

# 3600 SE SEA POINT COURT

PLAT  
(S276-003)

Board of County Commissioners

April 8, 2025

Applicant/Owner: Terrence J. Wiler

Project Coordinator: Luis Aguilar, Principal Planner



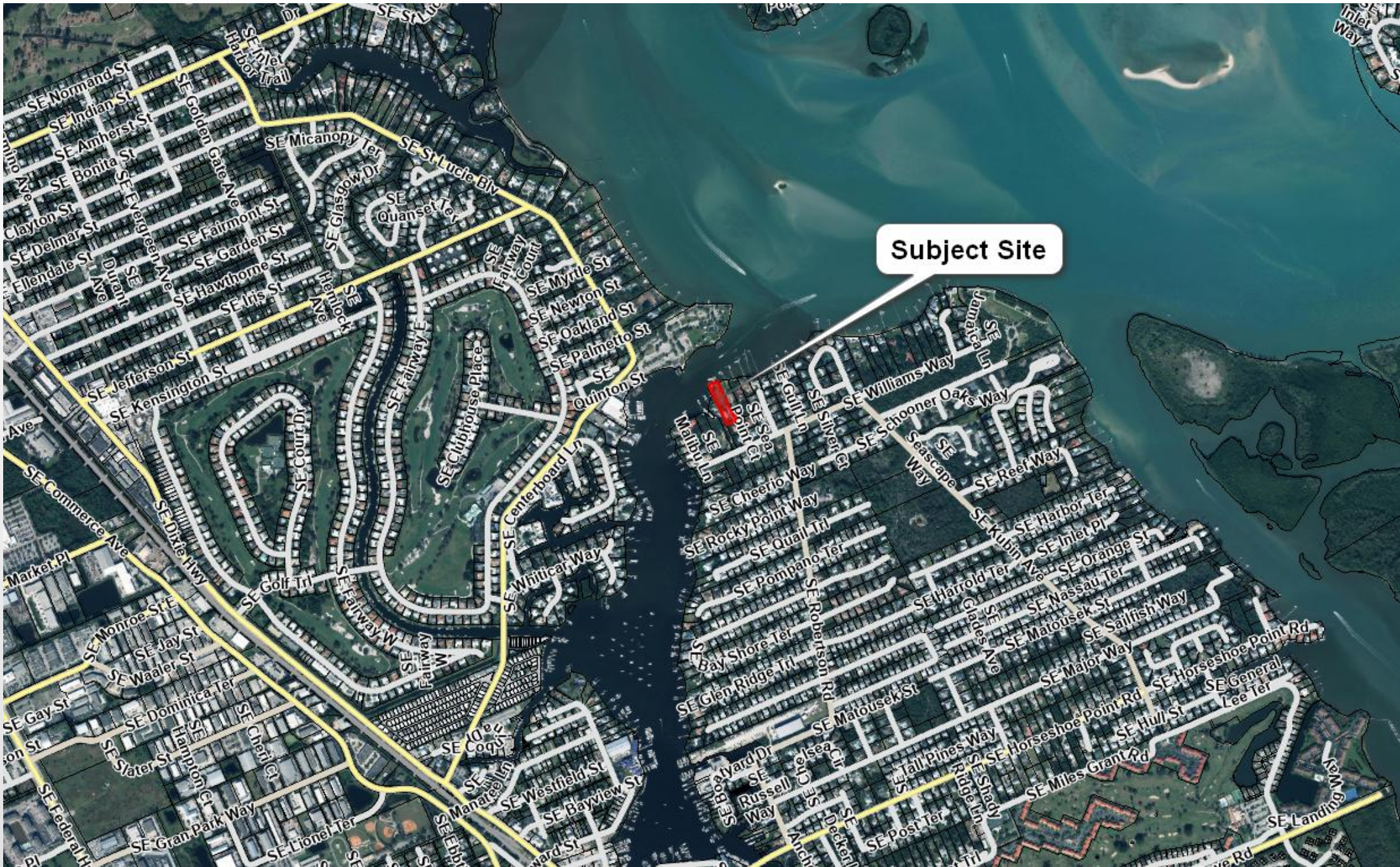
# 3600 SE SEA POINT COURT

- This is a request by Terrence J. Wiler, for plat approval for 3600 SE Sea Point Court.
- The plat is necessary as a result of the recently approved revised minor final site plan that established a new mean high-water line and the associated 75-foot shoreline protection zone.
- The subject site is located at 3600 SE Sea Point Court in Stuart. The existing primary access to the site is along SE Sea Point Court.

