

**ORDINANCE 2025-2**

**AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY OWNED BY  
RED DIRT ROAD, LLC, INTO THE MUNICIPAL LIMITS OF THE TOWN  
OF ST. LUCIE VILLAGE, FLORIDA.**

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WHEREAS, Red Dirt Road, LLC, is the owner of a tract of land located at 2307 N. Old Dixie Hwy., and more particularly described in attached Exhibit "A", which property is in the unincorporated area of St. Lucie County but contiguous to the Town of St. Lucie Village, Florida and reasonably compact; and

WHEREAS, Red Dirt Road, LLC, has petitioned the Board of Aldermen to have the property annexed into the Town of St. Lucie Village, Florida and annexation would not create enclaves; and

WHEREAS, §171.044, Fla. Stat., specifies the procedure for voluntary annexation of real property into a municipality; and

WHEREAS, the terms and provisions of §171.044, Fla. Stat., have been met, including publication of notice and providing a copy of this Ordinance, via certified mail return receipt requested, to the St. Lucie County Board of County Commissioners.

NOW, THEREFORE, the Board of Aldermen of the Town of St. Lucie Village, Florida hereby ordains:

1. The above described land, which is more particularly described in Exhibit "A" attached hereto and incorporated herein, is hereby added to, taken into, made a part of, and annexed into the municipal limits of the Town of St. Lucie Village, Florida, and the municipal limits thereby redefined to include said property, the correct legal description of which is encompassed in attached Exhibit

"A". A map depicting said property is also attached as Exhibit "B".  
A complete legal description by metes and bounds is attached as  
Exhibit "C".

2. Said property is deemed to fall within the current IL,  
*Industrial Light*, zoning with the current use, that is with vehicle  
body work and painting, permitted.

3. A copy of this Ordinance shall be filed with the Clerk of the  
Circuit Court of the St. Lucie County, the Chief Administrative  
Officer of St. Lucie County, and the Department of State within seven  
(7) days after adoption of the Ordinance.

4. This Ordinance shall become effective upon passage.

PASSED AND APPROVED by the Board of Aldermen of the Town of St.  
Lucie Village on this 15th day of July, 2025.

APPROVED:  
BOARD OF ALDERMEN OF THE TOWN OF  
ST. LUCIE VILLAGE, FLORIDA

By: \_\_\_\_\_  
William G. Thiess, Mayor

ATTESTED:

By: \_\_\_\_\_  
Paulette Burgess, Clerk

I, Paulette Burgess, Clerk of the TOWN OF ST. LUCIE VILLAGE,  
FLORIDA, do hereby certify that this is a true and accurate copy of  
Ordinance **2025-2** which was duly introduced, read and adopted at the  
regular meeting of the Board of Aldermen of the TOWN OF ST. LUCIE  
VILLAGE, FLORIDA, held this 15th day of July, 2025.

\_\_\_\_\_  
Paulette Burgess, Clerk

EXHIBIT "A"

Prepared by and return to:  
Blake, Mildner & Associates P.A.  
423 Delaware Avenue  
Fort Pierce, FL 34950

Property Appraiser's Parcel Identification Number: 1433-113-0030-040-1

**THIS QUIT CLAIM DEED** made this 19 day of December, 2016, by GASPAR BODY & PAINT, INC., a Florida Corporation hereinafter called first party "Grantor" to RED DIRT ROAD LLC, a Florida Limited Liability Company, second party "Grantee."

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the first parties, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of St. Lucie, State of Florida, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Also known as: 2307 North Old Dixie Hwy.

Subject to restrictions, reservations and easements of records, if any, and taxes subsequent to 2016.

No consideration was paid as transfer was between a solely owned S-corporation to the same party's solely owned Limited Liability Company.

Title has not been examined by scrivener.

