



## Planning and Zoning Board

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**Item Title:** Consider FH25-001, request to establish the Edwards Family Hardship Development of approximately 10.4 acres on Welch Road. District 4.  
**Date:** March 4, 2025  
**Department:** Planning

### Background:

The applicants are petitioning the Planning and Zoning Board (PZB) for relief from the county's subdivision requirements to allow for a family hardship development on a 10.4-acre parcel. The subject parcel is located on Welch Road, off Woods Lane, south of Crawford Road. The 10.4-acre parcel is owned by the applicants, David and Susan Edwards. The applicants propose to divide the parent parcel into two parcels. The applicants will retain ownership of one parcel, 9.4 acres in area, to continue using it as pastureland. The other parcel, one (1) acre in area, will be transferred to their son, Adam Edwards, for the purpose of establishing a homestead. Both parcels will be accessed from Welch Road, an existing 60-foot right-of-way.

### Request:

Consider FH25-001, request to establish the Edwards Family Hardship Development of approximately 10.4 acres on Welch Road. District 4.

### Project/Case Number:

FH25-001

### Parcel ID:

15-1N-24-2180-1231-0010

### Owner/Agent:

David A. and Susan M. Edwards

### Existing FLUM/Zoning:

AGR / OR

### Address:

0 Welch Road. Off Woods Lane, southwest of Crawford Diamond area.

### Staff Recommendation:

This application meets the requirements of Section 29-3(2) of the Nassau County Code of Laws and Ordinances. Staff recommends approval of FH25-001.