
ORDINANCE NO. 447

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA, AMENDING CHAPTER 78, SUBDIVISIONS, OF THE LAND DEVELOPMENT REGULATIONS TO PROVIDE CONSISTENCY WITHIN THE DOCUMENT, AMENDING CHAPTER 78, TO UPDATE THE PROCESSES FOR LOT SPLITS AND LOT MERGERS, TO ADD SECTION 78-5 TO ESTABLISH A PROCESS TO DECLARE A ZONING IN PROGRESS; AND FOR OTHER PURPOSES; PROVIDING FOR SEVERABILITY, THE REPEAL OF ALL CONFLICTING ORDINANCES, CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Sewall's Point, was chartered by the Florida Legislature in 1957; and

WHEREAS, the Town of Sewall's Point, adopted a Code of Ordinances in 1978 which includes Land Development Regulations; and

WHEREAS, the town desires to remove conflicting language; and

WHEREAS, the town desires to provide clarity to redevelopment processes such as lot splits and lot mergers; and

WHEREAS, the town desires to establish a process for Zoning in Progress;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA THAT:

Section 1. The foregoing recitals are hereby fully incorporated herein by reference as legislative findings of the Town Commission of the Town of Sewall's Point.

Section 2. Chapter 78 Title change, providing intent and purpose and providing for zoning in progress.

Chapter 78 SUBDIVISIONS' LAND DEVELOPMENT REGULATIONS
ARTICLE I. IN GENERAL

Sec. 78-1. – Title of chapter.

This chapter shall be entitled the Town of Sewall's Point Land Development Regulations.

Sec. 78-2. – General findings of the chapter.

- a) The provision of F.S. 163.3161 require the town to enact a unified land development code which implements the town's comprehensive plan.
- b) Controlling the location, design, and construction of development within the town is necessary to maintain and improve the quality of life in Sewall's Point.

Sec. 78-3. Exemptions.

~~The following development activities are exempt from subdivision regulations:~~

- ~~(1) — The sale or exchange of small parcels of land to or between adjoining property owners, where such property has a common boundary line and such sale or exchange does not create additional lots.~~
- ~~(2) — The sale of land in a width sufficient to conform to the town zoning ordinance, which land runs from:~~
 - ~~a. — Sewall's Point Road to the Indian River.~~
 - ~~b. — South River Road to the St. Lucie River.~~
 - ~~c. — Sewall's Point Road to South River Road.~~
 - ~~d. — Sewall's Point Road to the St. Lucie River.~~
- ~~(3) — A minor subdivision.~~

Sec. 78-3. – General intent and purpose of the chapter.

The intent and purpose of this chapter is:

- a) Provide for orderly development and redevelopment of the town.
- b) Foster public health, safety, and welfare.
- c) Protect the St. Lucie River and the Indian River Lagoon
- d) Provide clear regulations, procedures, and standards for review and approval of all proposed development and redevelopment in the town.
- e) Adopt an efficient, effective, and equitable development review process that addresses the natural-resource and public-facility implications of proposed development by providing clear regulations that reflect the Comprehensive Plan

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- f) Respect the rights of all property owners and consider the interests of the town and its residents.
 - g) In addition to all other requirements of this chapter, all subdivisions shall comply with the requirements and approval processes in chapter 58- Floodplain Management, article V, division 2 subdivisions.

Sec. 78-4. – Applicability of the chapter.

The provisions of this chapter shall apply to all development in the town occurring after the effective date of the ordinance from which this chapter is derived, and no development shall be undertaken after such date unless pursuant to this chapter. The only exceptions shall be development with unexpired approved site plans or unexpired lawfully issued building permits.

Sec. 78-5. – Zoning in progress.

