

3600 SE SEA POINT COURT

PLAT
(S276-003)

Board of County Commissioners

January 28, 2025

Applicant/Owner: Terrence J. Wiler

Project Coordinator: Luis Aguilar, Principal Planner



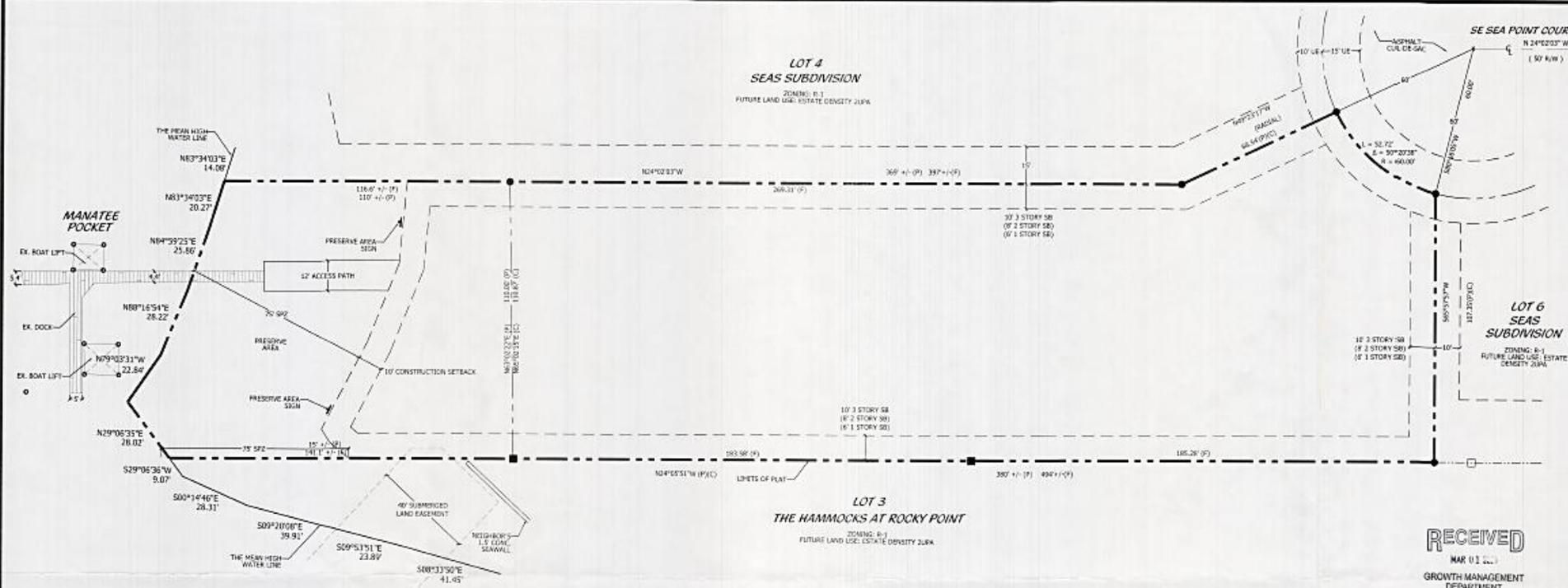
3600 SE SEA POINT COURT

- 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.





SITE PLAN



SITE DATA

ROCKY POINT PROPERTY	
PROJECT NUMBER:	5276-003
PROPERTY ADDRESS:	3600 SE SEA POINT COURT, STUART, FL, 34997
PROPERTY CONTROL NUMBER:	4838410000000000
FUTURE LAND USE DESIGNATION: ESTATE DENSITY-210A EXISTING ZONING DISTRICT: R-1 (SINGLE FAMILY RESIDENTIAL)	
CALCULATIONS	
SITE AREA:	1.11 AC (57,052.92 SF)
MINIMUM LOT AREA:	25,000 SF
MINIMUM BUILDING COVERAGE:	35%
MINIMUM OPEN SPACE REQUIREMENT:	50%
MINIMUM FINISHING HEIGHT:	30 FEET TO STOREYS
MINIMUM PROTECTION ZONE:	0.2004 AC (8,792 SF)
MINIMUM DENSITY:	1 SINGLE FAMILY RESIDENCE
SETBACKS	
FRONT (OCEAN):	20'
SIDE (EAST):	10' 3 STORY, 8' 2 STORY, 8' 1 STORY
SIDE (WEST):	10' 3 STORY, 8' 2 STORY, 8' 1 STORY
REAR (NORTH):	25'

