

**APPLICATION FOR A FAMILY HARDSHIP DEVELOPMENT**  
**Nassau County, Florida**

Filing Date: Jan. 7, 2025  
 Fee: \$422.00 - paid 1/15/25

Petition Number: FT25-001  
 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**

<u>SR. DAVID A. + SUSAN M. EDWARDS</u>		<u>SR. DAVID A. + SUSAN M. EDWARDS</u>	
Applicant's Name _____		Owner's Name _____	
Address <u>34401 WELCH RD.</u>		Address <u>34401 WELCH RD.</u>	
City <u>CALLAHAN, FLA.</u>	Zip <u>32011</u>	City <u>CALLAHAN, FLA.</u>	Zip <u>32011</u>
Phone Number(s) <u>(904) 521-9021 (904) 237-3997</u>			
Name of Person(s) Receiving Transfer of Land and Relationship to Applicant _____			
Family Member 1 <u>ADAM C. EDWARDS (SON)</u>			
Family Member 2 _____			
(If additional family members are receiving a transfer of land, please list in the space below.)			
_____			
_____			
_____			

**1. PARCEL INFORMATION**

Parcel Identification Number: 15-IN-24-2180-1231-0010  
 Total Acreage of Parent Tract: 10.43  
 Zoning of Parent Tract: OPEN RURAL  
 Family Hardship Development Name: \_\_\_\_\_  
 Number of Proposed Lot(s) and Acreage per Lot: 1 LOT (1 ACRE)

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

POLE BARN, WELL  
(Pastureland)

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

US 301 TO CRAWFORD RD TO WOODS LN TO WELCH RD.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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"/> <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 David G. Edwards Jr. Date 1-5-25

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.

Prepared by and return to:

**Timothy P Kelly**  
**Attorney at Law**  
**Timothy P. Kelly PA**  
**1016 LaSalle Street**  
**Jacksonville, FL 32207**  
**904-399-3705**  
File Number: **11076.000**  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this **22nd** day of **July, 2019** between **Brandon Wesley Tripp, a single man** whose post office address is **34413 Welch Road, Callahan, FL 32011**, grantor, and **David A. Edwards and Susan M. Edwards, husband and wife** whose post office address is **13522 Dunn Creek Road, Jacksonville, FL 32218**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Nassau County, Florida** to-wit:

**Legal description attached as Exhibit "A"**

**Parcel Identification Number: 15-1N-24-2180-1230-0000**


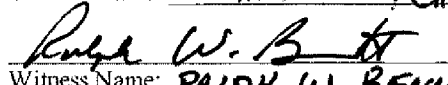
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

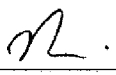
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

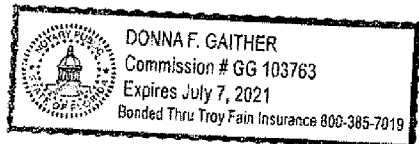
  
Witness Name: Timothy P. Kelly  
  
Witness Name: RALPH W. BENNETT

  
\_\_\_\_\_(Seal)  
Brandon Wesley Tripp

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 22nd day of July, 2019 by Brandon Wesley Tripp, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Donna F. Gaither

Notary Public

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

My Commission Expires: \_\_\_\_\_

EXHIBIT A

A PORTION OF LOT'S 1230, 1231, AND A PORTION OF 29TH STREET AND 33RD STREET, SECTION 15, TOWNSHIP 1 NORTH, RANGE 24 EAST, PLAT OF CRAWFORD AS FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF NASSAU COUNTY, FLORIDA ON FEBRUARY 16TH, 1909, OF THE PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15 SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1198; THENCE SOUTH 00°27'50"WEST, ALONG THE WEST LINE OF SAID SECTION 15, 2610.52 FEET TO THE NORTHWEST CORNER OF LOT 1230; THENCE CONTINUE SOUTH 00°29'19"EAST, ALONG THE WEST LINE OF SAID SECTION 15, 316.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°29'19"EAST, ALONG SAID WEST LINE OF SECTION 15, 336.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1230; THENCE NORTH 88°59'30"EAST, ALONG THE SOUTH LINE OF LOT'S 1230 AND 1231, 1352.54 FEET TO THE SOUTHEAST CORNER OF LOT 1231 SAID POINT BEING THE CENTER LINE OF WELCH ROAD (29TH STREET); THENCE NORTH 00°17'04"EAST, ALONG THE EAST LINE OF SAID LOT 1231, AND THE CENTER LINE OF WELCH ROAD (29TH STREET) 316.49 FEET; THENCE NORTH 89°18'42"WEST, 675.52 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1230; THENCE SOUTH 88°59'30"WEST, 675.67 FEET TO THE WEST LINE OF SAID SECTION 15 AND THE POINT OF BEGINNING. THIS PARCEL CONTAINS 10.29 ACRES MORE OR LESS. TOGETHER WITH AND SUBJECT TO A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES: A PORTION OF LOT'S 1199, 1200, 1211, 1212, 1215, 1216, 1227, 1228, 1231, 1232, 1244 AND THE NORTH 60.00 FEET OF LOT'S 1242 AND 1243, LYING WEST OF WOODS ROAD BEING 29TH STREET AND PORTIONS OF DAYTON AVENUE AND PALM AVENUE IN SECTION 15, TOWNSHIP 1 NORTH, RANGE 24 EAST, PLAT OF CRAWFORD AS FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF NASSAU COUNTY, FLORIDA ON FEBRUARY 16TH, 1909, OF THE PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15 SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1198; THENCE NORTH 88°22'44"EAST, ALONG THE NORTH LINE OF SAID SECTION 15, 1311.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°22'44"EAST, ALONG SAID NORTH LINE OF SECTION 15, 60.04 FEET; THENCE SOUTH 00°15'54"WEST, ALONG THE EAST LINE OF SAID 29TH STREET, 656.44 FEET; THENCE SOUTH 00°15'50"WEST, ALONG SAID EAST LINE OF 29TH STREET, 1966.36 FEET; THENCE SOUTH 00°17'04"WEST, CONTINUING ALONG THE EAST LINE OF 29TH STREET, 654.81 FEET TO THE NORTH LINE OF SAID LOT 1243; THENCE NORTH 88°59'28"EAST, ALONG THE NORTH LINE OF SAID LOT'S 1242, AND 1243, 1126.45 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WOODS ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE SOUTH 45°19'35"WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF WOODS ROAD 86.90 FEET TO THE SOUTH LINE OF THE NORTH 60.00 FEET OF SAID LOT'S 1242, 1243 AND 1244; THENCE SOUTH 88°59'28"WEST, ALONG THE SOUTH LINE OF THE NORTH 60.00 FEET OF LOT'S 1242 1243 AND 1244, 1124.96 FEET TO ITS INTERSECTION WITH THE WEST LINE OF AFORESAID 29TH STREET; THENCE NORTH 00°17'04"EAST, ALONG THE WEST LINE OF 29TH STREET, 716.17 FEET; THENCE NORTH 00°15'50"EAST, CONTINUING ALONG THE WEST LINE OF 29TH STREET, 1966.35 FEET; THENCE NORTH 00°15'54"EAST, CONTINUING ALONG THE WEST LINE OF 29TH STREET, 654.46 FEET TO THE NORTH LINE OF SAID SECTION 15 AND THE POINT OF BEGINNING.

## Letter of Family Hardship Justification

Nassau County Planning Dept  
2025 JAN 7 AM 9:23

Transferring this new parcel to our son as a family hardship allows us to avoid the financial burden of formal plating and roadway improvements.