- (a) Purpose. The purpose of declaring zoning in progress is to provide an administrative and legislative procedure whereby the town may place a temporary hold on development applications, permits or licenses when there are pending active efforts underway by the town to change regulations that could result in the nonconforming or unlawful use of the subject property should the proposed change(s) be adopted.
- (b) Notice of declaration. The declaration of zoning in progress, and the freeze period on development orders, permits and licenses shall begin on the earlier of:
 - 1) Publication of a notice or a public hearing before the town commission to consider a resolution declaring zoning in progress; or
 - 2) Publication of a notice of a public hearing before the local planning agency on a text amendment or zoning district change, which notice also includes a notice of zoning in progress.
- c) Duration and scope.
 - 1) The town manager, or designee may recommend the commission initiate a zoning in progress upon determining that the town is actively developing and processing a proposal to amend its regulations in a way that could result in the nonconforming or unlawful use of the subject property should the proposed change be adopted.
 - 2) The town manager, or designee shall draft a resolution for consideration by the town commission at their next meeting.
 - 3) The scope of the zoning in progress shall be narrowly drawn to affect only those activities addressed by the proposed amendment(s), and the duration shall be the minimum necessary to allow reasonable time for consideration and implementation of the proposed changes, if approved.
- b) Procedure.

At its next regularly scheduled meeting, the town commission shall review the town manager's zoning in progress recommendation and decide whether to confirm, modify, or reject it.

- 1) If the town commission decides to confirm the town manager's zoning in progress recommendation, the commission shall adopt a resolution.
- 2) The resolution shall provide a timeframe for the zoning in progress which shall be no more than six months or until the adoption of the amendment to the regulations, whichever first occurs. The time period may be extended, if determined necessary, by the town commission.
- 3) During the zoning in progress, the town shall not accept an application for a development, permit or license that could result in the nonconforming or unlawful use of the subject property should the proposed change(s) be adopted.

Section 3. Processes for lot splits and lot mergers.

Sec. 78-~~4~~-6. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Construction drawings or site plans are drawings signed and sealed by an appropriately licensed professional, ~~prepared by the engineer~~ in accordance with the requirements of this chapter, showing the details of construction for the installation of the proposed ~~subdivision~~-improvements.

Developer means the person who applies for approval of a plat of a subdivision in accordance with the provisions of this chapter.

DOT specifications means the latest edition of the publication entitled "Standard Specifications for Road and Bridge Construction," published by the state department of transportation.

Easement means a strip or portion of land designated or created by a developer or subdivider for public or private utilities, drainage, sanitation, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude.

Engineer means a professional engineer, licensed to practice in the state by the state board of professional engineers and land surveyors, who has been engaged by

the developer to provide the necessary and required engineering services in connection with the ~~subdivision and~~ improvement of land.

Improvements means street, roadway, drainage, water control, water system, sewage system and related construction required or provided as an element of ~~the subdivision a~~ development.

Land surveyor means a land surveyor licensed to practice in the state by the state board of professional engineers and land surveyors.

Lot means a tract or parcel of land being the least fractional part of a subdivision, and having fixed boundaries and an assigned number, letter or other designation by which it may be identified.

~~*Major subdivision* means the platting of real property into three or more lots, parcels, tracts, tiers, blocks, sites, units or any other division of land, and includes establishment of new streets and alleys, additions and resubdivision and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.~~

~~*Lot line adjustment* means the sale or exchange of small parcels of land to or between adjoining property owners, where such property has a common boundary line, and such sale or exchange does not create additional lots.~~

~~*Lot merger or consolidation* means a re-mapping of two or more adjacent lots or parcels of land, combining them into one larger parcel.~~

~~*Lot split Minor subdivision* means a tract of land divided into two lots for the purpose of transferring ownership or for building development.~~

Plat means the completed map or delineated representation of a subdivision which meets the requirements of F.S. ch. 177 and this chapter, and which ultimately will be recorded in the office of the clerk of the circuit court of the county.

Preliminary plan means a map or drawing representing the land to be subdivided, upon which basic information has been shown to indicate the general manner in which the land is proposed to be developed.

Right-of-way means land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access for ingress and egress, or other purpose by the public, certain designated individuals, or governing bodies.

Specifications means the written design and construction standards contained in this chapter which apply to the design and construction of all ~~subdivision improvements proposed development~~.

~~*Subdivision* means the platting of real property into three or more lots, parcels, tracks, tiers, blocks, sites, units or any other division of land.~~

Town attorney means the attorney at law employed and designated by the town commission as the town attorney.

Town engineer means the professional engineer, licensed to practice in the state by the state board of professional engineers and land surveyors, employed and designated by the town commission as town engineer.

