

PADDOCK AT PALM CITY PUD

PUD ZONING AGREEMENT AND MASTER/FINAL SITE PLAN

P177-002

Board of County Commissioners

Public Hearing

August 12, 2025

Owner: Finland Capital, LLC., – Oxana Dyatkevich

Applicant: Finland Capital, LLC.

Requested by: HJA Design Studio., – Michael Houston

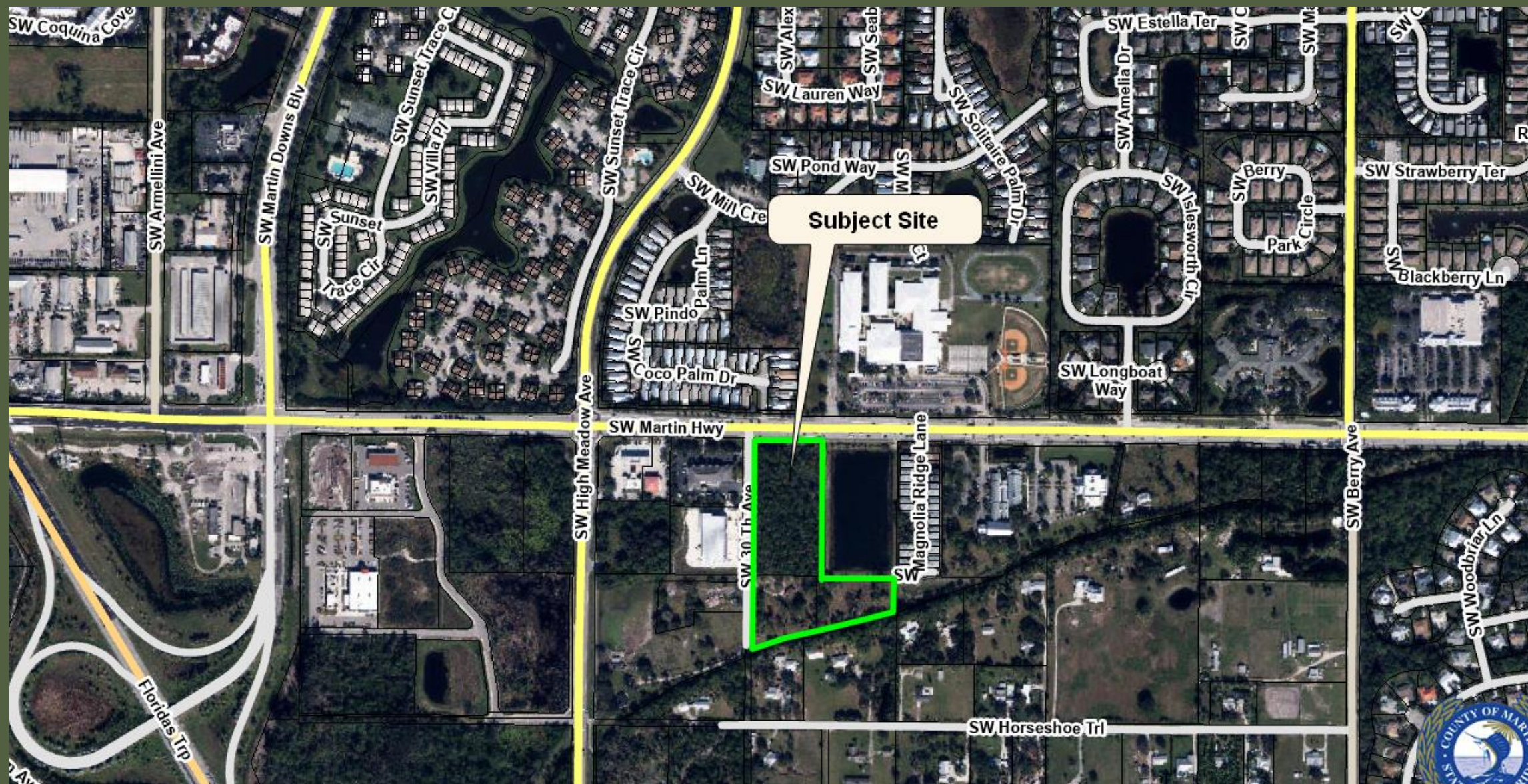
Project Coordinator: Brian Elam, PMP, Principal Planner



