



NASSAU COUNTY
Planning Department
FLORIDA

March 4, 2025

NASSAU COUNTY PLANNING AND ZONING BOARD

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FH25-001

Edwards
Family
Hardship

Request:

Approval of Family Hardship Development

Applicants:

David and Susan Edwards

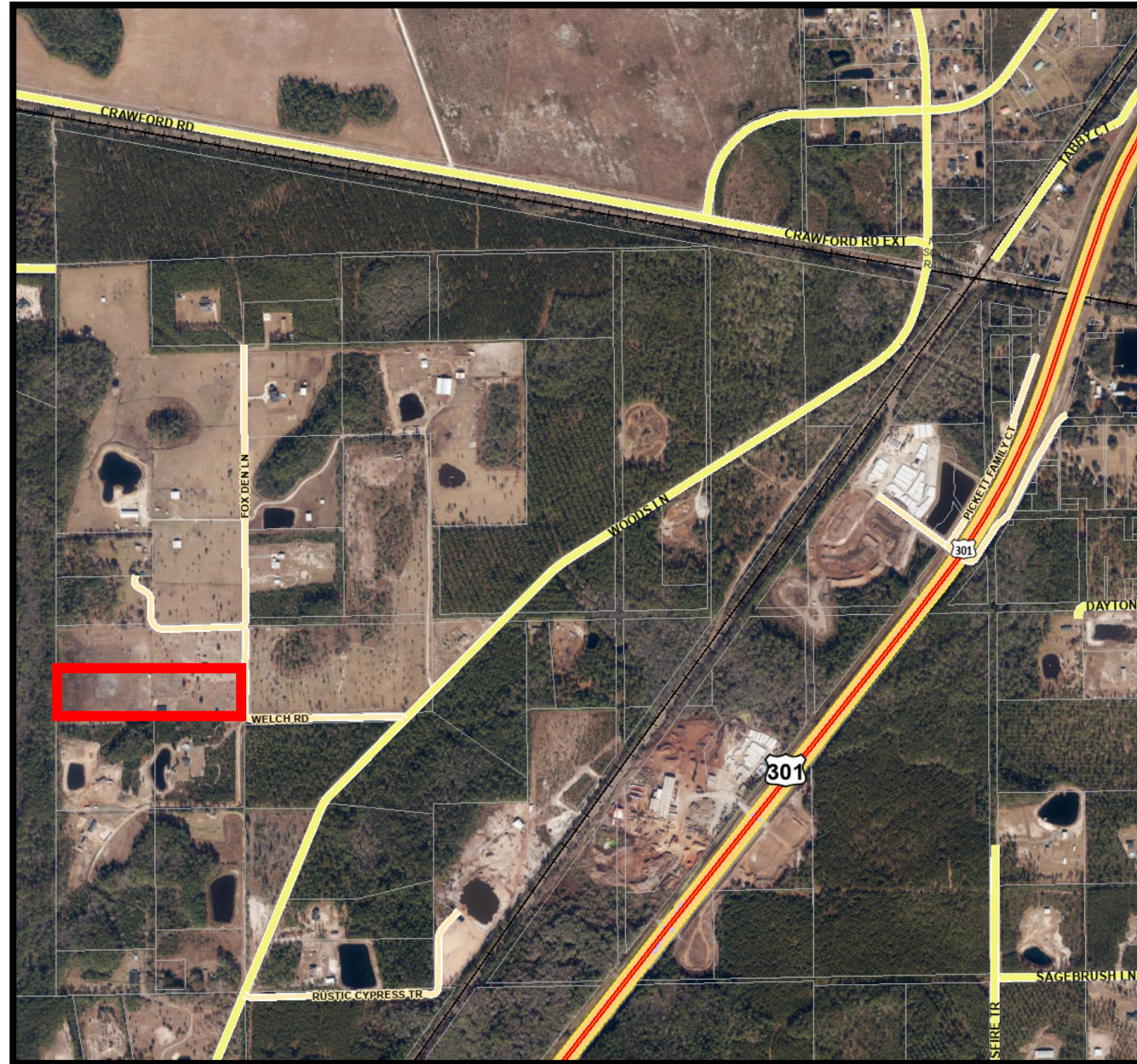
Location: Welch Road, Crawford Diamond area

