



**Martin County, Florida Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)**

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback)

## **Plat/Replat Development Application Checklist**

Please include the following items in the order shown below. **If any item is not included, please identify the item and the reason for its exclusion.** Links to specific forms are included with some items, noted in blue font.

### REQUIRED FORMAT

All applications for development must be reviewed for completeness, prior to the acceptance of the application for distribution to staff for review. The application must include the documents listed in subsection 10.2.B., the disclosure of ownership interests described in 10.5.D.1, and the completeness review fee.

All documents and plans shall be submitted digitally, on one disc or flash drive (flash drive preferred). The digital version of plans shall be a .pdf at a minimum of 24x36 inches and 300 dpi (not a scanned copy). **Bookmark all the documents and plans in the order they appear in the Checklist.** Do not provide electronic signatures on any documents as they create errors in the bookmarked PDFs.

Provide electronic files of the survey in AutoCAD 2010 or later (dwg format). The coordinate positions within this file are to be rotated and translated to state plane coordinates in the North American Datum of 1983(NAD83) adjustment of 2011, Florida State Plane East Zone, US Survey Feet or currently approved datum.

Submit only one paper set of plans and documents for completeness review.

For full submittal following determination of completeness, one paper packet (8 1/2x11-inch) of documents must be submitted. Include **two** (2) full-size folded hard copies of plans. Certain documents require raised seal and wet signatures as described in the specific checklist item.

**FEE:** Initial applications shall be accompanied by a completeness review fee. Once staff determines, in writing, the application is complete, the full application fee as established by BOCC resolution shall be submitted with the application. Checks are made payable to the Martin County Board of County Commissioners.

[Development Review Fee Schedule](#)

## REQUIRED DOCUMENTS

1. **APPLICATION:** Application signed by the owner or the entity having power of attorney from the owner to act on his/her behalf, pursuant to section 10.5.B. In addition to identifying the entities that comprise the development team, the names of each individual who is authorized to submit documents during the development review process must be listed on the application and power of attorney forms.  
[Development Review Application](#)
2. **DIGITAL SUBMITTAL AFFIDAVIT:** Affidavit, signed by the applicant or agent, certifying the digital application is an exact duplicate of the hard copy.  
[Digital Submittal Affidavit](#)
3. **COPYRIGHT PERMISSION TO DUPLICATE MATERIALS FORM:** Individual permission to duplicate copyright materials form as required to comply with public record requests for such items as site plans and surveys. Each consultant that has a copyright on any documents/plans shall fill out an individual form.  
[Permission to Duplicate Copyright Materials](#)
4. **NARRATIVE:** Include the history of the property/project, the type of development being proposed in conjunction with the plat request, the location and size of the subject property, square footage (non-residential) and/or number of residential units, and proposed density. Include the date of site plan approval or whether the site plan is still in review. [MARTIN COUNTY, FLA., LDR, Article 5, Division 2].
5. **POWER OF ATTORNEY:** A notarized power of attorney authorizing an agent to act on the owner's behalf.
6. **DISCLOSURE OF INTEREST AFFIDAVIT:** Provide a completed financial disclosure of interest affidavit form pursuant to Sec. 10.5.D.1.  
[Disclosure of Interest Affidavit](#)
7. **RECORDED DEED:** A copy of the recorded deed(s) for the subject property.
8. **PROPERTY TRANSFER:** A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred.
9. **LEGAL DESCRIPTION:** Full legal description including parcel control number(s) and total acreage.
10. **SITE LOCATION MAP:** Include all adjacent and internal roadways, surrounding properties and a clear site boundary.
11. **DEVELOPMENT ORDER AND EXHIBITS (IF PROJECT IS APPROVED):** Approved development order(s) and exhibits for the associated project.

- 12. **TITLE COMMITMENT:** A title commitment covering the entire site with matching legal description and total acreage, with an effective date within 180 days of the date of this application. The title commitment must (i) be issued by an attorney licensed in Florida, abstractor or a title company (ii) state 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, (iii) reference all mortgages not satisfied or released of record or otherwise terminated by law and (iv) reference all existing easements and other encumbrances of record.
- 13. **CLOSURE REPORTS:** Copies of closure report for the parent boundary and all interior parcels are included and have a relative error of closure no less than 1' in 10,000'.
- 14. **DECLARATION OF COVENANTS AND RESTRICTIONS:** New or amended version, or a supplement to the original or amended version.
- 15. **DRAFT CONTRACT:** Draft version meeting the requirements of Section 4.913.B (MARTIN COUNTY, FLA., LDR, Article 4, Division 21).
- 16. **DRAFT SURETY.** Draft version meeting the requirements of Section 4.913.B (MARTIN COUNTY, FLA., LDR, Article 4, Division 21).
- 17. **PLAT CHECKLIST CERTIFICATION:** Martin County Plat Checklist Certification signed and sealed by a licensed Florida professional land surveyor.  
[Plat Checklist Certification](#)

### REQUIRED PLANS

- 18. **APPROVED SITE PLAN:** If under review, provide current set of site and construction plans that matches the most recent set being reviewed by Staff.
- 19. **APPROVED PLAT (REPLAT ONLY):** Most recent approved plat prepared in accordance with the criteria found in the Plat Review Checklist and exhibits.
- 20. **PLAT/REPLAT:** Prepared in accordance with the criteria found in Article 4, Division 21 and Chapter 177, Part 1, Florida Statutes [MARTIN COUNTY, FLA., LDR].
- 21. **BOUNDARY SURVEY:** Boundary survey of the entire site including the legal description, parcel control number(s) and acreage, with a date of last field work within 180 days of the date of this application. The boundary survey must be an original, signed and sealed by a licensed Florida Professional Surveyor and Mapper and must reference the current title commitment, list all easements and encumbrances of record, and show all those easements and encumbrances that affect the property and are plottable.

**NOTE TO APPLICANT and/or AGENT:**

**PROJECT NOTICE SIGN:** Following the completeness review, not more than ten days after a development application has been determined to be complete, the development property must be posted with a notice sign. The applicant shall submit a certified statement of installation and photos to the project coordinator [MARTIN COUNTY, FLA., LDR, Article 10, Section 10.6]

**RESOURCES:** [Martin County Development Review Webpage](#)



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 Growth Management Department  
 DEVELOPMENT REVIEW DIVISION  
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

**DEVELOPMENT REVIEW APPLICATION**

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**A. GENERAL INFORMATION**

**Type of Application:** Replat

**Name or Title of Proposed Project:** 3600 SE Sea Point Court (Sea's Subdivision Lot 5 Replat)

**Brief Project Description:**

Required replat following approval of a revised minor final site plan to establish a new mean high water line and the associated 75 foot shoreline protection zone.

**Was a Pre-Application Held?**  YES/ NO **Pre-Application Meeting Date:** \_\_\_\_\_

**Is there Previous Project Information?**  YES/ NO

**Previous Project Number if applicable:** S276-002

**Previous Project Name if applicable:** 3600 SE Sea Point Court

**Parcel Control Number(s)**

483841030000000506  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**B. PROPERTY OWNER INFORMATION**

**Owner (Name or Company):** Terrence J. Wiler

**Company Representative:** \_\_\_\_\_

**Address:** 3600 SE Sea Point Court

**City:** Stuart, **State:** FL **Zip:** 34997

**Phone:** 407-719-3540 **Email:** terry@twilerco.com

**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Terrence J. Wiler

Company Representative: \_\_\_\_\_

Address: 3600 SE Sea Point Court

City: Stuart, State: FL Zip: 34997

Phone: 407-719-3540 Email: terry@twilerco.com

**Agent (Name or Company):** Cotleur & Hearing

Company Representative: George Missimer

Address: 1934 Commerce Lane, Suite 1

City: Jupiter, State: FL Zip: 33458

Phone: 561-747-6336 Email: gmissimer@cotleur-hearing.com

**Contract Purchaser (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner (Name or Company):** Cotleur & Hearing

Company Representative: George Missimer

Address: 1934 Commerce Lane, Suite 1

City: Jupiter, State: FL Zip: 33458

Phone: 561-747-6336 Email: gmissimer@cotleur-hearing.com

**Landscape Architect (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor (Name or Company):** Stephen J. Brown, Inc.