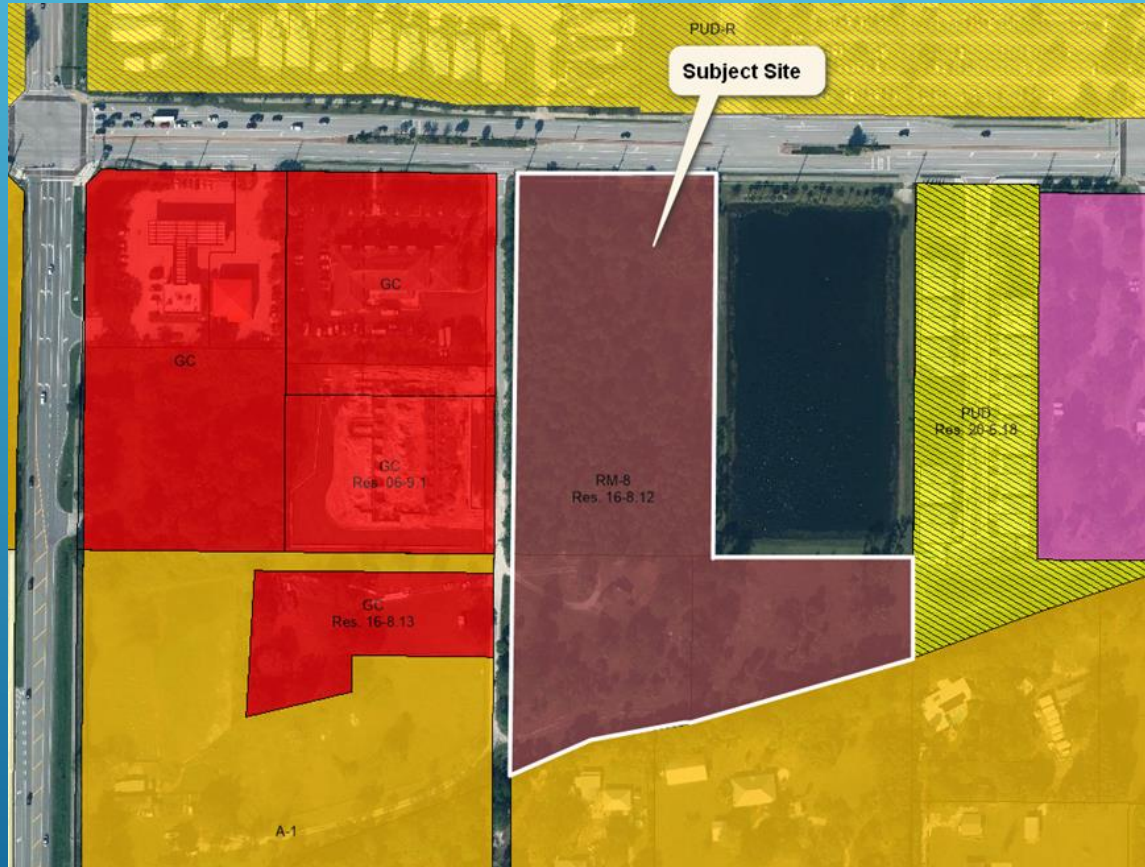
This is a request by HJA Design Studio on behalf of Finland Capital, LLC for approval of a rezoning from RM-8, Medium Density Residential District to a Planned Unit Development (PUD) including a PUD zoning agreement and master/final site plan for the construction of 51 two-story townhome units in eleven buildings, 6 three story duplex units and 1 three story single family home and associated infrastructure on an approximately 8.6-acres of undeveloped land resulting in a residential density of 6.7 units per acre. Included with this application is a request for a Certificate of Public Facilities Reservation.

This proposed PUD includes 1.25 acres or 29.5% of the existing native habitat be protected by way of the Preserve Area Management Plan (PAMP) that is part of the PUD Zoning agreement.

