

ORDINANCE 2026-01

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY OWNED BY SANDRA D. SUMMERLIN, AND LOCATED AT 230 HUNT AVENUE, INTO THE MUNICIPAL LIMITS OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA.

WHEREAS, Sandra D. Summerlin, is the owner of a tract of land located at 230 Hunt Avenue, 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, Sandra D. Summerlin, 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 R-1
residential zoning with one single family residence 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 ____ day of _____, 2026.

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 **2026-01** 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 ____ day of _____, 2026.

Paulette Burgess, Clerk

EXHIBIT A

Prepared by and return to:

Edward W. Becht, Esq.

Attorney at Law

Edward W. Becht, P.A.

321 South Second Street

Fort Pierce, FL 34950

772-465-5500

File Number: WetSand274992

Purchase Price: \$19,500.00

[Space Above This Line For Recording Data]

Trustee's Deed

This Trustee's Deed made this 8th day of March, 2016 between Elizabeth A. Wetmore and Jean M. Wetmore, individually, and as Co-Trustee(s) of the William W. Wetmore Revocable Trust dated May 11, 1995 whose post office address is 1000 9th Street - Apt. L-98, Greenport, NY, 11944, grantor, and Sandra Summerlin whose post office address is 230 Hunt Avenue, Fort Pierce, FL 34946, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

PARCEL 1 (1433-501-0009-000/4):

Lot 9, LESS the East 7 feet and LESS the West 23 feet, Block A, M.D. HUNT SUBDIVISION, as per plat thereof recorded in Plat Book 9, Page 47, Public Records of St. Lucie County, Florida.

and

PARCEL 2 (1433-120-0005-000/7):

The East 150 feet of the West 300 Feet of the East 585 feet of the South 190 feet of the North 315 feet of Government Lot 2, Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida.

Subject to taxes and assessments for the year 2016 and all subsequent years; comprehensive land use plans, zoning and other land use restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision, outstanding oil, gas, and mineral rights of record without right of entry, and unplatted public utility easements of record, but reference hereto shall not serve to reimpose same.

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 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 claiming by, through or under grantors.

EXHIBIT A

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

Signed, sealed and delivered in our presence:

William W. Wetmore Revocable Trust dated May 11, 1995

[Signature]
Witness Name: Lynn M. Schwarz

[Signature]
Elizabeth A. Wetmore, Co-Trustee

[Signature]
Witness Name: Ronald Anderson

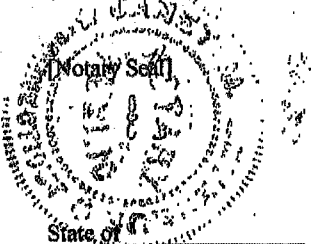
Jean M. Wetmore, Co-Trustee

Witness Name: _____

Witness Name: _____

State of Connecticut
County of New Haven

The foregoing instrument was acknowledged before me this 8 day of March, 2016 by Elizabeth A. Wetmore, as Co-Trustee(s) of the William W. Wetmore Revocable Trust dated May 11, 1995, who are personally known or have produced a driver's license as identification.



[Signature]
Notary Public, State of Connecticut
Printed Name: Janet M. Levesque
My Commission Expires: 10-31-2016

State of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day of March, 2016, by Jean M. Wetmore, as Co-Trustee(s) of the William W. Wetmore Revocable Trust dated May 11, 1995, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Notary Public, State of _____
Printed Name: _____
My Commission Expires: _____

EXHIBIT A

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

Signed, sealed and delivered in our presence:

William W. Wetmore Revocable Trust dated May 11, 1995

Witness Name: _____

Elizabeth A. Wetmore, Co-Trustee

Witness Name: _____

William W. Wetmore, Jr
Witness Name: WILLIAM W. WETMORE, JR

Jean M. Wetmore
Jean M. Wetmore, Co-Trustee

Elizabet Charters
Witness Name: ELIZABETH CHARTERS

State of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day of March, 2016 by Elizabeth A. Wetmore, as Co-Trustee(s) of the William W. Wetmore Revocable Trust dated May 11, 1995, who [] are personally known or [] have produced a driver's license as identification.