Company Representative: Stephen Brown

Address: 619 East 5th Street

City: Stuart, State: FL Zip: 34994

Phone: 772-288-7176 Email: steve@sjbstuart.com

**Civil Engineer (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**PROJECT PROFESSIONALS CONTINUED**

**Traffic Engineer (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Attorney (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Environmental Planner (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Professional (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**D. Completeness Sufficiency Review**

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

**E. Certification by Professionals**

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877. F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)

This box must be checked if the applicant waives the limitations.

**F. APPLICANT or AGENT CERTIFICATION**

*I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.*

*[Handwritten Signature]*  
Applicant Signature

4-3-24  
Date

George Missimer  
Printed Name

STATE OF FLORIDA

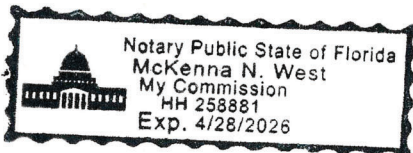
COUNTY OF MARTIN

The foregoing instrument was  sworn to,  affirmed, or  acknowledged before me by means of  physical presence or  online notarization this 3<sup>rd</sup> day of April, 2024, by George Missimer, who is  personally known to me, or  produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL

*[Handwritten Signature]*

Notary Public, State of Florida



McKenna West

(Printed, Typed or Stamped Name of Notary Public)





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 DEVELOPMENT REVIEW DIVISION  
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**Digital Submittal Affidavit**

I, George Missimer, attest that the electronic version included for the project Sea's Subdivision Lot 5 Replat is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

[Signature]  
 Applicant Signature

4-3-24  
 Date

STATE OF FLORIDA  
 COUNTY OF MARTIN

The foregoing instrument was  sworn to,  affirmed, or  acknowledged before me by means of  physical presence or  online notarization this 3rd day of April, 2024 by George Missimer, who is  personally known to me, or  produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL

[Signature]  
 Notary Public, State of Florida



McKenna West

(Printed, Typed or Stamped Name of Notary Public)



**Martin County Florida Growth Management Department**  
**2401 SE Monterey Road, Stuart, FL 34996**  
**772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)**

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**PERMISSION TO DUPLICATE COPYRIGHT MATERIALS**

I, Donaldson E. Hearing, am the copyright owner of the following materials:  
Sea's Subdivision Lot 5 Site Plan documents ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

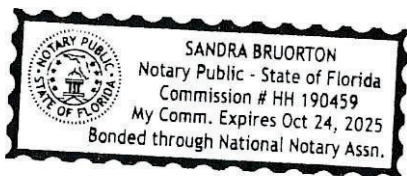
I warrant that I have the authority to grant the permission requested by Martin County.

Printed Name: Donaldson E. Hearing

**STATE OF FLORIDA**  
**COUNTY OF MARTIN**

The foregoing instrument was  sworn to,  affirmed, or  acknowledged before me by means of  physical presence or  online notarization this 15 day of June, 2023 by Donaldson Hearing, who is  personally known to me, or  produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

(Printed, Typed or Stamped Name of Notary Public)

## **3600 Sea Point Court (FKA Sea's Subdivision Lot 5)**

### **Replat Application Narrative**

April 4, 2024

#### **Request:**

On behalf of the property owner, Terrence Jay Wiler ("Applicant"), please accept this as our formal request for replat approval for a 1.305 Acre residential property.

The subject parcel was platted in 1989, with a 50' shoreline protection zone from the mangroves that had existed on the property's northern boundary. Since the property was platted, the mangroves are no longer on the property, and a new shoreline has developed. In this proposal, the applicant seeks to re-plat the property from the existing shoreline due to the geographical and environmental changes the land has experienced.

Attached with this submittal is the recently approved site plan, which observes the updated 75' shoreline preservation area with an additional 10' setback for the principal structure. The proposed site plan also reflects the removal of the 15' preservation easement on the sides of the parcel. The Environmental Assessment Report for the site confirms that the proposed replat will not disturb any natural native habitat, wetlands, or wildlife. Additionally, this report outlines the extensive native plantings undertaken by the applicant as well as the predecessor of the applicant.

#### **Project Location:**

**48384103000000506**

The property's address is 3600 SE Sea Point Court, Stuart, FL, 34997. The current zoning for the parcel is R-1, and it has an applicable FLU of Estate Density 2UPA. Currently within the county area referred to as "Rocky Point," the subject property is only one of few waterfront properties platted with the mentioned shoreline protection zone.

We respectfully request approval of this replat in order to achieve compliance and consistency with the recently approved site plan.

April 3, 2023

Martin County Growth Management  
Planning and Zoning Department  
2401 SE Monterey Rd  
Stuart, FL 34996

**RE: LETTER OF AUTHORIZATION**

To whom it May Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by Terrance Jay Wiler located on 3600 SE Sea Point Court, Stuart, FL 34997, for the purposes of obtaining approvals and permits from state and local government agencies regarding all application documents for the above mentioned project.

For:

  
\_\_\_\_\_  
Signatory Authority

TERRENCE WILER  
\_\_\_\_\_  
Printed Name

5/9/2023  
\_\_\_\_\_  
Date

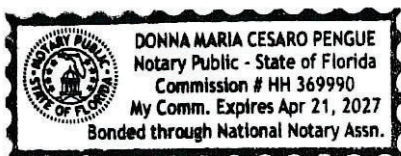
**Notary Acknowledgement**

STATE OF FLORIDA  
COUNTY OF PALM BEACH


The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9th day of MAY, (year), by 2023 (name of person acknowledging), who is personally known to me or has produced DL# (type of identification) as identification. W460-810-58-252-0

Additionally, the notarial certificate for an affidavit to be recorded should read substantially as follows:

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of  physical presence or  online notarization, this 9th day of MAY, 2023 (year), by \_\_\_\_\_ (name of person making statement), who is personally known to me or has produced DL# (type of identification) as identification. W460-810-58-252-0





  
 INSTR # 2555288  
 OR BK 2831 PG 1484  
 (4 Pgs)  
 RECORDED 01/25/2016 11:46:04 AM  
 CAROLYN TIMMANN  
 MARTIN COUNTY CLERK  
 DEED DOC TAX \$6,265.00

**Prepared by & Return to:**  
 Patricia A. Scheiner  
 Assured Title Agency  
 825 Parkway Street, Suite 1  
 Jupiter, Florida 33477  
 File Number 15-9205  
 PCN 48-38-41-030-000-00050.60000

## WARRANTY DEED

THIS INDENTURE made this 12 day of January, 2016, by **John S. Mayes as Trustee of the John S. Mayes Revocable Trust under agreement dated May 27, 1998, and John S. Mayes, a married man, and Richard E. Mayes as Trustee of the Richard E. Mayes Revocable Trust under agreement dated May 8, 1997, and Richard E. Mayes, a married man**, whose post office addresses are 3715 Westlake Dr Austin TX 78746, and \_\_\_\_\_, respectively, hereinafter called the **Grantor**, to **Terrence Jay Wiler**, whose post office address is 34 Pine St Windemere Fl 34786 hereinafter called the **Grantee**.

**WITNESSETH:** That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in **Martin County**, Florida, to wit:

**Lot 5, SEA'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 12, Page 31, of the public records of Martin County, Florida.**

**THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, JOHN S. MAYES, AND IS NOT THE HOMESTEAD OF THE GRANTOR, RICHARD E. MAYES, UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER OF THE GRANTORS NOR ANY MEMBER OF THE HOUSEHOLD OF THE GRANTORS RESIDE THEREON OR ADJACENT THERETO**

**SUBJECT TO** comprehensive land use plans, zoning and other land use restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes accruing subsequent to December 31, 2015, recitation of which shall not reimpose same.