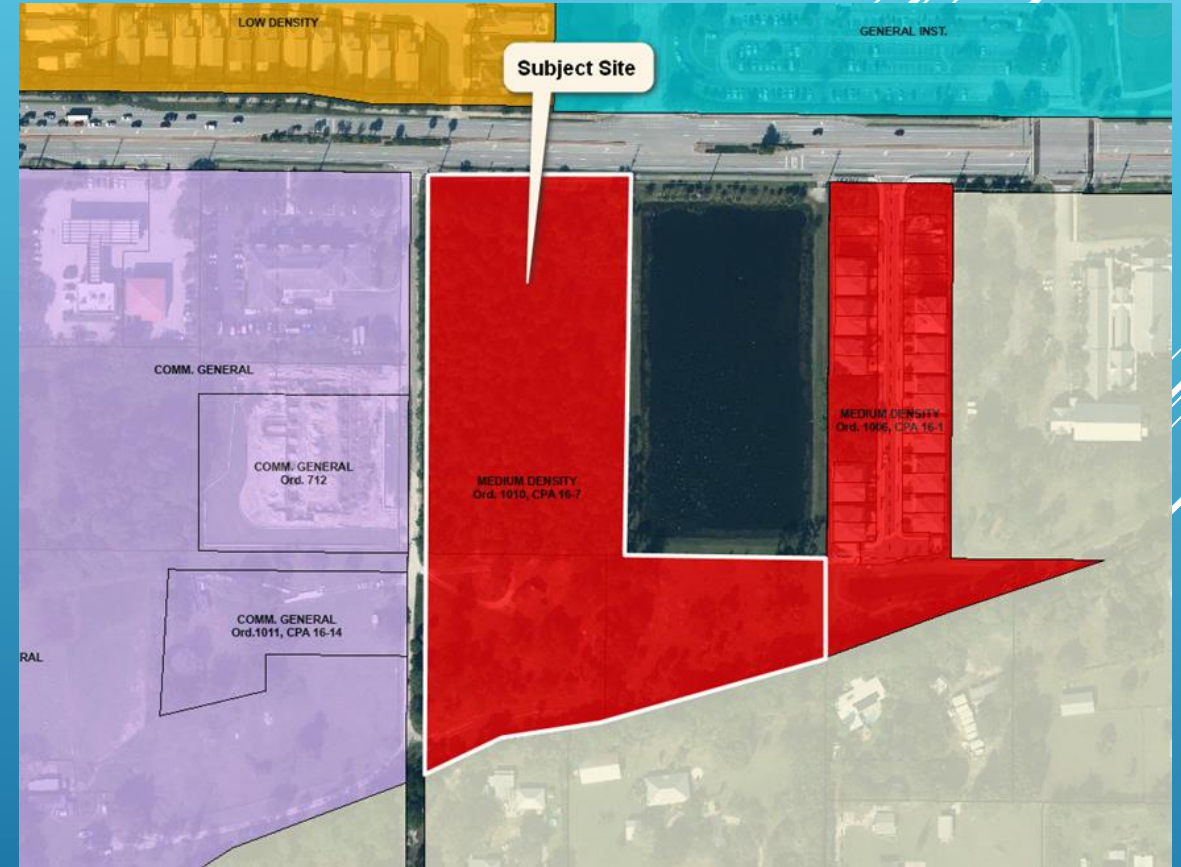




Zoning Atlas



Future Land Use



PLANNED UNIT DEVELOPMENT (PUD)

Planned unit development: A unified development that is planned, approved and controlled according to provisions of a binding written document negotiated between the developer and the County as a special PUD zoning district and approved at public hearing. The purpose of a planned unit development (PUD) is to provide flexibility in applying the land development regulations in a manner which mutually benefits the County and the developer.

No PUD shall be approved which is inconsistent the Comprehensive Plan. Section 10.3.C.

Comprehensive Plan Requirements

CGMP POLICY 4.13A.7.(1) Residential Development

- Maximum building height of 40 feet.
- Minimum of 50 percent of the gross land area as open space.

CGMP POLICY 4.13A.7.(4) Medium Density

- Maximum density is eight units per gross acre.
- A density bonus of 10 units per gross acre may be approved on Medium Density FLU sites that can demonstrate compliance with criteria defined in this policy.