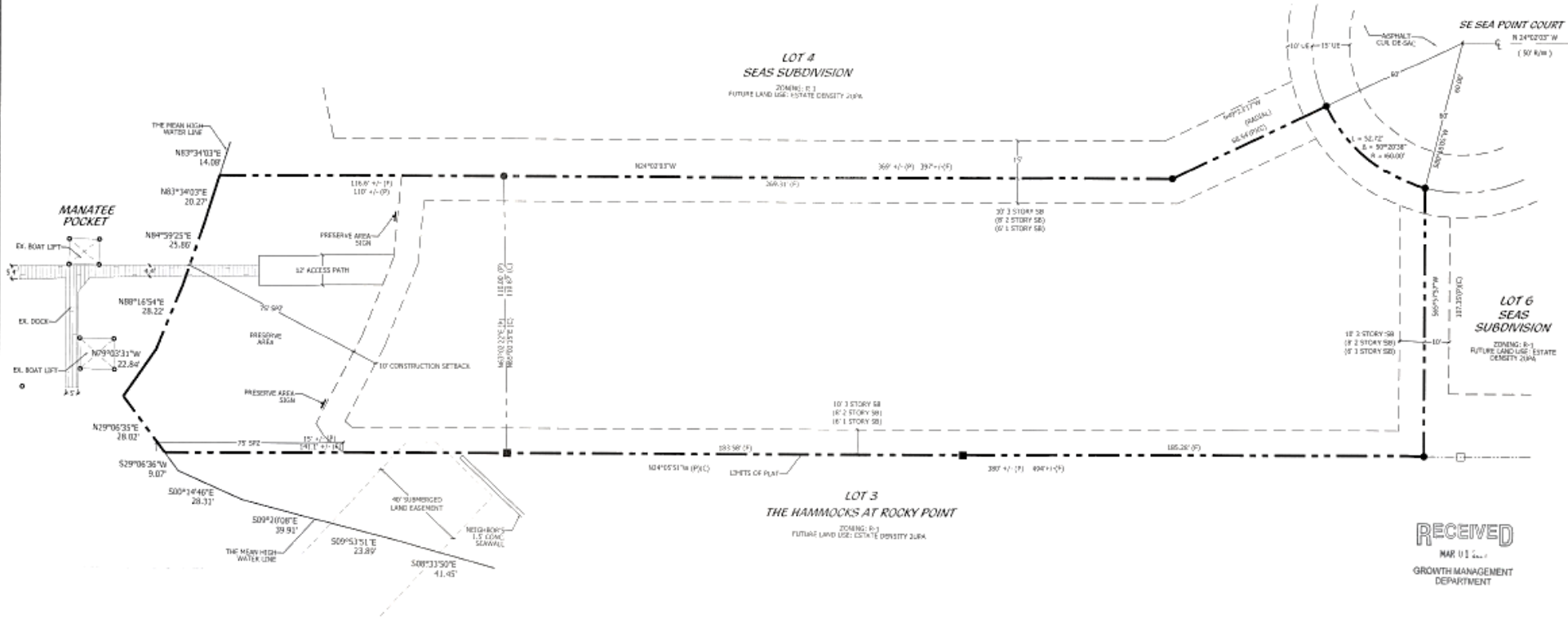




**Subject Site**



# SITE PLAN



### SITE DATA

<b>ROCKY POINT PROPERTY</b>	
PROJECT NUMBER	5276-003
PROPERTY ADDRESS	3600 SE SEA POINT COURT, STUART, FL, 34907
PROPERTY CONTROL NUMBER	4838410000000205
<b>FUTURE LAND USE DESIGNATION</b>	ESTATE DENSITY-210A
<b>EXISTING ZONING DISTRICT</b>	R-1 (SINGLE FAMILY RESIDENTIAL)
<b>CALCULATIONS</b>	
SITE AREA	3.11 AC (137,052.92 SF)
MINIMUM LOT AREA	35,000 SF
MINIMUM BUILDING COVERAGE	35%
MINIMUM OPEN SPACE REQUIREMENT	50%
MINIMUM RISE OVER HEIGHT	30 FEET (3-STORIES)
MINIMUM PROTECTION ZONE	0.2046 AC (8,959 SF)
MINIMUM DENSITY	1 SINGLE FAMILY RESIDENCE
<b>SETBACKS</b>	REGULAND
FRONT (DEPTH)	20'
SIDE (EAST)	10' (3-STORY), 8' (2-STORY), 0' (1-STORY)
SIDE (WEST)	10' (3-STORY), 8' (2-STORY), 0' (1-STORY)
REAR (NORTH)	25'

NOTE 1: ZONING R-1 SETBACKS REQUIREMENTS FOR LOTS THAT ADJACENT THE ATLANTIC OCEAN, THE EDGES OF A NATURAL WATERWAY HAVE A MINIMUM 30 FOOT SETBACK FROM THE MEAN HIGH WATER LINE.  
 NOTE 2: PRESERVE AREA SETBACKS REQUIRE CONSTRUCTION SETBACKS OF 10 FEET FOR PERMANENT STRUCTURES FROM THE EDGE OF PRESERVE AREA BOUNDARY. THE SHORTEST PROPORTION MUST USE THE PRESERVE AREA SETBACKS.

### LEGAL DESCRIPTION

LOT 4, SEAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 31, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.  
 MARSH COMPENSATION TO BE SQUARE FEET, 1.11 ACRES, +/-

