

QJP QUASI-JUDICIAL PROCEDURES

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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, Principal Planner

Agenda Item: 25-1157

***For the Record:**

LPA: Ex-parte communication disclosures: Mr. Engskow and Mr. Hartman had none, Mr. Campenni spoke with Staff.

Intervener(s) present: None.

All persons wishing to speak on Quasi-Judicial agenda item(s) were sworn in.

STAFF: Mr. Elam presented and stated that his work history is on file with the Clerk.

LPA: Mr. Campenni what is the actual deviation being asked for with this application.

STAFF: Mr. Elam explained the setback deviations being requested and showed the specific areas. He also noted that there are possibly some driveway deviations being requested as well. All of which was approved by Public Works.

LPA: Mr. Campenni asked how many cars the driveways could take and if guest parking is needed and if so, does it meet code.

STAFF: Mr. Elam stated that each unit can have two cars. Mr. Walden stated that the requirements are two units per acre and that there is street parking that also meets code.

LPA: Mr. Campenni asked to see the Landscape Plan.

STAFF: Mr. Elam showed the plan and clarified the areas of preserve and where the emergency access area is located.

LPA: Mr. Campenni asked if there would be a wall at the retention area and also if it will be landscaped.

STAFF: Mr. Elam showed the area and stated the retaining wall is 28" high. He further stated that there is no planting planned there. He said the Applicant should be able to give further details if requested.

APPLICANT: Ms. Beitler presented and turned in the notices to surrounding property owners. She noted that the driveways do all meet the 20' requirements and they are not asking for deviations for that. She explained that the areas around the retaining wall will not be landscaped as the area is tight and they want to ensure no complications are caused with root systems, etc.

LPA: Mr. Campenni asked to see the landscape plan again. He then asked if there was any plan to add something to the area to make it look better by the retention pond.

APPLICANT: Ms. Beitler stated that the area is now under the FDOT (Florida Department of Transportation) so they can not do anything themselves for that.

LPA: Mr. Campenni asked why they were contributing to the CRA (Community Redevelopment Agency) when they are not in a CRA.

APPLICANT: Ms. Beitler stated that they want to be good stewards to Palm City.

PUBLIC: The following people spoke regarding this item: Jonny Long.

MOTION: A Motion was made by Mr. Hartman to approve staff's recommendation of approval; **SECONDED** by Mr. Engskow. The Motion **CARRIED** 3 - 0 with Mr. Moir and Dr. Brown absent.

COMMENTS:

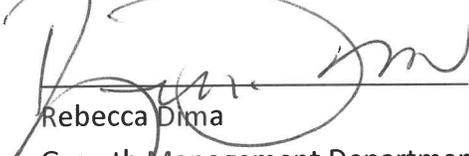
1. **PUBLIC** – None.

2. **STAFF** – Mr. Schilling polled the Members as to their attendance for the next scheduled meeting on August 7, 2025.
3. **LPA** – Mr. Hartman stated he would not be in attendance. Mr. Campenni and Mr. Engskow expect to be in attendance.

ADJOURN:

The Local Planning Agency meeting of July 17, 2025, adjourned at 7:40 pm.

Respectfully Submitted:



Rebecca Dima
Growth Management Department
Agency Recorder/Notary

8/7/2025
Date Signed

Approved by:



Thomas Campenni, Chair

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