



# **Martin County Local Planning Agency Agenda - FINAL AGENDA**

Administrative Center  
2401 SE Monterey Road  
Stuart, FL 34996

Jared Engskow, District 1, 11/2028  
Thomas Campenni, Chairman, District 2, 11/2026  
Howard L. Brown, District 3, 11/2028  
James Moir, Vice Chairman, District 4, 11/2026  
Rick Hartman, District 5, 11/2028  
Julie Sessa, School Board Liaison

---

**Thursday, July 17, 2025**

**7:00 PM**

**Commission Chambers**

---

## **CALL TO ORDER**

## **ROLL CALL**

### **MINU APPROVAL OF MINUTES**

#### **NONE**

There are no minutes to approve at this meeting.

Agenda Item:    [25-1159](#)

### **QJP QUASI-JUDICIAL PROCEDURES**

#### **QUASI-JUDICIAL PROCEDURES**

Quasi-Judicial procedures apply when a request involves the application of a policy to a specific application and site. It is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process to cross-examine witnesses, present evidence, demand that the witnesses testify under oath, and demand a decision that is based on a correct application of the law and competent substantial evidence in the record.

Agenda Item:    [25-1116](#)

**NEW NEW BUSINESS**

**NPH-1 PADDOCK AT PALM CITY PUD ZONING AGREEMENT AND  
MASTER/FINAL SITE PLAN (P177-002) (QUASI-JUDICIAL)**

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.

Requested by: Erika Beitler, HJA Design Studio, LLC

Presented by: Brian Elam, PMP, Principal Planner, Growth Management Department

Agenda Item: [25-1157](#)

**COMMENTS**

1. PUBLIC
2. MEMBERS
3. STAFF

**ADJOURN**

**ADA**

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)