### GENERAL NOTES

THIS SITE PLAN HAS NOT YET BEEN ALTERED WITHOUT APPROVAL FROM BOARD OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS, TOWNSHIP.

### LEGEND

HC	LANDSCAP
LD	LANDSCAPE BUFFER
NC	NEEDS
SB	SETBACK
TL	TRAIL
PL	PLANTATION AREA
PO	POINT OF BEGINNING
PA	PRESERVE AREA SIGN

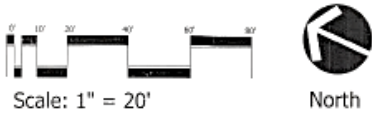
### PROJECT TEAM

<b>OWNER/CLIENT:</b>	<b>SURVEYOR:</b>
TERRANCE WILDER	STEVEN J. BROWN INC 639 E. 5TH STREET STUART, FL 34904 772.288.7174
<b>LANDSCAPE ARCHITECT (PLANNER):</b>	
COTLEUR & HEARING, INC. 3734 COMMERCIAL LANE, SUITE 1 SUITE 101, ST. AUGUSTINE, FL 32080 561.747.6338	

### LOCATION MAP



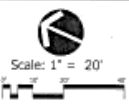
## Revised Final Site Plan



**APPROVED PLAN IS CONSISTENT WITH THE APPROVED DEVELOPMENT ORDER ISSUED BY MARTIN COUNTY**  
 DATE APPROVED: 01/27/2024  
 BY: [Signature]  
 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 shall constitute the applicant's sole responsibility for compliance with all applicable sections of the CGMP, LDR, and Code of Laws and Ordinances. Any change or additions must be noted on this sheet.

**Cotleur & Hearing**  
 Landscape Architects  
 Land Planners  
 Environmental Consultants  
 1934 Commercial Lane  
 Suite 1  
 Jupiter, Florida 33458  
 561.747.6338 Fax 747.1377  
 www.cotleurhearing.com  
 Lic# LC-26000536

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



DESIGNED	GM
DRAWN	PCJ
APPROVED	DEH
JOB NUMBER	23-0033
DATE	05-09-23
REVISIONS	Submittal #1: 08-15-23
	Submittal #2: 10-17-23
	Submittal #3: 12-20-23

