

ORDINANCE 2025-9

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY OWNED BY
LAUREL ROAD, LLC, AND LOCATED AT 2306 NACO ROAD, INTO THE
MUNICIPAL LIMITS OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA.

WHEREAS, Laurel Road, LLC, is the owner of a tract of land located at 2306 Naco Rd., 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, Laurel 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 currently planned use as a
contractor trades facility with separate bays available for rent, to
include for indoor storage and office use.

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 **2025-9** 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

This instrument prepared by:

Grantor

Return to:

Chicago Title Insurance Company

1360 East Ninth St., Suite 500

Cleveland, OH 44114

CTIC #: 29280300

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this ____ day of August, 2009, by YRC INC., a Delaware corporation (formerly known as Roadway Express, Inc., a Delaware corporation), whose address is 1077 Gorge Blvd., Akron, OH 44310 (hereinafter called the "Grantor"), to LAUREL ROAD, LLC, a Florida limited liability corporation, whose address is 1816 Wildcat Cove Dr., Fort Pierce, FL 34949 (hereinafter called the "Grantee").

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, all that certain land situated in Fort Pierce, St. Lucie County, FL (the "Property"), described as follows:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A"

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but against none other; and that said land is free of all encumbrances.

EXHIBIT A

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Kay Frances Sanders
(signature)
Name: Kay Frances Sanders
(print)

By: Brad S. Schroeder
Name: Brad S. Schroeder
Title: Authorized Officer

Martin Panjak
(signature)
Name: Martin Panjak
(print)

STATE OF OHIO
COUNTY OF SUMMIT

The foregoing instrument was acknowledged before me this 13 day of October, 2009, by BRAD S. SCHROEDER, as AUTHORIZED OFFICER of YRC INC., a Delaware corporation, on behalf of the Corporation. He is personally known to me.



RENEE A. BARTLOW, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires Aug. 1, 2011

NOTARY PUBLIC:

Sign: Renee A. Bartlow

Print: Renee A. Bartlow

State of OHIO (Seal)

My Commission Expires: August 1, 2011

LEGAL DESCRIPTION

EXHIBIT "A"

From a railroad spike at the intersection of the centerlines of pavement of Old Dixie Highway (S. R. 605) and Naco Road, said point being 642.6 feet north and 1943.2 feet east of a coquina rock marking the Southwest corner of the NE 1/4 of Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida, run thence North 89 deg. 30 min. West, along the centerline of Naco Road, 35.15 feet to a point; thence North 19 deg. 46 min. West parallel to the centerline of pavement of Old Dixie Highway, run 53.30 feet to a concrete monument on the north right of way line of Naco Road and the West right of way line of Old Dixie Highway, and the point of beginning of the lands herein described.

