

ORDINANCE 2025-4

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

WHEREAS, Drew Michael Hicks, is the owner of a tract of land located at 205 Chamberlain Boulevard, 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, Drew Michael Hicks 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
(single family residential) zoning district 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 19th day of August, 2025.

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

By: 

~~William G. Thiess, Mayor~~

*John Langel,
Vice 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 **2025-4** 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 19th day of August, 2025.

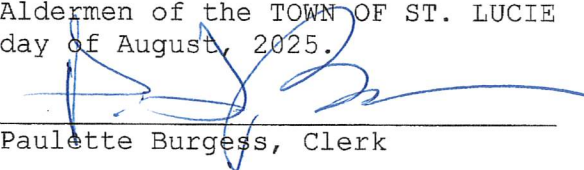

Paulette Burgess, Clerk

EXHIBIT "A"

Prepared by and return to:
Melissa Harnage
Gulfstream Title Services, Inc.
1903 South 25th Street
Suite 201
Fort Pierce, FL 34947

Gulfstream Title Services, Inc.,
hereby certifies this document to
be a true and correct copy of the
original.

File No 25-2668

Approved by [Signature]
Date 6/10/25

Parcel Identification No 1428-802-0012-000-6

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 10th day of June, 2025 between David P. Killane, a single man, and Diane M. Killane, a single woman, whose post office address is 7834 White Ibis Lane, Port St. Lucie, FL 34952, of the County of St. Lucie, Florida, Grantor, to Drew Michael Hicks, a single man, whose post office address is 205 Chamberlain Boulevard, Fort Pierce, FL 34946, of the County of St. Lucie, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie, Florida, to-wit:

From the Southeast corner of Tract C-1, Taylor's Subdivision, according to the plat thereof, as recorded in Plat Book 9, Page 12, of the Public Records of St. Lucie County, Florida, run thence North 13°16' West, along the West line of Old Dixie Highway 546.5 feet to the South line of Taylor Drive, thence Westerly along the South line of Taylor Drive 150.1 feet for Point of Beginning of the Parcel herein described, from said Point of Beginning run South 13°16' East, 169.1 feet, thence run South 80°06' West 65 feet to a point, thence turn and run North 26°07' West 142.4 feet to the South line of Taylor Drive, thence turn and run Easterly along the South line of Taylor Drive 100 feet to the Point of Beginning, said land being also described as parcel M of an unrecorded Plat lying and being in Tract C-1 Taylor's Subdivision.

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

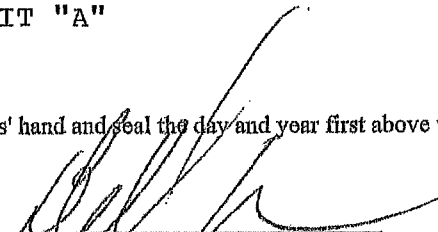
Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

EXHIBIT "A"

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:



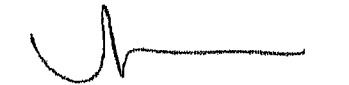
David P. Killane




Diane M. Killane

1903 S. 25th Street, Suite 201
Fort Pierce, FL 34947
WITNESS 1 ADDRESS

1903 S. 25th Street, Suite 201
Fort Pierce, FL 34947
WITNESS 2 ADDRESS



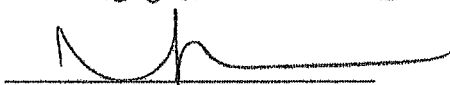
WITNESS
PRINT NAME: Melissa Harnage



WITNESS
PRINT NAME: Christy Parrish

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 10 day of June, 2025, by David P. Killane and Diane M. Killane, () who is/are personally known to me or () who has/have produced Driver License as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary

