

# **APPLICATION**

# APPLICATION FOR A FAMILY HARDSHIP DEVELOPMENT

## Nassau County, Florida

Filing Date: \_\_\_\_\_  
Fee: \_\_\_\_\_

Petition Number: \_\_\_\_\_  
Validation Number: \_\_\_\_\_

### TO THE NASSAU COUNTY PLANNING AND ZONING BOARD:

This application is hereby made to the Nassau County Planning and Zoning Board petitioning for a Family Hardship Development on the following described property. [Source: Section 29-3, Chapter 29, Subdivision and Development Review.]

### I. OWNER/AGENT INFORMATION

Applicant's Name Doris Anne Hodges Owner's Name Sane  
Address 37123 Coyote Dr Address \_\_\_\_\_  
City Hilliard Zip 32046 City \_\_\_\_\_ Zip \_\_\_\_\_  
Phone Number(s) (904) 616 1115

Name of Person(s) Receiving Transfer of Land and Relationship to Applicant

Family Member 1 Ronald Clyde Hodges II - Child

Family Member 2 Lee Anne Wollitz - Child

(If additional family members are receiving a transfer of land, please list in the space below.)

Randi Jean Bennett - Child

### 1. PARCEL INFORMATION

Parcel Identification Number: 18-4n-24-0000-0007-0000

Total Acreage of Parent Tract: 149.83 152 +/-

Zoning of Parent Tract: Open Rural

Family Hardship Development Name: Hodges Hill

Number of Proposed Lot(s) and Acreage per Lot: 4 lots total

1) 43.08 acres

2) 58.00 acres

3) 49.83 acres

4) 2.00 acres

Current Use (Actual) and Improvements on the Property: (i.e. Single family home, well, septic, pole barn, etc....)

Livestock pens, well, border fencing, temporary storage of farm equipment.

Directions to the Property: (Please start from a State or County Road)

Travel East down Lake Hampton Road, turn Right onto Pigeon Creek Church Road, veer Left onto Private drive, follow drive approx 3700 feet, turn 90° Left travel approx 1400 feet, turn 90° Right travel approx 1600 feet until reach border fence. Total distance from Lake Hampton approx 1.35 miles.

Basis for the Hardship (pursuant to Section 29-3, Chapter 29, Subdivision and Development Review, as amended):

Distance from County Road & Required improvements would be of cost that would prevent use of land by family.

**2. TO BE SUPPLIED AT THE TIME OF SUBMISSION:** Attach the items in the order listed below. **The application will not be processed without these items.** Any information changes must be submitted, in writing, to the Department of Planning and Economic Opportunity and received one week prior to the Planning and Zoning Board meeting on which the item shall appear.

\*\*\* Upon completion of the above application, **please submit the original and 3 copies** to the County for processing.

- |  |  |
|--|--|
| <input type="checkbox"/> <b>Property Deed</b>        | The most recent one pertaining to the proposed property; obtained from the Clerk of Court's office.  |
| <input type="checkbox"/> <u>Draft</u><br><b>Deed</b> | Copy of the proposed Deed to the Family Member which conforms to Section 29-3, Chapter 29, Subdivision and Development Review, as amended. |
| <input type="checkbox"/> <b>Detailed Site Plan:</b>  | See Section 3 of this application for required information to be shown on the site plan.   |

**Maps:**

- |                                      |  |
|--------------------------------------|--|
| <input type="checkbox"/> <b>Map:</b> | Submit map indicating the proposed family development. The map shall be drawn to scale and indicate the access to be provided and any improvements, identify the roads and the recipient of each tract. See section 3 for more information for the requirements. |
|--------------------------------------|--|

**Covenants:**

- ☐ **Covenants:** Submit covenants pursuant to Section 29-3, Chapter 29, Subdivision and Development Review, as amended.

**Documentation:**

- ☐ **Identification:** List, on a separate document, to be attached, each recipient of each tract, include relationship.
- ☐ **Affidavit:** An executed Family Member Affidavit must be included in the documentation for each family member receiving a transfer of land, attached hereto.
- ☐ **Narrative:** Provide a letter for this application which documents in writing why the requested Family Hardship Development is needed and what special conditions exist that justifies the Development.

