

CITY OF PORT ST LUCIE

Date Checked:

1/6/2025

Checked by: Recorded:

Dennis Murphy

NEW PLATS -- PARENT PARCELS AND DESCRIPTION

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

Planning Project #	P21-264
Proposed Plat Name:	Verano South POD H Plat 1
Legal Description:	

Current Tax Roll Year: 2024

Darcol #			Current and prior years' SLC	
Parcel #	Original Parent ID #(s)	Acreage	Property Taxes Paid: (Y/N)	Additional Comments
1	3331-131-0001-000-6	437.05	Υ	N/A
2	3329-331-0001-000-3	660.04	Υ	N/A
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1/6/25, 10:17 AM TaxSys

Administration Rolls Real Estate Tangible Central Cashiering Accounts Bills Certificates Special Assessments

Administration

Situs Address:

Account History 3329-331-0001-000/3

Roll	Status	Due				
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 Market Value: Tax Year: 2024 3329-331-0001-000/3 Account Number: « Prev Next » Millage Code: 0041 -

Certified Astor Creek Development LLC 105 NE 1st ST Roll Owner(s):

Delray Beach, FL 33444-3807 « Prev Next » 0 RANGE LINE RD,

Port Saint Lucie Links: Property Appraiser, Public Site

Class Value: Just Value: School Assessed Value: Assessed Value: Ad Valorem:

Non-ad Valorem:

Total Tax:

17,736,000 17,736,000 17,736,000

17,736,000

Port S. 🕘 📋 📦

\$394,244.68 \$152,206,59 \$546,451.27

Location Details

Book-Page-Item: 4910-0619 Property Class: 99 39E Range: Township 365 28 Section: 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 F 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)

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 Valo	rem 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)

Last Updated: Last Updated By:





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STREET Current Version: December 2024

10/03/2024 01:11PM

Mary Brown

1/6/25, 10:17 AM TaxSys

Administration Rolls Real Estate Tangible Central Cashiering

Accounts Bills Certificates Special Assessments Reports Administra

Port S. ② 📋 🕩

Account History 3331-131-0001-000/6

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

Millage Code:

Roll Year: 2024
Tax Year: 2024
Account Number: 3331-131-0001-000/6
« Prev Next »

Certified PSL Land Investments LLC
Roll Owner(s): 105 NE 1st ST
Delray Beach, FL 33444-3807

0041 -

« Prev Next »

Situs Address: 0 TBD,
Port Saint Lucie

Links: Property Appraiser, Public Site

 Market Value:
 12,376,300

 Class Value:
 0

 Just Value:
 12,376,300

 School Assessed Value:
 12,376,300

 Assessed Value:
 12,376,300

 Ad Valorem:
 \$27

 Ad Valorem:
 \$275,106.59

 Non-ad Valorem:
 \$0.00

 Total Tax:
 \$275,106.59

Location Details

Book-Page-Item: 4558-1957-**Property Class:** 99 Range: 39E Township 365 Section: Neighborhood: TR20 Value Code: 00 Use Code: 9900 Total Acres: 437.05

Legal Description: 31 36 39 AND 6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD CANAL NO. C-24 AND SELY R/W LI OF FEC RR, TH 5 44 46 01 W ALG SELY R/W

OF FEC RR, TH S 44 46 01 W ALG SELY R/W LI OF FEC RR 5069.40 FT, TH 5 04 13 20 E 258 FT TO NE COR OF SEC 31, TH 5 89 40 25 W 312.01 FT TO SELY R/W LI O FEC RR, TH S 44 46 01 W 2206.67 FT TO POB AND CURVE CONC W, R O F 2038 FT, TH SELY ALG ARC 1462.50 FT, TH S 01 58 48 E 2828.10 FT TO CURVE CONC W, R O F 1998 FT, TH SLY ALG ARC 345.44 FT TO CURVE CONC E, R OF 2268 FT, TH SLY ALG ARC 1919.35 FT, TH SLY ALG ARC 324.59 FT TO CURVE CONC W, R OF 1895 FT, TH SLY ALG ARC 324.59 FT TO CURVE CONC W, R OF 1895 FT, TH SLY ALG ARC 324.59 FT TO CURVE CONC W, R OF 1895 FT, TH SLY ALG ARC 324.59 FT TO FLY RD R/W LI OF RANGE LI RD, TH N LI O 00 58 FW 2755 94 FT TH N N 03 00 58 FW 2755 94 FT TH N N 03 00 58 FW

