



Cotleur & Hearing

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3600 SE Sea point Court (FKA Sea's Subdivision Lot 5) Martin County, Florida



Scale: 1" = 20'

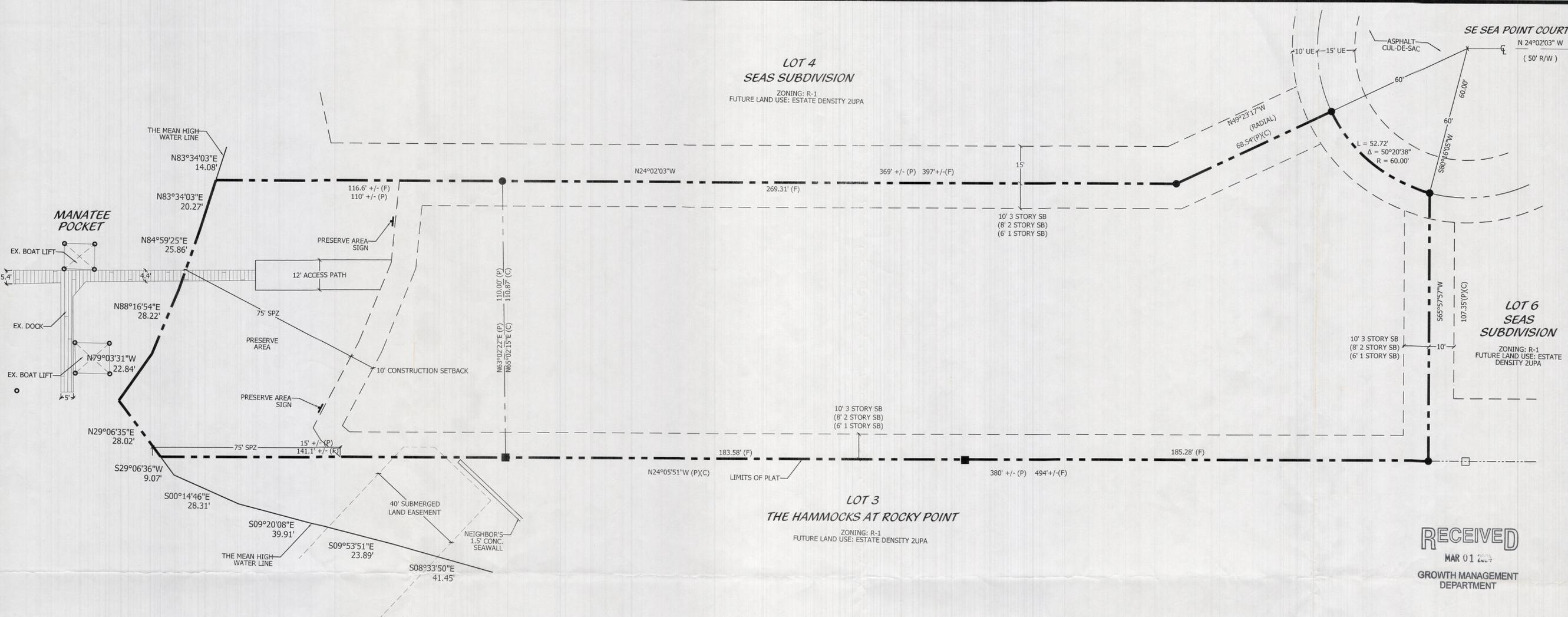


DESIGNED	GM
DRAWN	RO
APPROVED	DEH
JOB NUMBER	23-0313
DATE	06-09-23
REVISIONS	Submittal #1 09-13-23
	Submittal #2 10-17-23
	Submittal #3 12-20-23

