

D.R. Horton
Request for rezoning from the RE-1/2A
Residential District to Planned Unit
Development, PUD through the approval of a
PUD agreement including a Master and Final
site plan

The project site is located on the south side of SE Cove Road at the signalized intersection with SE Willoughby Boulevard

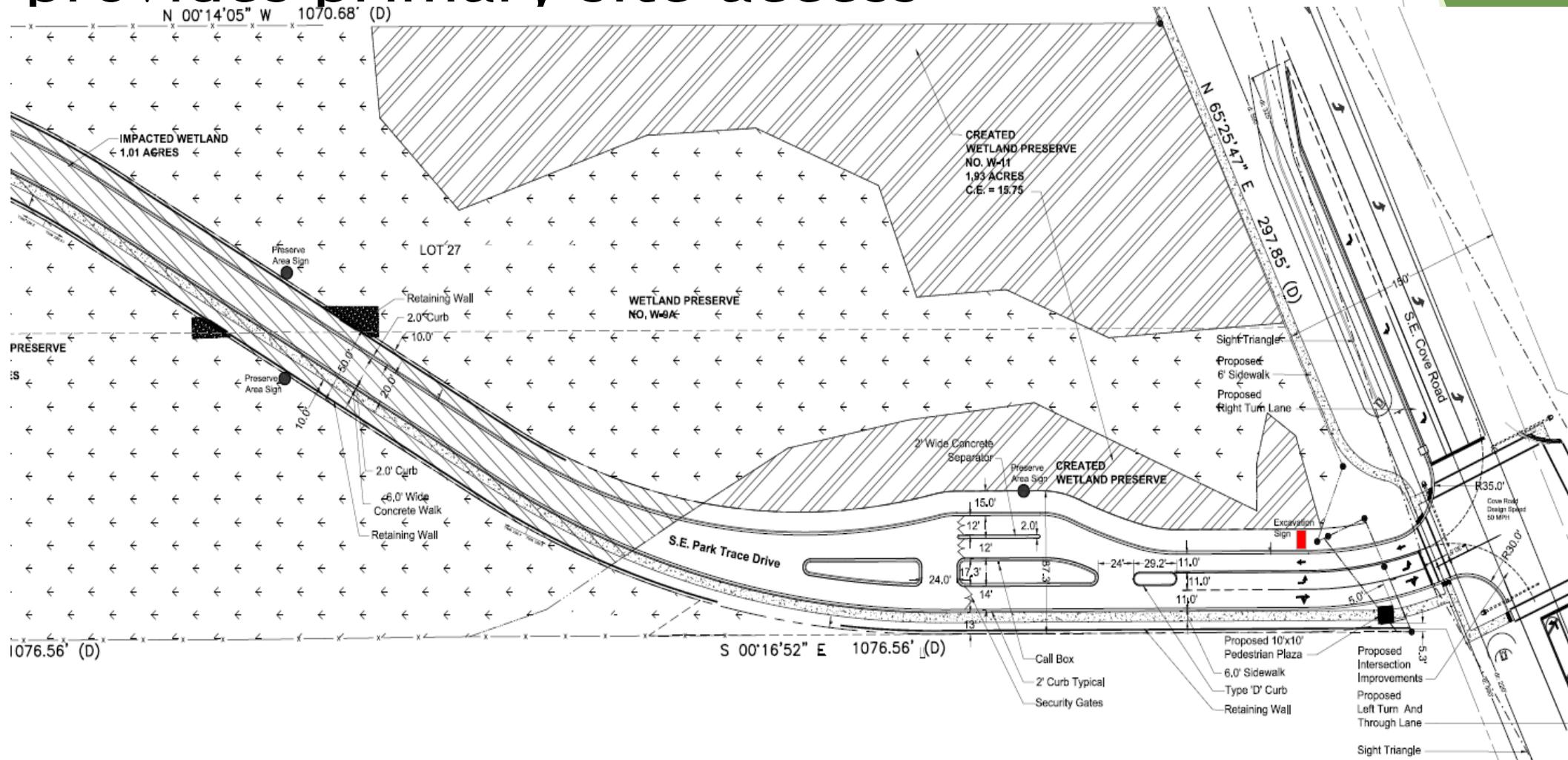
- ▶ Parcel size is approximately 97 acres
- ▶ Project proposes 114 detached single family homes
- ▶ Resulting in a residential density of 1.2 units per acre
- ▶ There are no density transition issues with the site

Uplands total 59 acres

Wetlands total 38 acres

- ▶ Total area under the Preserve Area Management Plan (PAMP) is 62.8 acres
- ▶ The total open space provided is 82 acres or approximately 84%

Access Waiver pursuant to Sec. 4.3 LDR provides primary site access





MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW

STAFF REPORT

A. *Application Information*

**THE PRESERVE AT PARK TRACE PUD
PUD ZONING AGREEMENT AND
MASTER / FINAL SITE PLAN**

Applicant:	<u>D.R.Horton, Inc.</u>
Property Owner:	Via Claudia Investments, LLC
Agent for the Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Pete Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	V038-002
Record Number:	DEV2020060003
Report Number:	2021_0831_V038-002_Staff_Report_Final
Application Received	06/23/2020
Transmitted	06/24/2020
Date of Report:	10/05/2020
Resubmittal Received:	02/05/2021
Transmitted:	02/08/2021
Date of Report:	04/20/2021
Resubmittal Received:	06/11/2021
Transmitted:	06/14/2021
Date of Report:	08/08/2021
Resubmittal Received:	08/23/2021
Transmitted:	08/23/2021
Date of Report:	08/31/2021

Compliance Findings

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