2755.94 FT, TH N 00 30 03 E 157.01 FT TO SELY R/W LI OF FEC RR, TH N 44 46 01 E 5195.90 FT TO POB- LESS AS IN OR 5003-1295- (437.052 AC - 19,037,985 SF) (OR 4558-1957)

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	12,376,300	0	12,376,300	\$3,094.08
EE19	Erosion District E	0.1000	12,376,300	0	12,376,300	\$1,237.63
FF02	Law Enf,Jail,Judicial Sys	2.7294	12,376,300	0	12,376,300	\$33,779.87
GF01	Co General Revenue Fund	4.2222	12,376,300	0	12,376,300	\$52,255.21
CS64	Childrens Service Council	0.3650	12,376,300	0	12,376,300	\$4,517.35
FD21	St Lucie Co Fire District	3.0000	12,376,300	0	12,376,300	\$37,128.90
FI40	FL Inland Navigation Dist	0.0288	12,376,300	0	12,376,300	\$356.44
PS25	City of Port St Lucie	4.6807	12,376,300	0	12,376,300	\$57,929.75
PS26	City of PSL Voted Debt	0.3743	12,376,300	0	12,376,300	\$4,632.45
SD09	School Discretionary	0.7480	12,376,300	0	12,376,300	\$9,257.47
SN39	School Capital Improvemnt	1.5000	12,376,300	0	12,376,300	\$18,564.45
SR08	School Req Local Effort	3.0000	12,376,300	0	12,376,300	\$37,128.90
SR09	School Voter Referendum	1.0000	12,376,300	0	12,376,300	\$12,376.30
	S FL Wtr Mgmt District	0.2301	12,376,300	0	12,376,300	\$2,847.79
Total:		22.2285				\$275,106.59

 Non-ad Valorem Details

 Code
 District
 Receives Discount
 Units
 Tax

 PS68
 PSL
 Yes
 0.000
 \$0.00

 Stormwater Verano
 Verano
 \$0.00
 \$0.00

 VCCD
 Verano #5
 Yes
 0.000
 \$0.00

 Total:
 \$0.00
 \$0.00

Notes (0)





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CITY OF PORT ST LUCIE

Date Checked:

5/7/2024

Checked by: Recorded:

Dennis Murphy

NEW PLATS -- PARENT PARCELS AND DESCRIPTION

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

Planning Project #	P21-264
Proposed Plat Name:	Verano South POD H Plat 1
Legal Description:	

Current Tax Roll Year: 2023

D	. :		Current and prior years' SLC	
Parcel #	Original Parent ID #(s)	Acreage	Property Taxes Paid: (Y/N)	Additional Comments
1	3331-131-0001-000-6	437.05	Υ	N/A
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CITY OF PORT ST. LUCIE SITE PLAN REVIEW COMMITTEE AGENDA WEDNESDAY, MAY 22, 2024 - 1:30 P.M.

VIRTUAL MEETING

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

	•	
		PROJECT
Bridget	P24-010	Southern Grove Plat No. 46 - Resubmittal Preliminary & Final Plat Construction Plans
Bridget	P24-054	Western Grove 4 (WG-4) MPUD Rezoning
Dan	P07-092-A1	Shoppes @ Veranda Falls Master Sign Program Amendment
Dan	P21-264	Verano South POD "H", Plat 1 - Resubmittal Preliminary & Final Plat Construction Plans
Dan	P23-069	Riverland Center – Retail/Restaurant Revised Construction Plans
Bianca	P06-415-A1	Courtyard Commons @ SLW – EV Charging Station Minor Site Plan Amendment Landscape Plan
Bianca	P24-049	MedSquare – Flagler Healthcare Subdivision Play
Francis	P23-192	SLC – Milner Drive Fire Station Preliminary Plat Construction Plans
Marissa	P24-055	River Place PUD – Hammock Creek Major Site Plan Landscape Plan

VERANO SOUTH - POD H - PLAT NO.