December 20, 2023 1:43:49 p.m.
Drawing: 23-0313 SP.DWG

SHEET 1 OF 1

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



RECEIVED
MAR 01 2024
GROWTH MANAGEMENT
DEPARTMENT

SITE DATA

ROCKY POINT PROPERTY	
PROJECT NUMBER:	5276-002
PROPERTY ADDRESS:	3600 SE SEA POINT COURT, STUART, FL, 34997
PROPERTY CONTROL NUMBER:	483841030000000506
FUTURE LAND USE DESIGNATION:	ESTATE DENSITY-2UPA
EXISTING ZONING DISTRICT:	R-1 (SINGLE FAMILY RESIDENTIAL)
CALCULATIONS	
SITE AREA:	1.31 AC (57,052.92 SF)
MINIMUM LOT AREA:	15,000 SF
MAXIMUM BUILDING COVERAGE:	35%
MINIMUM OPEN SPACE REQUIREMENT:	50%
MAXIMUM BUILDING HEIGHT:	30-FEET/3-STORIES
SHORELINE PROTECTION ZONE:	0.2046 AC (8,993 SF)
MAXIMUM DENSITY:	1 SINGLE FAMILY RESIDENCE

SETBACKS	REQUIRED
FRONT (SOUTH)	20'
SIDE (EAST)	10' 3 STORY, 8' 2 STORY, 6' 1 STORY
SIDE (WEST)	10' 3 STORY, 8' 2 STORY, 6' 1 STORY
REAR (NORTH)	25'

NOTE 1: ZONING (R-1) SETBACKS REQUIREMENTS FOR LOTS THAT ABUT THE ATLANTIC OCEAN, THE RIVER, OR A MAN-MADE WATERWAY HAVE A MINIMUM 25-FOOT SETBACK FROM THE MEAN HIGH-WATER LINE.
NOTE 2: PRESERVE AREA SETBACKS REQUIRE CONSTRUCTION SETBACKS OF 10 FEET FOR PRINCIPAL STRUCTURES FROM THE EDGE OF PRESERVE AREA BOUNDARY. THE SUBJECT PROPOSAL MUST UTILIZE THE PRESERVE AREA SETBACKS.

LEGAL DESCRIPTION

LOT 5, SEA'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 31, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
PARCEL CONTAINING 57,052.92 SQUARE FEET, 1.31 ACRES, +/-

GENERAL NOTES

PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS ("BOARD")

LEGEND

HC	HANDICAP
LB	LANDSCAPE BUFFER
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
PA	PRESERVATION AREA
R/W	RIGHT OF WAY
	PRESERVE AREA SIGN

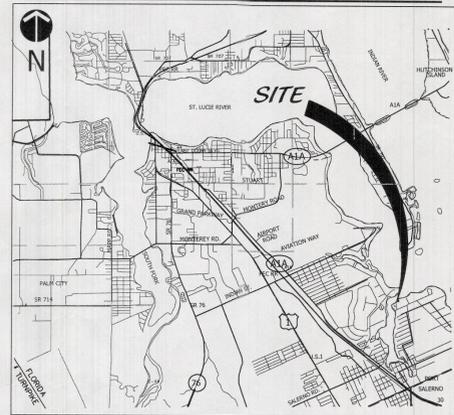
PROJECT TEAM

OWNER/CLIENT:
TERRANCE WILER

SURVEYOR:
STEPHEN J. BROWN INC
619 E. 5TH STREET
STUART, FL 34994
772.288.7176

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
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LOCATION MAP

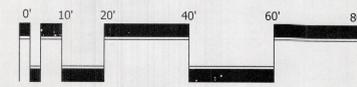


APPROVED PLAN IS CONSISTENT WITH
THE APPROVED DEVELOPMENT ORDER
ISSUED BY MARTIN COUNTY

DATE APPROVED: 01/30/2024
BY: Liz Nagal
Project Coordinator

All site plans must comply with all applicable sections of the Martin County Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR), and Code of Laws and Ordinances. Failure to document compliance with all applicable policies and regulations does not relieve the applicant from responsibility for compliance with the applicable sections of the CGMP, LDRs, and Code of Laws and Ordinances. Any changes or alterations must receive prior approval.

Revised Final Site Plan



Scale: 1" = 20'



North