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the above granted, bargained and described premises in fee simple forever.

Said Grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

\*"Grantor" and "Grantee" used for singular or plural as context requires.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

① Corey M. Petty  
WITNESS  
Witness Print Name: Corey M. Petty

X John S. Mayes  
John S. Mayes, as Trustee of  
the John S. Mayes Revocable  
Trust under agreement dated  
May 27, 1998

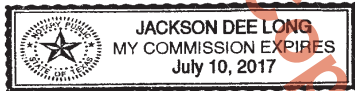
② Thomas Adkins  
WITNESS  
Witness Print Name: Thomas Adkins

X JOHN S. MAYES  
John S. Mayes

STATE OF Texas  
COUNTY OF Travis

The foregoing instrument was acknowledged before me this 11 day of January, 2016 by John S. Mayes, as Trustee of the John S. Mayes Revocable Trust under agreement dated May 27, 1998, and John S. Mayes, Individually, who has produced TX DL as identification or who is personally known to me.

(Notary Seal)



X Jackson Dee Long  
Notary Public: State of Texas  
Printed Notary Name Jackson Dee Long  
My Commission Expires July 10, 2017  
Commission #: 12948536-9

Remainder of the Page is Blank

Copy Copy Copy

① [Signature]  
WITNESS  
Witness Print Name: \_\_\_\_\_

X [Signature]  
Richard E. Mayes, as Trustee of  
the Richard E. Mayes Revocable  
Trust under agreement dated  
May 27, 1998

② [Signature]  
WITNESS  
Witness Print Name: Jeffrey Francis Jr

X [Signature]  
Richard E. Mayes

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me this 11 day of  
January, 2016 by Richard E. Mayes, as Trustee of the Richard E. Mayes  
Revocable Trust under agreement dated May 8, 1977, and Richard E. Mayes,  
Individually, who has produced NCDL as identification or who is  
personally known to me.

(Notary Seal)



X [Signature]  
Notary Public: Jason Kennedy  
Printed Notary Name

My Commission Expires 7-15-19

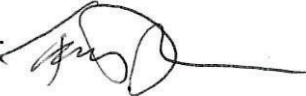
Commission #:



Certification of Property Ownership

The undersigned, Terrence Jay Wiler, the current property owner, hereby certifies that the property described on Exhibit "A" attached hereto ("Property") was purchased by, and title was transferred to, Terrence Jay Wiler on January 12, 2016 (Transfer Date") as evidenced by that certain Warranty Deed recorded in the Public Records of Martin County, Florida, Records Book 2831, Page 1484. Terrence Jay Wiler further certifies that, since the Transfer Date, Terrence Jay Wiler has not sold, conveyed or otherwise transferred its interest in the property or any portion thereof.

By affixing its signature hereto, the undersigned hereby certifies that the foregoing is a true and complete statement.

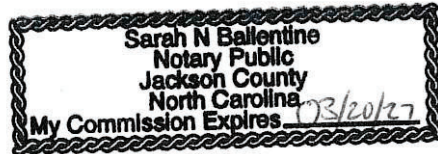
Terrence Jay Wiler 

NOTARY ACKNOWLEDGEMENT

STATE OF North Carolina  
COUNTY OF Jackson

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7<sup>th</sup> day of June, 2023 (year), by TERRENCE JAY WILER, who is personally known to me or has produced Florida Drivers License (type of identification) as identification.

License  
[Notary Seal]




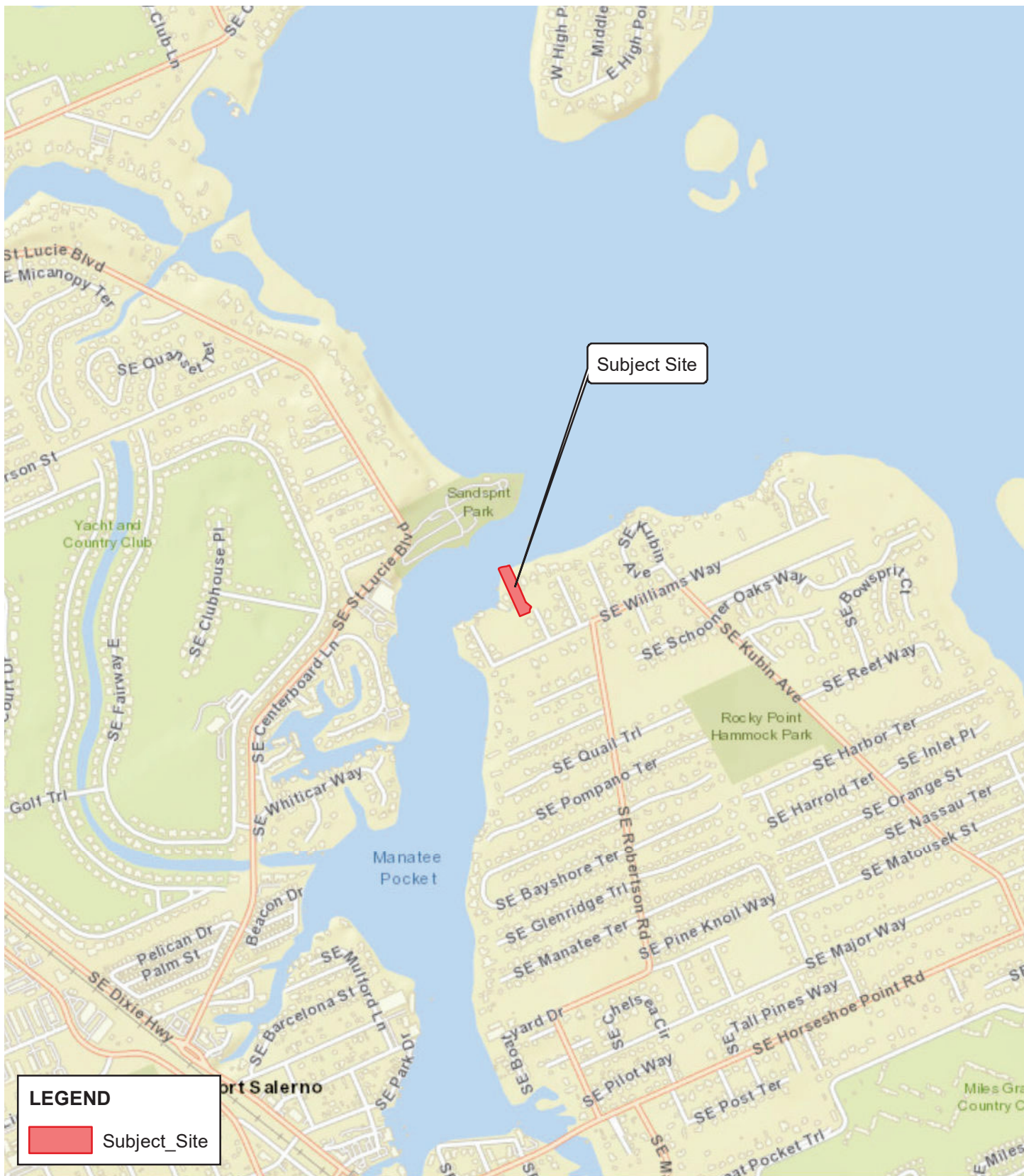
  
Notary Public – State of ~~Florida~~ North Carolina  
Printed  
Name: Sarah N Ballentine  
My Commission  
Expires: 03/20/27

EXHIBIT A. LEGAL DESCRIPTION OF PROPERTY


LOT 5, SEA'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN  
PLAT BOOK 12, PAGE 31, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

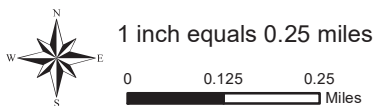
**LEGAL DESCRIPTION**

LOT 5, SEA'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN  
PLAT BOOK 12, PAGE 31, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.