BEING PORTION OF SECTION 3.1 TOWNSHIP 35 SOUTH, RANGE 39 EAST,

AND SECTIONS, TOWNSHIP 37 SOUTH, RANGE 39 EAST,

ST. LUCIE COUNTY, FLORIDA IN THE CITY OF PORT ST. LUCIE, FLORIDA.

- Tarille LAT BOOK

BLISHE PORTION OF SECTION 31, TOWNSHIP 35 SOUTH, RANCE 39 EAST, AND SECTION 6, TOWNSHIP 37 SOUTH, RANCE 3P EAST, ST SECTION 31, TOWNSHIP 35 SOUTH, RANCE 39 EAST, AND SECTION 6, TOWNSHIP 37 SOUTH, RANCE 3P EAST, ST SECTION 31, TOWNSHIP 35 SOUTH, RANCE 39 EAST, AND SECTION 6, TOWNSHIP 37 SOUTH PARTICULARLY DESCRIBED AS FOLLOWS

CALLETT CONTROL OF THE CONTROL OF TH

CONTAINING 5,184,182 SQUARE FEET OR 119,012 ACRES MORE OR LESS

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED)

I. TRACT FAT: SHOWN HERGINAS SCHOOLAGESS ROAD, IS HERBY BEDIGHTED TO THE CITY OF ROAD LUCE, A MANUPLAY, CORPORATION OF HE STATE OF FLOORAL FOR THE BEST OF THE PUBLIC, FOR ROAD RIGHT-GF-MAY, DRAMAGE AND UTILITE'S AND SHALL BE THE MANTENANCE RESPONSIBILITY OF THE CITY OF DARK ST. LUCE, I-LOORAL

DETRICT IS SHALL HAVE THE RIGHT BUT NOT THE COLLIGATION TO MAINTAIN ANY PICETON OF THE EDIANAGE SYSTEM WITHIN THIS PLAT, INCLUDING LIAKES, ENAMAGE EXEMENTS AND THE ENAMAGE FACILITIES LICANID THE RIGHT.

THE CITY OF PORT ST. LUDIE SMALL HAME THE REGIT BUT NOT THE OBLIGATION TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DIMANAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DIMANAGE FROM CITY ROUTE-OF-MAY.

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WITNESS WITNESS (PRINT NAME OF WITNESS) NAME BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIMBLITY GOMPANY. ITS SOLE MANAGER KH OW TREASURE COAST, LLC., A DELAWARE LIMITED LIABILITY COMPANY

STATE OF FLORIDA DEDICATION ACKNOWLEDGMENT

COUMISSION EXPIRES NOTARY PUBLIC PRINT NAME

• COMMON AREA, FRACES CAN'T FROQUED COATE, AS SPORM HERCON, ANE HEREP EXDONATED TO THE CRESSAMOND TECNATE COORT PROJECTLY OWNERS ASSOCIATION, ARE, CTRO STOPS, MACE, LONGSCHAF, LONGSCHA

9 THE DRAWAGE LASE/MERTA AND UTILITY CASSIMENTS SHOWN ON DESCRIBED HER DWARE DEDICATED ON A NON-EXCLUSION HEARS TO DISTRICT AS, CHITCH OF AND UNKER DELECATED MUTHORITY FROM, AND HEIGHWAG SUCH DEDICATION FOR "HE USES NO BENEFICIAL OWNINGSHIP OF, HE DISTRICT IN WHICH HEART TO LANGE SUCH DEDICATION FOR "HE USES NO BENEFICIAL OWNINGSHIP OF, HE DISTRICT IN WHICH HEART TO LANGE SUCH THE PROPRIETS OF PROFOUNDERS OF LITTLES AND OWNERS WANGERS YILL PARTICUL JANGE SUCH THE PURPOSE OF PROFOUNDERS OWNERS HEART SAND OWNERS WANGERS YILL PARTICUL JANGE SUCH THE PURPOSE OF THE OWNINGSHIP OF THE PURPOSE OF THE PURPOSE OF THE OWNERS WANGERS YILL THE PURPOSE OF THE PURPOSE OF THE OWNERS WANGERS YILL THE PURPOSE OF THE PURPOSE OF THE PURPOSE OF THE OWNERS WANGERS YILL THE PURPOSE OF THE PURPOSE OF THE OWNERS WANGERS YILL THE PURPOSE OF THE PURPOSE OF