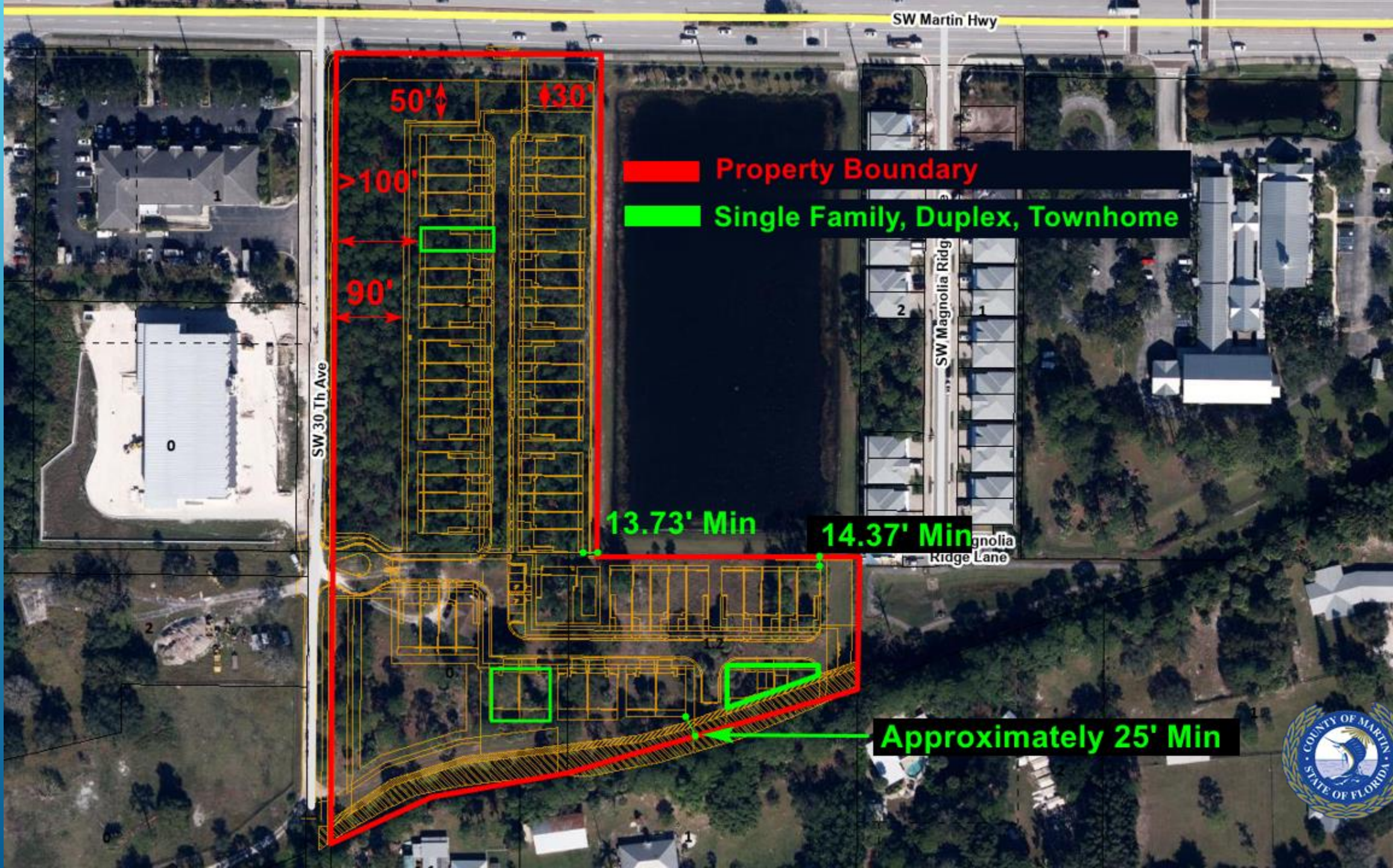


STRUCTURE SETBACKS

Structure Setbacks													
		Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
Category	Zoning District	1	2	3	4	1	2	3	4	1	2	3	4
A	RM-8	25	25	25	25	10	20	30	40	10	10	20	30
A	PUD-PPC												
	<i>Property line</i>	25	25	25	25	10	10	10	10	10	10	10	10
	These setbacks apply to all structures on the property												
	<i>Single family</i>	5	5	5	5	0	0	0	0	0	0	0	0
	<i>Duplex</i>	10	10	10	10	6	6	6	6	0	0	0	0
	<i>Townhome</i>	20	20	20	20	5	5	5	5	0	0	0	0
	These setbacks apply to the structures on the created lots of this proposal												