Parcel Size: 10.4 acres

Commission District: 4

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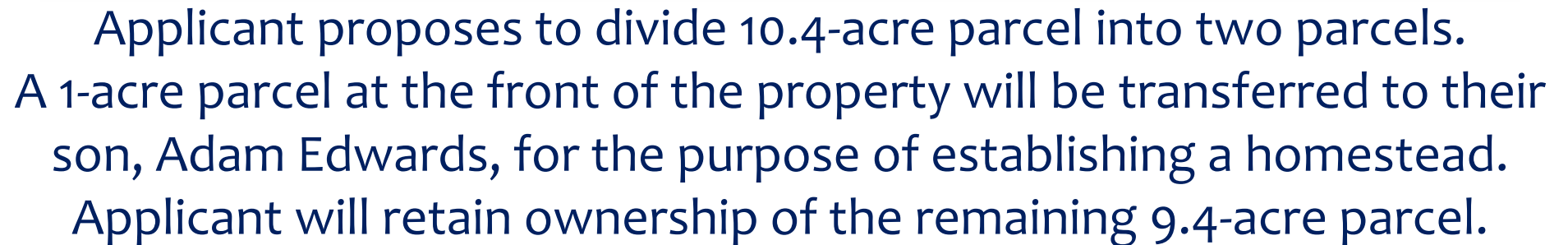
Location

o Welch Road

Off Woods Lane, SW of
Crawford Diamond area

Woods Lane leads into
Tupelo Plantation
Subdivision

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Pursuant to LDC Article 32, Definitions, a parent tract may be divided once without complying with subdivision regulations (paving, drainage, etc.) provided:

- it meets minimum lot and yard requirements of the zoning district;
- does not exceed comprehensive plan residential density limitations; and
- meets minimum lot frontage requirements.
- **Any further division of a parent tract shall be deemed to be a subdivision and must comply with the subdivision regulations.**

Chapter 29, Section 29-3(2), Exemptions, Family Hardship Criteria for Consideration

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- 1) Lots must meet minimum lot size requirement of zoning district. Property is zoned Open Rural (OR) requiring a minimum lot size of 1 acre. Land use designation is Agriculture (AGR) requiring a max density of 1 dwelling unit per acre. Both new lots are at least 1 acre in size and are therefore consistent with the OR and AGR districts.
- 2) Lots must have a minimum 60' access easement. Both parcels will use Welch Road, an existing 60' right-of-way, for ingress, egress, and utilities.
- 3) Deed of conveyance including required language must be executed and presented at building permit. The proposed deed meets requirements and will be submitted upon application of building permit.

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Chapter 29, Section 29-3(2), Exemptions, Family Hardship Criteria for Consideration

- 4) Person applying for hardship and each new property owner must sign hold harmless indemnification agreements with Nassau County.
Hold harmless agreements have been submitted and signed.
- 5) All lots must be transferred to an immediate family member.
The proposed new lot owner (child) has completed the required Family Member Affidavit for Family Hardship.
- 6) Covenants must be prepared and recorded to include provision that property is a family hardship development for conveyance to family members only and lots cannot be further subdivided.
Proposed covenants meet requirements and are included on the deed for the new parcel.

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Conclusion and Recommendation

The request is consistent with Nassau County Codes of Ordinances:

- Chapter 29, Section 29-3(2), Family Hardship
- LDC Article 22, OR Zoning District
- Comprehensive Plan Policy FL.01.02(A) AGR Land Use

Staff recommends APPROVAL of FH25-001.