NOTE 1: 20% MIN (1) SETBACKS REQUIREMENTS FOR LOTS THAT ADJUT THE ATLANTIC OCEAN, THE EDGE OF A FINISH GRADE 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 3, BEING SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 23, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
PARTIAL COMPASS BEARING SQUARE BEPT, 1.11 ACRES, +/-

GENERAL NOTES

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

LEGEND

HC	LANDSCAPE
LD	LANDSCAPE BUFFER
MS	MINIATURE
SB	SETBACK
SK	SKYLINE
TR	TRUCK
PA	PRESERVE AREA
PO	POINT OF BEGINNING
PA	PRESERVE AREA SIGN

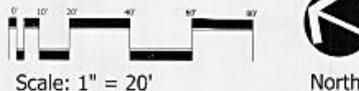
PROJECT TEAM

OWNER/CLIENT: TERRANCE WELLS	SURVEYOR: STEPHEN J. BROWN, INC. 639 E. 5TH STREET STUART, FL 34994 772.288.7174
LANDSCAPE ARCHITECT (PLANNER): COTLEUR & HEARING, INC. 1934 COMMERCIAL LANE, SUITE 1 SUITE 1, FL 34906 561.747.6336	

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]

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 release the applicant from responsibility for compliance with all applicable sections of the CGMP, LDR, and Code of Laws and Ordinances. Any change in dimensions must be noted on the plan.

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commercial Lane
Suite 1
Stuart, Florida 34958
888.747.6336 Fax 747.1377
www.cotleurhearing.com
Lic# LC-28000535

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

Scale: 1" = 20'

DESIGNED:	GM
DRAWN:	PC
APPROVED:	DSH
JOB NUMBER:	23-0313
DATE:	06-09-23
REVISIONS:	01-28-23
	02-17-23
	03-20-23

Sheet 20, 2023 - 4:48 a.m.
Drawing: 23-0313 SP-040

SHEET 1 of 1

COTLEUR & HEARING, INC.
This drawing and the project site are not to be used for any other project without the written consent of Cotleur & Hearing, Inc. or its authorized representatives.



LEGEND

- P.O.B. = POINT OF BEGINNING
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- LS = LICENSED BUSINESS
- PRM = FOUND
- IB = 5/8" IRON ROD, 18" LONG
- IP = 3/4" IRON PIPE, 18" LONG
- B & C = IRON BAR AND CAP
- P & C = IRON PIPE AND CAP
- ID = IDENTIFICATION
- W/ = WITH
- Ø = DIAMETER
- NO. = NUMBER
- C.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
- WAG = "WAG" NAIL
- PK = "PARKER-KALON" NAIL
- CM = CONCRETE MONUMENT
- CNR = CAN NOT READ
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- AE = ACCESS EASEMENT
- PA = PRESERVATION AREA
- SPZ = SHORELINE PROTECTION ZONE
- GPS = GLOBAL POSITIONING SYSTEM
- RTK = REAL TIME KINEMATIC POSITIONING
- NAD = NORTH AMERICAN DATUM
- NAVD = NORTH AMERICAN VERTICLE DATUM
- NOS = NATIONAL GEODETIC SURVEY
- CL = CENTERLINE
- R/W = RIGHT-OF-WAY
- GCY = GCY, INC. SURVEY COMPANY
- S.BROWN = STEPHEN J. BROWN
- ⊙ = INDICATES FOUND (PRM) PERMANENT REFERENCE MONUMENT STAMPED "PRM LB 6484" UNLESS OTHERWISE NOTED
- = INDICATES (PCP) PERMANENT CONTROL POINT STAMPED "PCP LB 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 FND 4" X 4" CM W/ NO ID
- △ = INDICATES NOS CONTROL POINT

