

ORDINANCE 2024-9

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY OWNED BY
MICHAEL S. LEWIS, INTO THE MUNICIPAL LIMITS OF THE TOWN OF
ST. LUCIE VILLAGE, FLORIDA.

WHEREAS, Michael S. Lewis, is the owner of a tract of land 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, Michael S. Lewis 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 18th day of February, 2025.



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

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

ATTESTED:

By: Paulette Burgess
Paulette Burgess, Acting 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 **2024-9** 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 February, 2025.

Paulette T. Burgess
Paulette T. Burgess, Acting Clerk

Exhibit A

894979

1050

Return to: (enclose self-addressed stamped envelope)

STEWART TITLE OF ST. LUCIE COUNTY

Address: 805 Virginia Ave., Ste. 23
Ft. Pierce, Florida 34982

This instrument Prepared by:
STEWART TITLE OF ST. LUCIE COUNTY

Address:
SAME AS ABOVE

Property Appraisers Parcel Identification (Folio) Number(s):
1433-502-0019-000/0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 1st day of June A D 1988 by

RICHARD R. PARNELL AND ANGELENE, M. PARNELL, HIS WIFE

hereinafter called the grantor, to

DENNIS M. PAGANUCCI AND VERONICA L. PAGANUCCI, HIS WIFE

whose postoffice address is 231 ST. LUCIE AVE., FT PIERCE, FLA. 34950
hereinafter called the grantee

Wherever 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.

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, releases, conveys, and confirms unto the grantees, all that certain land situate in St. Lucie County, Florida, viz

LOT 20, and the East 8 feet of LOT 22, OLSON'S SUBDIVISION,
according to the Plat thereof recorded in Plat Book 8, Page 59,
Public Records of St. Lucie County, Florida.

SUBJECT TO: Restrictions, reservations, conditions, and easements
of record; All governmental zoning regulations, resolutions, and
ordinances.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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 31, 1987

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Richard R. Parnell
Condy Yates

Richard R. Parnell
Richard R. Parnell

STATE OF Florida
COUNTY OF St. Lucie

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared

Richard R. Parnell, a married man

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of

A D: 19 88

June

D. R. BOOK 589 PAGE 711

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. DEC. 2, 1990
DANIEL YOUNG GENERAL 183, N.O.

Condy Yates
NOTARY PUBLIC TO THE COMMISSION EXPIRES:

STEWART Title Co

Signed, sealed and delivered in our presence:

Frank Willett
Joy Hoff

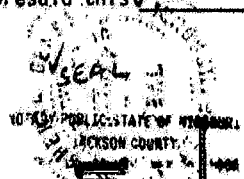
Angelene M. Parnell
Angelene M. Parnell

STATE OF Missouri
COUNTY OF Jackson

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ANGELENE M. PARNELL, a married woman to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

Witness my hand and official seal in the County and State last aforesaid this 12th day of May, 1988.

Cheryl Simon - 5-20-90
Notary Public My Commission Expires:



(CA)

To

Warranty Deed

RAMCO FORM 01

894979

78 JUN -2 12:11

FILED AND RECORDED BY
DOUGLAS COXON CLERK
ST. LUCIE COUNTY, FL

231 Olson Ave

1433-502-0019-000-0

**ST. LUCIE
COUNTY**

N US HIGHWAY 1

Olson Ave

Exhibit B

James Paine Cir

Subject

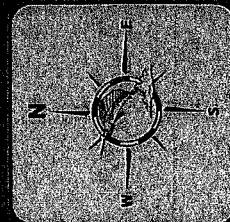


Exhibit C

Legal description by metes and bounds:

Begin at the Northeast corner of Lot 22, Olson's Subdivision, according to the Plat thereof in Plat Book 8, page 59, Public Records of St. Lucie County, Florida, thence run easterly along the North boundary of Lot 20 at said Subdivision to its Northeast corner, thence southerly along the East Boundary of said Lot 20 to its Southeast corner, thence westerly along said Lot's South boundary to its Southwest corner, thence continue westerly along the South boundary of Lot 22 of said Subdivision a distance of 8 feet, thence northerly to the point on the North boundary of Lot 22 which is 8 feet from said Lot's Northeast corner, thence easterly along Lot 22's North boundary to the point of beginning.