**LEGEND**

 Subject\_Site



**Location Map**  
**Rocky Point - 3600 SE Seapoint Ct.**  
**Martin County, Florida**



**Cotleur & Hearing**  
 1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458  
 561.747.6336 · 561.747.1377

Map Document:  
 (F:\Projects Active\23-0313 Rocky Point Property\Maps and Graphics\ArcMap\_Projects)  
 04/19/2023 -- 1:30:00 PM (MAK)

Prepared By:  
Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996

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[blank space above reserved for recording information]

**MARTIN COUNTY, FLORIDA  
DEVELOPMENT ORDER**

**REGARDING A MINOR DEVELOPMENT  
REVISED FINAL SITE PLAN APPROVAL  
FOR 3600 SE SEA POINT COURT (FKA SEAS SUBDIVISION LOT 5)  
WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION**

**WHEREAS**, Terrance Jay Wiler, submitted an application for a revised minor final site plan approval for the 3600 SE Sea Point Court (fka Seas Subdivision Lot 5) Project (S276-002), located on lands legally described in Exhibit A, attached hereto.

**WHEREAS**, pursuant to Section 10.7.B Land Development Regulations (LDR), Martin County Code, final action on minor development applications shall be taken by the County Administrator or his/her designee; and

**WHEREAS**, the County Administrator has delegated final action on minor development applications to the Growth Management Director.

**NOW, THEREFORE, THE GROWTH MANAGEMENT DIRECTOR HEREBY DETERMINES THAT:**

A. The revised minor final site plan, attached hereto as Exhibit B, for the 3600 SE Sea Point Court (fka Seas Subdivision Lot 5) Project, is approved. More specifically, this approval is to establish a new shoreline and the associated 75-foot shoreline protection zone, due to the geographical and environmental changes to the land over time. Development of the 3600 SE Sea Point Court (fka Seas Subdivision Lot 5) Project shall be in accordance with the approved revised minor final site plan and the Preserve Area Management Plan (PAMP) attached hereto as Exhibit C.

B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.

C. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.11, LDR, Martin County Code.

D. Failure to submit the required documents, plans and fees as required by Section 10.11, LDR, Martin County Code, shall render approval of the revised final site plan for the 3600 SE Sea Point Court (fka Seas Subdivision Lot 5) Project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Exemption as set forth in Section 5.32.B., LDR, Martin County Code.

F. This development order shall be recorded in the official records of Martin County. A copy shall be forwarded to the applicant by the Growth Management Department subsequent to recording.

**DATED THIS 30TH DAY OF JANUARY 2024.**

  
\_\_\_\_\_  
Paul Schilling  
Growth Management Director

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit B, Revised Final Site Plan

Exhibit C, Preserve Area Management Plan (PAMP)

## Exhibit A

### 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.





**MARTIN COUNTY, FLORIDA**

**ABBREVIATED PRESERVE AREA  
MANAGEMENT PLAN (PAMP)**

**Project Name: 3600 SE Seapoint Court ( FKA Sea's Subdivision Lot 5 )**

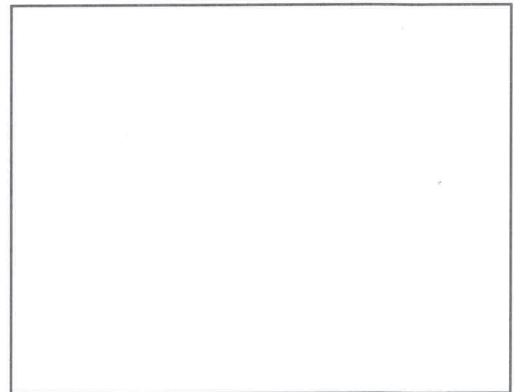
**For: Wiler Residence**

**3600 SE Seapoint Ct, Stuart, FL 34997**

**Parcel Control Number: 48-38-41-030-000-00050-6**

**County PAMP Record Number: \_\_\_\_\_**

**County Approval Stamp/Date:**



**REVISED PAMP NOTES**

This Abbreviated PAMP and cover page is provided to update Public Records for a previously approved PAMP for the Sea's Subdivision in 1989. This subject property was part of the original PAMP and will be re-platted consistent with a revised final site plan and survey for this property, as approved in 2024. The abbreviated PAMP is designed for the management of on-site habitat for this property, independent of a Homeowner's Association.

Original PAMP Recordation: O.R. Book #: 0844 and Page #: 1655-1662

Previous PAMP Name: Sea's Subdivision Previous PAMP Record Number: NPA220090022

The management criteria for protected wetland and upland habitat prescribed in the original PAMP for Parcel Control Number 48-38-41-030-000-00050-6 is superseded by the criteria established herein for the shoreline protection zone as provided on the revised final site plan for this property. This Abbreviated PAMP only impacts Parcel Control Number [48-38-41-030-000-00050-6] and no other lot in the Sea's Subdivision. All other provisions of the Previous PAMP remain in full force and effect.

# PAMP CONDITIONS

The owner(s) of the lands to be preserved and maintained by this Preserve Area Management Plan (PAMP) and the developer(s) of the property described in this PAMP, their successors and assigns, and their environmental consultants and contractors, will implement and comply with all portions of this PAMP.

1. Preserve Area Maintenance.

Preserve Areas will be left in an undisturbed natural condition except for required habitat maintenance or restoration activities, including: exotic plant removal; revegetation with native plants; or, removal of plant material that is dead, diseased, or considered to be a safety hazard. All maintenance of Preserve Areas will be in accordance with this PAMP or as approved by the Martin County Environmental Planning Administrator. Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional.

2. Exotic Plant Removal.

Exotic vegetation shall be removed from Preserve Areas by the least ecologically-damaging method available. Such methods include hand pulling, hand spading, cutting with hand or chain saws and in-situ treatment with appropriate herbicides. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. In addition, all dead plant material and exotic plant debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

3. Protected Species.

In the event that it is determined that any representative of a plant or animal species of regional concern is resident on or otherwise is significantly dependent upon the property, the OWNER shall cease all activities which might negatively affect that individual or population and immediately notify Martin County, the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service. Construction may resume when proper protection, to the satisfaction of all agencies, is provided by the OWNER.

4. Activities Prohibited in Preserve Areas.

Activities prohibited in Preserve Areas include, but are not limited to: construction; dumping or placing building materials, soil, garbage, trash, or dead vegetation on or above the ground; removal or destruction of native trees, shrubs or other native vegetation; excavation or dredging of soil; diking or fencing; vehicular traffic including use by non-motorized vehicles, recreational vehicles and off-road vehicles; permanent irrigation; trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

5. Inspections and Enforcement.

Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection. Martin County shall have the right to enforce the provisions of this PAMP through any available administrative or civil proceeding, which may result in penalties. Restoration of habitat and other remedies, such as fines and fees covering staff time, may be required of any person, corporation or other entity found in violation of any of the provisions of this PAMP or of Article 10 of the Martin County Land Development Regulations

6. Site Plan.

The Site Plan included with this PAMP illustrates all preserve areas, right-of-ways and easements, proposed structures, with distances to on and off-site upland preserves, wetlands and wetland buffers, proposed final grade of developed area, and location of permanent preserve area signs.