Utility means any public or private utility, including but not necessarily limited to storm drainage, sanitary sewers, electric power, water service, gas service, television service or telephone service, both underground and above ground.

Section 4. Removal of Sec. 78-2.

~~Sec. 78-2. Purpose and applicability of chapter.~~

- ~~(a) The requirements and specifications contained in this chapter shall govern the platting and replatting of all lands in the town, and shall establish minimum requirements for access and for the construction of street, drainage, water distribution, sewage collection, sewage treatment and other improvements.~~
- ~~(b) Land subdivision is the first step in the process of community development. Once land has been divided into streets, blocks and lots and publicly recorded, the correction of defects is difficult and costly. Streets and utilities ultimately become a public responsibility and must be maintained. The health, welfare, and general well-being of the entire community is affected by land subdivision. Therefore, it is in the interest of the land developer, the public at large and future residents that subdivisions be conceived, designed and developed in accordance with sound practice and appropriate standards.~~
- ~~(c) It is the intent of this chapter to provide the guidelines for these principles of sound practice and appropriate standards.~~
- ~~(d) In addition to all other requirements of this chapter, all subdivisions shall comply with the requirements and approval processes in chapter 58, article V, division 2 subdivisions.~~

Section 5. Renumeration of Sec. 78-4.

Sec. 78-4—~~7~~. Compliance with requirements of public agencies and utility providers.

- (a) In addition to the regulations, standards and criteria established by this chapter, developers shall be responsible for determining and meeting the requirements of any and all laws or regulations of agencies of the county, the state, or utility owners having overriding or supplemental jurisdiction over any phase, element or aspect of the proposed subdivision platting or development. These aspects and the state or county agencies having jurisdiction may include, but are not necessarily limited to, the following:

(1) *Platting and plat filing requirements.* F.S. ch. 177, with dimensions of the plat and manner of filing conforming to the requirements of the office of the clerk of the circuit court of the county. Wording of the required certificates shall be subject to the approval of the town attorney.

(2) *Water supply and distribution.* The state department of environmental protection, the South Florida Water Management District, the county health department, and the county utilities department.

(3) *Sewage collection, treatment or disposal.* The state department of environmental protection and the county health department.

(4) *Drainage.* The state department of environmental protection and the South Florida Water Management District.

(5) *Other ordinances.* All other ordinances of the town not in conflict with this chapter, but including later ordinances repealing sections of this chapter.

(b) *The developer shall coordinate the design and construction of the proposed subdivision with the appropriate agencies, shall secure permits where required, and shall perform all work in accordance with the rules and regulations of, and permits secured from, these agencies.*

Section 6. Removal of Sec. 78-5. Related to Major and Minor Subdivisions.

~~Sec. 78-5. Subdivision approval required; alteration of approved plans.~~

~~Town commission approval for major subdivisions or minor subdivisions shall be obtained by the developer~~

~~in accordance with the requirements specified in the applicable sections of this chapter.~~

~~Once town commission~~

~~approval has been obtained, the approved plat, plans and specifications shall not be altered unless approved by~~

~~the town commission. Alterations requiring town commission approval shall include but are not necessarily limited~~

~~to lot size, elevation or grade; street alignment or right-of-way width; drainage improvements and drainage~~

~~easements; park or open space areas; and specifications for construction.~~

Section 7. Providing duties and authority of the building official.

ARTICLE II. MINOR SUBDIVISIONS

ARTICLE II. ADMINISTRATION

DIVISION 1. BUILDING OFFICIAL

Sec. 78-9. Building official's duties and authority.

- a) Under the supervision of the town manager, the building official shall interpret, administer, and enforce the provisions of this chapter. The building official shall be provided assistance by those town officers, employees, or consultants necessary to provide additional technical expertise or to enforce the provisions of this chapter.
- b) The building official shall order a discontinuance of any illegal use of, or any illegal work being done on, any land, structures, or alterations thereto within the town and shall be authorized to take any action necessary to prevent any violation of this chapter.
- c) The building official is authorized to allow minor encroachments up to six inches within any required setback for new construction.

Section 8. Provide for planning and standards for the subdivision of land.

