

**ORDINANCE NO. 2019-\_\_**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AMENDING ARTICLE 28, SUPPLEMENTARY REGULATIONS, SPECIFICALLY AMENDING SECTION 28.02, ERECTION OF MORE THAN ONE RESIDENTIAL DWELLING UNIT ON A LOT OR PARCEL; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners of Nassau County, Florida has found it necessary to amend Article 28, Supplementary Regulations, Section 28.02, Erection of More Than One Residential Dwelling Unit on a Lot or Parcel to amend the date dwelling units may be replaced on lots or parcels; and

**WHEREAS**, the Board of County Commissioners finds that amending this Section is in the best interests of the citizens of Nassau County, Florida.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Nassau County, Florida, finds that Section 28.02 of Article 28, Supplementary Regulations, shall be further amended to read as follows:

**Section 28.02. - Erection of more than one residential dwelling unit on a lot or parcel.**

More than one (1) residential dwelling unit shall not be erected on a single lot or parcel except as follows:

- (A) In conjunction with a conditional use permit for a duplex/two-family dwelling pursuant to section 28.14(L) of the land development code.
- (B) Where more than one (1) dwelling unit previously existed on a lot or parcel on or after October 8, 1974 or currently exists on a lot or parcel ~~as of October 9, 2017~~, those dwelling units may be replaced provided that:

(1) Official evidence such as, but not limited to, aerial photos, property appraiser data, or building permit data, must be provided by the landowner that confirms a building of equivalent use existed within the parcel boundaries in which the replacement structure is to be located on or after October 8, 1974.

(2) Based on the evidence provided above, no additional dwelling units are created.

(3) All lot and yard requirements of the current respective zoning district are met.  
~~and,~~

(4) If the replacement dwelling unit is a mobile home then the current respective zoning district must allow for the establishment of a mobile home.

(C) In accordance with accessory dwelling regulations found in section 28.15(K).

**EFFECTIVE DATE.**

This ordinance shall become effective upon its being filed in the office of the Secretary of State.

**DULY ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA**

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**JUSTIN M. TAYLOR**  
Its: Chairman

ATTEST AS TO CHAIRMAN’S SIGNATURE:

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**JOHN A. CRAWFORD**  
Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:

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**MICHAEL S. MULLIN**