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NOTE

THIS PLAY HAS REEN REVIEWED FOR COMPORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROPESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCK.

SURVEYOR'S NOTES:

I BLEARDS SHOMM ARE HAND ON THE SOUTHEASTERY MERIT-OF-MAY LIKE OF FLORIDA LIKE COAST RALMAY, "I PECAL CUT-OFF TRACK SHOWN ON THE GRUIT-OF-MAY LIKE OF GROWN AND THE DATED HEROLARY I 1990 MITH TRACK CORRECT REVISION DATED 45%N, MINOL BLAKE SOUTH 44-WOT MESS ALL BLEARDS BENGE RALTANCE FIERDS OF

3. NOTICE: THESE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PURILIC RECORDS OF ST. LUCIE COUNTY. 2. NOTICE, THE PAY, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPETTOM OF THE SUBMODED LANGS DESCRIBED HERRIN MOW WILL IN NO CIRCUMSTANCES BE SUPPLIMITED IN AUTHORITY BY ANY OTHER CHAPMIC OR DIGITAL FORM OF THE PLAT.

SURVEYOR & MAPPER'S CERTIFICATE

THIS INTERDISENT MEIGHER BY
GARY A. BACKE, D.S. M.
GARS'S STATE OF FROITH.
GROWN'S CHAPTEN OF MARKET
GROWN'S CHAPTEN OF MARKET
FINE HEACH FRONT BOULEVARD, SUITE 106,
GENETICONE, DE AUTHORICATION AND LETTER
CERTIFICATE, DE AUTHORICATION AND LETTER
CERTIFICATE OF AUTHORICATION AND LETTER





Property Identification

Site Address: TBD

Sec/Town/Range: 28/36S/39E Parcel ID: 3331-131-0001-000-6 Jurisdiction: Port Saint Lucie

Ownership

PSL Land Investments LLC 105 NE 1st ST Delray Beach, FL 33444

Legal Description

31 36 39 AND 6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W L1 OF SFWMD CANAL NO. C-24 AND SELY R/W L1 OF FEC RR, TH S 44 46 01 W ALG SELY R/W L1 OF FEC RR 5069.40 FT, TH S 04 13 20 E 258 FT TO NE COR OF SEC 31, TH S 89 40 25 W 312.01 FT TO SELY R/W L1 O FEC RR, TH S 44 46 01 W 2206.67 FT TO POB AND CURVE CONC W, R OF 2038 FT, TH SELY ALG ARC 1462.50 FT, TH S 01 58 48 E 328.81 0 FT TO CURVE CONC W, R OF 1998 FT, TH SLY ALG ARC 435.44 FT TO CURVE CONC E, R OF 266 FT, TH SLY ALG ARC 1019.35 FT, TH S 15 14 40 E 603.08 FT, TO CURVE CONC W, R OF 1895 FT, TH SLY ALG ARC 324.59 FT TO CURVE CONC W, R OF 22918 85 TS, TO CURVE CONC W, R OF 22918 85 W 3275.50 FT TO CURVE CONC N, R OF 22918 85 W 3275.50 FT TO CURVE CONC N, R OF 22918 ST, TH SLY ALG ARC 324.59 FT TO CURVE CONC N, R OF 22918 ST, TH SLY ALG ARC 324.59 FT TO CURVE CONC N, R OF 22918 ST, TH SLY ALG ARC 324.59 FT TO CURVE CONC N, R OF 22918 ST, TH SLY ALG ARC 324.59 FT TO SELY R/W L1 OF RANGE L1 RD, TH N 00 00 58F W 2755.94 FT, TH N 00 30 03 E 157.01 FT TO SELY R/W L1 OF FEC RR, TH N 44 46 01 E 5195.90 FT TO POB- LESS AS IN OR 5003-1295- (437.052 AC – 19.037.985 SF) (OR 4558-1957) 19,037,985 SF) (OR 4558-1957)