Revised: 05-20-2023 11:49 a.m.  
 Drawing: 23-013 SP-146

SHEET 1 of 1  
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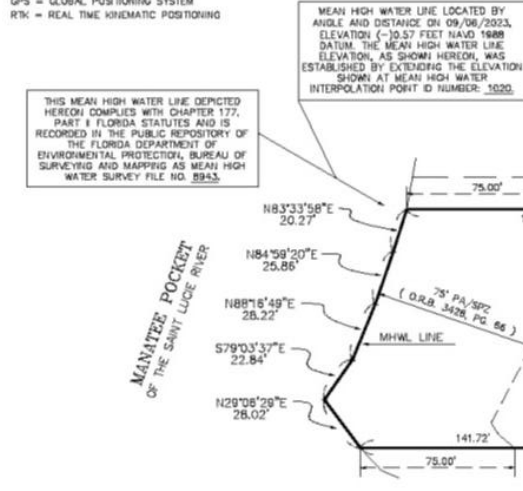
## 3600 SE SEA POINT COURT

BEING A REPLAT OF LOT 5, SEA'S SUBDIVISION, AS RECORDED IN  
PLAT BOOK 12, PAGE 31, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

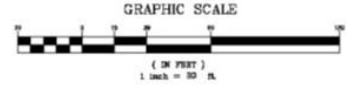
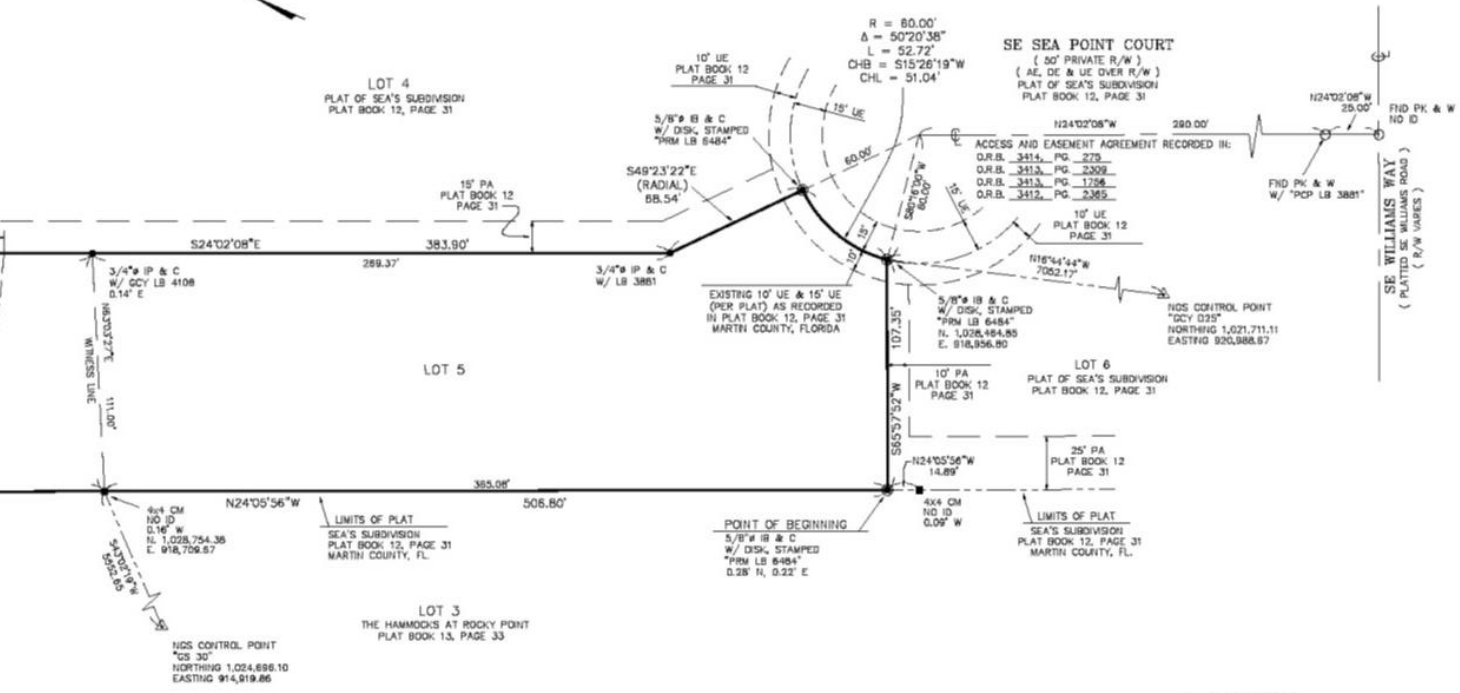
**LEGEND**