~~ARTICLE III. MAJOR SUBDIVISIONS~~

~~DIVISION 1. GENERALLY~~

~~ARTICLE III. PLANNING~~

~~DIVISION 1. SUBDIVISION OF LAND~~

Sec. 78-10. General provisions.

(a) Purpose. The purpose of this division is to establish procedures and standards for the subdivision of real property within the town to achieve the following:

- (1) Provide proper legal descriptions, installation of monuments, and recording of property boundaries;
- (2) Create orderly patterns of land development and avoid undesirable impacts of haphazard land subdivision;
- (3) Provide safe traffic control;
- (4) Encourage development of an economically stable community;
- (5) Develop adequate utilities;
- (6) Provide flood control and drainage facilities to prevent periodic flooding;
- (7) Protect the St. Lucie River, the Indian River Lagoon, and other environmentally sensitive lands;
- (8) Manage and protect water resources;
- (9) Encourage aesthetic development; and
- (10) Protect privacy.

(b) Applicability. Except for subdivisions with an unexpired preliminary plat which was approved before this chapter was enacted, this division shall apply to any subdivision of land, as that term is defined in F.S. ch. 177, which occurs in the town after this chapter was enacted, including any further subdivision of an existing subdivision.

(c) Plat approval and recording as prerequisite to further activity. Until a final plat is properly approved and recorded, no building permit shall be issued; no town services for the impacted land shall be rendered; and no lot shall be sold from the subdivided land. In addition, no preliminary plat shall be relied upon to sell, transfer, or negotiate the sale or transfer of any land within the subdivision.

(d) Hold harmless requirement. Applicant shall furnish to the town a release from all liability and responsibility for development of land in the town, including indemnification for all damages caused directly or indirectly by the collapse or failure of any associated installations or structures.

(e) Requirement for approval and recording of subdivision plats. Before a subdivision plat may be recorded in the public records of Martin County, it must

be approved by the town commission and clearly display a written certification demonstrating such approval. If any unapproved plat is recorded, the town commission shall request the clerk of the courts to strike it from the records.

(f) *Subdivision by joint owners of land.* When it becomes evident that a subdivision is being created by the recording of a deed with a metes and bounds description, the town shall require all involved owners to jointly file a plat of the subdivision being created and conform to the applicable provisions of this chapter.

(g) *Classification of land divisions.* All divisions of land within the town shall be classified as a lot split, lot merger or a subdivision.

Section 9. Processes of lot splits, lot mergers, and provision for administrative changes to plats.

Sec. 78-11. Lot splits.

- a) *Minimum size.* All lots created by a lot split shall have the minimum square-footage required by Chapter 82 – Zoning. No lot split shall create a nonconforming lot, except as provided in Sec. 82-203.
- b) *Application.* Application for a lot split shall be in a form prescribed by the building official.
- c) *Review and approval.* The building official shall review all lot-split applications to ensure conformance with this chapter and the town's comprehensive plan. Upon determining that a proposed lot split so conforms, the building official shall approve the application.
- d) *Recording.* Upon approval of the lot split, applicant shall record with the clerk of courts a plat containing the legal description of the created lots and any dedication of easements. If any unapproved plat is recorded, the town commission shall require the clerk of courts to strike it from the records.
- e) *Once a tract of land or lot has been approved for and received a lot split, the tract or lot, or any portion thereof, shall not be further subdivided.*

Sec. 78-12. Lot mergers or consolidations.

- a) *Application.* Application for a lot merger shall be in a form prescribed by the building official.
- b) *Review and approval.* The building official shall review all lot merger applications to ensure conformance with this chapter and the town's

comprehensive plan. Upon determining that a proposed lot merger so conforms, the building official shall approve the application.

- c) *Recording.* Upon approval of the lot merger, applicant shall record with the clerk of courts a plat containing the legal description of the consolidated lot and any dedication of easements. If any unapproved plat is recorded, the town commission shall require the clerk of courts to strike it from the records.

Sec. 78-13. Administrative Changes to Plats and Lot line adjustments.

