



July 2, 2025

Dear Property Owner,

Subject and Location: **Paddock at Palm City PUD Zoning Agreement and Master/Final Site Plan (P177-002)** This is a request by 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. The property is located on the southeast corner of SW Martin Highway and SW 30th Avenue in Palm City. Included in this application is a request for a certificate of Public Facilities Reservation.

Dear Property Owner:

As a landowner within 500 feet of the property identified in the above description and shown on the attached map, please be advised that consideration of a proposed amendment to the county zoning atlas, as noted above, will occur at two public hearings.

The date, time, and place of the scheduled hearings are as follows:

Governing Body: **LOCAL PLANNING AGENCY**

7:00 P.M., or as soon after as the matter may be heard, on  
Thursday, July 17, 2025

Governing Body: **BOARD OF COUNTY COMMISSIONERS**

9:00 A.M., or as soon after as the matter may be heard, on  
Tuesday, August 12, 2025

Place: Martin County Administrative Center  
2401 S.E. Monterey Road  
Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation to participate in these proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the date of the meeting. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff and applicant and may provide testimony. To be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Article 10, Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least seven (7) business days prior to the Local Planning Agency (LPA) or Board of County Commissioners (BOCC) meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead, signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website [www.martin.fl.us](http://www.martin.fl.us). Any documentation, including any digital media, intended to be proffered as evidence must be submitted to the Growth Management Department at least seven (7) business days prior to the LPA or BCC meetings.

If any person who decides to appeal a decision made with respect to any matter considered at the meetings or hearings of a board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made. This record should include the testimony and evidence upon which the appeal is to be based.

For further information, including copies of the original application documents or agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Brian Elam, Principal Planner, [belam@martin.fl.us](mailto:belam@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Houston", with a stylized flourish extending to the right.

Michael Houston  
HJA Design Studio

Attachment:      Location Map (legal description if no address is available)

# Paddock Palm City

Location Map  
Martin County, FL