**3. Site Plan:** Property owner/agent shall submit a site plan of the proposed Family Hardship Development to be reviewed by the Planning and Zoning Board. The site showing the relationship of the proposed use to the parcel on which it is located. Where a site plan approval is required the following shall be required:

**1) Position all criteria on the site plan.**

- A. Dimensions of the entire property and the size of the parcel for which a Family Hardship Development is requested, in square feet. Include the approximate division for the transfer of land for the Family Hardship Development.
  - B. Name of road fronting property.
  - C. Proposed sixty-foot access/utility easement to provide access to all proposed and existing parcels.
  - D. All existing structures, and the distance from such structures to:
    - 1) The property line.
    - 2) The setback lines required for that zoning district.
- 4.** The applicant states, under oath, that she/he has read and understands the instructions and submission requirements stated in this application.

I hereby state, under oath, that the information contained in this application and its supplements are true and correct, and that I am the legal owner or authorized agent of the above described property.

Applicant/Owner(s) Signature



Date

5. **APPLICANT INSTRUCTIONS:**

- a. An application for a Hardship Family Development must be accompanied by a fee of \$422. Please note, application fee may be subject to change. **The filing fee will not be collected and the application will not be processed for a Public Hearing until staff has reviewed the application and found it complete.**
- b. Applications, including all required documentation must be submitted to the Planning Department. The application will be reviewed and a determination of completeness will be issued within thirty (30) days. Depending on the proposed use, additional information may be required. Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received.
- c. After the application is determined to be complete, staff will prepare a written report and schedule the item for public hearing before the Planning and Zoning Board.

Doris Anne Hodges  
Ronald Clyde Hodges  
37123 Coyote Dr  
Hilliard, FL 32046

January 28, 2024

RE: Family Hardship Development

To Whom It May Concern;

The land that we are requesting be split into additional parcels was deeded from my parents to myself (Doris Anne Hodges) in February 2003. We have maintained this property for the agricultural purposes of hay pasture and livestock raising since that time.

It is our desire to deed a portion of this property to each of our three children and their spouses. Ronald Clyde, II and Amy Hodges, Randi Jean and Kristopher Bennett, and Lee Anne and Gerald Wollitz. To do so we are complying with the ordinances set forth by the Nassau County Planning & Zoning Board.

This tract of land was previously split in May of 2021 when we gave our daughter Randi Jean a portion of this property. We are now seeking this family hardship so that we may split and deed portions of the remaining land to our children and their spouses. It is their desire to eventually move onto their deeded portions and establish their own homesteads. We do not have the resources to pave the road leading to this property as it would be cost prohibitive.

In consideration of future uses, we will be filing a companion application to set aside two acres for a family cemetery.

Thank you for your kind consideration of this request.