Current Values

Just/Market Value: \$11,300,000 \$11,300,000 Assessed Value: 80 Exemptions: Taxable Value: \$11,300,000

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

Use Type: 9900 Account #: 191632 Map ID: 33/28S Zoning:



Total Areas

Finished/Under Air (SF): 0 0 Gross Sketched Area (SF): 437.05 Land Size (acres): 19,037,985 Land Size (SF):

Building Design Wind Speed

Occupancy Category I II III

140 150 160 Speed

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 15, 2021	4558 / 1957	0111	SPWD	Verano Development LLC	\$100

Special Features and Yard Items

Year Blt Qty Units Type

Current Year Values

Current Year Exemption Value Breakdown Current Values Breakdown

\$0 Building: \$11,300,000 Land: \$11,300,000 Just/Market: Ag Credit: \$0 Save Our Homes or 10% Cap: 80 \$11,300,000 Assessed: Exemption(s): \$11,300,000 Taxable:

Current Year Special Assessment Breakdown

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$11,300,000	\$11,300,000 \$6,266,338	\$0 \$0	\$11,300,000 \$6,266,338
2022 2021	\$16,251,913 \$9,208,581	\$3,301,638	\$0 \$0	\$3,301,638

Permits

Number Issue Date Description Amount Fee

Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in Port Saint Lucie

All information is believed to be correct at this time, but is subject to change and is provided without any warranty. © Copyright 2024 Saint Lucie County Property Appraiser. All rights reserved.

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:

Ownership

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

Legal Description

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 377.632 FTT OP DOB: TH S 40 22 55 E 2499.07 FT, TH S 44 48 E 1035.02 FT, TH S 44 46 12 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 SW, R OF 927.20 FT, TH SELY ALG ARC 203.28 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 3054.65 FT, TH SELY ALG ARC 103.58 FT, TH S 74 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 3054.65 FT, TH SELY ALG ARC 103.66 FT TO CURVE CONC SE, R OF 1885.95 FT, TII WLY ALG ARC 145.10 FT, TH SWLY ALG ARC 1056.64 FT TO CURVE CONC SE, R OF 1885.95 FT, TII WLY ALG ARC 145.10 FT, TH SWLY ALG ARC 2001.15 FT, TH S 13 10 W 429.02 FT TO CURVE CONC NE, R OF 1500 FT, TH SLY ALG ARC 2011.15 FT, TH S 15 39 34 E 1409.94 FT TO CURVE CONC NE, R OF 1500 FT, TH SLY ALG ARC 2788.39 FT TO CURVE CONC SW, R OF 1975 FT, TH NLY ALG ARC 337.89 FT, TH WLY ALG ARC 3788.39 FT TO CURVE CONC SW, R OF 1975 FT, TH NLY ALG ARC 337.89 FT, TH NLY ALG ARC 378.39 FT TO CURVE CONC SW, R OF 2188 FT, TH NLY ALG ARC 337.89 FT, TH NLY ALG ARC 3788.39 FT TO CURVE CONC SW, R OF 2188 FT, TH NLY ALG ARC 337.89 FT, TH NLY ALG ARC 378.39 FT TO CURVE CONC SW, R OF 2188 FT, TH NLY ALG ARC 337.89 FT, TH NLY ALG ARC 378.39 FT TO CURVE CONC SW, R OF 2188 FT TO SELY R/W OF FEC RR, TH N 44 4601 E ALG SELY R/W LI 2126.62 FT, TH NS 44 38 48 W 28.28 10 FT TO CURVE CONC SW, R OF 2188 FT, TH N44 4601 E ALG SELY R/W LI 2126.62 FT, TH NS 44 36 01 E 1292.56 FT TO POB- LESS VERANO SOUTH POD G PLAT 3 (PB 101-25) AND LESS VERANO SOUTH POD G PLAT 3 (PB 101-25) AND LESS VERANO SOUTH POD G PLAT 4 (PB 113-11)- (660.042 AC - 28,751,429 SF) (OR 4838-2206)

