



NASSAU COUNTY  
**Planning Department**  
FLORIDA

March 4, 2025

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# NASSAU COUNTY PLANNING AND ZONING BOARD

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FH24-004

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Perry  
Family  
Hardship

**Request:**

Approval of Family Hardship Development

**Applicants:**

Michael and Donna Perry

**Location:** 95373 Barnwell Road

**Parcel Size:** 1.6 acres

**Commission District:** 1

FH24-004

## Perry Family Hardship



## Location

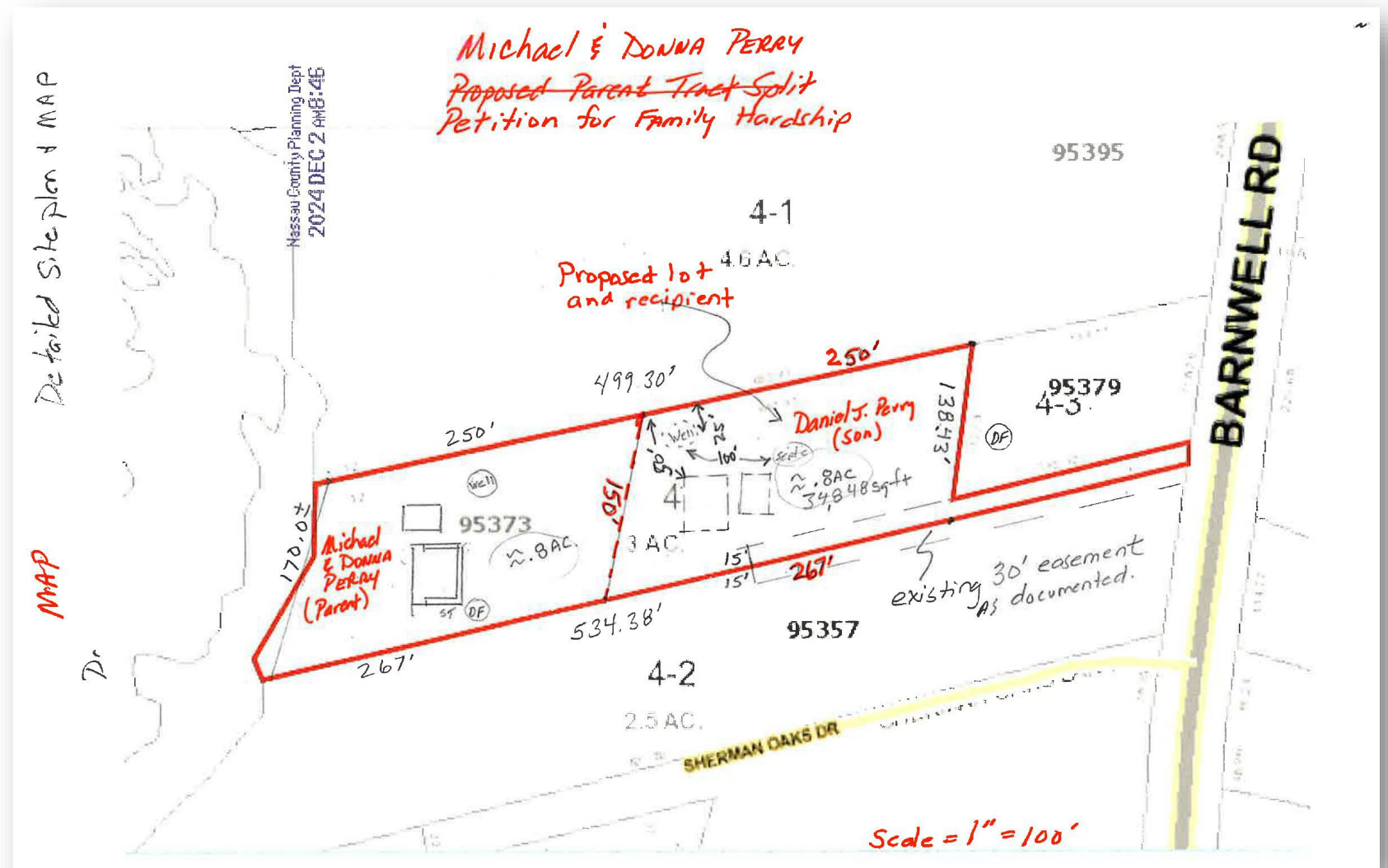
95373 Barnwell Road

Approximately 1.8 miles  
north of State Road 200

West side of Barnwell Rd

FH24-004

# Perry Family Hardship



Applicant proposes to divide 1.6-acre parcel into two 0.8-acre parcels. The new parcel at the front of their property will be transferred to their son, Daniel Perry, for the purpose of establishing a homestead.

FH24-004

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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 Residential Single Family 1 (RS-1) requiring a minimum lot size of 0.25 acre. Land use designation is Low Density Residential (LDR) requiring a max density of 2 dwelling units per acre. Both new lots are greater than 0.25 acre in size and are consistent with RS-1 and LDR districts.
- 2) Lots must have a minimum 60' access easement. Both parcels will be accessed by an existing 30' easement for ingress, egress, and utilities. The easement shall be extended to the rear lot.
- 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.

FH24-004

## Perry Family Hardship

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

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- 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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Perry  
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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 9, RS-1 Zoning District
- Comprehensive Plan Policy FL.01.02(B) LDR Land Use

Staff recommends APPROVAL of FH24-004.