[Notary Seal]

Notary Public, State of _____

Printed Name: _____

My Commission Expires: _____

State of New York
County of Saratoga

The foregoing instrument was acknowledged before me this 17th day of March, 2016, by Jean M. Wetmore, as Co-Trustee(s) of the William W. Wetmore Revocable Trust dated May 11, 1995, who [x] are personally known or [] have produced a driver's license as identification.

[Notary Seal]

Cynthia M. Cusati
Notary Public, State of New York

Printed Name: Cynthia M. Cusati

My Commission Expires: October 20, 2019

CYNTHIA M. CUSATI
Notary Public
Commission Expires Oct 20 19

1 of 3

1

Rec. Fee \$6.00
Doc. Stps. \$460.60

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1833627 OR BOOK 1322 PAGE 344
Recorded: 08/21/00 13:55

Prepared by & return to:
COMMERCIAL TITLE SERVICES, INC. INDOC ASSUMP: \$ 0.00
905 14th Lane * DOC Tax : \$ 460.60
Vero Beach, FL 32960 * Int Tax : \$ 0.00
incident to the issuance of title insurance
Tax ID # 1433-120-0005-010/0 and 1433-501-0006-000/3

THIS WARRANTY DEED made the 18 day of August, 2000 by
Steven B. Cartwright

hereinafter called the grantor, to
Sandra D. Summerlin

whose address is 230 Hunt Ave., Ft. Pierce, FL. 34949
hereinafter called the grantee;

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, revises, releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie County, State of Florida, viz:

The West 150 feet of the South 190 feet of the West 300 feet of the East 585 feet of the North 315 feet of Government Lot 2, in Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida; and

The East 30 feet of Lot 6, Block A, M.D. HUNT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 9, Page 47, Public Records of St. Lucie County, Florida.

The above described property is not the residence of the grantor herein, nor the residence of the grantor's family, nor is it contiguous thereto, and that the grantor hereby resides at:

2470 27th Ave., SW, Vero Beach, FL. 32968

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 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, and hereby 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 31, 1999.

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

Signed, sealed and delivered in the presence of:

[Signature]
1st witness

[Signature]
Steven B. Cartwright

Grantor's address:

NANCY E. SPOSATO
printed signature of 1st witness

2470 27th Ave., SW
Vero Beach, FL. 32968

[Signature]
2nd witness
CERYL WILLIAMS

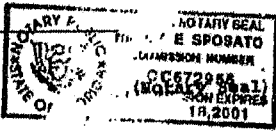
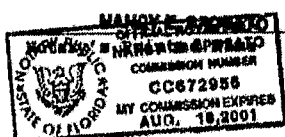
printed signature of 2nd witness

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me on this date, by Steven B. Cartwright, who produced PERSONALLY KNOWN as identification.

WITNESS my hand and official seal in the State and County last aforesaid this 18 day of August, 2000.



