

Hamilton Place RPUD (PL20190000097)

Detail of Request

Project Narrative

The Hamilton Place RPUD was approved in 2017 as Ordinance 2017-02. The PUD is approved for 66 residential dwelling units, which include multi-family, single family detached, single family attached and single-family variable lot line.

The applicant is proposing to add development standards for townhomes the table in Exhibit B. The existing PUD did not include development standards that permit construction of townhome type dwellings consistent with Toll Brothers product. The Master Plan remains unchanged from the 2017 approval. One deviation to allow a project sign closer to Livingston Road has been requested for the project.

Detail of Request

On a separate sheet, attached to the application, describe the insubstantial change request. Identify how the request does not meet the PUD substantial change criteria established in LDC subsection 10.02.13 E.1.

Insubstantial Change Criteria LDC Subsection 10.02.13 E.1

E. Changes and amendments. There are three types of changes to a PUD Ordinance: Substantial, Insubstantial, and Minor.

1. Substantial changes. Any substantial change(s) to an approved PUD Ordinance shall require the review and recommendation of the Planning Commission and approval by the Board of County Commissioners as a PUD amendment prior to implementation. Applicants shall be required to submit and process a new application complete with pertinent supporting data, as set forth in the Administrative Code. For the purpose of this section, a substantial change shall be deemed to exist where:

- a A proposed change in the boundary of the PUD;

No change in the PUD boundary is proposed.

- b. A proposed increase in the total number of dwelling units or intensity of land use or height of buildings within the development;

No increase in the number, intensity, or heights of buildings are proposed.

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- c. A proposed decrease in preservation, conservation, recreation or open space areas within the development not to exceed 5 percent of the total acreage previously designated as such, or 5 acres in area;

No net change in preserve, recreation or open space results from this amendment.

- d. A proposed increase in the size of areas used for nonresidential uses, to include institutional, commercial and industrial land uses (excluding preservation, conservation or open spaces), or a proposed relocation of nonresidential land uses;

No increase in non-residential uses or areas for non-residential uses are proposed.

- e. A substantial increase in the impacts of the development which may include, but are not limited to, increases in traffic generation; changes in traffic circulation; or impacts on other public facilities;

No additional traffic or public facility impacts will result from the request regarding the proposed revisions.

- f. A change that will result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers;

No additional dwelling units are proposed; therefore, there are no additional traffic impacts.

- g. A change that will result in a requirement for increased stormwater retention, or will otherwise increase stormwater discharges;

Adequate area exists on-site for stormwater retention, and no change to the approved discharge rate is proposed. No additional stormwater retention areas will be required.

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- h. A change that will bring about a relationship to an abutting land use that would be incompatible with an adjacent land use;

The change will not be incompatible as the area supporting residential development remains unchanged from the 2017 approval.

- i. Any modification to the PUD master plan or PUD document or amendment to a PUD ordinance which is inconsistent with the Future Land Use Element or other element of the Growth Management Plan or which modification would increase the density or intensity of the permitted land uses;

The PUD and proposed changes are consistent with the Collier County Growth Management Plan.

- j. The proposed change is to a PUD district designated as a development of regional impact (DRI) and approved pursuant to F.S. § 380.06, where such change requires a determination and public hearing by Collier County pursuant to F.S. § 380.06(19). Any change that meets the criterion of F.S. § 380.06(19)(e)2, and any changes to a DRI/PUD master plan that clearly do not create a substantial deviation shall be reviewed and approved by Collier County under this LDC section 10.02.13; or

This project is not a DRI.

- k. Any modification in the PUD master plan or PUD document or amendment to a PUD ordinance which impact(s) any consideration deemed to be a substantial modification as described under this LDC section 10.02.13.

The proposed changes do not meet the standards for a substantial modification and create no external impacts. The addition of development standards for a townhome product are consistent with insubstantial change criteria in the LDC.