Upon application, minor change to approved final plat may be considered administratively prior to the final recording without Town Commission review or authorization. These changes may include revisions to the ownership or mortgage company, lot line adjustments, or other minor design changes to the plat that are substantially consistent with the overall design and found to be in compliance with the requirements of this chapter as determined by Town staff or consultant(s).

- a) Applications and associated fees for minor changes to approved subdivision plats will be established by the Building Department.
- b) Upon review of the proposed application for change, the Building Official may approve the request administratively.
- c) The Building Official may reject the administrative approval request and require resubmittal of a final subdivision plat for Town Commission consideration. This will be required for changes that are considered significant and/or a substantive change to the original project approval, or for changes inconsistent with the Town's Land Development Regulations or policy.
- d) As part of the review and approval process, the Building Official may require certain conditions of approval as related to the proposed change in order to effectively implement the Town's Land Development Regulations.
- e) Administrative approval will be documented by the Building Department and transmitted to the Town Clerk along with the revised plat once it is submitted for recording. Documentation of the approved modifications will be kept in the official file of the original project in the Town Clerk's office and the Building Department project file for future reference.

Section 10. Providing for approval of plats.

Sec. 78-14. Plat approval procedure.

(a) An application for approval of a plat shall be submitted to the town commission at least thirty days prior to the regular commission meeting at which it is to be considered.

The application shall be accompanied by:

1) A title opinion of an attorney at law licensed in Florida or a property information report showing that record title to the land as described and shown on the plat is in the name of the person, persons, corporation, or entity executing the dedication. The title opinion or property information report must also show all mortgages not satisfied or release of record nor otherwise terminated by law.

2) Retainer deposit of \$750 for anticipated costs incurred by the town. The retainer deposit shall be for costs incurred by the town for such items as the recording fee, or recording the approval of the town commission, should such approval be given, as required by section 78-87, engineering fees for services provided by the town engineer, planning services provided by the town planner and attorney's fees for services provided by the town attorney, all of which are provided for the benefit of the applicant in connection with the plat review and approval process regardless of whether the plat is approved or not. There shall be no cost to the town as a result of the application for a plat. Throughout the time of review, if retainer deposit is exhausted, applicant is required to replenish this fund. Failure to do so will result in a pause of the review the plat until this is done. Any amount remaining from that deposit at the conclusion of the review will be returned to the applicant upon final decision of the commission on the plat.

3) Two (2) copies of a boundary survey of the platted lands on 24-inch by 36-inch sheets of material in conformity with F.S. ch. 177 that:

a. Are prepared under the responsible direction and supervision of a surveyor or mapper and be clearly and legibly drawn.

b. Provide the dimensions of the proposed lots.

c. Provide the location of existing structures.

d. Provide the location of existing and proposed roads, rights-of-way or easements used, or to be used, for access to all lots.

on.

(b) The town commission shall consider the application at its first regular meeting after submittal of the application, provided it has been submitted within the required timeframe specified in this section, and the application has been determined to be technically sufficient by town staff.

(c) The application must be approved by the town commission before the plat is recorded .

Section 11. Updating and renumeration of section related to development standards.

Sec. 78-~~32~~15. Development standards.

Sec. 78-15. Development standards.

The following minimum standards shall apply to ~~the establishment of a minor subdivision:~~ all new development:

- a) *Lot area and dimensions.* For lot area and dimensions, see ~~the zoning ordinance~~ Chapter 82-Zoning.
- b) *Access and utility rights-of-way and easements.* Any proposed lot which does not border on a dedicated public road shall have access by a private road, easement and/or right-of-way having a minimum width of 18 feet. The town commission and its successors and assigns shall be granted an easement for utilities and for ingress and egress as required.
- c) *Permanent reference monuments and marking of lot corners.* Permanent reference monuments and other required reference points shall be installed in accordance with the requirements of F.S. ch. 177. Additionally, the corners of all lots shall be marked with concrete monuments having minimum dimensions of four inches square by 24 inches long, with a steel rod in the center having a minimum diameter of one-half inch.

Section 12. Providing process for public hearing notices and removal of Sec. 78-34 Resubdivision.

Sec. 78-16. Public hearing notice.

The purpose of this section is to ensure that all public hearings in the Town are in accordance with Florida law, and the public is informed so that they may participate.