Standards for Specific Uses									
LDR	Section 3.102. - Townhouses		Townhouses shall have a maximum grouping of eight dwelling units and a minimum separation of 15 feet between buildings.						
PUD	Proposed development has a maximum grouping of five dwelling units and a minimum separation of 15 feet between buildings								





Property Boundary

Single Family, Duplex, Townhome

Approximately 25' Min



DEVELOPMENT STANDARDS

Development Standards										
Category	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)
A	RM-8	5,500(h)	50(h)	8.00(d)	--	--	40		50	--
A	PUD-PPC									
	Single family	2,812.50	75	6.7	n/a	22% 1.83 acres	40	32.2‡	55	n/a
	Duplex	2,294	37				40	32.2‡		
	Townhome	1,749	22				40	21.8‡		
	Townhome EU	2,226	28				40	21.8‡		

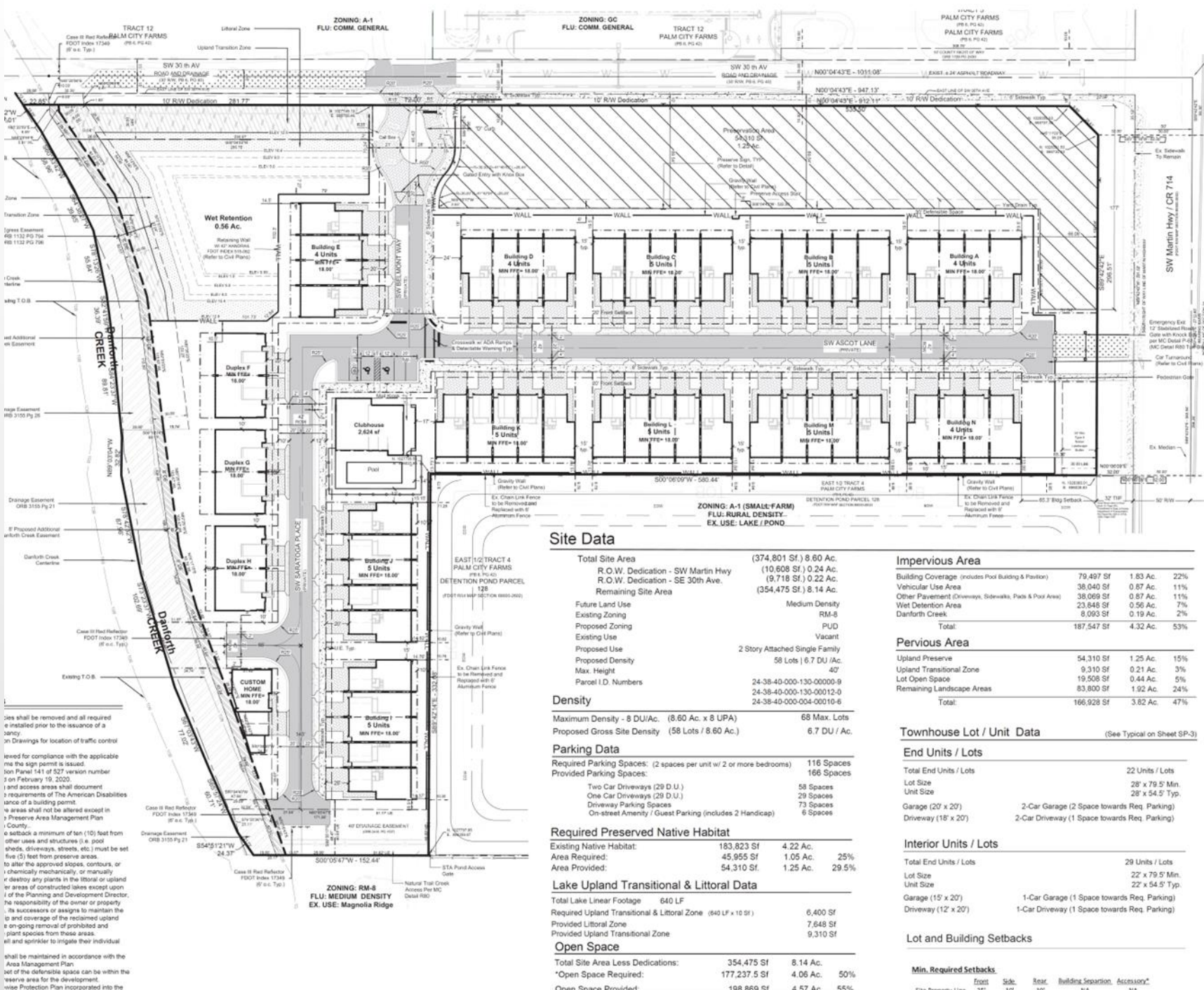
(d) The maximum density for the RM-8 district is 10 units per acre for sites meeting the affordable housing criteria set forth in Policy 4.13A.7.(4) of the Comprehensive Growth Management Plan