The grantor is the 100% owner of the grantee.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first parties, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

**IN WITNESS WHEREOF** the said first parties has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in the presence of:*

  
\_\_\_\_\_  
Witness Signature

AMY T MILNER  
Printed Name

  
Witness Signature

David L. Gaspar, Jr  
Printed Name


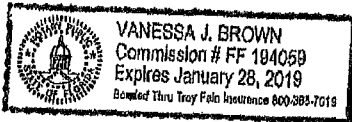
  
\_\_\_\_\_  
David L. Gaspar, Jr  
President

EXHIBIT "A"

STATE OF Florida  
COUNTY OF St. Louis

I HEREBY CERTIFY that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared David L. Gaspar, Jr., President of Gaspar Body & Paint, Inc. to me known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same. [ ] Said person is personally known to me, OR [ ] Said person provided the following type of identification: FLDL

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of December, 2016.



Vanessa J. Brown  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_

## EXHIBIT A

File No. P54921

Being a parcel of land lying in Government Lots 1, 2, 3 and 4, Section 33, Township 34 South Range 40 East, St. Lucie County, Florida, the boundary of said parcel being more particularly bounded as follows: From a point where the South boundary of Olson Subdivision, as recorded in Plat Book 8, page 53, St. Lucie County, Florida, public records, intersects the East right of way line of U.S. Highway No. 1, also known as State Road No. 5, run Southeasterly along said East right of way line on a curve concave to the East, having a radius of 11,359.20 feet, a distance of 269.46 feet; thence run N 89 degrees 25 minutes 19 seconds E, 316.85 feet; thence N 1 degree 23 minutes 41 seconds W, 118.0 feet to a point on the South line of that certain parcel described in Deed Book 65, page 224, Public Records of St. Lucie County, Florida; thence following the South line of said parcel, run N 89 degrees 25 minutes 19 seconds E, 555.51 feet to a point on the West right of way line of Old Dixie Highway; thence following said west right of way line, run S 15 degrees 21 minutes 41 seconds E, 405.12 feet; thence S 20 degrees 23 minutes 41 seconds E, 191.46 feet to the Point of Beginning; thence continue S 20 degrees 23 minutes 41 seconds East, 99.89 feet; thence N 89 degrees 59 minutes 41 seconds West 464.58 feet; thence Northwesterly 100.68 feet; thence S 89 degrees 59 minutes 41 seconds E, 466.75 feet to the Point of Beginning.