3600 SE SEA POINT COURT

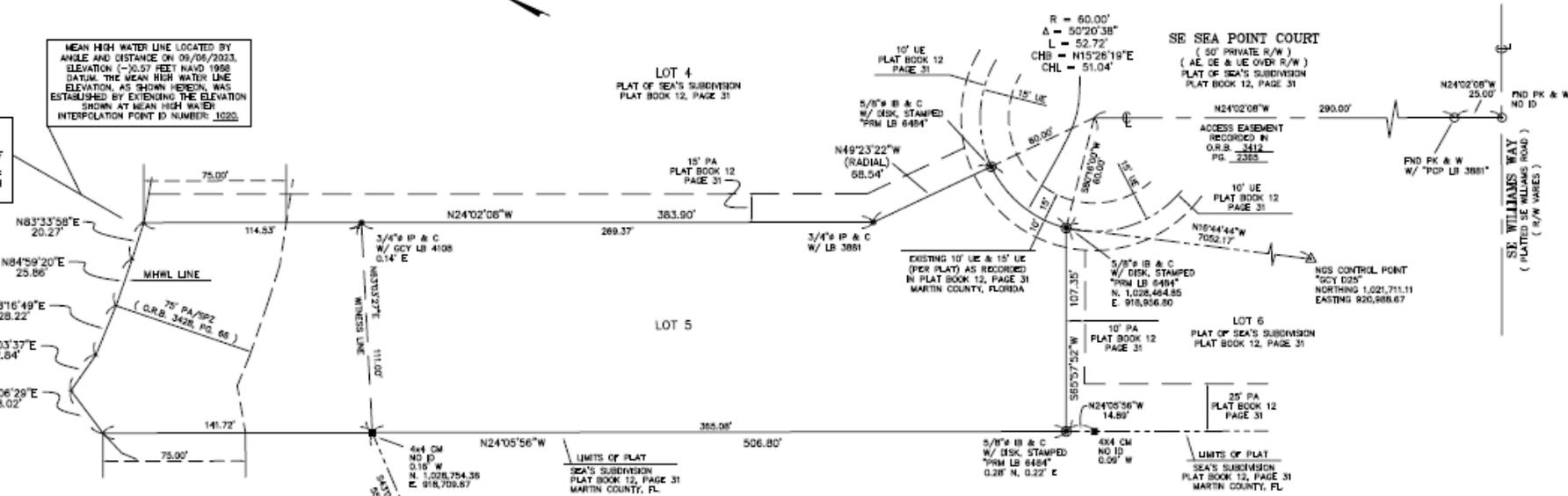
BEING A REPLAT OF LOT 5, SEA'S SUBDIVISION, AS RECORDED IN PLAT BOOK 12, PAGE 31, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.



THIS MEAN HIGH WATER LINE DEPICTED HEREON COMPLIES WITH CHAPTER 177, PART I, FLORIDA STATUTES AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS MEAN HIGH WATER SURVEY FILE NO. 0543.

MEAN HIGH WATER LINE LOCATED BY ANGLE AND DISTANCE ON 09/06/2023, ELEVATION (-20.57 FEET NAVD 1988 DATUM). THE MEAN HIGH WATER LINE ELEVATION, AS SHOWN HEREON, WAS ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT ID NUMBER: 1020.

MANATEE POCKET OF THE SAINT LUCE RIVER

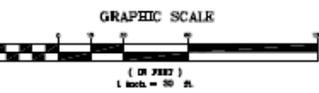


SURVEYORS NOTES

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 NOS CONTROL POINTS "GCY 025", (IND A182278) AND "GC 30" (IND D18161), FLORIDA EAST ZONE ORGT, 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 97,052.82 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 DECLARATION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN 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 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 "MHS" SITE: (WWW.LANDS.ORG ->HTTP://WWW.LANDS.ORG). THE MEAN HIGH WATER LINE WAS LOCATED BY ANGLE AND DISTANCE ON 09/06/2023, USING MARTIN COUNTY BENCHMARKS "RP-14," & "RP-13". THE VERTICLE ACCURACY WAS ESTABLISHED USING GPS, RTK POSITIONING, WITH GPS MODEL "TRIMBLE R6-3", 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 REPAIRING 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 # 3147-02-01J2-23-24



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.