(h) The minimum lot area and minimum lot width requirements shall not apply to zero lot line, townhouse or multifamily developments on lots created after March 29, 2002.

‡ Conceptual building heights proposed

Standards for Specific Uses									
LDR	Section 3.102. - Townhouses	Townhouses shall have a maximum grouping of eight dwelling units and a minimum separation of 15							
PUD	Proposed development has a maximum grouping of five dwelling units and a minimum separation of 15 feet between building								





Project Team

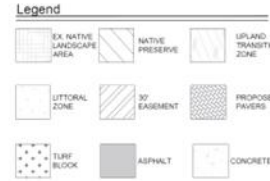
CLIENT:
PALM CITY FARMS
2140 NW 80TH CIR
BOCA RATON, FL 33486

PLANNER / LANDSCAPE ARCHITECT:
NIA DESIGN STUDIO
3000 SW CORPORATE PARKWAY
SUITE 203
PALM CITY, FL 34860

TRAFFIC ENGINEER:
SUAN O'NEILL
ENGINEERING AND PLANNING
22 SE SEMINOLE STREET
STUART, FLORIDA 34954

CIVIL ENGINEER:
CREECH CONSULTING, INC.
PO BOX 327
STUART FLORIDA 34955

ENVIRONMENTAL ENGINEER:
ADVANCED RESTORATION
ECOCLOGY
2900 NE ROBERTA ST
JENSEN BEACH, FL 34957



Legal Description

A PARCEL OF LAND IN THE WEST HALF (1/2) OF TRACT 4 AND ALL OF TRACT 13 LYING NORTH OF THE CENTER OF DANFORTH CREEK, SECTION 24, TOWNSHIP 36 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAN THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 36 SOUTH, RANGE 40 EAST, THENCE SOUTH BY 42°42' EAST ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 30.30 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SECTION SOUTH 07°11' WEST A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST MARTIN HIGHWAY, A 100 FOOT WIDE RIGHT OF WAY, AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 8000-2002 AS RECORDED IN MAP BOOK 1, PAGE 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE CONTINUE SOUTH 07°11' WEST A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH BY 42°42' EAST A DISTANCE OF 26.01 FEET TO THE EAST LINE OF THE WEST HALF (1/2) OF TRACT 4 OF SAID PLAT OF PALM CITY FARMS, THENCE SOUTH 07°11' WEST ALONG THE EAST LINE OF THE WEST HALF (1/2) OF TRACT 4 OF SAID PLAT OF PALM CITY FARMS A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS, THENCE SOUTH BY 42°42' EAST ALONG THE NORTH LINE OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS, THENCE SOUTH 07°11' WEST ALONG THE EAST LINE OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS A DISTANCE OF 12.00 FEET TO THE CENTER OF DANFORTH CREEK, THENCE SOUTHWESTERLY ALONG THE CENTER OF DANFORTH CREEK A DISTANCE OF 50.00 FEET MORE OR LESS TO A LINE 10 FEET EASTERLY AND PARALLEL WITH THE EAST CORNER OF SOUTHWEST 30TH AVENUE OF SAID PLAT OF PALM CITY FARMS, THENCE NORTH 07°11' WEST ALONG A LINE 10 FEET EASTERLY AND PARALLEL WITH THE EAST CORNER OF SOUTHWEST 30TH AVENUE OF SAID PLAT OF PALM CITY FARMS A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.54 ACRES MORE OR LESS.