The Site Plan will contain the notation:

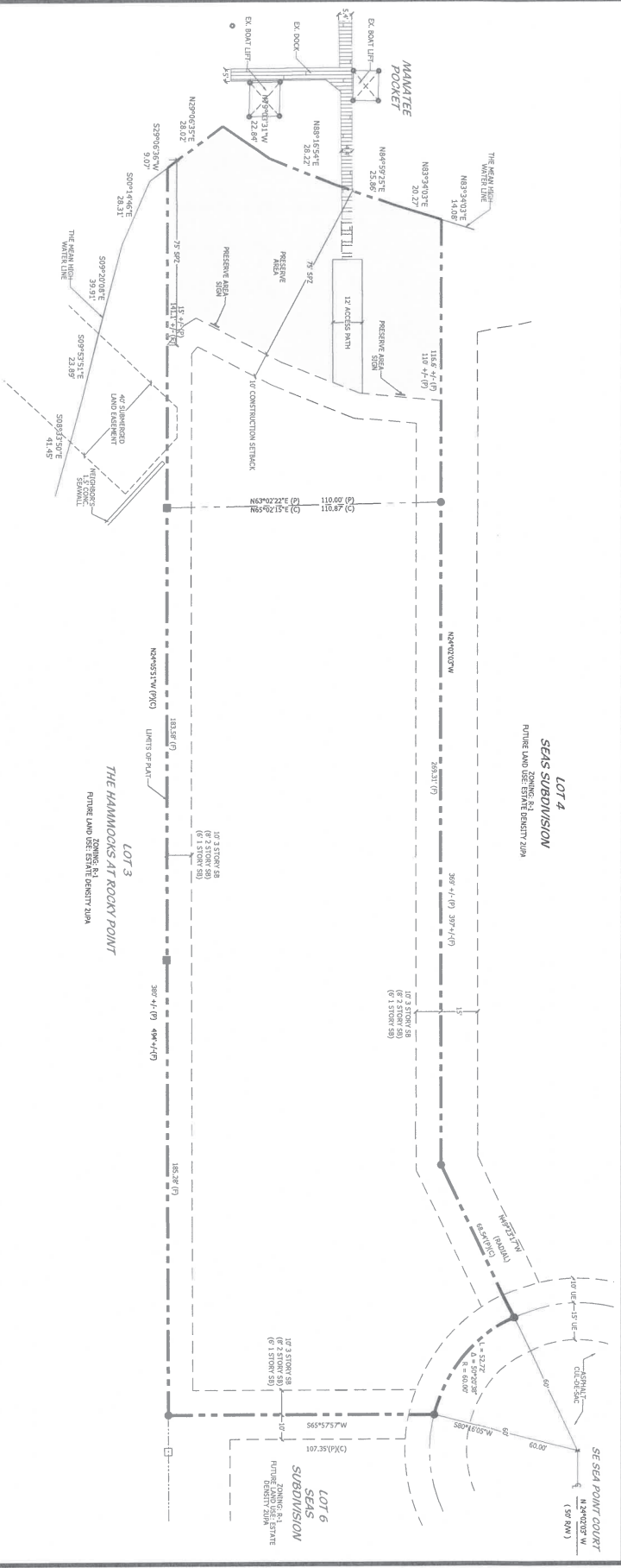
**"PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS."**

# PAMP APPENDICES

1. **Environmental Assessment\***
2. **Property Survey\***
3. **Site Plan identifying preserve areas and quantifying acreages**
4. **Restoration and Maintenance Plan\***

\*Documents required for review that may be reformatted prior to recording and/or may not be included in the recorded PAMP; these documents will be retained on file with the Martin County Growth Management Department.

**LOT 4**  
**SEAS SUBDIVISION**  
 FUTURE LAND DENSITY: R-1 (SEA) DENSITY 20/9



**SITE DATA**

**PROPERTY INFORMATION**  
 PROJECT NUMBER: 23000  
 PROJECT ADDRESS: 3600 SE SEA POINT COURT, STUART, FL 34997  
 PROPERTY CONTROL NUMBER: 4838100000000006  
 FUTURE LAND USE: RESIDENTIAL  
 EXISTING ZONING DISTRICT: R-1 SINGLE FAMILY RESIDENCE  
 EXISTING ZONING DISTRICT: R-1 SINGLE FAMILY RESIDENCE

**QUALITIES**  
 AREA: 1.31 AC (67,262.58 SQ FT)  
 MAXIMUM BUILDING COVERAGE: 30%  
 MAXIMUM NUMBER OF STORIES: 3  
 MINIMUM FRONT YARD SETBACK: 5 FT  
 MINIMUM SIDE YARD SETBACK: 5 FT  
 MINIMUM REAR YARD SETBACK: 5 FT  
 MINIMUM FRONT SETBACK: 5 FT  
 MINIMUM REAR SETBACK: 5 FT  
 MINIMUM SIDE SETBACK: 5 FT  
 MINIMUM FRONT SETBACK: 5 FT  
 MINIMUM REAR SETBACK: 5 FT  
 MINIMUM SIDE SETBACK: 5 FT

**NOTES:**  
 1. THE SETBACKS AND DISTANCES INDICATED ON THIS PLAN ARE THE MINIMUM REQUIREMENTS. THE ACTUAL SETBACKS AND DISTANCES SHALL BE AS SHOWN ON THE PLANS.  
 2. THE SETBACKS AND DISTANCES INDICATED ON THIS PLAN ARE THE MINIMUM REQUIREMENTS. THE ACTUAL SETBACKS AND DISTANCES SHALL BE AS SHOWN ON THE PLANS.  
 3. THE SETBACKS AND DISTANCES INDICATED ON THIS PLAN ARE THE MINIMUM REQUIREMENTS. THE ACTUAL SETBACKS AND DISTANCES SHALL BE AS SHOWN ON THE PLANS.

**LEGAL DESCRIPTION**

LOT 4, SEAS SUBDIVISION, ACCORDING TO THE PLAN THEREON, RECORDED IN PLAT BOOK 11, PAGE 11, MARTIN COUNTY, FLORIDA.  
 MARTIN COUNTY, FLORIDA.  
 PLAT NUMBER: 23000 (SEA) PLAT BOOK 11, PAGE 11.

**PROJECT TEAM**

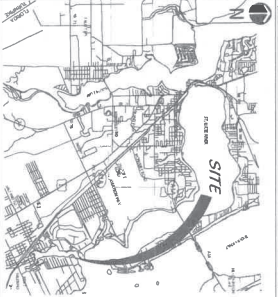
**DESIGNER:**  
 STEPHEN L. BROWN INC.  
 615 E. 5TH STREET  
 STUART, FL 34997  
 772.282.1735

**LANDSCAPE ARCHITECT/PLANNER:**  
 COTTEUR & HEARING, INC.  
 1924 COMMERCIAL LANE, SUITE 1  
 SEAS SUBDIVISION  
 561 2ND AVENUE

**LEGEND**

RESERVE AREA  
 CONSTRUCTION SETBACK  
 LAND EASEMENT  
 FUTURE LAND USE: RESIDENTIAL

**LOCATION MAP**



**Revised Final**  
**Site Plan**



Scale: 1" = 20'



**Cotteur & Hearing**  
 Land Planners  
 Environmental Consultants  
 1824 Commerce Lane  
 Jupiter, Florida 33458  
 561.747.8258 Fax: 561.747.3177  
 www.cotteurandhearing.com  
 LPA# LC249000555

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

Scale: 1" = 20'

DATE: 05/11/2023  
 TIME: 10:00 AM  
 SHEET: 1 OF 1

DESIGNED BY: [Name]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]



Advanced Restoration Ecology

**48-38-41-030-000-00050-6**

Martin County, FL

## **Environmental Assessment**

Prepared For:  
Stephen Brown Surveying

Prepared By:  
Drew Gatewood, MS, PWS  
2593 NE Roberta St  
Jensen Beach, FL 34957  
772-242-7200  
813-784-8891

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The environmental assessment report below has been compiled in accordance with the Martin County Development Review Division and provisions set forth by the state of Florida. The parcel is listed by the Martin County Property Appraiser as Parcel ID number 48-38-41-030-000-00050-6 and is a total of 1.305 acres. The property is located on 3600 Se Sea Point Court, Stuart, FL. The following report describes the findings of our recent on-site review and database research as it pertains to Martin County and the State of Florida.