- P.G.B. = POINT OF BEGINNING
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- LB = LICENSED BUSINESS
- FD = FOUND
- IB = 5/8" IRON REBAR, 18" LONG
- IP = 3/4" IRON PIPE, 18" LONG
- IB & C = IRON BAR AND CAP
- IP & C = IRON PIPE AND CAP
- ID = IDENTIFICATION
- W/ = WITH
- Ø = DIAMETER
- NO = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- R = RADIUS
- Δ = CURVE CENTRAL ANGLE/Delta
- L = CURVE LENGTH
- CHB = CURVE CHORD BEARING
- CHL = CURVE CHORD LENGTH
- MHWL = MEAN HIGH WATER LINE
- MAG = "MAG" TAIL
- PK = "PARKER-KALON" TAIL
- CM = CONCRETE MONUMENT
- CHR = CAN NOT READ
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- AE = ACCESS EASEMENT
- PA = PRESERVATION AREA
- SPZ = SHORELINE PROTECTION ZONE
- GPS = GLOBAL POSITIONING SYSTEM
- RTN = REAL TIME KINEMATIC POSITIONING

- = INDICATES FOUND (PRM) PERMANENT REFERENCE MONUMENT STAMPED "PRM LB 6484" UNLESS OTHERWISE NOTED
- = INDICATES (PCP) PERMANENT CONTROL POINT STAMPED "PCP PSM 4049" UNLESS OTHERWISE NOTED
- = INDICATES LOT CORNER 5/8" IRON BAR & CAP OR 3/4" IRON PIPE WITH CAP UNLESS OTHERWISE NOTED
- = INDICATES LOT CORNER FID 4" X 4" CM W/ NO ID
- △ = INDICATES NGS CONTROL POINT



- SURVEYORS NOTES**
1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011), AS DERIVED FROM NGS CONTROL POINTS "GCY 025" (PID A55278) AND "GS 30" (PID 018161), FLORIDA EAST ZONE 1801, AND ARE IN UNITS OF U.S. SURVEY FEET. THE BEARING BETWEEN THE TWO REFERENCED MONUMENTS BEARS NORTH 63°48'51" WEST, WITH ALL OTHERS BEING RELATIVE THERETO.
  2. PLAT CONTAINS 57,052.92 SQUARE FEET, 1.31 ACRES, +/-.
  3. PLAT CONTAINS 1 LOT.
  4. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED BY AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
  5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  6. THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION THE SHOWN AT MEAN HIGH WATER INTERPOLATION POINT ID NUMBER 1020, WITH A PUBLISHED MEAN HIGH WATER ELEVATION OF (-) 0.57 FEET, NORTH AMERICAN VERTICLE DATUM OF 1988 (NAVD 88 DATUM), AS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEMS INTERNET "WEB" SITE: (WWW.LABINS.ORG <HTTP://WWW.LABINS.ORG>). THE MEAN HIGH WATER LINE WAS LOCATED BY ANGLE AND DISTANCE ON 09/06/2023, USING MARTIN COUNTY BENCHMARKS "79-14" & "79-13". THE VERTICLE ACCURACY WAS ESTABLISHED USING GPS, RTK POSITIONING, WITH GPS MODEL "TRIMBLE R8-J", HAVING A POSITIONAL TOLERANCE OF 0.03'.
  7. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.



**STEPHEN J. BROWN, INC.**  
**SURVEYORS-DESIGNERS**  
**LAND PLANNERS-CONSULTANTS**  
 619 EAST 5TH STREET      STUART, FLORIDA 34994  
 PHONE: 772-288-7176      EMAIL: STEVE@SJBSTUART.COM

3600 SE SEA POINT COURT  
 SHEET 2 OF 2  
 FILE # 3147-02-01\_01-23-25



# LOCAL PLANNING AGENCY

Review of plats is not required by the Local Planning Agency. Final action on this application is required by the Board of County Commissioners in a public meeting pursuant to Table 10.5.F.9, LDR, Martin County, Fla. (2023).

# REVIEW OF APPLICATION

- Development review staff have found the application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the attached staff report.
- Staff recommends approval of the 3600 SE Sea Point Court Plat.





# STAFF RECOMMENDATION

- Move the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move the Board approve the 3600 SE Sea Point Court Plat.