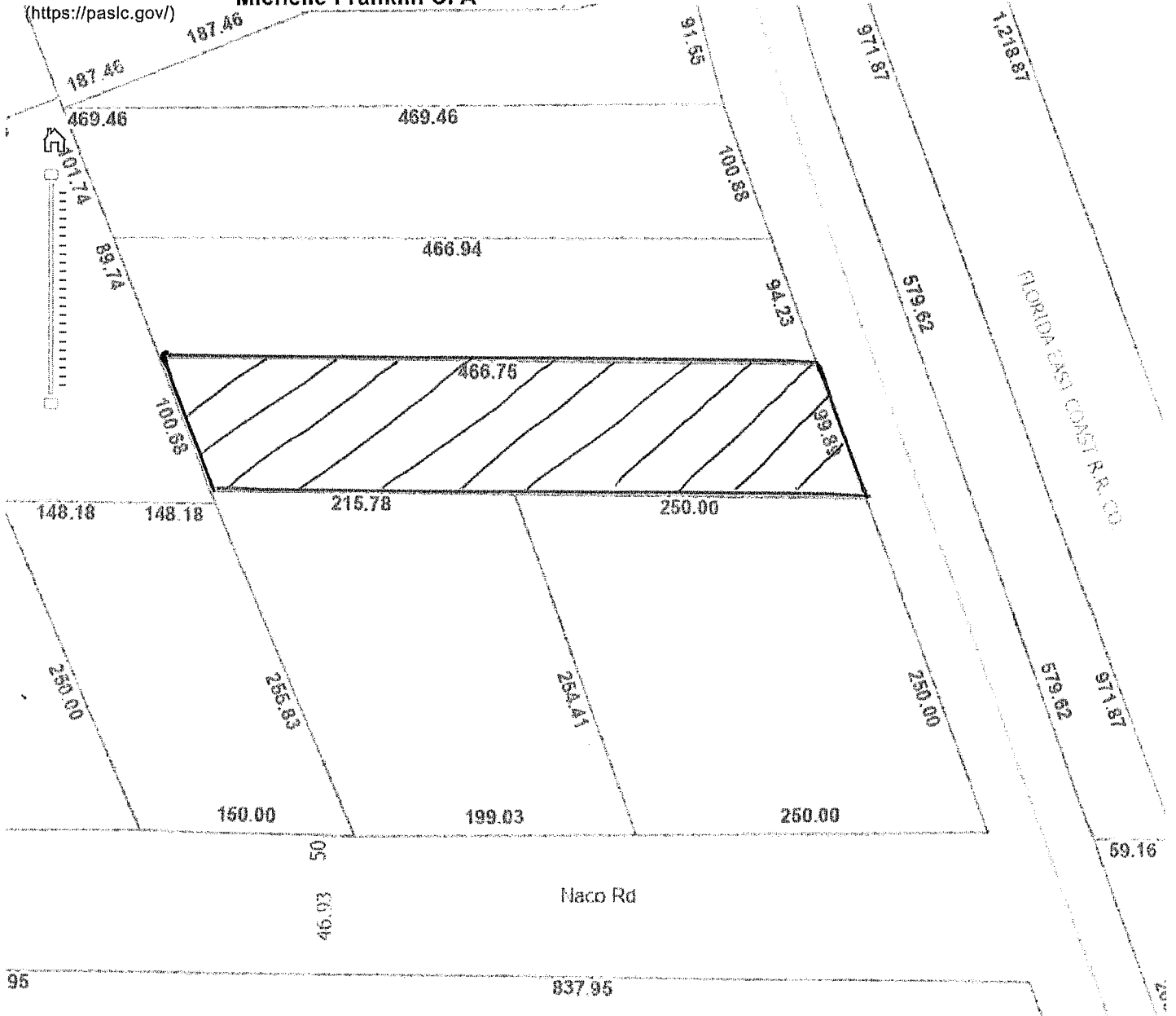
END OF EXHIBIT A



**Saint Lucie County Property Appraiser**  
**Michelle Franklin CFA**

EXHIBIT "B"

(<https://paslc.gov/>)



100ft  
2024-11-27A

### EXHIBIT "C"

Being a parcel of land lying in Government Lots 1, 2, 3, and 4, Section 33, Township 34 South Range 40 East, St. Lucie County, Florida, the boundary of said parcel being more particularly bounded as follow: From a point where the South boundary of Olson Subdivision, as recorded in Plat Book 8, page 59, St. Lucie County, Florida, public records, intersects the East right of way line of U.S. Highway No. 1, also known as State Road No. 5, run Southeasterly along said East right of way line on a curve concave to the East, having a radius of 11,359.20 feet, a distance of 269.46 feet; thence run N 89 degree 25 minutes 19 seconds E, 316.85 feet; thence N 1 degree 23 minutes 41 seconds W 118.0 feet to a point on the South line of that certain parcel described in Deed Book 65, page 224, Public Records of St. Lucie County, Florida; thence following the South line of said parcel, run N 89 degrees 25 minutes 19 seconds E, 555.51 feet to a point on the West right of way line of Old Dixie Highway; thence following said west right of way line, run S 15 degrees 21 minutes 41 seconds E, 405.12 feet; thence S 20 degrees 23 minutes 41 seconds E, 191.46 feet to the Point of Beginning; thence continue S 20 degrees 23 minutes 41 seconds East, 99.89 feet; then N 89 degrees 59 minutes 41 seconds West 464.58 feet; thence Northwesterly 100.68 feet; thence S 89 degrees 59 minutes 41 seconds E, 466.75 feet to the Point of Beginning.