### **LAND USE RECORDS**

The Martin County Property Appraiser's Report lists this property as 0100 Single Family Residential.

### **SOIL COMPOSITION:**

Based on a review of the United State Department of Agriculture's Web Soil Survey database the site's soils are comprised of the following:

*Paola Sand, 0 to 8 percent slopes* - This nearly level to sloping soil is excessively drained and found on the coastal ridge and isolated knolls in coastal areas. Typically the surface layer of the soil is grey sand and the subsurface layer is white sand. The water table is below a depth of 72 inches throughout the year and permeability is rapid. Most areas where this soil is found contains native vegetation such as sand pine, scrub oak, rosemary, saw palmetto, various mosses, and lichen. The soil is not suited to cultivated crops and poorly suited for citrus.

### **WILDLIFE EVALUATION:**

On December 5<sup>th</sup>, 2022, ARE conducted pedestrian transects across 100% of property looking for local, state and federally listed or endangered species present on the site. This survey primarily focused on the presence of gopher tortoise burrows or recent activity. During the pedestrian transects of the property, no gopher tortoise activity was observed on site. No other listed plant or animal species were observed on site during the site visit. The likelihood of endangered or listed species using the site is low due to the manicured state of the site and limited forage for such species.

### **NATIVE HABITAT**

The site investigation conducted by ARE, Inc. did not natural native upland habitat on the site. The site consists of residential structures, yards, and a native landscaped restoration area. Species found on site consist of the following:

Bahia Grass (*Paspalum notatum*)

Sand Cordgrass (*Spartina bakerii*)

### **WETLAND DELINEATION:**

Based on the State definition of a wetland in 62-340 FAC, there are three components: hydric soils, wetland plants, and hydrologic indicators. Two of these factors listed were present during the site investigation. ARE concludes this property likely does include state and federally jurisdictional wetlands on site in its current configuration as the property includes part of manatee pocket within its limits. It's not likely wetlands extend beyond the mean high water line, considering the sites topography, soils, and lack of hydric components or hydrophilic vegetation.

### **COUNTY REQUIREMENTS**

The County will require proof of a completed gopher tortoise survey by a licensed agent. Please submit this document with any applications to use as the needed verification of a 100% gopher tortoise survey has been completed on the site. Per FWC regulations a gopher tortoise survey is good for 90 days, and any clearing must have a valid survey prior to commencement. The County will not authorize/issue any permitting without a current gopher tortoise survey. A PAMP was recorded on this property in the past and restoration was completed. It's likely a inspection of the restoration area will be part of any application review for any building proposed on site.

### **CONCLUSION:**

Based on County requirements, ARE, Inc. conducted a site investigation throughout the property to survey for the presence of any listed plant or animal species. No Gopher Tortoise burrows were observed on site. A 100% gopher tortoise survey of the property was conducted and completed by an FWC licensed gopher tortoise agent during the site investigation. Natural Native habitat was determined not to be on the site but there has been a restoration area previously delineated by the preservation requirements during the PAMP approval for the site. It is the professional opinion of ARE, Inc. that there are likely State and Federally jurisdictional wetlands on the site as the site's characteristics do not meet the minimum thresholds required for wetland classification and include a portion of Manatee Pocket.