Sincerely,

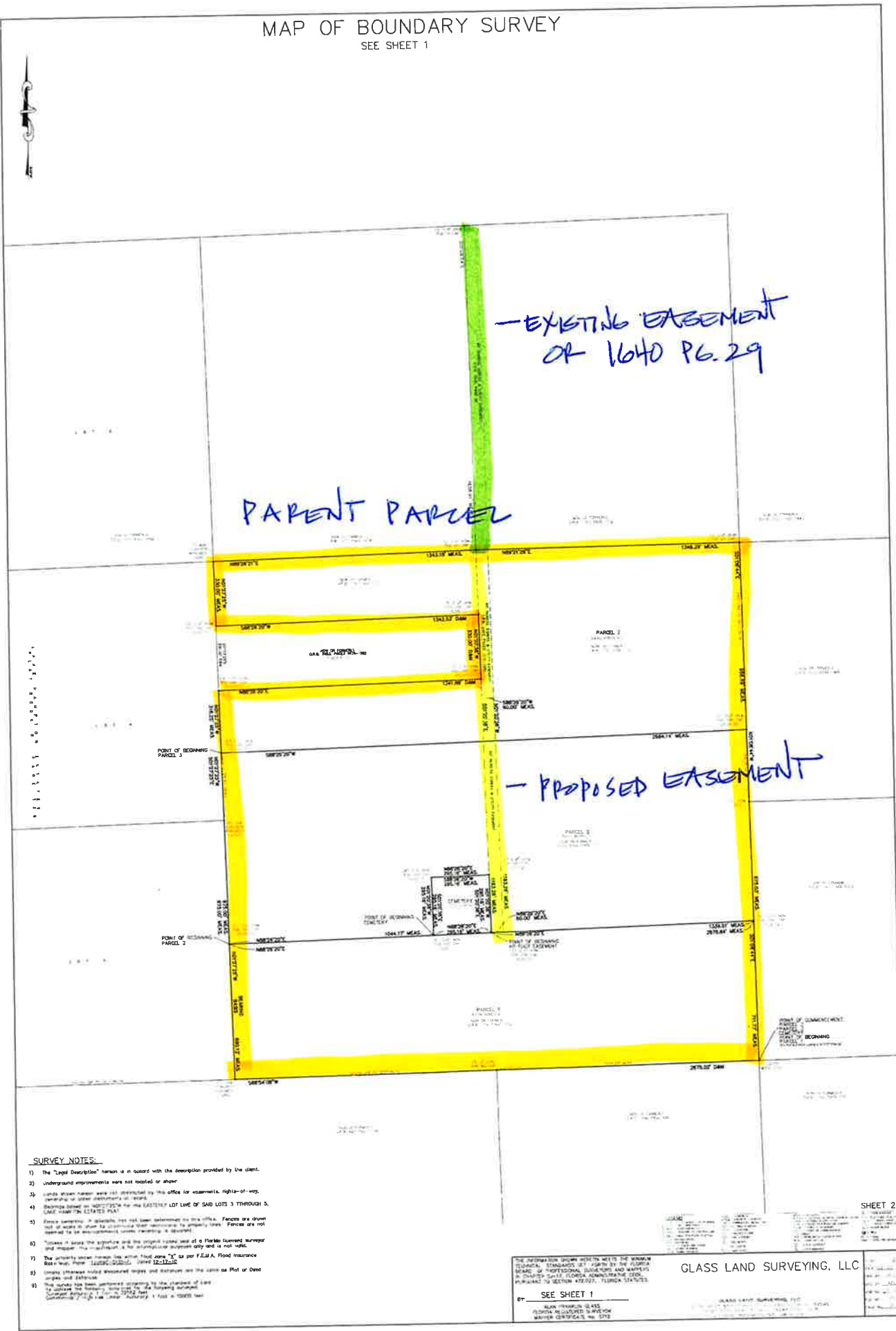
Doris Anne Hodges



Ronald Clyde Hodges



MAP OF BOUNDARY SURVEY  
SEE SHEET 1



SURVEY NOTES:

- 1) The "Legal Description" herein is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Underlaid parcels were not surveyed by this office for easements, rights-of-way, easements or other instruments or records.
- 4) Bearings based on NAD 83 (2011) for the EASTING LOT LINE OF SAID LOTS 3 THROUGH 5, (LINE CORNER THE LOTS ARE PLAT).
- 5) Easement boundaries, if located, has not been determined by this office. Easements are shown only if shown on plat or as shown on record. Easements are not shown if not shown on record or as shown on record.
- 6) Unless it says the signature and the original surveyor seal of a Florida Licensed Surveyor and mapmaker is required, it is not a legal document and is not valid.
- 7) The property shown herein is shown "As Is" as per F.S.M.A. Flood Insurance Rate Map, Zone 1A(1) (12-12-10).
- 8) Easements shown herein are shown as per F.S.M.A. Flood Insurance Rate Map, Zone 1A(1) (12-12-10).
- 9) This survey has been performed according to the standards of care to be expected of a surveyor, and the surveyor is not responsible for any errors or omissions.

SHEET 2

THE INFORMATION SHOWN HEREIN IS SUBJECT TO THE FLORIDA SURVEYING STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYING AND MAPPING IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE, CHAPTER 63, SECTION 400.001, FLORIDA STATUTES.