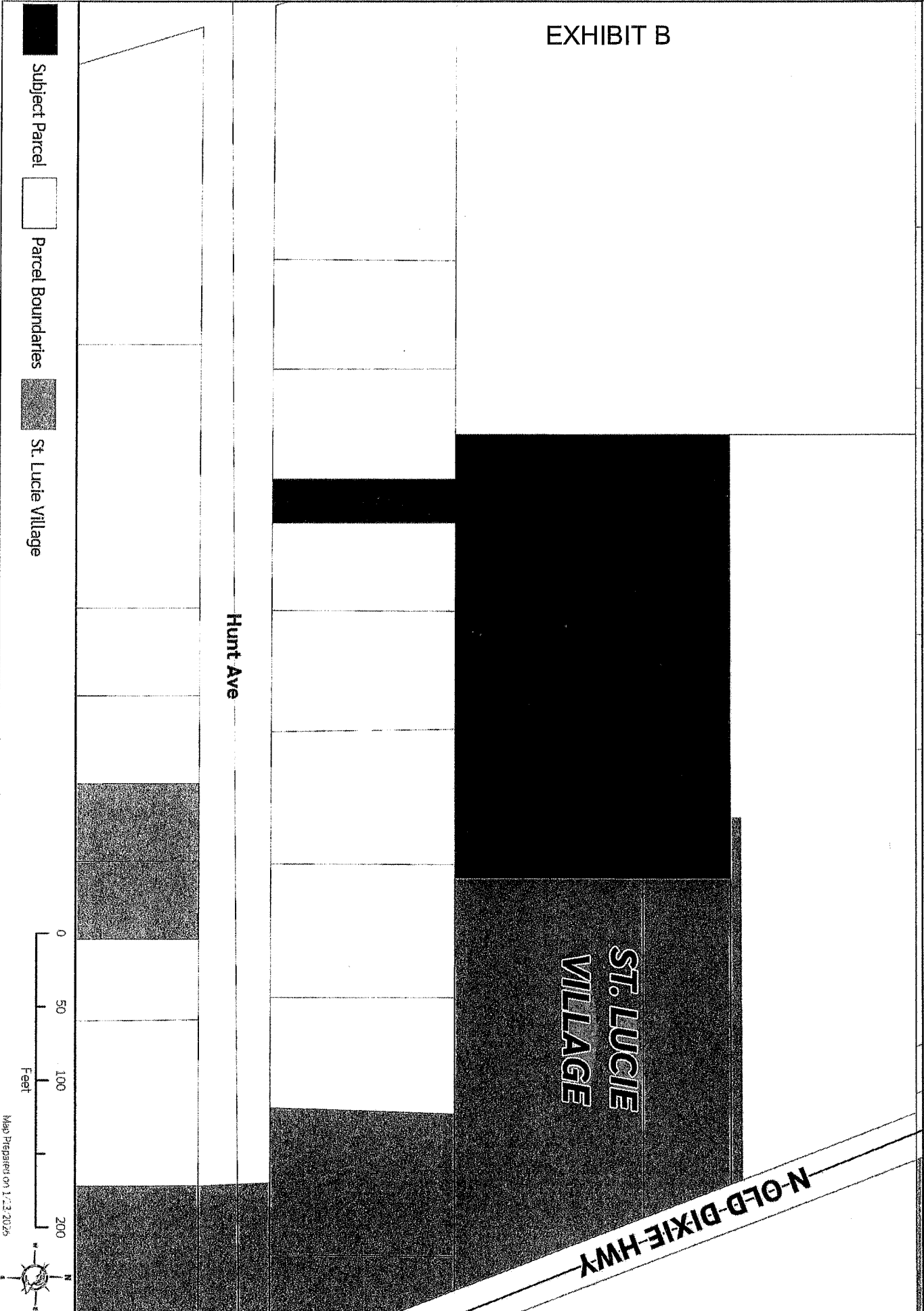
[Signature]
Notary Public
My Commission Expires:

RETURN TO:
COMMERCIAL TITLE SERVICES, INC.

230 Hunt Ave

1433-501-0006-000-3

EXHIBIT B



Subject Parcel

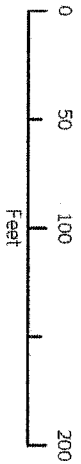
Parcel Boundaries

St. Lucie Village

Hunt Ave

ST. LUCIE
VILLAGE

N-OLD DIXIE HWY



Map Prepared on 1/23/2025

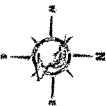


EXHIBIT C

A parcel of land described as:

Begin at the northeast corner of the east 150 of the parcel described as the South 190 feet of the west 300 feet of the east 585 feet of the north 315 feet of Government Lot 2, in Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida, thence run southerly along the east boundary of said parcel approximately 190 feet to its southeast corner, thence proceed westerly along the parcel's southern boundary approximately 300 feet to the parcel's southwest corner, thence northerly along its west boundary approximately 190 feet, thence easterly along its northern boundary approximately 300 feet to the point of beginning;

AND

Beginning at the northwest corner of the east 30 feet of Lot 6, Block A, M.D. HUNT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 9, Page 47, Public Records of St. Lucie County, Florida, thence proceed easterly along to north boundary of said Lot 6, a distance of approximately 30 feet to its northeast corner, thence proceed southerly along its east boundary to the southeast corner of said Lot, thence westerly approximately 30 feet to the southwest corner of the east 30 feet of said Lot 6, thence northerly along the west boundary of the east 30 feet of said Lot 6 to the point of beginning.