



CITY OF GREEN COVE SPRINGS

321 Walnut Street
Green Cove Springs, FL 32043
(904) 297-7500
(904) 284-4849 (fax)

ANNEXATION APPLICATION INSTRUCTIONS

No application fee is required.

- Annexation Applications must be signed by each and every owner of the parcel(s) requested for annexation. A separate signature page is provided. Please ensure each signature is notarized properly.
- For each parcel or property requested for annexation into the City of Green Cove Springs, completion and attachment of an "application for annexation" to the Development Services Department is required.
- The Annexation Application must be thoroughly completed; signatures notarized and returned to the City of Green Cove Springs, Development Services Department, before processing can be instituted.
- The applicant or his/her representative must be present at each and every meeting or public hearing considering the requested application.

APPLICATION FOR ANNEXATION

WE THE UNDERSIGNED, BEING THE LAND OWNERS OF THE FOLLOWING PROPERTY HEREINAFTER DESCRIBED DO HEREBY FILE THIS APPLICATION FOR ANNEXATION INTO THE CITY OF GREEN COVE SPRINGS, FLORIDA, CONSISTENT WITH THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF GREEN COVE SPRINGS, FLORIDA.

Date of Application October 25, 2022

Name(s) of Property Owner(s): See attached Exhibit A

Physical Address of the property: County Road 209 South, Green Cove Springs, FL 32043

Number of parcels to be annexed: One

Parcel Number: Part of Parcel No. 38-06-26-016513-000-00

Map or Drawing Attached: (X) YES () NO

At the time of "Application for Annexation"

County Future Land-Use designation: IND County Zoning designation: IB

Proposed City Land-Use designation: Mixed-Use Proposed City Zoning designation: C2

Current use of the property: Vacant Property Size/Acreage: 28.81

If residential use, number of "Living Units": None

Number of people currently living on property: 0

If commercial use, square footage of building area: _____

Intended "Use" of the property: Sell Property for permitted uses When: Currently marketed

Exhibit A

Names of Property Owners:

1. Virginia S. Hall f/k/a Virginia Steinmetz, sole surviving Trustee of the J. P. Hall, Jr., Second Amended and Restated Revocable Trust dated December 17, 1993
2. Virginia S. Hall, Trustee of the Virginia S. Hall Revocable Trust dated June 24, 2002, as amended
3. CHS, LLC, a Florida limited liability company
4. Lyman G. Hall

Each of the Property Owners named above owns an undivided one quarter interest in the Property as a tenant in common with the others.

SIGNATURE PAGE

Virginia S. Hall
Signature of Property Owner(s) or Authorized

Virginia S. Hall f/k/a Virginia Steinmetz, sole surviving
Trustee of the J. P. Hall, Jr., Second Amended and
Restated Revocable Trust dated December 17, 1993

Printed Name of Property Owner

2321 Egremont Drive, Orange Park, FL 32073

Mailing Address

(904) 860-8739

viriniashall@msn.com

Telephone Number(s)

E-mail address

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the use or development of the subject property.

October 25, 2022
Date

Mark H. Scruby
Signature of owner or owner's authorized representative
Mark H. Scruby
Authorized Representative

State of Florida

County of Clay

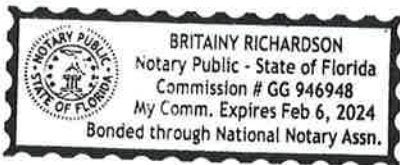
The foregoing instrument was acknowledged before me this 25th day of October,
2022, by Virginia S. Hall, Trustee

who is personally known to me, or who has/have produced FL Driver's License as identification.

(NOTARY SEAL)

Britany Richardson
Signature of Notary Public

Britany Richardson
Name of Notary



Property Address/Parcel No.: 38-06-26-016513-000-00

Signature Page: 1 of 4

SIGNATURE PAGE

Virginia S. Hall

Virginia S. Hall, Trustee of the Virginia S. Hall
Revocable Trust dated June 24, 2002, as amended

Signature of Property Owner(s) or Authorized

Printed Name of Property Owner

2321 Egremont Drive, Orange Park, FL 32073

Mailing Address

(904) 860-8739

viriniashall@msn.com

Telephone Number(s)

E-mail address

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the use or development of the subject property.

October 25, 2022
Date

Mark H. Scruby
Signature of owner or owner's authorized representative
Mark H. Scruby
Authorized Representative

State of Florida

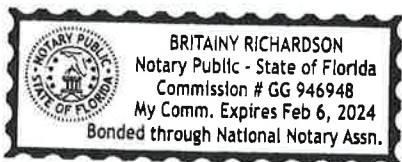
County of Clay

The foregoing instrument was acknowledged before me this 25th day of October,
2022, by Virginia S. Hall, Trustee

who is personally known to me, or who has/have produced FL Driver's License as identification.

(NOTARY SEAL)

Britany Richardson
Signature of Notary Public



Britany Richardson
Name of Notary

Property Address/Parcel No.: 38-06-26-016513-000-00

Signature Page: 2 of 4

SIGNATURE PAGE

Cindy H Schmitzer
Signature of Property Owner(s) or Authorized

CHS, LLC, a Florida limited liability company,
By: Cindy H. Schmitzer, its Manager
Printed Name of Property Owner

504 Wynfield Circle, Fleming Island, FL 32003

Mailing Address

(904) 631-1053

cschmitzer747@gmail.com

Telephone Number(s)

E-mail address

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the use or development of the subject property.

October 25, 2022
Date

Mark H. Scruby
Signature of owner or owner's authorized representative
Mark H. Scruby
Authorized Representative

State of Florida

County of Clay

The foregoing instrument was acknowledged before me this 25th day of October,
2022, by Cindy H. Schmitzer as Manager of CHS, LLC, a Fla limited liability co.

who is personally known to me, or who has/have produced FL Driver's License as identification.

(NOTARY SEAL)



ALEXANDER ORANTES
Commission # HH 188445
Expires November 19, 2025
Bonded Thru Budget Notary Services

Alexander Orantes
Signature of Notary Public
Name of Notary

Property Address/Parcel No.: 38-06-26-016513-000-00

Signature Page: 3 of 4

SIGNATURE PAGE

Lyman G. Hall
Signature of Property Owner(s) or Authorized

Lyman G. Hall
Printed Name of Property Owner

1414 Kumquat Lane, St. Johns, FL 32259

Mailing Address

(904) 759-7417

lymanhall10@gmail.com

Telephone Number(s)

E-mail address

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the use or development of the subject property.

October 25, 2022
Date

Mark H. Scruby
Signature of owner or owner's authorized representative
Mark H. Scruby
Authorized Representative

State of Florida

County of ST. JOHNS

The foregoing instrument was acknowledged before me this 25 day of October

2022, by Lyman G. Hall

who is personally known to me, or who has/have produced FL Driver's License as identification.

(NOTARY SEAL)



Yane Montejo
Signature of Notary Public

Yane Montejo
Name of Notary

Property Address/Parcel No.: 38-06-26-016513-000-00

Signature Page: 4 of 4



Aerial Map

Subject Property

First Coast Expressway

CR 209 S

CSX RR

US 17

JP HALL BLVD

LEGEND:

- FCE LIMITED ACCESS ROW
- FCE EASEMENT
- EXISTING BRANRAN FIELD
- FRONTAGE ROADS
- SHAPE USE PATH
- FCE ROW
- PROPOSED POND
- PROPOSED BRIDGE

