

RESOLUTION NO. 87

RESOLUTION OF THE TOWN OF SEWALL'S POINT,  
FLORIDA, IN REGARD THE PROPOSED AMENDMENT TO THE  
ZONING ORDINANCE OF THE TOWN OF SEWALL'S POINT,  
BEING ORDINANCE No. 65 AS AMENDED, WHEREIN IT IS PRO-  
POSED AT THIS TIME TO AMEND PARAGRAPH C-2 OF SECTION  
V, BY MAKING FURTHER REGULATIONS REGARD HEIGHT OF  
WALLS, HEDGES AND FENCES, SAID AMENDMENT SHALL PRO-  
VIDE THAT THE AFORESAID PARAGRAPH C-2 OF SECTION V  
SHALL READ AS FOLLOWS:

C-2. ALL WALLS, FENCES, HEDGES OR OTHER ENCLOSURES,  
OUTSIDE OF BUILDING LINES, SHALL NOT BE OVER FIVE (5)  
FEET IN HEIGHT FROM THE FRONT LINE OF PROPERTY BACK  
TO THE BUILDING LINE, AND NOT MORE THAN SEVEN (7)  
FEET IN HEIGHT ELSEWHERE, EXCEPT THAT WHERE THE FRONT  
OR REAR PROPERTY LINE BORDERS ON A BAY OR CANAL,  
WALL, FENCE OR HEDGE HEIGHTS SHALL BE MAINTAINED AT  
NOT IN EXCESS OF 3 FEET FROM THE WATER OR BULKHEAD  
BACK TO THE NEAREST BUILDING LINE AND NO WALL, FENCE  
OR HEDGE ALONG THE PROPERTY LINE OR BULKHEAD ON THE  
WATER SHALL EXCEED 3 FEET IN HEIGHT, AND SAID TOWN  
ZONING ORDINANCE, AS AMENDED, IS TO BE FURTHER AMENDED  
BY ADDING THE DEFINITION OF "RIVER FRONT LOTS" WHICH  
DEFINITION WILL BE INSERTED BETWEEN THE DEFINITION OF

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"LOT, INTERIOR" AND "LOT, DEPTH OF", BEING IN SECTION II OF SAID ORDINANCE, AND THE DEFINITION OF "RIVER FRONT LOTS" IS AS FOLLOWS:

"RIVER FRONT LOTS". ANY LOT DIRECTLY ON AND FACING THE ST. LUCIE RIVER OR THE INDIAN RIVER, WHICH LOT SHALL BE ESSENTIALLY NORMAL TO THE MAIN THREAD OF THE RIVER, SHALL BE CONSIDERED A RIVER FRONT LOT. LOTS THAT DO NOT DIRECTLY FACE THE RIVERS AND ARE NOT ESSENTIALLY NORMAL TO THE MAIN THREAD OF THE RIVERS, SHALL NOT BE CONSIDERED RIVER FRONT LOTS. LOTS ON BAYS, CANALS OR STRAITS SHALL NOT BE CONSIDERED RIVER FRONT LOTS AND THE TOWN ZONING ORDINANCE AS AMENDED IS FURTHER AMENDED BY ADDING TO PARAGRAPH D, "REQUIRED LOT AREA" OF SECTION V, THE FOLLOWING: "BULKHEADS" - BULKHEADS ON ALL WATER FRONT LOTS SHALL BE CONSIDERED THE LOT LINE OF SAID WATER FRONT LOTS. SUBMERGED LAND SHALL NOT BE CONSIDERED AS A PART OF THE LOT AREA.

WHEREAS, the Town Commission of the Town of Sewall's Point has deemed it advisable to amend Paragraph C-2 of Section V of said Zoning Ordinance by making further regulations regard heights of walls, hedges and fences , and

WHEREAS, the change that is to be made is that Paragraph C-2 of Section V of said Ordinance No. 65, as amended, is set out in the caption of this Ordinance in full, and

WHEREAS, the definition of "River Front Lots" will be added to Section II of said Ordinance 65, as amended, said amendment being placed between the definition of "Lot, Interior" and "Lot, Depth" and

WHEREAS, the definition of "River Front Lots" is set out in the caption of this Ordinance in full, and

WHEREAS, the Town Zoning Ordinance No. 65 , as amended, is to be further amended by adding to Paragraph D, "Required Lot Area" of Section V, a provision regard the fact that the lot line shall be the bulkhead line of water front lots and said amendment as proposed is set out in full in the caption of this Ordinance, and

WHEREAS, these changes in zoning ordinances have been submitted to the Town Zoning and Planning Committee for its study and recommendations, and

WHEREAS, the Town's Zoning and Planning Committee has recommended all of the changes as aforesaid, and

WHEREAS, it appears that it would be for the best interest of the Town to make these changes in Ordinance No. 65, as amended, and

WHEREAS, the Town desires to pass an ordinance making the changes in the Town Zoning Ordinance above mentioned, and

WHEREAS, the Town desires that a proper notice be given prior to the adoption of an Ordinance making the changes in the Town's Zoning Ordinance, as hereinabove set out, which changes will be an amendment to Ordinance No. 65 as amended.

BE IT THEREFORE RESOLVED BY THE TOWN  
COMMISSION OF THE TOWN OF SEWALL'S POINT,  
FLORIDA:

1. That Notice of this Resolution and Intent to Change the Town of Sewall's Point Zoning Ordinance in the particulars as set out hereinabove be posted in at least three (3) conspicuous places within the Town, including the Town Hall.

2. That this Town Commission will at 4:30 o'clock P. M. on the 9 day of June, 1971, hold a public hearing in regard to the changes of the Town Zoning Ordinance as set forth hereinabove, which will be an amendment of Ordinance No. 65, as amended.

PASSED AND ADOPTED this 12 day of May, 1971.

TOWN OF SEWALL'S POINT

By [Signature]  
As Mayor-Commissioner

[Signature]  
As Vice Mayor-Commissioner

Attest:

[Signature]  
As Town Clerk Acting

[Signature]  
As Commissioner

Approved as to form and correctness  
this 12 day of May, A. D. 1971.

[Signature]  
As Commissioner

[Signature]  
As Town Attorney

[Signature]  
As Commissioner

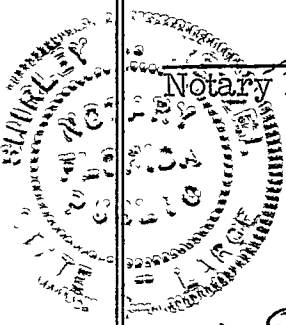
A F F I D A V I T

STATE OF FLORIDA )  
( ss:  
COUNTY OF MARTIN )

I, Robert B. Smith Acting, Clerk of the Town of Sewall's Point,  
Jensen Beach, Florida, do hereby state that I did post a copy of Resolution  
No. 87 on the Town Bulletin Board on the 15th day of May, 1971, the  
Resolution being a Resolution regard proposed changes of the Town Zoning  
Ordinance No. 65 as amended.

Robert B. Smith  
As Clerk, Acting

Sworn to and subscribed before me  
this 15th day of May, A. D. 1971.



Shirley R. White  
Notary Public  
Notary Public, State of Florida at Large  
My Commission Expires May 15, 1972  
Bonded By American Fire & Casualty Co.

\* Entrance To Archipelago  
Twin River S/D (Pauly)

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