	Childrens Service Council	0.3650	1,580,865	0	1,580,865	\$577.02
FD21	St Lucie Co Fire District	3.0000	1,580,865	0	1,580,865	\$4,742.60
FI40	FL Inland Navigation Dist	0.0288	1,580,865	0	1,580,865	\$45.53
PS25	City of Port St Lucie	4.6807	1,580,865	0	1,580,865	\$7,399.55
PS26	City of PSL Voted Debt	0.3743	1,580,865	0	1,580,865	\$591.72
SD09	School Discretionary	0.7480	2,272,700	0	2,272,700	\$1,699.98
SN39	School Capital Improvemnt	1.5000	2,272,700	0	2,272,700	\$3,409.05
SR08	School Req Local Effort	3.0000	2,272,700	0	2,272,700	\$6,818.10
SR09	School Voter Referendum	1.0000	2,272,700	0	2,272,700	\$2,272.70
	S FL Wtr Mgmt District	0.2301	1,580,865	0	1,580,865	\$363.76
Total:		22.2285				\$39,462.86

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS68	PSL Stormwater Verano	Yes	23.090	\$4,225.47
PS87	Verano Center #3 CDD	Yes	0.000	\$0.00
Total:				\$4,225.47

Notes (0)

SearchAccount Search

20243332-700-0032-000/1

-- Any --

Search

Account Status

Clear

Tax Yr

Account Number

Certified Roll Owner Name

Situs Address

Paid In Full

View

20243332-700-0032-000/1DK Central Park LLC0 TBD Port Saint LuciePaid In FullView

Search results as of less than a minute ago

1 of 1First « Prev :: Next » Last