

ORDINANCE 2025-10

**AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY OWNED BY
S & D HOLDINGS UNLIMITED, LLC, AND LOCATED AT 2550 N. US
HIGHWAY 1, INTO THE MUNICIPAL LIMITS OF THE TOWN OF ST.
LUCIE VILLAGE, FLORIDA.**

WHEREAS, S & D Holdings Unlimited, LLC, is the owner of a tract of land located at 2550 N. US Highway 1, 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, S & D Holdings Unlimited, 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 is attached as Exhibit "C".

2. Said property is deemed to fall within the current C, *General Community Commercial*, zoning with the current use as a retail store, with office, as well as packing and shipping.

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 18th day of November, 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 **2025-10** 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 18th day of November, 2025.

Paulette Burgess, Clerk

EXHIBIT A

Prepared by
Veronika Swords, C.L.C., an employee of
First American Title Insurance Company
109 North Second St.
Fort Pierce, Florida 34950
(772)464-7837

EDWIN A. BRY, JR., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 2005-0026-000/2 09/14 AM
PLAT BOOK 2388 PAGE 59-173 D-9 TYPE DEED
RECORDING \$18.50
SAINT LUCIE COUNTY STAMP COLLECTION \$2450.00

Return to: Grantee

File No.: 1083-819333

WARRANTY DEED

This indenture made on 30 Sept. 2005 A.D., by

Gunther H. Geittmann

whose address is: **PO Box 750, Taylors, SC 29687**
hereinafter called the "grantor", to

Daniel Delo and Sharon Delo, husband and wife

whose address is: **2550 N. U.S. Highway One, Ft. Pierce, FL. 34946**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie County, Florida**, to-wit:

Lots 28, 30 and 32 of OLSON'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 8, Page(s) 59, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: **1433-502-0026-000/2**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

EXHIBIT A

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2004.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Gunther H. Geitmann
Gunther H. Geitmann

Signed, sealed and delivered in our presence:

Sherry L. Armstrong
Witness Signature

Print Name: Sherry L. Armstrong

State of South Carolina

County of Breville

Sara F. Bell
Witness Signature

Print Name: Sara F. Bell

The Foregoing Instrument Was Acknowledged before me on 30th Sept. 05, by **Gunther H. Geitmann** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Sara F. Bell
NOTARY PUBLIC
Sara F. Bell
Notary Print Name:
My Commission Expires: December 17, 2008



Saint Lucie County Property Appraiser

Michelle Franklin, CFA

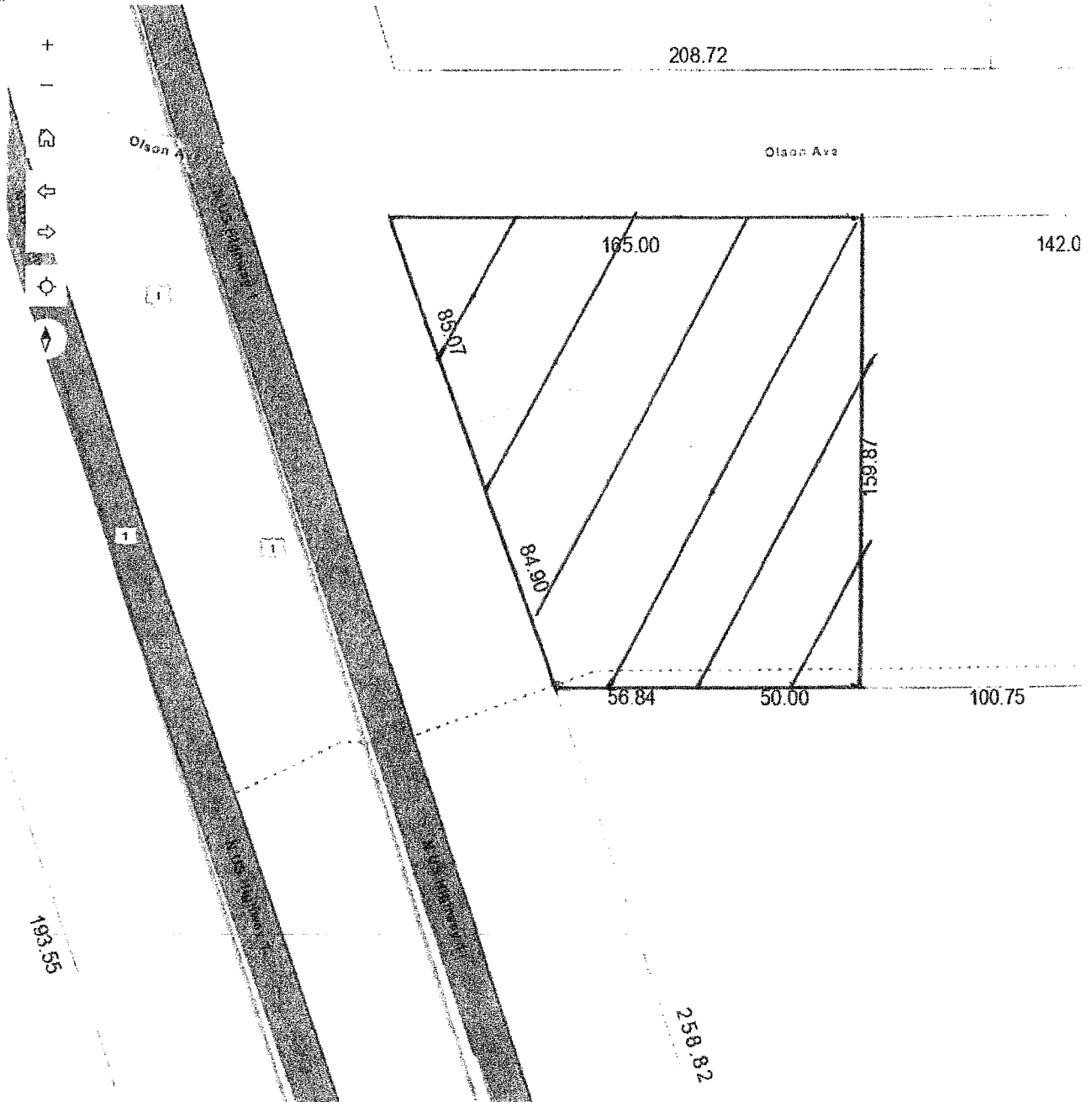


EXHIBIT C

Commence at the northeast corner of Lot 28, Olson Subdivision, according to the Plat thereof as recorded in Plat Book 8, Page 59, of the Public Records of St. Lucie County, Florida, thence proceed westerly along the north boundary of said Lot 28 and continuing westerly along the north boundary of Lot 30 of said subdivision to the northwest corner of Lot 30, thence southerly along the easterly right of way of US Highway 1 to the southwest corner of Lot 32 of the subdivision, thence proceeding easterly along the south boundary of Lot 32 and continuing along the south boundary of Lot 28 to the southeast corner of Lot 28, and thence northerly along the east boundary of Lot 28 to the point of beginning.

All lying in St. Lucie County, Florida.