GLASS LAND SURVEYING, LLC

BY: SEE SHEET 1

ALAN THOMAS GLASS  
FLORIDA REGISTRATION NO. 10000  
MAJOR CERTIFICATE NO. 571

Time [s]	S.S. #	(s)
0	1	0.00
10	2	0.10
20	3	0.20
30	4	0.30
40	5	0.40
50	6	0.50
60	7	0.60
70	8	0.70
80	9	0.80
90	10	0.90
100	11	1.00
110	12	1.10
120	13	1.20
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150	16	1.50
160	17	1.60
170	18	1.70
180	19	1.80
190	20	1.90
200	21	2.00
210	22	2.10
220	23	2.20
230	24	2.30
240	25	2.40
250	26	2.50
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270	28	2.70
280	29	2.80
290	30	2.90
300	31	3.00
310	32	3.10
320	33	3.20
330	34	3.30
340	35	3.40
350	36	3.50
360	37	3.60
370	38	3.70
380	39	3.80
390	40	3.90
400	41	4.00
410	42	4.10
420	43	4.20
430	44	4.30
440	45	4.40
450	46	4.50
460	47	4.60
470	48	4.70
480	49	4.80
490	50	4.90
500	51	5.00
510	52	5.10
520	53	5.20
530	54	5.30
540	55	5.40
550	56	5.50
560	57	5.60
570	58	5.70
580	59	5.80
590	60	5.90
600	61	6.00
610	62	6.10
620	63	6.20
630	64	6.30
640	65	6.40
650	66	6.50
660	67	6.60
670	68	6.70
680	69	6.80
690	70	6.90
700	71	7.00
710	72	7.10
720	73	7.20
730	74	7.30
740	75	7.40
750	76	7.50
760	77	7.60
770	78	7.70
780	79	7.80
790	80	7.90
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870	88	8.70
880	89	8.80
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900	91	9.00
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940	95	9.40
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960	97	9.60
970	98	9.70
980	99	9.80
990	100	9.90
1000	101	10.00
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1030	104	10.30
1040	105	10.40
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1060	107	10.60
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1080	109	10.80
1090	110	10.90
1100	111	11.00
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1160	117	11.60
1170	118	11.70

INSTR # 200305912  
OR BK 01116 PG 1712  
RECORDED 02/27/2003 01:44:47 P  
J. M. OXLEY JR  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
DOC TAX PD(F.S.201.02) 0.70  
RECORDING FEES 6.00

- SPACE ABOVE THIS LINE FOR RECORDING DATA

(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, wherever the context so admits or requires.)

Printed Name \_\_\_\_\_



EXISTING  
EASEMENT

Return to:  
Ronald C. Hodges  
Doris A. Hodges  
37123 Coyote Drive  
Hilliard, Fl. 32046

Property Appraisers ID# 18-4N-24-0000-0005-0000

Easement Agreement

This Easement Agreement made this 27<sup>th</sup> day of July, 2009 By, Doris Anne Hodges and Mary Jean Bozeman, both married women, hereinafter called the Grantor, to Ronald C. Hodges and Doris Anne Hodges, husband and wife, their successors and assigns, whose address is 37123 Coyote Drive, Hilliard, Fl. 32046, hereinafter called the Grantee.

Witnesseth, that the Grantor for and in consideration of the sum of \$(1.00) One Dollar and no/100 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, a 60 foot right of way easement described in lands situate in Nassau County, State of Florida described below.

A perpetual, non-exclusive, non-obstructed easement and right-of-way on, over, across and through the westerly (60) feet of 50 Acres known as 18- 4N-24-0000-0005-0000, for ingress, egress, and utilities for the residential, agricultural, and commercial purposes.

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;

Monica Allen  
Witness Signature( as to first Grantor)

Monica Allen  
Print Name

Mary Jean Bozeman  
Grantor Signature

Mary Jean Bozeman  
Printed Name

Joyce A. Chaires  
Witness signature(as to first Grantor)

Joyce A. Chaires  
Print Name

Monica Allen  
Witness Signature(as to co-Grantor)

Monica ALLEN  
Print Name

Doris A. Hodges  
Grantor Signature

Doris A. Hodges  
Print Name

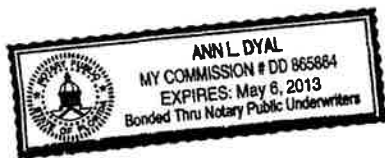
Joyce A. Charles  
Witness Signature(as to co-Grantor)  
Joyce A Charles  
Print Name

State of Florida  
County of Nassau

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Doris A. Hodges and Mary Jean Bozeman known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. Said persons are personally known to me.

Witness my hand and official seal in the county and state last aforesaid this 27<sup>th</sup>  
Day of July, 2009.

SEAL



Ann L. Dyal  
Notary Signature

Ann L. Dyal  
Printed Name