Current Values

\$17,229,000 Just/Market Value: \$17,229,000 Assessed Value: 50 Exemptions: \$17,229,000 Taxable Value:

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 2 Download TRIM for this parcel: Download PDF



Total Areas

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

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
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

Units Year Blt Qty Type

Current Year Values

Current Values Breakdown Current Year Exemption Value Breakdown

Building: \$17,229,000 Land: \$17,229,000 Just/Market: \$0 Ag Credit: \$0 Save Our Homes or 10% Cap: \$17,229,000 Assessed: \$0 Exemption(s): \$17,229,000 Taxable:

Start Year	AssessCode	Units	Description	Amount
2018	0083	0	Verano Center CDD	S0.00
Start Year	AssessCode	Units	Description PSL Stormwater in Verano	Amount
2018	0068	831.73		\$148,047.94

This does not necessarily represent the total Special Assessements 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.

Historica	l Va	lues
-----------	------	------

Year	Just/Market	Assessed	Exemptions	Taxable
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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1 of 1 First « Prev :: Next » Last

1 of 1 First « Prev :: Next » Last

Seurch

Clear

Accounts

Bills Certificates Special Assessments Reports Administration

Situs Address:

Account	History	3329-331	-0001-000/3

Roll	Status	Due	:
2023	Acct: Paid-in-full	2	: View
2022	Acct: Paid-in-full		View
	Total Due:	\$0	.00 :

Account Information

Tax Year:

3329-331-0001-000/3 Account Number: « Prev Next »

Millage Code: Certified Astor Creek Development LLC Roll Owner(s):

0041 -

Delray Beach, FL 33444-3807 « Prev Next »

0 Range Line RD, Port Saint Lucie Links: Property Appraiser, Public Site

Corrected Flags:

Market Value: 17,229,000 Class Value: 0

just Value: 17,229,000 School Assessed Value: 17,229,000 17,229,000 Assessed Value:

Ad Valorem: \$389,401.25 \$148,047.94 Non-ad Valorem: Total Tax: \$537,449.19

Location Details

Book-Page-Item:	4910-061
Property Class:	99
Range:	39E
Township:	365
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 SEWMD 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. THINLY 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)

Last Updated: Last Updated By:

(OR 4838-2206) 03/11/2024 07:59AM Wendy Browning

3329-331-0001-000/3

Ad \	Valorem Details					A
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
F140	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)

2023

Search Account Search 0 2023 3329-331-0001-000/3 -- Any --Account Number --**Certified Roll** Situs Address Account Status Owner Name 0 Range Line RD Port Saint Lucie

Astor Creek Development LLC

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STREET Current Version: April 2024

Account History 3331-131-0001-000/6

	•		
Roll	Status	Due	
2023	Acct: Paid-in-full		View
2022	Acct: Paid-in-full		View
2021	Acct: Paid-in-full		View
	Total Due:	\$0.00)

Account Information

Certified

Roll Year:	2023
Tax Year:	2023
Account Number:	3331-131-0001-000/6 « Prev Next »
Millage Code:	0041 -

PSL Land Investments LLC Roll Owner(s): 105 NE 1st ST Delray Beach, FL 33444-3807

« Prev Next » Situs Address: 0 TBD,

Port Saint Lucie Links: Property Appraiser, Public Site

Flags: Corrected

11,300,000 Market Value: 0

Class Value: Just Value: 11,300,000 School Assessed Value: 11,300,000 11,300,000 Assessed Value:

\$255,396.95 Ad Valorem: Non-ad Valorem: \$0.00 Total Tax: \$255,396.95

Location Details						
Book-Page-Item:	4558-1957-					
Property Class:	99					

Range: 365 Township: Section: 28 Neighborhood: **TR20** Value Code: 00 9900 Use Code: **Total Acres:** 437.05