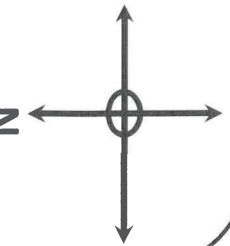


12/5/2022

Location Map

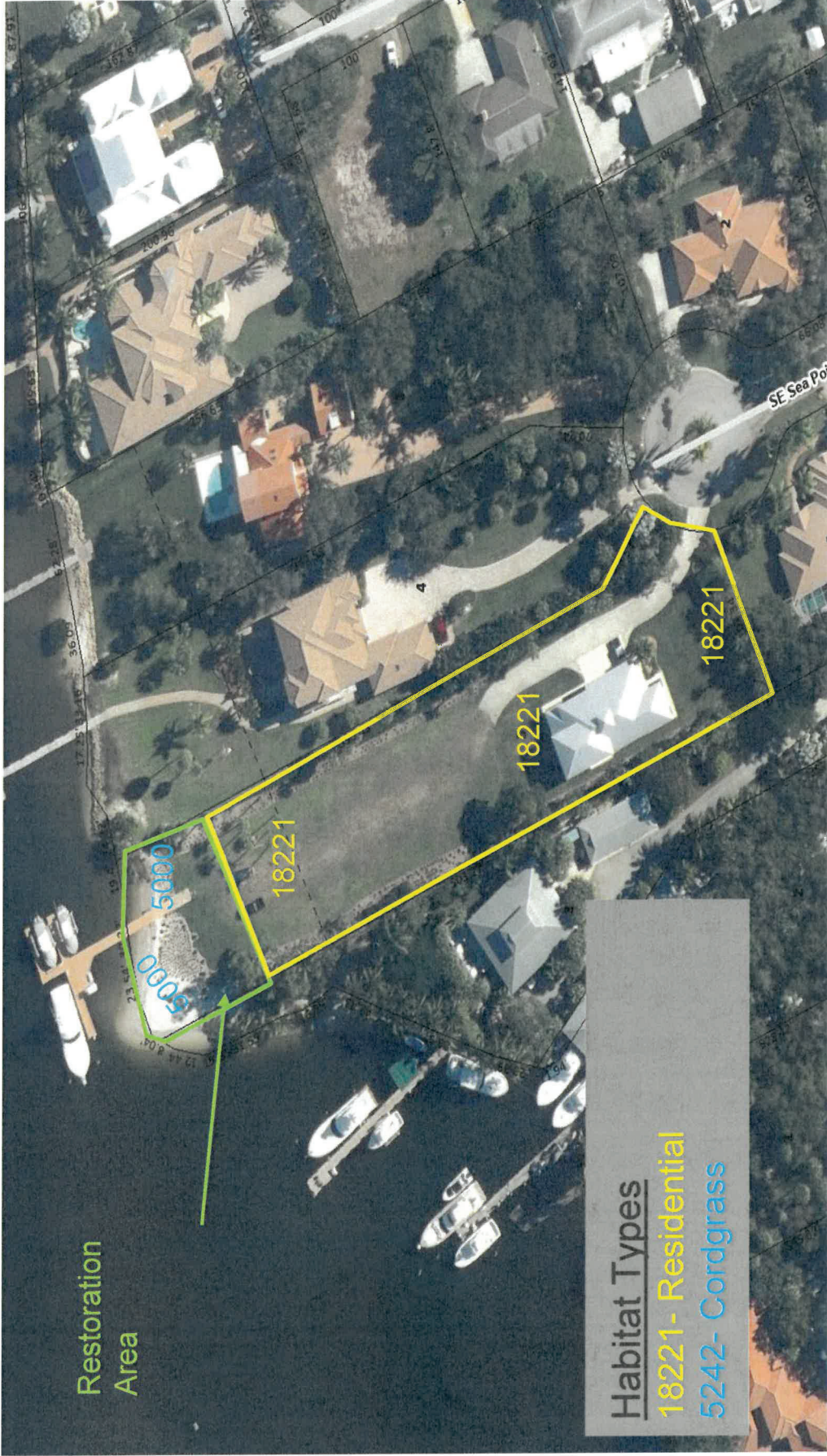
Map Source: Martin County

# 3600 SE Sea Pointe Ct Martin County, FL



Advanced Restoration Ecology

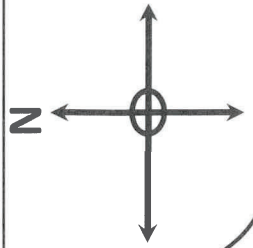




Restoration Area

Habitat Types  
18221 - Residential  
5242 - Cordgrass

12/5/2022



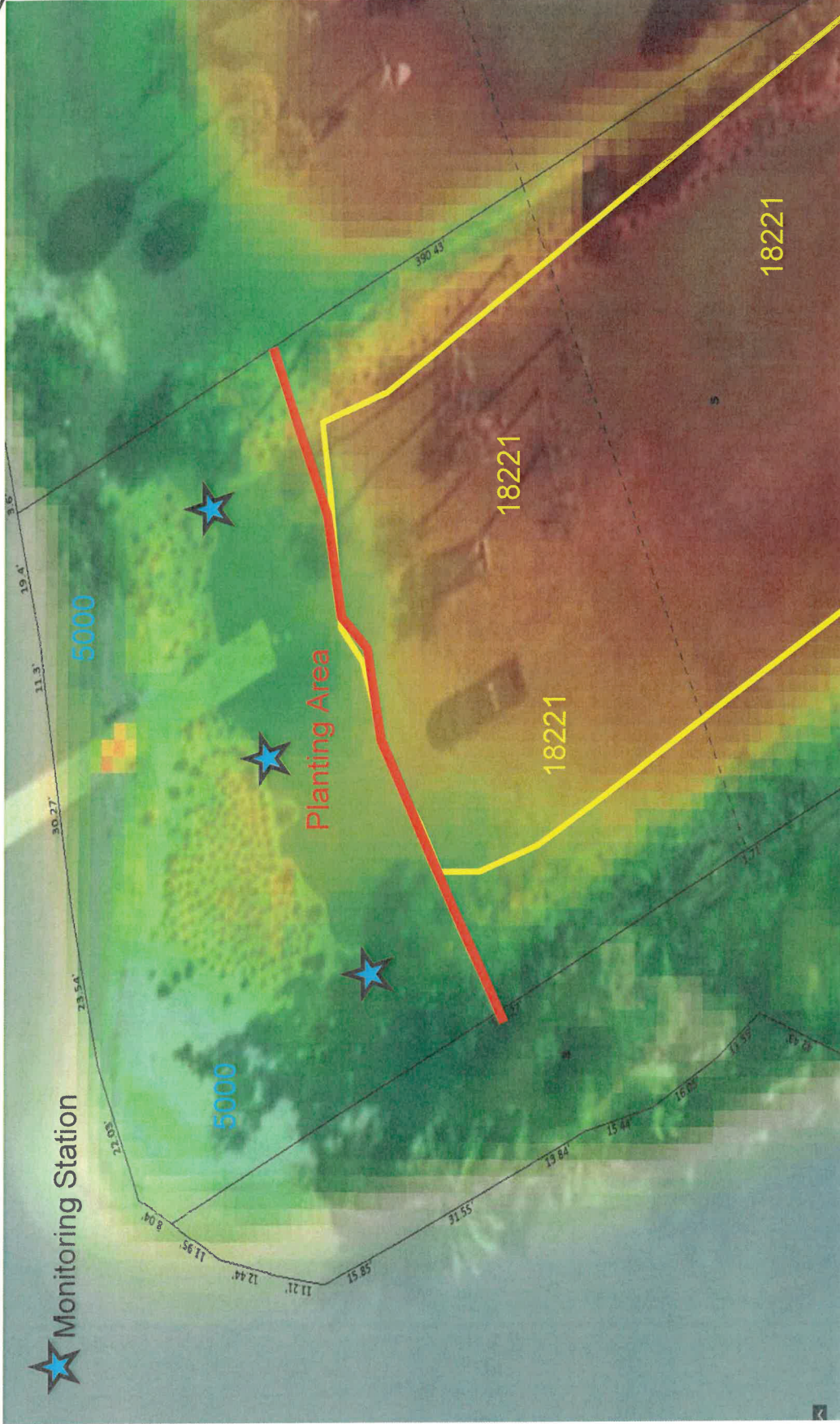
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Map Source: Martin County

**3600 SE Sea Pointe Ct**  
**Martin County, FL**



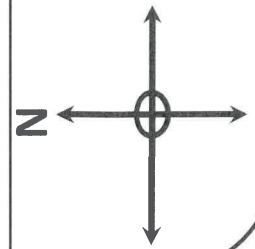
Advanced Restoration Ecology



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Map Source: Martin County



**3600 SE Sea Pointe Ct  
Martin County, FL**



Advanced Restoration Ecology



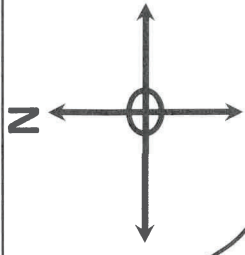
Martin County, Florida (FL085)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Paola and St. Lucie sands, 0 to 8 percent slopes	1.3	98.5%
99	Water	0.0	1.5%
<b>Totals for Area of Interest</b>		<b>1.4</b>	<b>100.0%</b>

12/5/2022

Soil Map

Map Source: Web Soil

## 3600 SE Sea Pointe Ct Martin County, FL



Advanced Restoration Ecology

**3600 SE Seapoint Court  
Restoration & Maintenance Plan**

Prepared for:

**Terrance Wiler**

Prepared by:



Advanced Restoration Ecology

2593 NE Roberta St  
Jensen Beach, FL 34958

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June 2023

## **Introduction**

The Wiler Residence restoration includes enhancing a .2046 acre shoreline protection zone. This plan will include replanting, maintenance and monitoring. The project is located 3600 SE Sea Point Court, Stuart, Florida. The vegetative strategy for the preserve restoration area includes the planting of various sized native species in order to offset previous impacts due to lack of vegetative recruitment from the original planting.

## **Restoration Area**

The restoration activity proposed includes enhancing a .2046 shoreline protection zone to achieve the 80% native vegetation coverage. Exotic removal maintenance will be an ongoing event.

## **Restoration Planting**

The restoration area of the Wiler Residence Preserve consists of replanting the barren SPZ. Planting efforts will reflect native species found within this habitat. The vegetative success criteria for the restoration areas include the goal for 80 percent coverage of desirable vegetation in the designated planting areas and within twelve (12) months, aerial coverage of exotic vegetation at zero percent, and nuisance vegetation limited to 5 percent or less between maintenance events within the restoration areas. Replanting of the area will be evaluated after one year (12 months).

The quantities listed below are for the SPZ planting area. The actual planting quantities may vary depending on the size and nature of the area to be planted. Final planting quantities will be submitted to Martin County, please note species selection will be based on availability. These quantities are based off the existing on site coverage of the 2020 planted material and recruited native vegetation that has occurred since that original planting. The planted and recruited material currently only make up a 50% coverage on site. The rest of the preserve area (wetland/wetland buffer) has minor exotics but is mostly barren or only has patchy vegetation sections.

Oyster bags will be used around the mangrove planting to stabilize the newly planted material from wave action by passing boats. The remaining planting area will be stabilized as needed by either pine straw or coconut coir if conditions require it. Planting will be done in a manner to try and reduce potential runoff and close up existing fissures in the SPZ.

The proposed planted material is as follows:

**SPZ Enhancement Planting List ( to be planted in clusters)**

<b>Common Name</b>	<b>Size</b>	<b>Quantity</b>	<b>Spacing</b>
White Mangrove	3gal	20	5' o.c.
Red Mangrove	3gal	20	5' o.c.
Dune Sunflower	1gal	200	3' o.c
Sea Purslane	1gal	200	3' o.c.
Fakahatchee Grass	1gal	200	3' o.c.
Sand Cordgrass	1gal	200	3' o.c.
Muhly Grass	1gal	200	3' o.c.