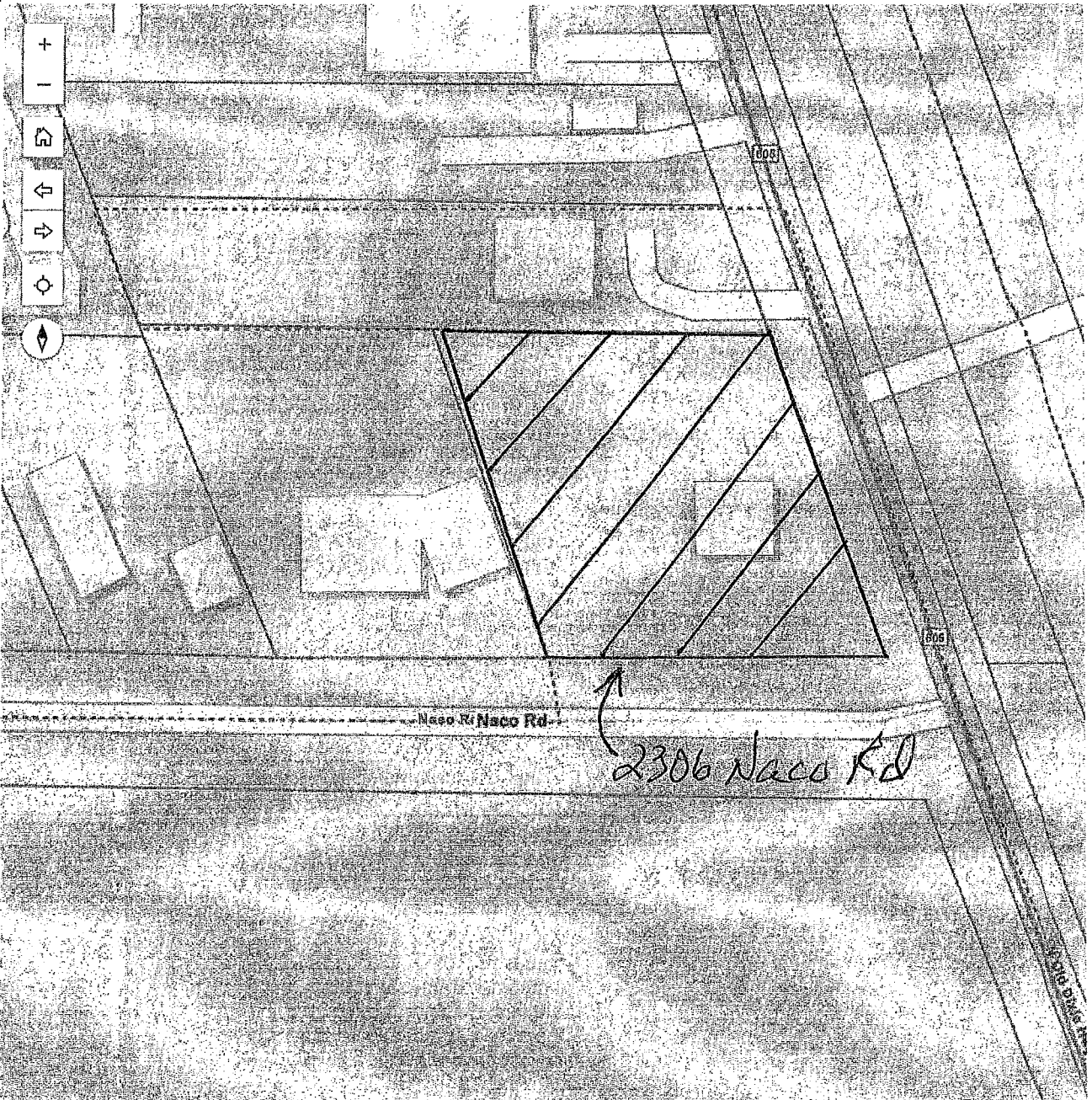
From said point of beginning continue North 19 deg. 46 min. West, along the west right of way line of Old Dixie Highway, being 33 feet westerly of, and parallel to the centerline thereof, run 250.0 feet to a concrete monument; thence North 89 deg. 30 min. West parallel to the centerline of Naco Road, run 250.0 feet to an iron pipe; thence South 19 deg. 46 min. East, parallel to the centerline of Old Dixie Highway, run 250.0 feet to an iron pipe on the north right of way line of Naco Road; thence South 89 deg. 30 min. East, along the north right of way line of Naco Road, being 50 feet north of, and parallel to, the centerline thereof, run 250.0 feet to the point of beginning.



Saint Lucie County Property Appraiser

Michelle Franklin, CFA

Find Parcel, Address, or Owner



100 ft

EXHIBIT C

LEGAL DESCRIPTION

From a railroad spike at the intersection of the centerlines of pavement of Old Dixie Highway (S. R. 606) and Naco Road, said point being 842.6 feet north and 1943.2 feet east of a coquina rock marking the Southwest corner of the NE 1/4 of Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida, run thence North 89 deg. 30 min. West, along the centerline of Naco Road, 35.15 feet to a point; thence North 19 deg. 46 min. West parallel to the centerline of pavement of Old Dixie Highway, run 53.30 feet to a concrete monument on the north right of way line of Naco Road and the West right of way line of Old Dixie Highway, and the point of beginning of the lands herein described.

From said point of beginning continue North 19 deg. 46 min. West, along the west right of way line of Old Dixie Highway, being 33 feet westerly of, and parallel to the centerline thereof, run 250.0 feet to a concrete monument; thence North 89 deg. 30 min. West parallel to the centerline of Naco Road, run 250.0 feet to an iron pipe; thence South 19 deg. 46 min. East, parallel to the centerline of Old Dixie Highway, run 250.0 feet to an iron pipe on the north right of way line of Naco Road; thence South 89 deg. 30 min. East, along the north right of way line of Naco Road, being 50 feet north of, and parallel to, the centerline thereof, run 250.0 feet to the point of beginning.