RIGHT OF WAY DEDICATION LEGAL DESCRIPTION

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 36 SOUTH, RANGE 40 EAST, THENCE SOUTH BY 42°42' EAST ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 13.10 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SECTION SOUTH 07°11' WEST A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST MARTIN HIGHWAY, A 100 FOOT WIDE RIGHT OF WAY, AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 8000-2002 AND THE POINT OF BEGINNING.

THENCE SOUTH BY 42°42' EAST ALONG THE SOUTH RIGHT OF WAY OF SAID MARTIN HIGHWAY A DISTANCE OF 33.10 FEET; THENCE DEPARTING SAID MARTIN HIGHWAY SOUTH 07°11' WEST A DISTANCE OF 32.00 FEET; THENCE NORTH BY 42°42' WEST AND PARALLEL WITH SAID MARTIN HIGHWAY A DISTANCE OF 26.01 FEET; THENCE SOUTH 07°11' WEST A DISTANCE OF 30.29 FEET; THENCE SOUTH 07°11' WEST ALONG A LINE 10 FEET EASTERLY AND PARALLEL WITH THE EAST LINE OF SOUTHWEST 30TH AVENUE AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF TRACT 4 AND THE NORTH LINE OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS, THENCE SOUTH 07°11' WEST ALONG THE EAST LINE OF SOUTHWEST 30TH AVENUE IN SAID PLAT OF PALM CITY FARMS A DISTANCE OF 30.30 FEET TO THE CENTER OF DANFORTH CREEK, THENCE SOUTHWESTERLY ALONG THE CENTER OF DANFORTH CREEK NORTH 07°11' WEST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.327 SQUARE FEET OR 0.47 ACRES MORE OR LESS.

Site Data

Total Site Area	(374,801 Sf.) 8.60 Ac.
R.O.W. Dedication - SW Martin Hwy	(10,608 Sf.) 0.24 Ac.
R.O.W. Dedication - SE 30th Ave.	(9,718 Sf.) 0.22 Ac.
Remaining Site Area	(354,475 Sf.) 8.14 Ac.
Future Land Use	Medium Density
Existing Zoning	RM-8
Proposed Zoning	PUD
Existing Use	Vacant
Proposed Use	2 Story Attached Single Family
Proposed Density	58 Lots / 6.7 DU / Ac.
Max. Height	40'
Parcel I.D. Numbers	24-38-40-000-130-00000-9 24-38-40-000-130-00012-0 24-38-40-000-004-00010-6
Density	
Maximum Density - 8 DU/Ac. (8.60 Ac. x 8 UPA)	68 Max. Lots
Proposed Gross Site Density (58 Lots / 8.60 Ac.)	6.7 DU / Ac.

Parking Data

Required Parking Spaces: (2 spaces per unit w/ 2 or more bedrooms)	116 Spaces
Provided Parking Spaces:	166 Spaces
Two Car Driveways (29 D.U.)	58 Spaces
One Car Driveways (29 D.U.)	29 Spaces
Driveway Parking Spaces	73 Spaces
On-street Amenity / Guest Parking (includes 2 Handicap)	6 Spaces

Required Preserved Native Habitat

Existing Native Habitat:	183,823 Sf.	4.22 Ac.
Area Required:	45,955 Sf.	1.05 Ac.
Area Provided:	54,310 Sf.	1.25 Ac.

Lake Upland Transitional & Littoral Data

Total Lake Linear Footage	640 LF
Required Upland Transitional & Littoral Zone (640 LF x 10 Sf.)	6,400 Sf.
Provided Upland Zone	7,648 Sf.
Provided Upland Transitional Zone	9,310 Sf.

