

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 Same
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

I. 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 1100 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.

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

Maps:

- Map:** 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 Doni Anne HJ 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,

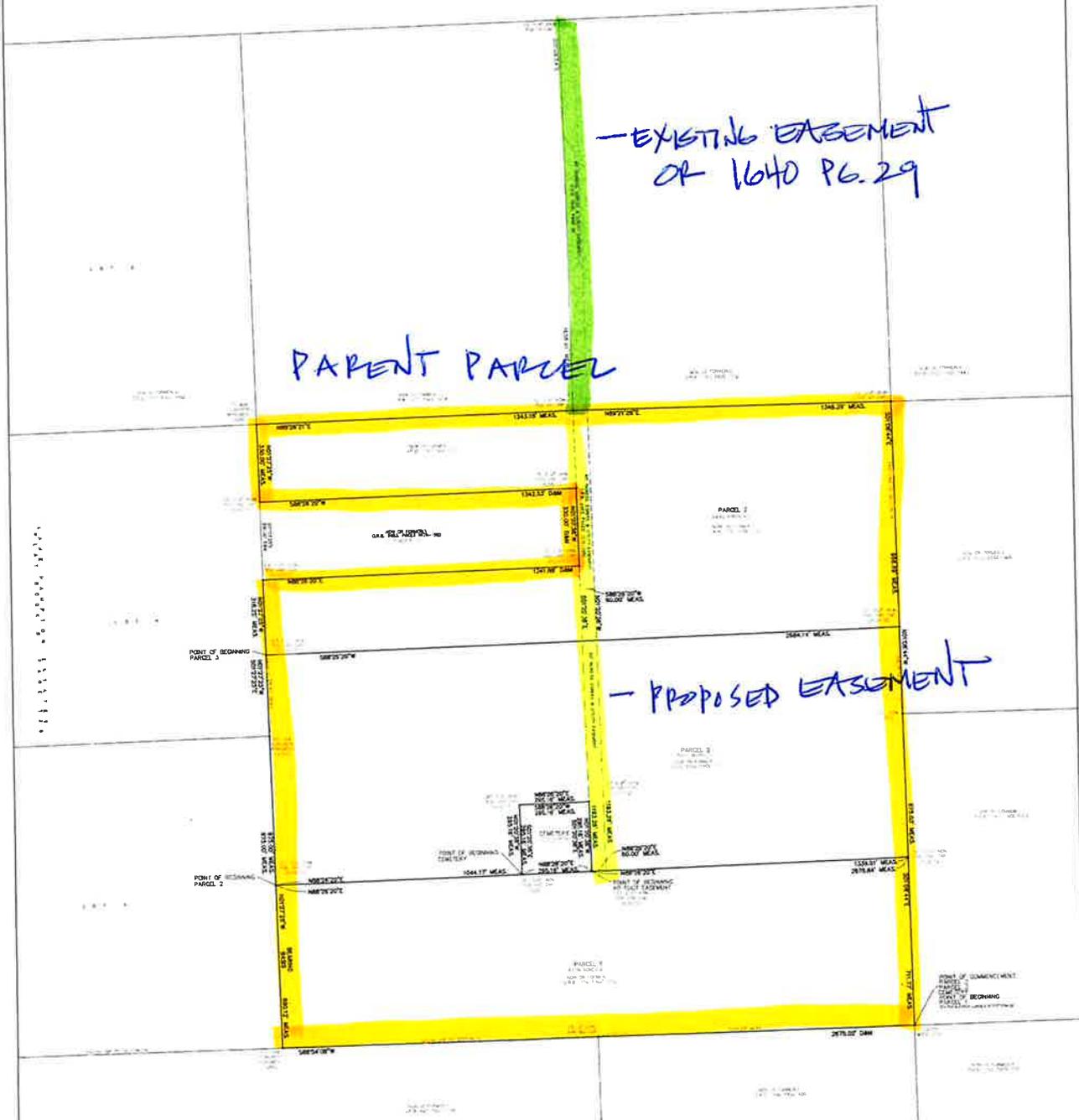
Doris Anne Hodges



Ronald Clyde Hodges



MAP OF BOUNDARY SURVEY
SEE SHEET 1



PARENT PARCEL

EXISTING EASEMENT
OR 1640 PG. 29

PROPOSED EASEMENT

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) Limits shown herein were not determined by this office for easements, rights-of-way, easements or other instruments of title.
- 4) Bearings shown are "MAGNETIC" for the EASTERN 1/4 LOT LINE OF SAID LOTS 3 THROUGH 5, LANE UNDER THE EXISTING PLAN.
- 5) Easements, if shown, has not been determined by this office. Fences are shown but do not appear to be original fence enclosures to property lines. Fences are not intended to be encroachments unless otherwise is shown.
- 6) Unless it says the opposite and the original survey was of a Florida Licensed Surveyor and mapmaker this is not a "PLAT" or "ORIGINAL" survey only and is not "AS-BUILT".
- 7) The property shown herein lies within "Flood zone X" as per F.E.M.A. Flood Insurance Rate Map, Panel 14090C021001, DATED 12-17-2010.
- 8) Limits otherwise noted elsewhere on map and distances are the same as Plat or Deed unless and otherwise.
- 9) This survey has been performed according to the standards of care to prepare the plat, map, or other instrument of title.

SHEET 2

ALL INFORMATION SHOWN HEREIN MEETS THE MINIMUM STANDARD OF CARE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYING AND MAPPING IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.005, FLORIDA STATUTES.

GLASS LAND SURVEYING, LLC

BY: SEE SHEET 1

ALAN THOMAS, G.S. 455
FLORIDA REGISTRATION NO. 12560
MAJOR CERTIFICATE NO. 5718

GLASS LAND SURVEYING, P.C.

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 27th 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. Chaires
Witness Signature(as to co-Grantor)

Joyce A Chaires
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 27th
Day of July, 2009.

SEAL



Ann L. Dyal
Notary Signature

Ann L. Dyal
Printed Name