**Success Criteria**

The vegetative success criteria for the restoration areas include the goal for 80 percent coverage of desirable vegetation within twelve (12) months, and aerial coverage of exotic vegetation at zero percent, and nuisance vegetation limited to 5 percent or less within the restoration areas. Restored native plant material shall be established and self-propagating throughout the restoration area.

Wildlife success criterion will include the documented observation wildlife utilization, or indicators of wildlife (i.e. tracks, scat, etc.).Specifically this will include the observation of mammal tracks, scratchings, rubs, evidence of forging, and or direct observations.

If, after twelve (12) months the parcel has not achieved desired coverage requirements , supplemental plantings will be completed. Supplemental plantings, (if any) will be noted in the monitoring report.

**Maintenance**

Initial removal and maintenance of exotic/nuisance plant and animal species is a critical component of the restoration activities within the restoration area. Exotic/nuisance plant species will be controlled by physical and chemical means in addition to various land management practices. Maintenance activities will be perpetual.

**Restoration Monitoring**

The restoration monitoring plan includes photo stations and data collection stations established along a transect through the restoration area. A total of three (3) data/ photo collection station will be established along the restoration area. At the station vegetative data will be collected as outlined below. The data station will also include a "panoramic" photo stations in order to visually document vegetative coverage and conditions in the preservation area.

Vegetative coverage will be documented at each of the data collection stations in the Monitoring Plan. The vegetative coverage will be measured as absolute coverage within an area of approximately 2500 square feet at the monitoring station. The

vegetation will be measured in percent coverage of the restoration areas vegetation. The total percent cover will not exceed 100 percent, and each species documented will be reported in both common and Latin names. The coverage will be measured by visual observation in each of four quadrants from the fixed monitoring point. Observations will extend approximately twenty-five (25) feet from the observer in each direction thus covering approximately 2500 square feet at each station. The data from each quadrat observation will be combined to calculate the vegetative coverage. Station locations will be permanently marked with PVC pipe to ensure consistency in data collection. At least three (3) photos will be collected from compass points at each of the established photo stations to provide documentation of vegetative coverage.

In addition to vegetative coverage documentation, any observed wildlife utilization, or indicators of wildlife (i.e. tracks, scat, etc.) will be noted.

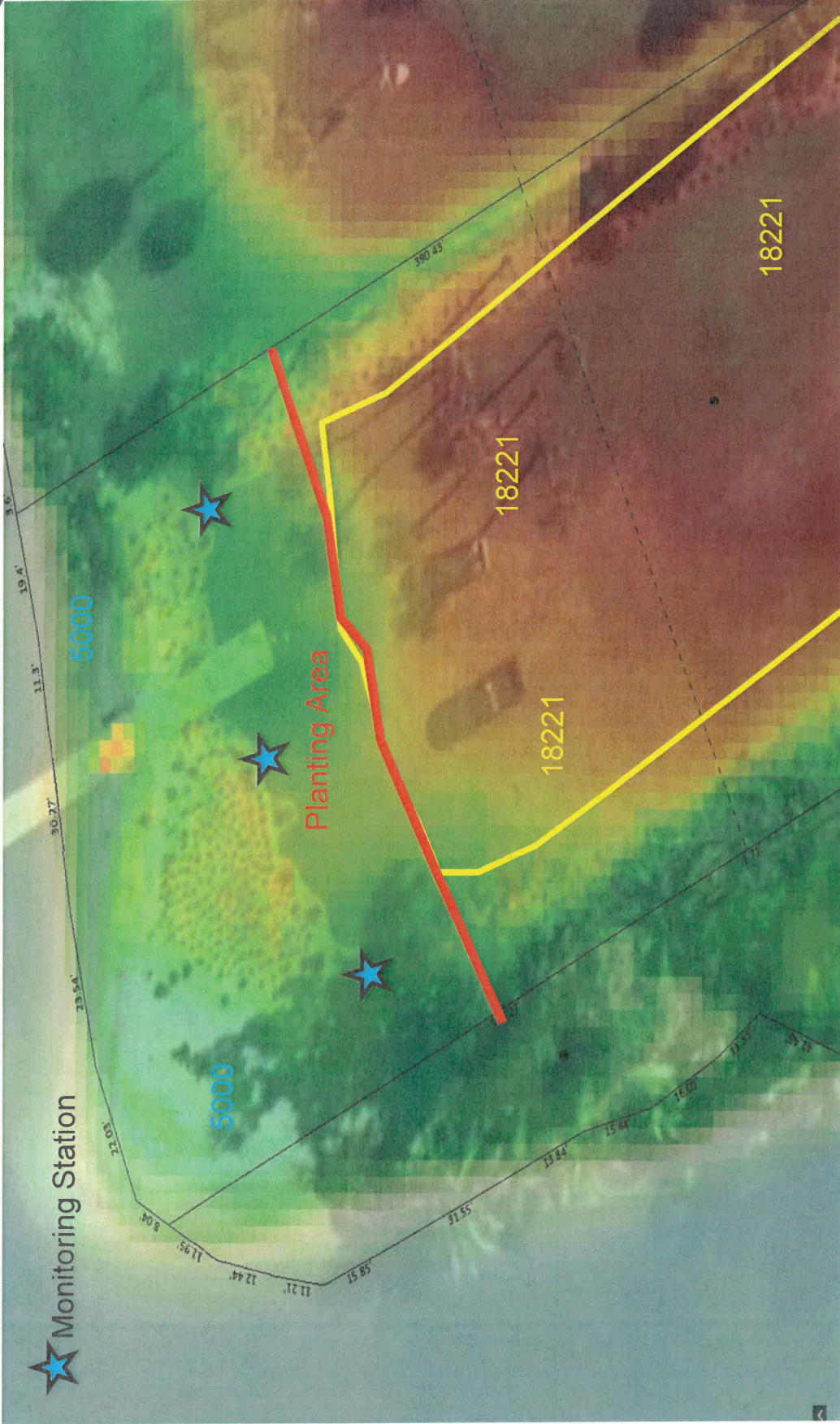
The monitoring will be conducted on an annual basis according to the schedule below. The data will be collected into quarterly reports that will be submitted as such for two (2) years so that maintenance and enhancement activity can be closely tracked. The reports provided will include a discussion and conclusion regarding progress towards the achievement of the success criteria as per the permit. If restoration goals are not met extended monitoring may be needed.

### **Monitoring/Maintenance Work Schedule**

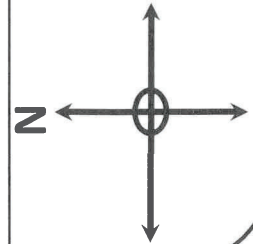
The schedule for conducting the proposed monitoring and maintenance is based on the date of completion of the initial exotic treatment and replanting. The following schedule is proposed, with specific dates based upon receipt of notice to proceed.

<u>Activity</u>	<u>Months after Notice to Proceed</u>
Complete planting of proposed restoration area	1 month
County inspection of proposed restoration area	1 month
Conduct Time Zero Monitoring	1 month
Conduct exotic removal within restoration area	On-going maintenance
First Qtr Monitoring Report and Coverage Evaluation	November, 2023
Second Qtr Monitoring Report and Coverage evaluation	February, 2024
Third Qtr Monitoring Report and Coverage Evaluation	May, 2024
Fourth Qtr Monitoring Report and Coverage evaluation	August, 2024
Year 2 1 <sup>st</sup> Qtr Monitoring Report and Coverage Evaluation	November, 2024
Year 2 2 <sup>nd</sup> Qtr Monitoring Report and Coverage evaluation	February, 2025
Year 2 3 <sup>rd</sup> Qtr Monitoring Report and Coverage Evaluation	May, 2025
Year 2 4 <sup>th</sup> Qtr Monitoring Report and Coverage evaluation	August, 2025





12/5/2022



CLC

Map Source: Martin County

## 3600 SE Sea Pointe Ct Martin County, FL



Advanced Restoration Ecology