Open Space

Total Site Area Less Dedications:	354,475 Sf.	8.14 Ac.
*Open Space Required:	177,237.5 Sf.	4.06 Ac.
Open Space Provided:	198,869 Sf.	4.57 Ac.

Impervious Area

Building Coverage (includes Pool Building & Pavilion)	79,497 Sf.	1.83 Ac.	22%
Vehicular Use Area	38,040 Sf.	0.87 Ac.	11%
Other Pavement (Driveways, Sidewalks, Pads & Pool Area)	38,059 Sf.	0.87 Ac.	11%
Wet Detention Area	23,848 Sf.	0.56 Ac.	7%
Danforth Creek	8,093 Sf.	0.19 Ac.	2%
Total:	187,547 Sf.	4.32 Ac.	53%

Pervious Area

Upland Preserve	54,310 Sf.	1.25 Ac.	15%
Upland Transitional Zone	9,310 Sf.	0.21 Ac.	3%
Lot Open Space	19,508 Sf.	0.44 Ac.	5%
Remaining Landscape Areas	83,800 Sf.	1.92 Ac.	24%
Total:	166,928 Sf.	3.82 Ac.	47%

Townhouse Lot / Unit Data

(See Typical on Sheet SP-3)

End Units / Lots

Total End Units / Lots	22 Units / Lots
Lot Size	28' x 79.5' Min.
Unit Size	28' x 54.5' Typ.
Driveway (20' x 20')	2-Car Garage (2 Space towards Req. Parking)
Garage (18' x 20')	2-Car Driveway (1 Space towards Req. Parking)

Interior Units / Lots

Total End Units / Lots	29 Units / Lots
Lot Size	22' x 79.5' Min.
Unit Size	22' x 54.5' Typ.
Garage (15' x 20')	1-Car Garage (1 Space towards Req. Parking)
Driveway (12' x 20')	1-Car Driveway (1 Space towards Req. Parking)

Lot and Building Setbacks

Min. Required Setbacks					
Site Property Line	Front	Side	Rear	Building Separation	Accessory*
	25'	10'	10'	15'	NA

PADDOCK AT PALM CITY PUD PROPOSAL

This proposal for rezoning to PUD including a master/final site plan is for the purpose of constructing 51 two-story townhome units in eleven buildings, 6 three story duplex units and 1 three story single-family home and the associated infrastructure and amenities on the property and includes 1.25 acres or 29.5% of the existing native habitat is protected by way of the Preserve Area Management Plan (PAMP) that is part of the PUD Zoning agreement.

Benefits to the applicant include flexibility in density distribution that is achieved by way of relief on setbacks, minimum lot sizes for the duplex and single-family units as well as relief on standard parking dimensions for some of the units.

The applicant has proposed public benefits that include a donation of \$50,000 toward the Palm City CRA improvements on Mapp Road and \$50,000 for projects and/or improvements at Hidden Oaks Middle School that would be released at the time of the first building permit.



REVIEW OF APPLICATION

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Commercial Design Review	Brian Elam	772-288-5501	N/A
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Comply
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	Comply
M	Engineering Review	Kaitlyn Zanello	772-288-5920	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Comply
O	Wellfields Review	Jorge Vazquez	772-221-1448	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Kaitlyn Zanello	772-288-5920	Comply
R	Health Department Review	Paul Stemie	772-221-4090	N/A
R	School Board Review	Juan Lameda	772-219-1200	Comply

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Development review staff have found the Finland Capital, LLC application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.

Development Review Staff Report

S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Comply



Local Planning Agency

This application was heard before the Local Planning Agency (LPA) on July 17, 2025.

The LPA's voted 3-0 in favor of staff's recommendation of approval.



STAFF RECOMMENDATION

1. Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move that the Board adopt the resolution approving the rezoning from RM-8, Medium Density Residential District to Planned Unit Development and approve the Paddock at Palm City PUD Zoning Agreement including the Master and Final Site Plan.

THAT CONCLUDES THE PRESENTATION
QUESTIONS?

