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**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA**

**RESOLUTION NUMBER 25-**

**[REGARDING CHANGE IN ZONING CLASSIFICATION FROM RM-8, MEDIUM DENSITY  
RESIDENTIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT FOR THE  
PADDOCK AT PALM CITY PUD  
WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION]**

**WHEREAS**, this Board has made the following determinations of fact:

1. Finland Capital, LLC submitted an application for a change in zoning district classification from the current RM-8 Medium Density Residential District to the PUD, Planned Unit Development District for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency (LPA) considered the application at a properly noticed public hearing on July 17, 2025. The LPA's recommendations were forwarded to the Board of County Commissioners (Board) for consideration.
3. This Board has considered such recommendations.
4. Upon proper notice, this Board considered approval at a public hearing on the application on August 12, 2025.
5. At the public hearings, all interested parties were given an opportunity to be heard.
6. All conditions precedent to granting the change in zoning district classification have been met.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

- A. The zoning district classification for the property described in Exhibit A is hereby changed from the RM-8, Medium Density Residential District to the PUD,

Planned Unit Development District pursuant to the Paddock at Palm City Planned Unit Development Zoning Agreement.

B. Pursuant to Section 5.32.C., Land Development Regulations, Martin County Code, this rezoning action is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.

C. Pursuant to Section 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County Code, regarding preliminary development approvals, the property described in Exhibit A is subject to a determination of level of service capacity at final site plan approval and no rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by this Board.

D. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2025.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_

CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_

SARAH HEARD, CHAIR

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

BY: \_\_\_\_\_

ELYSSE A. ELDER  
ACTING COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description