Sec. 78-16.01. Notice by mail.

- a) Where notice of a public hearing is required to be provided by mail, such notice shall be mailed by regular U.S. mail. Notice shall be deemed complete upon mailing regardless of whether the notice was actually received by the addressee.
- b) Notice shall be mailed to property owners whose names and addresses appear on the latest ad valorem tax rolls maintained by the Martin County property appraiser. The applicant shall provide to the Town the names and addresses of the owners of property entitled to mailed notice. It shall be the responsibility of the applicant or petitioner to mail the required notice and provide proof thereof to the Town.
- c) The notice shall advise the addressee of the time, place and purpose of the hearing or public hearing and shall state the substance of the proposed action as it affects the addressee.
- d) At least five days before the public hearing which is the subject of the mailed notice, the applicant or petitioner shall present evidence that the notice was mailed in accordance with the provisions of this Code and Florida law. Such evidence shall be under oath and may be in the form of live testimony or the affidavit of someone with personal knowledge. The evidence shall include a copy of the mailed notice, the date of mailing, and the list of the addressees and their addresses.

Sec. 78-17.01. Notice by publication.

- a) When notice of a public hearing is required to be advertised in a newspaper of general interest and readership in the town, the applicant or petitioner shall cause the advertisement by contacting the Town Clerk. Content and timing of the advertisement shall be in accordance with the provisions of Florida law.
- b) At the commencement of the public hearing, the applicant or petitioner shall present evidence that the notice was published in accordance with the provisions of Florida law. An affidavit of the publisher shall serve as evidence of this advertisement.

Sec. 78-17.02. Advertising costs.

- a) All costs of publication shall be paid by the applicant or petitioner, and any costs so incurred by the town shall be reimbursed to the town by the applicant or petitioner at least five days before the public hearing.
- b) If the applicant fails to pay for these costs, the town manager may postpone or cancel the hearing until such time that the applicant reimburses the town for these expenses.

Sec. 78-34. Resubdivision.

~~Once a tract of land or lot has been approved for and received a minor subdivision, the tract or lot, or any portion thereof, shall not be further subdivided by minor subdivision.~~

~~(Ord. No. 106, § B(3), 11-9-1977)~~

Section 13. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 14. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 15. Codification. The sections of the ordinance may be made a part of the Town Code of Laws and ordinances and may be re-numbered or re-

lettered to accomplish such, and the word “ordinance” may be changed to “section,” “division,” or any other appropriate word.

Section 16. Effective Date. This ordinance shall take effect immediately upon adoption.

_____ offered the Ordinance for its first, reading and moved its adoption. The motion was seconded by _____, and upon being put to a vote, the vote was:

	<u>AYE</u>	<u>NAY</u>
JOHN TOMPECK, MAYOR	_____	_____
DAVE KURZMAN, VICE MAYOR	_____	_____
JAMES W. CAMPO, COMMISSIONER	_____	_____
FRANK FENDER, COMMISSIONER	_____	_____
KAIJA MAYFIELD, COMMISSIONER	_____	_____

Passed first reading at the Regular Meeting of the Town Commission held on the 13th day of December, 2022.

_____ offered the Ordinance for its second reading and moved its adoption. The motion was seconded by _____, and upon being put to a vote, the vote was:

	<u>AYE</u>	<u>NAY</u>
JOHN TOMPECK, MAYOR	_____	_____
DAVE KURZMAN, VICE MAYOR	_____	_____
JAMES W. CAMPO, COMMISSIONER	_____	_____
FRANK FENDER, COMMISSIONER	_____	_____
KAIJA MAYFIELD, COMMISSIONER	_____	_____

Passed second reading at the Regular Meeting of the Town Commission held on the ____ day of _____, 2023. The Mayor thereupon declared this Ordinance approved and adopted by the Town Commission on this ____ day of _____, 2023.

TOWN OF SEWALL'S POINT, FLORIDA

John Tompeck, Mayor

ATTEST:

Approved as to form and legal sufficiency:

April Stoncius, CMC, Town Clerk
(TOWN SEAL)

Glen J. Torcivia, Town Attorney
Florida Bar No. 343374