



# Joel E Winter Designs, Inc.

Professional Member AIBD  
Residential & Commercial Designer

8143 SE Pettway Street, Hobe Sound, Florida 33455  
(772) 546-8900 Fax (772) 546-6562

Mr. & Mrs. Smith

Project Address  
12345 Hobe Sound, Ave.  
Hobe Sound, Florida 33455

Parcel ID: 12-34-56-789-101-11213-1  
Legal Description:  
North 20' of Lot XX  
14 All Lot XX & South 30' of Lot 16 Block A

Lot noted in Plat Book \_\_\_\_\_ Page \_\_\_\_\_ Image \_\_\_\_\_  
Zoning R2-B  
FEMA Flood Zone: AE (EL 8)

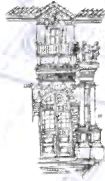
**Lot Sq. Ft. Min. 10,999 sq. ft.**  
**Minimum green area = 30% of 10,999 sq. ft. = 3,299.7sq. ft.**  
**Maximum Building Coverage = 35% of 10,999 = 3,849.65 sq. ft.**  
**Maximum non-permeable surface area = 35% of 10,999 = 3,849.65 sq. ft.**

### Centerline setbacks.

1. *Generally.* All structures, except those listed as exempt pursuant to subsection 3.16.B., above, shall be set back from the centerlines of public and private streets as follows:
  - a. *Local streets:* 50 feet.
  - b. *Collector or arterial street:* 65 feet.
  - c. *U.S. Highway 1:* 100 feet.
2. *Exceptions.* The following shall not be subject to the above-described centerline setbacks:
  - a. Structures associated with a public utility.
  - b. Structures on lots within the RT and TP districts abutting local streets.
  - c. Structures on lots abutting private streets platted prior to April 29, 1986.

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
										1	2	3	4	1	2	3	4	1	2	3	4
B	R-2B	7,500	60	(a)	--	35	30/3	30	--												
C A T	Zoning District									1	2	3	4	1	2	3	4	1	2	3	4
B	R-2B									20	20	20	--	6	8	10	--	6	8	10	--

Note: Note must be verified by a state certified surveyor. The "Client" will also need a flood zone verification as per the codes adopted by Martin County.



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Noted in the Martin County Land Development Regulations

Sec. 3.16. Setbacks.

### 3.16.A. General requirements.

1. Structures shall be set back from lot lines at least as far as the distance indicated in Table 3.12.2.
2. The front setback as shown in Table 3.12.2 shall apply to all sides of a lot which are adjacent to a street. However, where the lot was lawfully established prior to May 9, 1967, and is 75 feet or less in width, as measured along the front lot line, or which is otherwise 7,500 square feet or less in total area, the front setback shall only apply to the sides of the lot providing vehicular access.
3. Except as set forth in subsection 3.16.B below, every part of every required front, side and rear setback shall be comprised of open space.
4. Where any building site consists of an unplatted parcel of less than a platted lot or where it takes in more than one platted lot, the setbacks required herein shall apply to the building as a whole.

### 3.16.B. Exceptions to standards set by district regulations.

1. The following may be located within setback areas unless otherwise provided for elsewhere in this Article:
  - a. Trees, shrubbery or other objects of natural growth.
  - b. Fences or walls which meet the height and other requirements set forth in this Article.
  - c. Driveways, sidewalks and parking areas which meet the requirements set forth elsewhere in the LDR.
  - d. Docks.
  - e. Wells and associated pump, water treatment and water conditioning equipment, provided that the water pump is concealed by a fence or housing that is at least 50 percent opaque.
  - f. Signs, which meet the requirements set forth elsewhere in the LDR.
  - g. Utility transmission lines of all types, including but not limited to electric, telephone, cable television and data, including all associated aboveground utility cabinets.
  - h. The following types of equipment may extend into the required setback area by up to 50 percent, but in no case less than three feet from a property line:
    - (1) Heating, ventilation and air-conditioning equipment, whether ground-mounted, wall-mounted, window-mounted or cantilevered from a building.
    - (2) Emergency electric power generators, if enclosed by an insulated cabinet.

**i. The following non-habitable architectural features of a building may extend into the required setback area by up to three feet: roof overhangs, gutters, cantilevered balconies and bay windows, staircases, awnings over windows and doors, and chimneys.**

j. Drainage swales and water control structures.

k. Structures installed entirely below grade which are not visible from the surface.

1. Pumps and other mechanical equipment associated with pools and spas may extend into the required setback area by up to 50 percent, provided that such equipment is screened from view of abutting residential lots by a fence, hedge or wall or by enclosing the equipment with material (such as lattice) which is at least 50 percent opaque.
2. Preexisting structures. Despite any provision to the contrary in article 8, Nonconformities, of the Land Development Regulations, structures of the type described in subsection 3.16.B.1 which received a building permit or were otherwise lawfully approved prior to January 1, 2007, shall not be considered in conflict with any subsequently adopted restrictions set forth in subsection 3.16.B.1. For example, in the side yard of a single-family lot with a minimum six-foot side yard setback requirement, if a building permit had been issued in 1995 for an air conditioning unit with an actual setback of just two feet from the property line, such setback would not be considered in conflict with the provision of subsection 3.16.B.1.h., and thus could be continually maintained at that location or even be replaced without regard to the current requirement to be set back at least three feet.
3. Side yard setbacks may be reduced by the Growth Management Director for nonresidential structures, provided that:
  - a. Abutting uses are zoned and designated on the Future Land Use Map of the Comprehensive Growth Management Plan for nonresidential usage.
  - b. Emergency vehicle access will not be impeded.
  - c. Adjacent property owners consent in writing.

### 3.16.C. Centerline setbacks.

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- c. Structures on lots abutting private streets platted prior to April 29, 1986.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 743, pt. 1, 3-6-2007)

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