View a different due date

31 36 39 AND 6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF Legal Description: SFWMD CANAL NO. C-24 AND SELY R/W LI OF FEC RR, TH S 44 46 01 W ALG SELY R/W

LI OF FEC RR 5069.40 FT, TH S 04 13 20 E 258 FT TO NE COR OF SEC 31, TH S 89 40 25 W 312.01 FT TO SELY R/W LI O FEC RR, TH S 44 46 01 W 2206.67 FT TO POB AND CURVE CONC W, R OF 2038 FT, TH SELY ALG ARC 1462.50 FT, TH S 01 58 48 E 2828.10 FT TO CURVE CONC W, R OF 1998 FT, TH SLY ALG ARC 435.44 FT TO CURVE CONC E, R OF 2268 FT, TH SLY ALG ARC 1019.35 FT, TH S 15 14 40 E 603.08 FT TO CURVE CONC W, R OF 1895 FT, TH SLY ALG ARC 324.59 FT TO CURVE CONC N, R OF 22918 FT, TH WLY ALG ARC 2257.35 FT, TH N 89 58 45 W 2278.50 FT TO ELY RD R/W LI OF RANGE LI RD, TH N 00 00 58F W 2755.94 FT, TH N 00 30 03 E 157.01 FT TO SELY R/W LI OF FEC RR, TH N 44 46 01 E 5195.90 FT TO POB- LESS AS IN OR 5003-1295- (437.052 AC - 19,037,985 SF) (OR

4558-1957) Last Updated: 03/11/2024 07:55AM Last Updated By: Wendy Browning

Ad Valorem Details							
Code	District	Millage	Assessed	Exempt	Taxable	Tax	
CP05	County Parks MSTU	0.0000	11,300,000	0	11,300,000	\$0.00	
CT06	Co Public Transit MSTU	0.2500	11,300,000	0	11,300,000	\$2,825.00	
EE19	Erosion District E	0.1000	11,300,000	0	11,300,000	\$1,130.00	
FF02	Law Enf, Jail, Judicial Sys	2.7294	11,300,000	0	11,300,000	\$30,842.22	
GF01	Co General Revenue Fund	4.2722	11,300,000	0	11,300,000	\$48,275.86	
CS64	Childrens Service Council	0.3790	11,300,000	0	11,300,000	\$4,282.70	
FD21	St Lucie Co Fire District	3.0000	11,300,000	0	11,300,000	\$33,900.00	
FI40	FL Inland Navigation Dist	0.0288	11,300,000	0	11,300,000	\$325.44	
PS25	City of Port St Lucie	4.7057	11,300,000	0	11,300,000	\$53,174.41	
PS26	City of PSL Voted Debt	0.4943	11,300,000	0	11,300,000	\$5,585.59	
SD09	School Discretionary	0.7480	11,300,000	0	11,300,000	\$8,452.40	
SN39	School Capital Improvemnt	1.5000	11,300,000	0	11,300,000	\$16,950.00	
SR08	School Req Local Effort	3.1640	11,300,000	0	11,300,000	\$35,753.20	
SR09	School Voter Referendum	1.0000	11,300,000	0	11,300,000	\$11,300.00	
	S FL Wtr Mgmt District	0.2301	11,300,000	0	11,300,000	\$2,600.13	
Total:		22.6015				\$255,396.95	

Non-ad Valorem Details Code District Receives Discount Units Tax 0.000 \$0.00 Stormwater Verano 0.000 \$0.00 VCCD Verano #5 Total: \$0.00

Notes (4)

1 of 1 First « Prev :: Next » Last Search Account Search Search -- Any --2023 3331-131-0001-000/6 Clear Situs Address Account Number ~ Certified Roll Account Status Owner Name Paid In Full 3331-131-0001-000/6 PSL Land Investments LLC 0 TBD Port Saint Lucie 1 of 1 First « Prev :: Next » Last Search results as of less than a minute ago



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