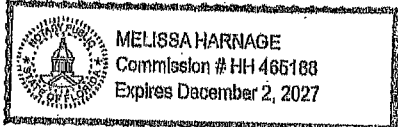


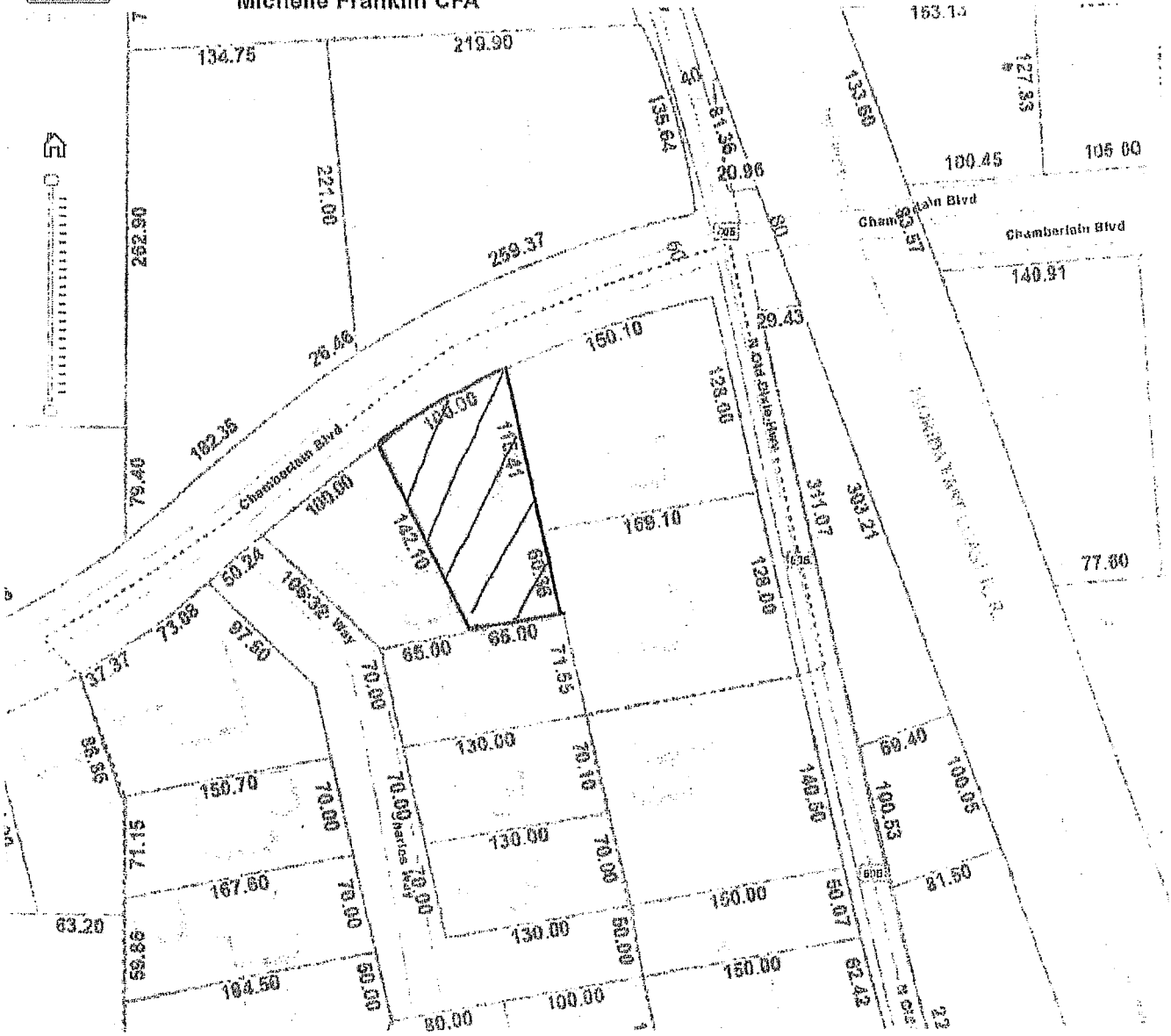
EXHIBIT "B"

6/9/25, 9:42 AM

Saint Lucie County Property Appraiser



Saint Lucie County Property Appraiser
Michelle Franklin CFA



205 Chamberlain



100ft

2024-11-27A

<https://www.pasc.gov/map/>

EXHIBIT "C"

From the Southeast corner of Tract C-1, Taylor's Subdivision, according to the plat thereof, as recorded in Plat Book 9, Page 12, of the Public Records of St. Lucie County, Florida, run thence North $13^{\circ}16'$ West, along the West line of Old Dixie Highway 546.5 feet to the South line of Taylor Drive, thence Westerly along the South line of Taylor Drive 150.1 feet for Point of Beginning of the Parcel herein described, from said Point of Beginning run South $13^{\circ}16'$ East, 169.1 feet, thence run South $80^{\circ}06'$ West 65 feet to a point, thence turn and run North $26^{\circ}07'$ West 142.4 feet to the South line of Taylor Drive, thence turn and run Easterly along the South line of Taylor Drive 100 feet to the Point of Beginning, said land being also being described as parcel M of an unrecorded Plat lying and being in Tract C-1 Taylor's Subdivision.